



**LIVINGSTON COUNTY
BOARD OF SUPERVISORS**

Livingston County Government Center
6 Court Street, Room 302
Geneseo, New York 14454
(585) 243-7030
(585) 243-7045 Fax

R02-25-R-001

e-mail: dlefeber@co.livingston.ny.us
www.livingstoncounty.us

RE: FY2025 EPA Brownfields Revolving Loan Fund Grant Application

Livingston County, New York is pleased to submit this proposal for FY2025 Brownfields Revolving Loan Fund Grant funding. Below we provide the information requested.

1. Applicant Identification:

Livingston County, New York
6 Court Street – Room 305
Geneseo, New York 14454

2. Website URL:

(a) Website URL for Applicant (Livingston County): <https://www.livingstoncountyny.gov/>

3. Funding Requested:

- (a) Grant Type: Individual RLF
- (b) Federal Funds Requested: \$1,000,000

4. RLF Boundaries:

The geographic boundaries that we propose to serve includes all of Livingston County, New York. A map of the County boundaries is attached.

5. Target Area & Priority Site Information:

Target Area Name	Census Tract Number(s)	Priority Site Address(es)
Town of Caledonia	36051030100	1. Specialized Printed Forms, 352 Center St, Caledonia, NY 14423
		2. 3159-3163 State Street, Caledonia, NY 14423
Town of Livonia	36051030700	1. 4777 Main Street, Hemlock, NY 14466
Village of Dansville	36051031400	1. St. Mary's School, 45 Elizabeth St, Dansville, NY 14437
Village of Geneseo	36051030400, 36051030500	1. 5 Chestnut Street, Geneseo, NY 14454

A map showing the target areas and priority site locations is attached.

6. Contacts:

- (a) Project Director:
Name: Megan Crowe, Livingston County, Planning Director
Phone: (585) 243-7565 | Email: mcrowe@co.livingston.ny.us
Mailing Address: 6 Court Street, Room 305, Geneseo, NY 14454

(b) Chief Executive/Highest Ranking Elected Official:

Name: David LeFeber

Phone: (585) 243-7030 | Email: DLeFeber@co.livingston.ny.us

Mailing Address: 6 Court Street, Room 302, Geneseo, NY 14454

7. Population:

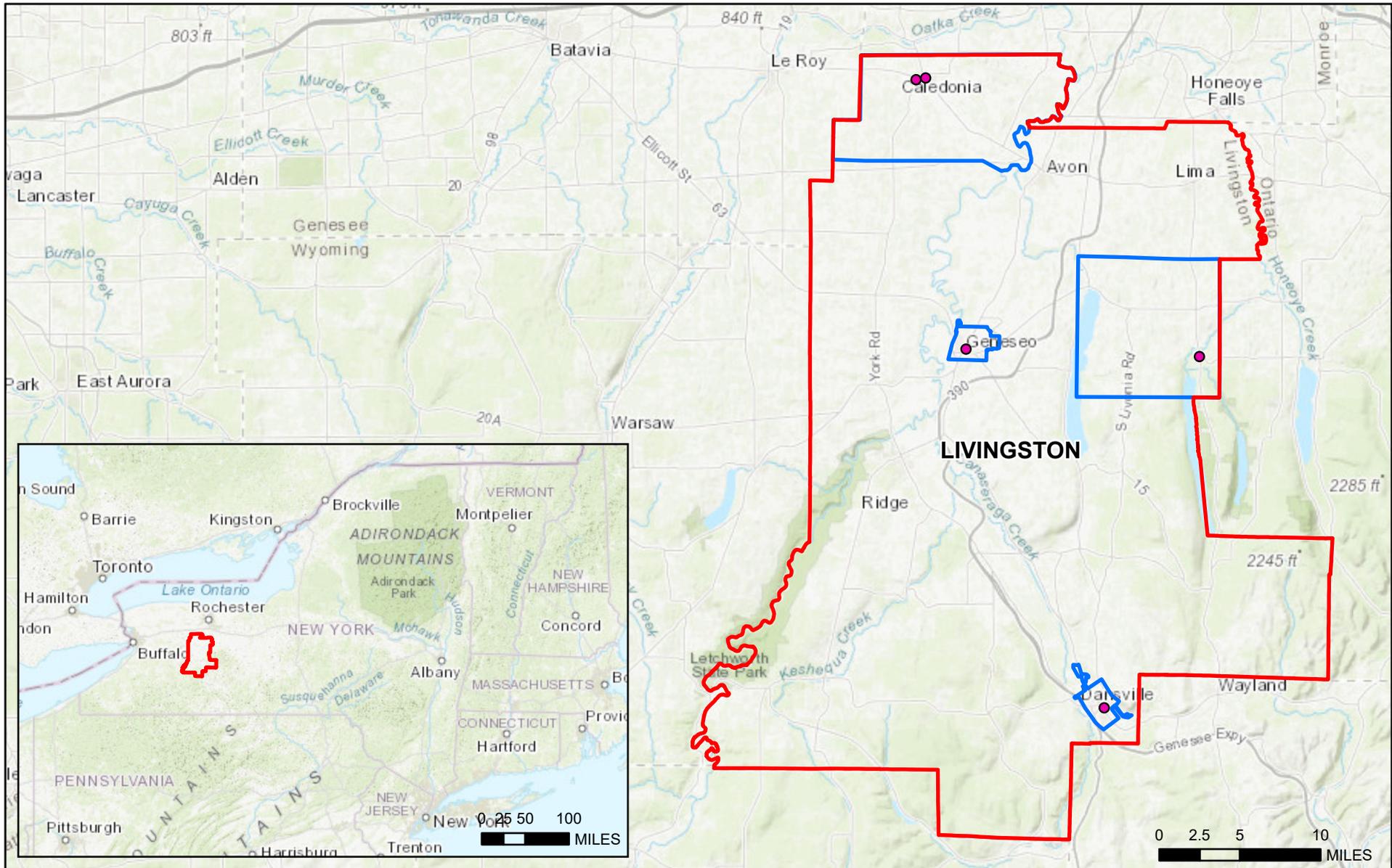
- Livingston County Population: 61,980
- Population of Target Areas:
 - Town of Caledonia: 4,153
 - Town of Livonia: 5,114
 - Village of Dansville: 4,774
 - Village of Geneseo: 6,053

8. Other Factors:

Other Factors Criteria	Page #
Community population is 15,000 or less.	1, 4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2014 or later) or is closing.	

9. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the New York State Department of Environmental Conservation is attached.

10. Releasing Copies of Applications: Not applicable.



Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS, Ontario Base Map, Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

- County Boundary
- Target Areas - Caledonia, Geneseo, Livonia and Dansville
- Priority Sites



CREATION DATE: OCTOBER 8, 2024		PROJECT NO: --		LIVINGSTON COUNTY, NEW YORK
		DRAWN BY: MNW	APPRVD BY: AD	
		CHEK'D BY: AD	REVISION: 0	LIVINGSTON COUNTY, NEW YORK

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management
625 Broadway, 12th Floor, Albany, NY 12233-7012
P: (518) 402-9543 | F: (518) 402-9722
www.dec.ny.gov

November 5, 2024

Megan Crowe
Planning Director
Planning Department
Livingston County
6 Court Street – Room 305
Geneseo, NY 14454

Dear Ms. Crowe:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from Livingston County, dated October 31, 2024, for a state acknowledgement letter for a Federal Year 2025 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that Livingston County plans to submit a Brownfield Revolving Loan Fund (RLF) grant application in the amount of \$1,000,000. Focus of the funding will be to provide loans and subgrants to complete cleanups in specific target areas in Livingston County. Funding will also be allocated for associated planning and community involvement activities.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,

Karen Diligent

Karen Diligent
Director, Bureau of Program Management

cc: A. Everett, USEPA Region 2
Y. DeJesus, USEPA Region 2
M. Cruden, DEC Albany
D. Pratt, DEC Region 8
M. Zamiarski, DEC Region 8
E. Company, Livingston County

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION: 1.a. Target Area and Brownfields: 1.a.i. Overview of Brownfield Challenges & Description of Target Areas:

Livingston County located in the Finger Lake Region of New York is characterized as a small-town agricultural area and a tourist destination due to its scenic natural environment. Livingston County (pop. 61,980) covers 630 miles² in Western New York. Agriculture and manufacturing were historically and continue to be important industries for our County today, but the faces of these industries are changing resulting in changes to community needs. A general decline of industrial operations due to widespread outsourcing trends has resulted in vacant properties; many of which are located within proximity to our downtown centers. Given the amount of dedicated green space and farmland the best method to increase the much-needed housing stock¹ is the rehabilitation and redevelopment of existing buildings for housing/mixed use. These former industrial sites are well positioned for adaptive reuse but concerns due to legacy contamination and regulated building materials (RBMs) has deterred developers. As a predominantly agricultural County with micro-communities (<10K in population), declining populations, low income, and aging populations have decreased the tax base. Working in partnership with the EPA on brownfield remediation is part of a larger solution to reduce these trends.

Our Target Areas (TAs) for the Revolving Loan Fund (RLF) grant include the Towns of Caledonia (Census Tract (CT) 36051030100, pop. 4,138), and Livonia (CT 36051030700, pop. 7,584) and Villages of Dansville (CT 36051031400, pop. 4,586) and Geneseo (CTs 36051030400 and 36051030500, pop. 6,156). Our TAs are generally focused in downtown areas which have impairments due to historical industrial operations, low-income populations, and housing needs and contain approximately 36±% of the population. To promote a regional effort and support revitalization the County led a Coalition in successfully applying for and receiving a FY24 EPA Coalition Assessment Grant (CAG). The RLF will provide a bridge between completed site assessment projects and reuse planning to environmental cleanup. Livingston County has had significant developer interest in many brownfields in our TAs but funding to address environmental considerations such lead paint, asbestos, soil and groundwater impacts, and soil vapor intrusion have restricted property transfers. RLF funding will enable the County to advance cleanup and redevelopment of high priority sites within the TAs that will be assessed using CAG funding.

1.a.ii. Description of the Priority Brownfield Site(s): With a legacy of over 200 years of resource extraction and goods, followed by declining populations and the changing face of the industries that had historically been the backbone of the County's economy, there are presently hundreds of brownfield sites throughout Livingston County. The below priority sites were selected due to the likelihood of redevelopment moving forward in the near-term and the housing and economic benefits these projects will provide.

Specialized Printed Forms, 352 Center Street, Caledonia: This site contains a dilapidated vacant 138,730 SF industrial building located on 17 acres near the Town's center. The facility was formerly occupied by Specialized Printed Forms and is prioritized due to health and safety risks to the community, proximity to residence and the potential for its redevelopment to stimulate economic growth and job creation. Potential contaminants of concern (COC) include hazardous substances/petroleum from former operations and potential RBMs.

3159-3163 State Street, Caledonia: Located in the Town's center along a main thoroughfare the site is developed with a 12,830 SF commercial building that was constructed in 1960. Potential reuse includes housing and given this site's high-profile location, the owner's interest in redevelopment and the community's need for housing within downtown areas it is a priority site for the County and Town. It is likely that RBMs are present including asbestos, lead-based paint and PCB containing building materials. Eliminating potential exposures will enhance the facility's residential reuse potential. RLF funding will be used to complete abatement of RBMs.

¹ Livingston County Housing Needs Assessment & Market Analysis, 2020 [link](#)

4777 Main Street, Livonia: This former 0.6-acre gas station/auto repair facility contains an empty building and gasoline dispensers. With a history of fueling operations dating to at least the late 1970s, auto repair operations, history of tanks and a spill, potential COCs include petroleum, metals, and solvents. Residential properties and a wetland area are adjacent. This site is prioritized due to health and safety risks to the community and the environment, and redevelopment potential given its location near the intersection of Main Street and Route 20A. This site will be assessed under the existing CAG and RLF funding will be used to implement cleanup plans.

Former St. Mary’s School, 45 Elizabeth Street, Dansville: Located in downtown Dansville this now vacant property historically operated as St. Mary’s Catholic School starting in 1960. A developer is interested in converting the existing 20,000 SF building into much needed senior/affordable housing. The site is located adjacent to a former dry cleaner with known impacts which may result in vapor intrusion conditions. Potential COCs include hazardous substances and RBMs. Given the intended future use it is essential to address these potential COCs to protect the future residents.

5 Chestnut Street, Geneseo: This vacant 5,166 SF former laundromat/dry-cleaning facility is in the heart of the Village and has been a long-time priority site. A 2023 Phase II ESA identified underground storage tanks and soil impacts. The current owner is interested in rehabilitating the building into a mixed-use space and will leverage RLF funding along with other funding sources (see 1.C.i) to accomplish this goal.

1.a.iii. Identifying Additional Sites: As part of the FY24 CAG funding one of the first steps for implementation is to enhance a countywide brownfield inventory to identify priority sites. This same inventory will be utilized to assist with identify additional project sites that may receive loans/subgrants. Each County community will be asked to participate in nominating sites and developing the inventory. Geographic Information Systems (GIS) will be used to map relevant datasets including a digital overlay mapping of existing and proposed state/federal Environmental Justice (EJ)/ Climate Environmental Justice (CEJ) areas to assist with identification and prioritization of additional sites where RLF funding can best serve impacted communities. A description of each site and key revitalization opportunities will be part of the database. As part of our CAG management approach, a **Brownfield Advisory Committee (BAC)** consisting of County and local municipal officials as well as vital stakeholders including the Livingston County Land Bank Corporation and the Livingston County Development Corporation is currently being formed to maximize community outreach and engagement. Additional sites will be evaluated based on funding eligibility with priority given to sites located in underserved communities and disadvantaged census tracts. Additional consideration will be given to sites assessed using the CAG.

1.b.i. Reuse Strategy & Alignment with Revitalization Plans: The TAs redevelopment strategies align with strategic goals established by the County which includes providing affordable, market rate, special needs and senior housing and generating economic opportunities, including tourism, and enhancing downtown development². The County’s 2020 housing study identified strategies for combatting deterioration of aging housing stock and increasing housing affordability and choice including leveraging public funding sources. Additionally, the individual TAs brownfield strategies also align with projects/goals established during community planning conducted for the Village of Caledonia Comprehensive Plan, Livonia Comprehensive Plan, and Dansville Comprehensive Plan. The projects are catalytic and likely to spur additional developments consistent with these goals, thereby leveraging the impact of EPA RLF funds. The following table summarizes redevelopment strategies and local land use/revitalization plans for priority sites.

TA	Priority Site	Reuse Plans/Strategy	Alignment with Revitalization/Land Use Plans
Caledonia	Specialized Print Forms, 352 Center Street	Manufacturing/heavy industrial or mixed commercial/residential	Support County’s plan for job creation and economic development and Village’s Comprehensive Plan identified as potential for mixed use.
	3159-3163 State Street	Residential development	Support County goals of increase in housing. Permitted residential use in this district pending approval.

² 2021-2022 Strategic Plan [link](#)

Livonia	4777 Main Street	Commercial development	Support County's strategic plan of job creation/economic development.
Dansville	St. Mary's School	Affordable housing.	Supports County goals of increased senior housing
Geneseo	5 Chestnut Street	Mixed use, commercial on lower level and residential on upper	Support County and local goals of residential and economic development in village center.

1.b.ii. Outcomes & Benefits of Reuse Strategy: The TA's priority projects will all have direct or indirect economic benefits on these small towns. Livingston County will significantly increase the local tax base by restoring vacant/abandoned tax-delinquent parcels to TA tax rolls. For example, with the **Specialized Printed Forms** and **4777 Main Street** properties, the revitalization and cleanup of these deteriorating/vacant facilities currently generates little property tax revenue. The creation of new businesses will include the addition of local living wage jobs. Further, the expansion of the community's realized tax revenues (including property taxes and increased local spending) is largely recaptured within the local economy. Adaptive reuse of the **St. Mary's School** and **3159-3163 State Street** sites will bring affordable, quality senior/family housing to address the area's housing shortage in downtown areas. Being able to support existing and new residents is integral to supporting new businesses in the community. Adaptive reuse may include new high-efficiency heating systems, replacement of single pane windows and electrical upgrades. The County will connect developers to federal/private utility grants to fund power infrastructure upgrades for outdated and inefficient infrastructure. Furthermore, the RLF will be a valuable tool for the County's continued efforts to form partnerships with housing developers by providing funding options and the bridge the gap between assessments and project completions.

Equally important is the non-economic benefit of these projects. The proposed sites are in fully developed areas of their respective TAs. With appropriate cleanup and remediation, revitalization of the priority sites directs development away from undeveloped landscapes. Given the importance for agricultural land and other natural resources in our community the prevention of sprawl and conservation of natural areas is integral to improving our community's quality of life. New building design will also incorporate climate adaption and mitigation measures into our brownfield reuse and redevelopment projects.

1.c. Strategy for Leveraging Resources: 1.c.i. Resources Needed for Site Reuse: As a local unit of government the County is eligible and experienced with leveraging funding from a variety of sources. To promote a regional effort and support revitalization throughout the County's most impacted areas, the County led a Coalition consisting of the Town of Livonia, Village of Dansville and Catholic Charities of Steuben/ Livingston County in successfully applying for and receiving a **FY24 EPA CAG**. As we begin to use the CAG for completing Phase I and Phase II ESAs, and reuse plans, it is imperative to supplement those activities with funding from EPA's RLF program to implement environmental cleanup (an ineligible activity under the CAG). Additionally, County will leverage the following additional funding sources to advance reuse of brownfield sites:

- **NY State Main Street (NYMS) Program:** provides funding to invigorate downtowns in small communities. Livingston County Economic Development has completed more than 15 projects using this funding.
- **NY Community Development Block Grants (CDBG):** The CDBG provides financial assistance for affordable housing, expanding economic opportunities and suitable living environment for municipalities and counties with small populations. The County has previously used this program successfully for development of the County's Housing Needs Assessment and to partner on a mobile home replacement project.
- **NYS Brownfield Cleanup Program (BCP).** This program overseen by the New York State Department of Environmental Conservation (NYSDEC) encourages private-sector cleanup of brownfields as an alternative to greenfield development and removes barriers to contaminated property reuse. The County has prior experience working with NYSDEC for the former K&K Stripping site in the Village of Lima.
- **EPA Brownfield Cleanup Grants:** If assessment activities identify eligible sites for remediation EPA Brownfield Cleanup Grants will be pursued.

- **Downtown Revitalization Initiative:** The **5 Chestnut Street** priority site was recently selected by New York to receive a \$500,000 grant to redevelop this facility into mixed use space.
- **Land Bank Initiative (LBI):** The County has received \$100,000 in funding from the NYS Homes and Community Renewal from the LBI grant for operating, non-capital, and predevelopment expenses. The Livingston County Land Bank is seeking an additional \$2,000,000 from the LBI grant for operating, acquisition, demolition, and redevelopment expenses with the intent of prioritizing the redevelopment of brownfield sites.

1.c.ii. Use of Existing Infrastructure: Nearly all the priority sites identified have existing access to streets, sewer, and water infrastructure. These sites often require the least investment in infrastructure and minimize impacts to greenspaces. Throughout the TAs most of the brownfield sites are in town centers that have utilities readily available including existing sewer, water access, natural gas, electric and telecommunications with significant capacity to promote reuse and revitalization of the adjacent downtown district. Therefore, these properties are exceptionally well suited to make use of existing infrastructure, as well as recently completed infrastructure investments. No critical infrastructure needs have been identified for the priority sites in Section 1.a.ii.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT: 2.a.i. The Community’s Need for Funding: Livingston County is comprised of rural micro-communities (pop.<10,000). The County is home to several NYSDEC Potential Environmental Justice (PEJ) areas and since 2010, Livingston County’s population has declined by 6.5%³. This decline has

Data Type	Target Areas				Livingston County	New York	United States
	Dansville CT 0314	Caledonia CT 0301	Livonia CT 0307	Geneseo CT 0304			
Total Population	4,774	4,153	5,114	3,163	61,980	20M	331M
Senior Population (Over 65)	18.20%	20.40%	20.10%	20.80%	18.90%	17.00%	16.50%
Not in Labor Force	39.20%	33.00%	30.00%	42.60%	41.90%	37.10%	36.50%
Median Household Income	\$56,506	\$73,333	\$84,545	\$62,417	\$70,443	\$81,386	\$75,149
Per Capita Income	\$37,253	\$39,832	\$39,426	\$34,947	\$35,673	\$47,173	\$41,261
Cost Burdened Households	63.40%	35.40%	33.70%	73.90%	53.00%	51.70%	49.90%
Median Home Value	\$106,100	\$170,100	\$229,700	\$197,800	\$159,900	\$384,100	\$281,900
% Bachelor’s Degree or Higher	18.20%	33.80%		56.90%	29.50%	38.80%	34.30%
Persons with Disabilities	17.60%	15.70%	10.40%	11.90%	13.50%	11.90%	12.90%

2018-2022 5YR American Community Survey. Bold/shade indicates results that exceed or are less than NY and the U.S.

diminished tax revenues and limited the local government’s ability to complete much needed environmental assessments to promote brownfield efforts. As communities with declining populations and low median household incomes, financial resources are limited, and the County cannot draw upon other sources of funding without an EPA grant. Demographic data shows distressed communities with higher rates of poverty, low labor force participation, and below median home values. Higher than average populations of seniors place further strain on these communities as these residents typically are no longer participating in the labor force and spend less, further reducing the tax base. These factors contribute to lower-than-average discretionary income, resulting in less spending, and decreased local business revenues and taxes. Generational poverty, and health and welfare issues make it difficult for residents to attain higher education and economic prosperity. EPA grant funding will spur redevelopment opportunities and support strategies for increasing quality housing, new business investment and employment opportunities for residents.

2.a.ii. Threats to Sensitive Populations: 2.a.ii. (1) Health or Welfare of Sensitive Populations: As noted in Table 2.1 multiple sensitive populations reside in the TAs. Table 2.2 shows the TAs are home to multiple sensitive populations (low income, seniors, and persons with disabilities) and are challenged with high levels of unemployment as compared to other areas of NYS. With nearly half of the housing in the TAs built before the 1960s according to EPA’s EJScreen these homes are not equipped to meet the needs of older adults and persons

³ Census.gov, QuickFacts, population estimates, July 1, 2023 [link](#) accessed 10/31/24

with disabilities. These homes were built before RBM use restrictions were in place, further increasing health and welfare threats to these sensitive populations that often lack the resources to secure safer housing and work. Welfare concerns include blight, high rates of unemployment, lack of affordable housing, and an above average percent of cost-burdened households.

Brownfield redevelopment will assist the TAs by preparing prime locations in town centers for quality housing and commercial projects. These efforts will create local construction jobs and economic opportunities that will reduce unemployment and provide increased tax

	Percentile in NY				
	Dansville CT 0314	Caledonia CT 0301	Livonia CT 0307	Geneseo CT 0304	Livingston County
Low Income	65	42	43	74	55
Sr. Population (>64)	58	67	66	68	61
Unemployment Rate	69	43	87	85	52
Persons with Disabilities	84	76	42	53	64

Bold and shaded indicate distress factors ≥ 60th %tile.

revenues to further support sensitive populations and continued development of blighted and contaminated properties. According to the CEJST several of the TAs are expected to have high agriculture loss resulting from natural hazards due to climate change. Loss of agricultural opportunity will directly impact the health and welfare of our community through reduction in access to food and loss of income.

2.a.ii. (2) Greater than Normal Incidence of Disease and Adverse Health Conditions: Within the state of New York, data from EPA EJScreen demonstrates in Table 2.3 that residents in the TAs have elevated rates of heart disease, asthma, and

	Percentile in NY				
	Dansville CT 0314	Caledonia CT 0301	Livonia CT 0307	Geneseo CT 0304	Livingston County
Heart Disease	86	55	44	44	57
Asthma	76	52	52	79	61
Cancer	76	70	68	44	59

Bold and shaded indicate distress factors ≥ 60th %tile.

cancer. Redevelopment of the priority sites will mitigate cumulative exposure to contaminants associated with brownfields. Aging infrastructure further exacerbates the health of residents in the TAs, as building materials pre-dating 1980 contribute to hazardous airborne particulate exposure. Harsh winter weather, in particular

heavy snow/rain and flooding, increases risk of exposure to indoor toxic vapors and airborne particulates. Asthma and respiratory diseases are linked to particulate inhalation. Abatement of RBMs in the TAs can reduce asthma caused by ingestion or inhalation of fine particulates. Regular exposures to the COCs at former industrial sites (such as **Specialized Printed Forms**) include PCBs, VOCs, metals, RBMs, and petroleum and can increase cancer occurrences. These environmental burdens are more likely to impact sensitive populations such as the aging residents in the TAs who spent their working years at these sites and had repeated exposure to harmful substances or the low-income households who live near these sites. Rural communities in the County have minimal quality housing options and work opportunities. Sensitive populations are more likely to live and work near contaminated sites and are disproportionately affected.

2.a.iii. (3)(a) Identification of Environmental Justice Issues: Historical industrial growth in the TAs, an aging housing

stock and climate change has resulted in environmental justice impacts. Environmental justice issues in our rural underserved populations are summarized below on Table 2.4 compared to the United States overall. Data from EPA EJScreen reports

Type		Percentile in US				
		Dansville CT 0314	Caledonia CT 0301	Livonia CT 0307	Geneseo CT0304	Livingston County
Waste	Superfund Proximity	0	97	0	0	73
RBMs	Lead Paint	84	72	66	66	69
Petroleum	Underground Storage Tanks	67	37	41	59	48
Water	Flood Risk	83	62	81	36	70

Bold and shaded indicate distress factors ≥ 60th %tile

the TAs have elevated lead paint exposure, high flood risk, proximity to superfund sites, and/or underground storage tanks. **CEJST indices**⁴ for the TAs include agricultural loss for Livonia (87th %tile), Caledonia (91st %tile) and Geneseo (90th

⁴ Climate and Economic Justice Screening Tool, 11/1/24

%tile), unemployment (79th %tile) and low income (75th %tile) in Dansville, flood risks for Dansville (84th %tile) and Livonia (74th %tile), and health impacts. These data, along with census and health data in previous sections, demonstrate the cumulative need in the TAs, and the importance of tackling legacy issues that have disproportionately impacted sensitive populations. Additionally, three of TAs (Geneseo, Livonia and Dansville) contain areas that meet the NYS definition of a **Potential Environmental Justice (PEJ) Area**⁵ due to low income. The Dansville TA is located next to the disadvantaged community of Wayland, NY (CT 9604). Services provided in our community through the RLF are anticipated to positively impact adjacent communities and provide opportunities to their residents.

2.a.iii. (3)(b) Advancing Environmental Justice: For small, rural communities to transform their downtown centers and provide quality housing and commercial spaces, access to funds for remediation activities are essential. Specifically, the TAs suffer from lack of healthy housing and have significant exposure to lead paint (see Table 2.4) and old housing that does not meet the needs of the large elderly and disabled population (see Table 2.2) and crumbling from deferred maintenance. A portion of the RLF funds will be used to remove RBMs from structures in the TAs to support adaptive reuse and/or demolition at priority sites. The RLF will fill local funding gaps providing a vehicle for revitalizing brownfields in the TA which will in turn, address longstanding environmental issues that disproportionately impact low-income, disabled, and elderly residents. The County’s revitalization plans are focused on vacant/underutilized sites and the project will not cause the displacement of residents or businesses.

2.b. Community Engagement: 2.b.i. Project Involvement and 2.b.ii Project Roles: The County will work with strategic partners to provide community input and to guide grant implementation and will be engaged for input on the site selection, cleanup, and future reuse. Our strategic partners have already confirmed their participation and/or pledged valued support for the CAG and will continue to be engaged for the RLF. Per Section 2.b.iii the public will have opportunities to suggest sites through regularly scheduled meetings. Table 2.5 below provides a summary of project partners. We anticipate many others to add value as project partners.

Table 2.5 List of Program Partners and Roles

Partner Name	Point of Contact	Organization Purpose	Project Role
Livingston County Land Bank Corporation (LCLBC)	Nate Cole (585) 243-7563	Acquire, improve, and redistribute vacant, and abandoned properties for reuse.	Owner of catalyst site(s); leverage funding for ESAs, RBM surveys, demolition(s) and site cleanups; and ownership; reuse marketing.
Livingston Industrial Development Agency	William Bacon 585-243-7128	Develop, promote, advance sustainable economic growth.	Outreach, site selection, land use, revitalization, funding support.
Livingston Env. Management Council	Mary Underhill 585-243-7550	A county-appointed body that has developed the Natural Resource Inventory for Livingston County.	Provide natural & community data for determining brownfield revitalization strategies.
Genesee Valley Health Partnership	Diane Deane 585-991-5431	Facilitate collaboration and coordination of resources to improve County resident’s health.	Insight on health detriments posed by brownfields and priorities for remediation.
Housing and Homeless Task Force	Jacqueline Canute 585-243-7300	Assist in evaluation, development, and coordination, of housing solutions for the homeless.	Input and technical assistance for determining best use for remediated sites.
Catholic Charities of Steuben/Livingston County	Robert G. Trusiak 716-352-0196	Provide both the opportunity and the support that people need to improve their quality of life.	Community engagement and outreach to maximize opportunities for underserved residents.
Greater Rochester Enterprise (GRE)	Matt Hurlbutt 585-530-6208	Connect business to development opportunities.	Promote new industrial and manufacturing development and outreach.

2.b.iii. Incorporating Community Input: Strong public involvement will lead to community buy-in and effective and representative redevelopment projects. The County regularly works with the small towns and villages, CBOs, and other stakeholders to form strong partnerships on our grant programs. The BAC being formed as part of the CAG will have continued involvement in the RLF. Community meetings will be held during all phases of

⁵ Potential EJ Areas are U.S. Census block groups of 250 to 500 households each that, in the Census, had populations that met or exceeded at least one of the following statistical thresholds:

- At least 52.42% of the population in an urban area reported themselves to be members of minority groups; or
- At least 26.28% of the population in a rural area reported themselves to be members of minority groups; or
- At least 22.82% of the population in an urban or rural area had household incomes below the federal poverty level.

the project and will be accessible to those who rely on public transportation and will be held at ADA-compliant facilities in the TAs to ensure equal access to sensitive populations and residents. The County anticipates hosting 12 BAC meetings/year and up to 3 neighborhood meetings/year. The purpose of the meetings will be to communicate progress and solicit input and participation from potential end users and investors. Our partner Catholic Charities specializes in community engagement and will assist with outreach efforts to maximize opportunities for underserved populations to have a voice in shaping their neighborhoods. Catholic Charities and our project partners will assist with distributing project-related information on their websites, social media pages, newsletters and other avenues offered to reach the broadest audience possible. Livingston County will advertise all engagement opportunities through public notices, email blasts, city council/select board meetings, social media, and public service announcements. This approach will allow stakeholders to provide informed feedback that influences the next phase of work. Additional elements of our engagement plan include:

- **Webpage & Fact Sheets:** County webpage to inform community on brownfield projects by providing fact sheets, informative details about the site assessment/cleanup process and a streamlined approach to the site nomination process. Fact sheets will be updated to summarize FY24 CAG and FY25 RLF accomplishments.
- **Meetings with Property Owners & Developers:** BAC to conduct meetings with property/business owners and developers to solicit input and participation from potential end users and investors.
- **Email & Newsletters:** Create a stakeholder distribution list and send periodic emails. Project partners to communicate progress via regular meetings/organizational newsletters.
- **Special Events:** Realtor meetings, loan officer tours and meetings with Business Council/Chambers of Commerce/Rotary Clubs, to capture business owners and residents' interests without regular internet access.

This outreach and meetings will provide an "information out, feedback in" process that will continue throughout the processes.

3.TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS: 3.a. Program Description and Marketing Strategy:

3.a.i: Program Management: (1.) Build and maintain a competent team to ensure an effective program: The County will subcontract with the Livingston County Development Corporation (LCDC) as the Program Administrator to provide specialized expertise (i.e., financial underwriting, loan servicing, etc.) necessary for the effective long-term operation of the RLF Program. LCDC will provide these services to the County at no charge and no grant funds will be required for their efforts. The County has effectively used this approach for other loan programs since 1999. LCDC will establish a Project Advisory Team (PAT) to advise on: (a) establishing the RLF Program, (b) strategically synthesizing the RLF implementation, and (c) integrating the Brownfield RLF with the County's planning and economic development initiatives/programs. The PAT will include members of the existing Loan Review Board and LCDC Board of Directors and other members which represent a cross section of the area's community leadership that will review and approve loan/subgrant proposals. LCDC currently, and intends to continue, to maintain a contract with the Livingston County Industrial Development Agency (IDA) to undertake programing that facilitates the creation and growth of small business within the Livingston County communities. The County believes strongly in the benefit of this program and will not charge administrative fees to the RLF program. **(2.) Select borrowers/subgrantees and projects:** The RLF program will select projects based on ability to advance strategic community goals established by the County such as: 1) providing affordable, market rate, special needs, and senior housing, 2) generating economic opportunities, including tourism, and 3) enhancing downtown development. Additional consideration will be given to sites assessed using the County's current EPA CAG. Eligible applicants must have site control, meet EPA eligibility requirements, and have cleanup plan that meets minimum remedial standards to protect human health and the environment. The County anticipates a two-step application process. First, a pre-application that provides information to the LCDC and the PAT to evaluate site eligibility (with assistance from the EPA Project Officer), project funding needs relative to available RLF funding, and assess the project's alignment with RLF Program priorities. Applicants that pass initial review will be invited to submit a complete application that will include standard loan documentation, credit reports, appraisals, and environmental documentation. LCDC and the PAT will review submitted information and prepare a funding proposal to be presented to the Loan Review Board. The LCDC will

approve or deny the proposal or may defer the decision and request supplemental information. Although a goal of the RLF Program includes providing access to funding for borrowers who are unable to secure funding for brownfield sites from other sources, LCDC's first goal on any loan is to avoid making bad loans which undermine goals of revolving funding to establish a permanent source of funding for business expansion focused on brownfields reuse. **(3.) Structure and administer loans and subgrants and facilitate financial underwriting:** LCDC has experienced staff accustomed to underwriting loans and subawards, which we will utilize in management of the brownfield RLF and pursuit of a 0% loan default. Amendments to the administrative procedures for the EPA RLF Program has been drafted into Policy Guidelines and Operating Plan for the LCDC's existing RLF Programs. Interest rates and repayment periods will be negotiated on a case-by-case basis, dependent on the risk-profile of the applicant and the needs of the project. RLF loans may cover up to 100% of an application's site cleanup costs, to serve as gap financing for high-risk projects that would otherwise not be financially feasible. To maximize federal dollars, cleanup costs will not be allowed to exceed 50% of total project costs. Other basic loan terms include: (1) a risk-based interest rate starting at 75% of the current prime rate; (2) an initial term of a maximum of 5 years; and (3) a maximum loan amount determined on a project basis. Subgrant applicants will have defined criteria in the RLF Administrative Plan and will need to demonstrate they own the site and are not potentially liable for the contamination at the site. The PAT and LCDC will review subgrant applications for feasibility before making a recommendation to the Loan Review Board for the final subgrant determination.

3.a.ii. Revolution of the RLF Program: Strategy for incorporating reasonable and prudent lending practices to encourage the funds to revolve: The County will encourage revolving of RLF funds by: (a) employing current underwriting practices having a goal of 0% default, (b) focusing on strategic projects where funds address a critical financing gap, versus complicated projects that take a long time to coalesce, (c) focusing on loans versus subgrants to keep the money revolving in the community, (d) and focusing on projects needing short-term gap financing and not where the RLF funds will be structured as part of the project's long-term financing. **To sustain the program for the long-term, including after the cooperative agreement has ended:** (a) income will be re-loaned or spent on brownfield cleanups, (b) income will be deposited into an interest-bearing account, and (c) income will be inclusive of principal payments and interest earned on outstanding loan principal, interest earned on accounts holding RLF income, loan fees, loan-related charges received from borrowers, other income generated from RLF operations, proceeds from the sale-collection-or liquidation of a defaulted loan, and proceeds in excess of unpaid principal. The proposed project management approach is designed to maintain the RLF Program to continue long after the cooperative agreement has ended. **Strategy for properly maintaining and reporting outcomes and outputs to EPA so long as program income exists:** Draft amendments to the Policies and Procedures were recently made to capture the specific criteria EPA requires. The LCDC routinely contact clients for various job and financial reports, depending on the reporting requirements of the Federal or State agency. LCDC will review invoices to confirm costs are eligible and documented and will track loan repayment to ensure payments are made on time and deposited into an interest-bearing account. Loan/subgrant recipients will be required to submit at least annual progress reports until the cleanup process is certified to have met the cleanup requirements, and repayment is complete in the case of loans. This continued reporting will ensure each site in Assessment, Cleanup, and Redevelopment Exchange System (ACRES) is kept up to date in terms of cleanup completion date, leveraged funding, jobs leveraged, and lasting impacts. The Administrative Plan for the RLF is designed to provide for long-term tracking and maintenance of financial records for assisted projects, and the reporting of long-term compliance with financial and other outcomes.

3.a.iii. Marketing Strategy: The County will employ short-term and long-term strategies for marketing the RLF. A short-term strategy will include a focus on integrating marketing as part of the County's CAG, and will be included in outreach meetings, presentations, and other outreach efforts will be implemented as part of the CAG. The County's brownfield inventory lists will be used to identify sites/proposed projects that meet eligibility requirements and are in potential need of cleanup funding. The CAG assessment and reuse planning tasks are positioning these sites/projects with environmental studies, plans, and approvals in place to meet application requirements for the RLF Program. Another

strategy will be to achieve successful completion for one or more high visibility projects to showcase local “success stories” featuring the RLF Program. The long-term strategy will be to integrate marketing of the RLF program with the County’s overall economic development program marketing and initiatives which will help match these projects with other potentially available funding and incentives and will help limit the long-term costs (a key for program sustainability). The marketing program will include: 1) outreach to neighborhood/community organizations (with support from the project partners listed on Table 2.5), 2) engagement with the real estate brokers, developers, environmental consultants, bankers, major property owners and realtors, and 3) use of social media, including providing information on the County’s economic development program website. Digital and print marketing materials will be prepared specifically for the RLF Program.

3.b. Description of Tasks/Activities & Outputs/ 3.b.i-v. Project Implementation, Anticipated Schedule, Task/Activity Leads, and Outputs: The proposed four main project tasks are described in detail below.

Table 3.1– Summary of Project Implementation Tasks, Activities, Schedule & Outputs

Task 1 – Grant Oversight & Fund Management
<p><u>i. Program Implementation:</u> Upon notice of award, the PAT will convene as well as the Loan Review Board. Subsequently, the County will complete a qualifications-based procurement process (compliant with 2 CFR 200.317-326) and retain a Qualified Environmental Professional (QEP). The LCDC will perform Loan Management services to support implementation of the RLF Program. The County will be developing an Administrative Plan detailing all policies and procedures relevant to establishing and administering the Brownfields RLF Program. The LCDC has administrative procedures for implementing a loan program but will tailor specific language to match the unique characteristics of brownfield sites, as well as requirements specific to the EPA Cooperative Agreement. A combined loan/subgrant pre application form will be created. As loan/subgrant applications are received, they will be reviewed and approved or denied by the Loan Administration Board. Agreements will be executed for approved loan/subgrant applications. The Loan Manager will manage loans and associated financial record keeping and reporting, and provide reports on at least a quarterly basis to the Project Manager and PAT. The PAT will meet at least quarterly during initial stages of the project (to guide development and launching of the RLF Program and maintain progress towards deployment of available loan/subgrant funds), and as needed during later stages (as issues are encountered or funding for additional loans becomes available). Required quarterly and annual progress and financial reports will be completed and submitted to EPA.</p>
<p><u>ii. Anticipated Project Schedule:</u> Initial steps (convening the PAT, forming the Loan Administration Board, and procuring the QEP) will begin following notice of award. The Administrative Plan and application form(s) will be completed within the first quarter. The PAT will convene on a quarterly basis until agreements are executed for all initial loan/subgrant funding. The Loan Administration Board will convene as loan/subgrant proposals are completed for consideration. The goal will be to execute agreements for all initial loan/subgrant funding during the initial 2 years. EPA required quarterly and annual reports will be completed by the specified due dates. The Loan Manager will process, monitor, and maintain records for all loans/subgrants on an on-going basis and provide reports to the Project Manager and PAT on a quarterly basis.</p>
<p><u>iii. Task/Activity Leads:</u> The Loan Administration Board will convene as applications are received to review and approve loans/subgrants to eligible applicants based on project eligibility, applicant credit worthiness, and demonstrated project economic and environmental benefits. The Loan Manager will track the progress of each loan and subgrant as well as for the RLF Program overall and report to the Loan Administration Board and Project Manager. The Loan Manager will also retain records necessary for auditing of the Program. The County’s Project Manager will be responsible for completing quarterly and annual progress, financial and other reporting required by the Cooperative Agreement.</p>
<p><u>iv. Outputs:</u> 1) RLF Program Administrative Plan. 2) Loan Manager and QEP procurement documentation and service agreements. 3) Loan/subgrant applications and supporting documentation. 4) Loan/subgrant review and decision records. 5) Agendas and minutes for meetings of the Loan Administration Board. 6) Loan/subgrant agreements. 7) Detailed financial records for loans/subgrants. 8) EPA quarterly and annual financial and progress reports.</p>

Task 2 – Community Engagement and Program Marketing

i. Program Implementation: The County will integrate initial **outreach** for the RLF grant with community engagement that is occurring as part of the County’s FY2024 CAG which is focused on revitalization of brownfields and involving the project partners listed in Section 2.b. Community engagement activities for the RLF Program will include notifying landowners and communities in the TA about cleanup schedules and project progress; conducting 30-day comment periods on Analysis of Brownfield Cleanup Alternatives (ABCAs); creating technical presentations, exhibits, and handouts for meetings; drafting meeting summaries; and responding to public comments gathered in meetings and through the County’s Brownfields Program website. Digital and print marketing materials will be prepared specifically for the RLF Program and used to support both community engagement and marketing activities. Materials will be created to facilitate engagement and marketing for residents in the Target Area. Program marketing will be integrated with the County’s existing economic development programs, which provide information on an array of funding and incentive programs available to businesses, developers, and non-profits (<https://www.growlivco.com/>). This multi-tiered marketing approach will provide brownfields redevelopers with essential information on additional incentive and funding programs for advancing projects and helping to fill project financing requirements.

ii. Anticipated Project Schedule: Community engagement and marketing of the RLF Program will be on-going throughout the project but focused in particular during the initial 2 years when the goal is to put loans/subgrants in place for the full budgeted amounts, and the opportunity to integrate activities with outreach/engagement for the FY24 CAG.

iii. Task/Activity Leads: County staff in the Planning Dept. will lead the community engagement activities, with support from the QEP. LCDC staff will lead marketing of the RLF Grant, with support from Planning Dept. staff.

iv. Outputs: 20 public meetings over 5 years; program progress updates, and explanation of proposed projects, including public comment periods; informational materials, bilingual materials as necessary; and program information on the County’s Brownfields Program website (which will be developed as part of the CAG) and other locations and digital platforms.

Task 3 – Cleanup Oversight

i. Program Implementation: The County’s QEP will review approved ABCAs, remediation plans, and abatement plans to verify cleanups will be completed in a manner protective of public health and the environment, and in accordance with applicable regulations. The QEP (or qualified County staff) will confirm the applicant’s enrollment in relevant state programs, perform site visits while cleanups are in progress, and review remedial reports documenting that cleanup was completed in accordance with plans, and applicable State, federal, local, and loan/subgrant requirements.

ii. Anticipated Project Schedule: Work will depend on when the Loan Manager receives the initial application materials for loans/subgrants. Work would continue as loan/subgrant agreements are executed and cleanups are completed throughout the 5-year initial grant period. It is anticipated the reviews completed by the QEP as part of loan/subgrant underwriting will occur primarily during the first 2 years of the grant, with oversight of in progress or completed remedial programs also occurring during that time.

iii. Task/Activity Leads: The QEP will lead this task, under the direction of the County’s Project Manager.

iv. Outputs: 1) Documentation of reviews performed by the QEP of environmental reports and applicants submitted plans (Phase I/II ESAs, remedial investigation reports, cleanup/abatement plans, and/or ABCAs). 2) QEP site visits and associated records. 3) Documentation of QEP review of remedial documentation reports or RBM abatement completion records.

Task 4 – Cleanup Loans and Subgrants

i. Program Implementation: Approved loan/subgrant funding will be dispersed to eligible projects for performance of cleanup work. The priority sites will be among those initially considered for use of funding. We anticipate that these four sites will exhaust all funding set aside for loans and/or subgrants. Oversight/documentation of cleanup will occur as detailed under Task 3.

ii. Anticipated Project Schedule: The County’s goal is to have loan-subgrants executed for all RLF loan/subgrant budget within

the first 2 years of the project, with funded cleanups completed and fully documented within the first 3 years. As loans are repaid and funding is replenished, additional loan agreements would be executed.

iii. **Task/Activity Leads:** This task is integral with loan/subgrant application review, underwriting, agreement execution. Application for EPA Brownfields RLF Grant, and loan servicing/monitoring/record keeping/reporting to be completed by the County and LCDC Loan Manager as detailed under Task 1, and the cleanup oversight and cleanup documentation review/verification to be performed by the QEP as detailed under Task 3. Cleanup work will be completed by the loan/subgrant recipients, and contractors and consultants retained by those recipients.

iv. **Outputs:** 1) 2-3 loans. 2) 1-2 subgrants. 3) 3-5 remediated brownfield sites. 4) remedial documentation reports.

3.c Cost Estimates: The budget for grant funded and cost share activities by task, funding type, and category is summarized in Table 3.2 with descriptions for how the cost estimates for each task and budget category were developed below.

Table 3.2. Budget for Grant Funded Activities and Cost Share*

Budget Categories*	Task 1 - Grant Oversight & Fund Mgmt.	Task 2 – Community Engagement & Program Mktg	Task 3 - Cleanup Oversight	Task 4 - Cleanup Loans & Subgrants	Totals
Personnel	\$0	\$0	\$0	\$0	\$0
Contractual	\$7,500	\$7,500	\$78,100	\$6,900	\$100,000
Other - Loans	\$0	\$0	\$0	\$775,000	\$775,000
Other - Subgrants	\$0	\$0	\$0	\$125,000	\$125,000
Total Direct Costs	\$7,500	\$7,500	\$78,100	\$906,900	\$1,000,000
Indirect Costs	\$0	\$0	\$0	\$0	\$0
Total Federal Funds	\$7,500	\$7,500	\$78,100	\$906,900	\$1,000,000
Total Budget	\$7,500	\$7,500	\$78,100	\$906,900	\$1,000,000

Notes: *No federal funds are requested for, fringe benefits, travel, or supply costs, and therefore, these categories are not included on the table.

Personnel costs The County and the LCDC are not requesting RLF funding for personnel costs. Management of the program, administrative time, loan review and servicing, or other related tasks will be provided as in-kind services at no charge against the RLF.

Contractual costs QEP contractual fees are provided (total of \$100,000 under Tasks 1-4) over the 5-year implementation period and assume issuance of up to 3 loans and up to 2 subgrants. The QEP costs are based on: **Task 1** - \$7,500 (50 hrs x \$150 hr) for reporting support; **Task 2** - \$7,500 for BAC and stakeholder meetings (50hrs x \$150hr) and assistance with outreach materials; **Task 3** - \$78,100; the generic QAPP for the CAG will be utilized, 3 site-specific QAPPs (one priority site will write their own QAPP) (\$5,200 lump sum x 3 QAPPS); Davis Bacon Reporting and wage audits and cleanup oversight (150hrs x \$150hr); 4 ABCAs (\$4,500 lump sum x 4); 4 cleanup completion reports (4 reports x \$5,500 lump sum) and **Task 4** - \$6,900 QEP review of cross cutting requirements for loans/subgrants (46 hrs x \$150hr).

Cleanup Loans and Subgrants: 90% of requested RLF funding (= \$900,000) will be allocated to provide loans/subgrants for eligible brownfields activities. We intend to provide 2-3 loans and 1-2 subgrants. The percentage of funding associated with loans will depend in part on the final number of subgrants/loans, and actual underwriting and oversight costs.

3.d. Measuring Environmental Results: The status of **outputs** and **short- and long-term outcomes** will be tracked and reported to EPA via Quarterly Progress Reports (QPRs), ACRES and the Final Performance Report. The County will set up a tracking table for measuring progress towards completion of each of the outputs listed in Table 3.1 including (1) # of subgrant/loan applications received; (2) # of ABCAs/remediation plans; (3) # of stakeholder meetings. The table will be incorporated into the QPRs and serve as a means for measuring progress towards achieving the specific outputs identified in the grant work plan. The following short and long-term outcomes will be tracked: (1) # of sites cleaned up; (2) # of property transfers; (3) # of sites and acres of land redeveloped; (4) # of acres of greenspace created; (5) \$ of private investment/ leveraged funding; (6) # of jobs created or retained; and (7) increased property value/tax revenue.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE: 4.a. Programmatic Capability: 4.a.i. Organizational Capacity: 4.a.ii. Organizational Structure: 4.a.iii. Description of Key Staff: The County has programmatic, administrative, and financial capability/capacity to manage this grant. The RLF grant will be led by the County’s Planning Department. The County will procure and oversee a QEP to implement technical activities. To manage

the loan portion of the RLF, the County will contract with LCDC whose Board of Directors consist of a seven-member board is made up 100% of community representatives, including two Town Supervisors, Director of the Chamber of Commerce, and several business owners. Policy development and loan applications will receive thorough reviews from experienced decision-makers covering a wide range of industry sectors. Brief descriptions of key staff and their project roles are provided below.

Megan Crowe, Planning Director for Livingston County, will be the Project Director and primary point of contact for the Program, a role that she is serving for the County's FY24 CAG. She will approve and sign all reports and requests for fund disbursements; secure assistance from staff; and oversee program work completed by the project QEP. She has extensive grant implementation and planning experience related to housing, transportation and broadband.

William Bacon, Director of Economic Development in Livingston County will be a partner on the project; serve on the Project Advisory Team; and assist the Committee in selecting brownfield sites to be assessed. As LCDC's Executive Director Mr. Bacon will be involved in reviewing loan applications and administering loans. Mr. Bacon worked as a Commercial Lender for 15 years at Five Star Bank and later became Vice Chairman of LCDC and IDA.

Edward Campany, AICP, Senior Planner for the Livingston County Planning Department will coordinate BAC meetings, coordinate check-ins with Consultants, review grant reports and disbursements prepared by the Consultant, and oversee program administration. He is also the Program Specialist for the LCLBC, with over three years of wide-ranging urban planning experience intersecting with brownfield remediation and housing.

4.a.iv. Acquiring Additional Resources: Livingston County has access to in-house resources to assist with planning, business development, community engagement, GIS, and administrative support for the project as needed. The County routinely contracts with consultants and has established equal opportunity procurement procedures for ensuring a fair bidding process and complying with EPA's six good faith efforts for involving DBEs. It also has a procurement policy governing purchases of goods and services that sets forth the competitive selection processes. The procurement policy requires compliance with any federal funding source requirements regarding purchasing and program components. The County will comply with EPA's solicitation clauses in the performance of this grant. The qualifications-based procurement process used by the County to select a contractor conforms with 2 CFR 200.317 - 200.326. The consultant will support project management and compliance reporting activities and provide technical input.

4.b. Past Performance and Accomplishments: Currently Has or Previously Received and EPA Brownfields Grant: The County was awarded an EPA CAG (FY24) and award was just granted on November 5, 2024.

4.b.i.(1) Accomplishments: As of the date of this application award was just granted thus accomplishments have not yet been achieved. The County and its coalition partners intend to complete 24 Phase I ESAs, 14 Phase II ESAs, 1 site-specific cleanup plans/Analysis of Brownfield Cleanup Alternatives and 6 planning documents over the course of the grant. For other grants received by Livingston County, we have had great success in utilizing community revitalization grant awards. With funding from federal, state and local sources, the Land Bank has redeveloped 6 single-family residences. Additionally, the County and Land Bank have utilized grant sources to demolish vacant commercial structures and partnered with the NYSDEC to remove environmental hazards bringing the properties to unrestricted residential use.

4.b.i.(2) Compliance with Grant Requirements: The County will comply with the requirements of CAG's workplan, schedule and EPA terms & conditions. This will include quarterly reports and ACRES reporting. For past grants awarded to the County were successfully completed/complied with work plans, schedule, terms and conditions, and progress reports and met expected results on time for all grants. A review at completion showed requirements for each grant were completed on time and submitted in required formats. No corrective actions were required for the grants.



LIVINGSTON COUNTY BOARD OF SUPERVISORS

Livingston County Government Center
6 Court Street, Room 302
Geneseo, New York 14454
(585) 243-7030
(585) 243-7045 Fax

e-mail: dlefeber@co.livingston.ny.us
www.livingstoncounty.us

David L. LeFeber
Chairman of the Board

Michele R. Rees
Clerk of the Board

Threshold Criteria for RLF Grants

1. Applicant Eligibility:

1.a. Applicant Type:

County Government. As a County Government, Livingston County is a “general purpose unit of local government” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.

1.b. Federal Taxation Exemption Status:

Not applicable. (The County is not a 501(c)(4). As a unit of local government, the County is exempt from federal taxation.)

2. Demonstration of Previous RLF Grant Status:

Livingston County has not had, or been a part of, a cooperative agreement for a Brownfields RLF in the past.

3. Description of RLF Boundaries:

The jurisdictional boundaries for Livingston County are the current established limits for the County’s incorporated area. A map detailing the current County limits is provided as **Attachment A**.

4. Oversight Structure and Legal Authority to Manage a Revolving Loan Fund:

4.a. Oversight Structure:

Loan or subgrant recipients will be required to enroll in cleanup projects overseen by the New York State Department of Environmental Conservation (NYSDEC) and/or be subject to regulatory requirements/certification for Regulated Building Material abatement including 6 NYCRR Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York for asbestos and EPA Certified Lead Abatement Contractors. For programs not enrolled in a NYSDEC cleanup project EPA will be consulted to ensure cleanups are protective of human health and the environment. The County will also retain an environmental consultant to provide additional technical expertise relevant to environmental cleanups and ensuring that cleanups are: (a) protective of human health and the environment, and (b) being performed in accordance with approved plans and applicable environmental requirements. The environmental consultant will be retained through a competitive procurement process that is compliant with applicable

provisions of 2 CFR §§200.317 through 200.326, and which is completed prior to the beginning of cleanup activities supported by the RLF grant.

4.b. Legal Authority to Manage a Revolving Loan Fund:

A legal opinion from Livingston County's legal counsel is presented in **Attachment B** which demonstrates the County's legal authority to: (1) access and secure sites in the event of an emergency or default of a loan agreement or non-performance under a subgrant, and (2) perform the actions necessary to manage a revolving loan fund. At a minimum, legal authority must include the ability to hold funds, make loans, enter into loan agreements, and collect repayments.

5. Contractors and Named Subrecipients (other than borrowers and site cleanup subgrantees):

The County has not selected a contractor to assist with RLF services and has not selected or identified subrecipients, borrowers and/or site cleanup subgrantees at this time. Upon notice of award, the County and the Loan Administration Board will convene and procure the services of a Qualified Environmental Professional (QEP) using a qualifications-based procurement process (compliant with 2 CFR 200.317-326). In addition, the County has not hired firm(s) or individual consultants to develop or draft specifications, requirements, statements of work, or invitations for bids or requests for proposals.