



Narrative Information Sheet

The Greater Syracuse Property Development Corporation (doing business as the Greater Syracuse Land Bank [GSLB]) and our Coalition members (Blueprint 15 and Northeast Hawley Development Association [NEHDA]) are pleased to submit this proposal for FY2023 Brownfields Assessment Coalition Grant funding. Below we provide the information requested.

1. Applicant Identification:

Legal Name: Greater Syracuse Property Development Corporation

Doing Business As Name: Greater Syracuse Land Bank

Physical & Mailing Address: 431 E. Fayette Street, Suite 375, Syracuse NY 13202

2. Funding Requested:

(a) Assessment Grant Type: Assessment Coalition

(b) Federal Funds Requested: \$1,000,000

3. Location: The target areas for all coalition members are located within the City of Syracuse.

(a) City: Syracuse

(b) County: Onondaga

(c) State or Reservation: New York

4. Target Area and Priority Site Information:

Target Area Name	Census Tracts	Addresses of Priority Sites
South Avenue Corridor	51, 57	1. Valley Dry Cleaners & Gas Station (3 Parcels: 1917-1919, 1921, & 1931-1933 South Ave) 2. South Avenue Auto Shop (1148-25 South Ave)
Near Eastside Neighborhood	34, 35, 36.01	1. Maley's Mufflers (1425 E Fayette St) 2. Lombard Auto Shop (6 Parcels: 301, 303-05, 307-09, 311 & 317 Lombard Ave; 102 Westcott St)
15th Ward	42, 53	1. Sears Block (5 Parcels: 1146, 1202-04, 1208-18, 1300-40 & 1350-72 S Salina Street) 2. MLK/Salina Auto Shop (13 Parcels: 109, 111 & 113 MLK East; 1311-17, 1321-23, 1329-31, 1335-37, 1343, 1357 & 1363-75 S Salina St; 1114, 1119 & 1121 Montgomery St)
Hawley-Green Neighborhood	16, 23, 24	1. Burnet/Crouse Auto Garage & Junk Yard (3 Parcels: 207-209 N Crouse Ave; 539 & 547-549 Burnet Ave) 2. Cabinet Fabrication Shop (122-24 Burnet Ave & Decker St) 3. Dairylea Plant (808-22 Burnet Ave)

Note: The GSLB serves the South Avenue Corridor and Near Eastside Neighborhood Target Areas. Blueprint 15 serves the 15th Ward Target Area and NEHDA serves the Hawley-Green Neighborhood Target Area.

5. Contacts:

(a) Project Director:

Name: Katelyn Wright, Executive Director

Phone: (315) 422-2301 | Email: kwright@syracuselandbank.org

Mailing Address: 431 E. Fayette Street, Suite 375, Syracuse NY 13202

(b) Chief Executive/Highest Ranking Elected Official:

Name: Katelyn Wright, Executive Director

Phone: (315) 422-2301 | Email: kwright@syracuselandbank.org

Mailing Address: 431 E. Fayette Street, Suite 375, Syracuse NY 13202

6. Population: All target areas are located within the City of Syracuse (population 148,620).

7. Other Factors:

Other Factors	Page #
Community population is 10,000 or less.	6
The applicant is, or will assist, a federally recognized Indian tribe or US territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
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).	NA
The priority site(s) is in a federally designated flood plain.	2, 3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	NA
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	NA

NA = Not applicable.

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

9. Releasing Copies of Applications: Not applicable.

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) 402-9764 | F: (518) 402-9722
www.dec.ny.gov

November 3, 2022

Katelyn Wright, Executive Director
Greater Syracuse Land Bank
431 E Fayette Street, Suite 375
Syracuse, NY 13202

Dear Ms. Wright:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from the Greater Syracuse Land Bank, dated October 12, 2022, for a state acknowledgement letter for a Federal Year 2023 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the Greater Syracuse Land Bank plans to submit a Brownfield Coalition Assessment Grant application for hazardous substances and petroleum in the amount of \$1,000,000 with coalition partners of the Northeast Hawley Development Association and Blueprint 15. Focus of the funding will be to conduct Phase I and II Environmental Site Assessments in the Greater Syracuse area. Funding will also be allocated for reuse planning (including cleanup 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
Director, Bureau of Program Management

ec: T. Wesley, USEPA Region 2
Y. DeJesus, USEPA Region 2
D. Harrington, DEC Albany
S. Lizlovs, DEC Region 7
G. Priscott, DEC Region 7



Department of
Environmental
Conservation

NARRATIVE PROPOSAL

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

1.a. Coalition Members, Target Area & Brownfields

1.a.i. Coalition Members: The **Greater Syracuse Land Bank (GSLB)** has formed a Coalition with two community-based non-profit organizations (CBOs) that represent separate areas in the urban core of Syracuse: **Blueprint 15** and the **Northeast Hawley Development Association (NEHDA)**. These organizations were identified as key partners for the EPA Brownfield Assessment Coalition Grant because of their ongoing partnerships with the GSLB and our collective goal of improving the quality of life in the most underserved neighborhoods of Syracuse. The mission of Blueprint 15 is to work with community residents, local leaders and other partners to revitalize the 15th Ward neighborhood in Downtown Syracuse and create the conditions that provide every person a genuine opportunity to achieve their highest potential. The vision is to establish a diverse and highly amenitized neighborhood in the 15th Ward that is safe, vibrant and includes durable pathways out of poverty. The mission of NEHDA is to empower residents in the Hawley-Green Neighborhood by advocating for quality housing projects, fostering financial security for families and supporting businesses. As a Neighborhood Preservation Company,^a NEHDA helps strengthen underserved neighborhoods by celebrating the rich diversity of its residents, encouraging active civic engagement and advocating for community health.

Blueprint 15 and NEHDA are funded by state/local government grants and philanthropic sources. As small non-profit organizations, they have very limited financial and staff resources to apply for an EPA Brownfield Grant or fund and manage brownfield redevelopment activities on their own. Both organizations form partnerships with affordable housing developers to identify and advocate for critical projects in their service area but are unable to fund environmental site assessment (ESA) activities to help move projects forward as their budgets are solely devoted to funding social service projects. The EPA Grant will be a valuable tool in helping our Coalition move projects forward by quantifying unknown environmental conditions that often deter developers. The ability to fund these activities and create shovel-ready sites is a significant challenge facing these organizations when trying to attract project partners. EPA funding will assist in overcoming this hurdle.

1.a.ii. Overview of Brownfield Challenges & Description of Target Area: The City of Syracuse (City, pop. 148,620) is the fifth largest city in New York State (NYS) and the governmental seat and economic engine of Onondaga County (pop. 476,516). By the mid-1900s, the City had established itself as the manufacturing hub of Central New York (CNY) due to economic expansion in the steel, machining, electronics, and automobile industries that occurred during World War II. However, the end of the war was the beginning of the City's steep economic decline. A mass exodus of factory jobs that sustained workers with little education began and residents without the financial means to relocate were left behind. In addition, the development of Interstate-81 (I-81) ripped through a working-class Black neighborhood. As a result, the urban core of the City became racially and economically segregated, as it remains today. To help combat these conditions, the GSLB managed a Coalition that effectively utilized a \$600K fiscal year (FY) 2019 EPA Brownfield Assessment Grant to develop a sustainable Brownfield Revitalization Program (BRP). Under the FY19 Grant, the demand for grant funds was much greater than the amount of funds available and GSLB was unable to fund activities at all the sites nominated. To continue the momentum of the BRP and achieve the community's collective revitalization goals, the Coalition relies on GSLB to secure EPA and other state/federal grants to fill funding gaps and fuel public-private partnerships. The Coalition is requesting FY23 EPA Grant funding to leverage the momentum generated by the FY19 Grant and continue to engage stakeholders in a dynamic process to revitalize brownfields that will address the socioeconomic challenges facing residents.

The focus of the BRP will be in four Target Areas (TAs) within the urban core of Syracuse. The TAs have high concentrations of vacant and blighted properties with suspected contamination in the middle of residential neighborhoods. Brownfield sites are not only a threat to those who live in the TAs, they also impede economic development and redevelopment of properties. The Census Tracts (CTs) in all four TAs are recognized as Disadvantaged Communities^b by NYS due to low median incomes of residents and high levels of poverty. Additionally, all four TAs meet the NYS Department Environmental Conservation (NYSDEC) definition of a Potential Environmental Justice (EJ) Area^c and all the CTs in the TA meet the definition of an American Rescue Plan Act (ARPA) Qualified CT.^d Each Coalition member represents a different area of the urban core of Syracuse where BRP efforts are focused. EPA Grant funding will allow the Coalition to continue focusing resources in the areas that will have the greatest impact on community members and advance established revitalization goals. The TAs are described below.

- **GSLB TA – South Ave Corridor (CT 51 & 57):** Highly trafficked transit corridor surrounded by residential uses and dozens of vacant/underutilized lots, many of which include former dry cleaner, gas station and auto repair uses.

^a <https://hcr.ny.gov/neighborhood-and-rural-preservation-programs>

^b NYS defines Disadvantaged Communities as block groups with median incomes at or below HUD's 50% AMI threshold, that are also located in NYSDEC Potential Environmental Justice Areas or in NYS Opportunity Zones.

^c 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.

^d American Rescue Plan Act (ARPA) Qualified Census Tracts (CT) are those in which at least 50% of households have incomes below 60% of the Area Median Gross Income (AMGI) or have a poverty rate of 25% or more.

- **GSLB TA – Near Eastside Neighborhood (CT 34, 35 & 36.01):** Mix of industrial and commercial uses near residential developments. Brownfields include underutilized parking lots, vacant commercial (primarily auto service/repair shops and salvage yards) and industrial lots where old buildings have been demolished.
- **Blueprint 15 TA – 15th Ward (CT 42 & 53):** This TA was devastated by the construction of I-81, causing concentrated poverty and limited growth. The 15th Ward contains some of the oldest public housing developments in the US, including the first public housing development in NYS.^e Many of these structures are deteriorating and uninhabitable due to age and regulated building materials (RBM). In addition to aging residential structures, brownfields also include large blocks of vacant industrial and commercial sites adjacent to housing. Salina Street is a highly visible commuter corridor and business district leading into downtown. This area has potential to be a critical gateway to Downtown Syracuse as brownfields are revitalized and highway infrastructure is improved (i.e. the current effort to demolish the I-81 viaduct and replace it with Business Loop 81, a surface level boulevard, to disperse traffic and reconnect the neighborhood to surrounding areas).
- **NEHDA TA – Hawley-Green Neighborhood (CT 16, 23 & 24):** This TA has a compact framework of dense residential neighborhoods alongside early industrial corridors, putting residents in close proximity to brownfields. The Burnet Ave corridor runs parallel to I-690, the former path of an elevated railway, and has a long industrial legacy and dozens of vacant, blighted and underutilized properties. As brownfields are returned to productive use, this area could also become a key gateway to Downtown Syracuse.

1.a.iii. Description of the Priority Brownfield Sites: With a legacy of over 200 years of heavy industry, there are presently hundreds of hazardous substance and petroleum-impacted brownfields scattered throughout the TAs. These areas have a compact framework of dense residential neighborhoods built alongside early industrial corridors that put residents next door to brownfield sites. Brownfields in Syracuse are most heavily concentrated in our four TAs located in the urban core. Through extensive revitalization planning (see Section 1.b.i), the sites below have been identified as catalysts for economic development. EPA Grant funds are needed to complete Phase I/II ESAs, Regulated Building Material (RBM) Surveys, Analysis of Brownfield Cleanup Alternatives (ABCAs) and/or Remedial Action Plans (RAPs) in support of near-term redevelopment opportunities. Additionally, several of these sites have been selected due to their size and the ability to combine multiple contiguous parcels into one large site that can be redeveloped with affordable multi-family housing or mixed-use commercial/residential.

Priority Site Name & Address	Size	Site Description & Environmental Concerns	Contaminants of Concern (COCs)	Funding Needs
South Avenue Corridor (GSLB Target Area)				
Valley Dry Cleaners & Gas Station 1917-1919 ^(a) , 1921 & 1931-1933 South Ave	3 Parcels (0.34 acres)	Three contiguous parcels with vacant, blighted commercial buildings. Formerly occupied by dry cleaner and gas station. Surrounded by commercial and residential properties. Suspected USTs. Tax delinquent with \$102K owed.	Petroleum, Solvents, Waste Oils, PCBs, Acids, Heavy Metals, ACM, LBP	Phase I/II ESA, RBM Survey, ABCA/RAP
South Ave Auto Shop 1148-25 South Ave	1 Parcel (0.44 acres)	Vacant, blighted commercial building adjacent to residential properties. Former auto repair shop. Tax delinquent with \$16K owed.	Petroleum, Solvents, Waste Oils, PCBs, Acids, Heavy Metals, ACM, LBP	Phase I/II ESA, RBM Survey, ABCA/RAP
Near Eastside Neighborhood (GSLB Target Area)				
Maley's Mufflers 1425 E Fayette St ^(a,c)	1 Parcel (0.16 acres)	Vacant, blighted commercial building. Former auto repair and auto parts distribution center. Adjacent to industrial properties and residential properties.	Petroleum, Solvents, Waste Oils, PCBs, Acids, Heavy Metals, ACM, LBP	Phase II ESA, RBM Survey, ABCA/RAP
Lombard Auto Shop 301, 303-05, 307-09, 311 & 317 Lombard Ave; 102 Westcott St	6 Parcels (1.16 acres)	Vacant, blighted commercial building. Former auto repair shop and salvage yard. Located along former rail line. Tax delinquent with \$415K owed.	Petroleum, Solvents, Paints, Waste Oils, PCBs, Acids, Heavy Metals, Diesel Fuel, Creosote, ACM, LBP	Phase I/II ESA, RBM Survey, ABCA/RAP
15th Ward (Blueprint15 Target Area)				
Sears Block* 1146 ^(b) , 1202-04 ^(b) , 1208-18 ^(a,b) , 1300-40, & 1350-72 S Salina St	5 Parcels (4.69 acres)	Five contiguous parcels with vacant commercial buildings with former uses including retail, paint shop, auto repair, and gas station. Bordered by residential and industrial properties. Suspected USTs.	Petroleum, Solvents, Heavy Metals, ACM, LBP, PCBs	Phase I/II ESA, RBM Survey, ABCA/RAP
MLK/Salina Auto Shop* 109, 111 & 113 MLK East; 1311-17, 1321-23, 1329-31, 1335-37, 1343, 1357 & 1363-75 S Salina St; & 1114, 1119 & 1121 Montgomery St	13 Parcels (3.85 acres)	Twelve contiguous parcels (nine vacant and three with aging commercial buildings and parking lots). Formerly occupied by gas station, auto repair and auto salvage yard. Suspected USTs. Bordered by former dry cleaner and manufacturing operations, neighborhood park and residential properties.	Petroleum, Solvents, Waste Oils, PCBs, Acids, Heavy Metals, ACM, LBP	Phase I/II ESA, RBM Survey, ABCA/RAP
Hawley-Green Neighborhood (NEHDA Target Area)				
Burnet/Crouse Auto Garage & Junk Yard 207-209 N Crouse Ave, 539 & 547-549 Burnet Ave	3 Parcels (0.21 acres)	Three contiguous parcels with blighted buildings at neighborhood gateway. Former gas station currently used for auto repair, auto parts/salvage yard and unpermitted waste storage and drums. Suspected USTs. Bordered by residential properties on three sides. Tax delinquent with \$53K owed.	Petroleum, Waste Oils, PCB, Wastes, Solvents, Acids, Heavy Metals, ACM, LBP	Phase I/II ESA, RBM Survey, ABCA/RAP

^e East Adams Street Neighborhood (arcgis.com)

Priority Site Name & Address	Size	Site Description & Environmental Concerns	Contaminants of Concern (COCs)	Funding Needs
Cabinet Fabrication Shop 122-24 Burnet Ave & Decker St	1 Parcel (0.42 acres)	Vacant, blighted industrial building. Former cabinet manufacturing and recycling facility.	Paints, Solvents, Lacquers, Sealants, Varnishes, ACM, LBP, PCBs	Phase I/II ESA, RBM Survey, ABCA/RAP
Dairylea Plant 808-22 Burnet Ave	1 Parcel (1.51 acres)	Former dairy processing plant. Four-story, 40K square foot building. Highly underutilized with only 25% of building occupied.	ACM, LBP, PCBs	RBM Survey

**Located within 100-yr floodplain. ^(a)Phase I ESA completed under FY19 EPA Grant and Phase II ESA recommended. ^(b)Phase II ESA completed under FY19 EPA Grant and Cleanup Plan needed. ^(c)SAP for Phase II ESA has been approved by EPA and is pending implementation upon funding award.*

Definitions: ACM = Asbestos-Containing Materials; LBP = Lead-Based Paint; PCBs = Polychlorinated Biphenyl; UST = Underground Storage Tank

1.b. Revitalization of the Target Areas

1.b.i. Reuse Strategy & Alignment with Revitalization Plans: Selection of the TAs and priority sites reflects a general reuse strategy for focusing funding on projects where extensive planning has been completed to identify priority redevelopment sites. This includes the *South Ave Corridor Economic Development Study* for the **South Ave Corridor TA**, the *Hawley-Green Neighborhood Plan* for the **Hawley-Green TA**, and two revitalization studies funded by the NYSDEC Brownfield Opportunity Area (BOA) Program for the **Near Eastside TA** (*Erie Blvd BOA Study*) and **15th Ward TA** (*South Salina Street Gateway BOA Study*). Each of the BOA Studies included (1) a comprehensive site inventory to baseline existing conditions and identify brownfields; (2) economic and market trends analyses; (3) analyses of redevelopment opportunities; (4) analyses of reuse potential/redevelopment feasibility of catalyst sites; and (5) an implementation strategy. The collective goals of these plans include providing **quality, mixed-income multifamily housing, generating business opportunities that stabilize the area** (by providing new jobs and bringing access to goods and services in underserved areas), **reducing blight**, and **prioritizing infill development**. Additionally, the GSLB has conducted studies to support affordable multifamily initiatives and achieve the following objectives: maintain and renew affordable housing; increase multifamily housing supply; expand public sector funding; encourage private sector investments with development bonuses and tax credits; and encourage adaptive reuse projects that support preservation of historic structures and infill development. In alignment with these goals and objectives, reuse plans and strategies for each of the **priority brownfields** include:

Priority Site	Reuse Plans/Strategy	Alignment with Revitalization/Land Use Plans
South Avenue Corridor (GSLB Target Area)		
Valley Dry Cleaners & Gas Station	Consolidation of properties for 3-story mixed-use development with retail on lower level and 16 apartment units on upper levels. Transit-oriented development node.	Located along bus routes and near commercial/retail amenities within walking distance. Supports land use and development goals of <i>South Ave Economic Development Study</i> to put vacant property to productive use, add customer base and generate property tax. Supports priorities 1-3 of the <i>Syracuse 2020-24 Consolidated Plan</i> (improve access to healthy housing, promote economic inclusion, and reduce residential and commercial corridor vacancy and remove blighting influences). Supports <i>Syracuse Land Use & Development Plan 2040</i> goal 1.2 to "Promote land use patterns that support connectivity, efficient transportation service, and reduced reliance on automobile travel" by promoting high-density, mixed-use development on a transit route.
South Ave Auto Shop	Potential for mixed-income, 2-3 story multi-family housing (24 units).	
Near Eastside Neighborhood (GSLB Target Area)		
Maley's Mufflers	Potential to add this property to a multi-parcel, mixed-use residential and commercial development.	Directly adjacent to a multi-parcel development project that includes adaptive reuse of former industrial site as mixed-use residential, office, retail and restaurant space. Developer has expressed interested in acquiring this property and adding it to the project after assessment activities are completed. Supports goals of <i>Syracuse 2020-24 Consolidated Plan</i> to combine housing development with activities that create meaningful employment opportunities.
Lombard Auto Shop	Consolidation of 6 parcels for new industrial operation.	Support goals of <i>Erie Blvd BOA Study</i> to revitalize vacant and underutilized brownfields. Supports goals of <i>CNYREDC 5-yr Strategic Plan</i> to bring high-quality new jobs to abandoned facilities in distressed communities.
15th Ward (Blueprint15 Target Area)		
Sears Block	Adaptive reuse of historic building with mixed use development: retail, office and 50-60 residential units.	Supports <i>South Salina Street Gateway BOA Study</i> goal of infill development that increases access to goods and services, increases economic activity and opportunities near residences, and creates a stronger sense of place. Supports Blueprint 15 and the Syracuse Housing Authority goals to use amenities to attract residents at a range of income levels making this a "neighborhood of choice" and reducing concentrated poverty (consistent with their plan to apply to the HUD Choice Neighborhoods program).
MLK/Salina Auto Shop	Infill development (retail, office space, fitness center and 60 residential units). Expand and improve neighborhood park.	
Hawley-Green Neighborhood (NEHDA Target Area)		
Burnet/Crouse Auto Garage & Junk Yard	Consolidation of properties and development of neighborhood-scale retail that provides goods and services in underserved area. Remove blight at major neighborhood gateway.	Supports <i>Hawley-Green Neighborhood Plan</i> to provide mix of convenience retail in underserved areas and support the economic viability of neighborhood centers, nodes and corridors that act as centers of economic and social activity. Supports NEHDA's mission strengthen neighborhoods through quality housing and business creation that fosters financial security. Supports priorities 1-3 of the <i>Syracuse 2020-24 Consolidated Plan</i> (improve access to healthy housing,
Cabinet Fabrication Shop	Adaptive reuse of 4-story buildings for affordable rental apartments (40-60	

Priority Site	Reuse Plans/Strategy	Alignment with Revitalization/Land Use Plans
Dairylea Plant	units) on upper levels and commercial/retail on lower level of each building.	promote economic inclusion, and reduce residential and commercial corridor vacancy and remove blighting influences).

1.b.ii. Outcomes & Benefits of Reuse Strategy: The Coalition’s revitalization plans are focused on vacant or abandoned sites and the projects proposed will not cause the displacement of residents or businesses. Redevelopment of the priority sites are anticipated to provide the following benefits:

- **Create Jobs & Reduce Poverty:** Commercial and industrial operations provide a critical employment base in the TAs but unknown environmental conditions are impeding redevelopment, deterring investors and contributing to high vacancy rates. Returning urban brownfields (such as the *Lombard Auto Shop*, *Cabinet Fabrication Shop* and *Dairylea Plant*) to productive use aligns with local goals to prioritize employment opportunities in areas with large unemployed populations. The proposed projects described herein are estimated to **create over 185 new jobs in the TAs** which are suffering the highest unemployment rates in Syracuse. Returning sites in these areas to productive uses will attract new employers that create jobs in alignment with the skillset of residents. This will create a positive feedback loop that reduces poverty, housing cost burdening, and dependence on government programs by providing quality, living-wage jobs.
- **Provide Affordable, Quality Housing:** The Coalition will prioritize development of low-/mixed-income housing in all the TAs to help address existing shortages and reduce housing cost burdening. New development at the priority sites is expected to **create over 200 new units of low- to moderate-income housing**. Proposed mixed-use residential/commercial projects at the former *Valley Dry Cleaners*, *Maley’s Mufflers*, *Sears Block*, *Salina Auto Shop*, *Cabinet Shop* and *Dairylea Plant* will support the goals of the *Syracuse 2020-24 Consolidated Plan* to combine housing development with activities that create meaningful employment opportunities.
- **Generate New Tax Revenue:** By restoring vacant and abandoned tax-delinquent properties, the GSLB has returned \$1.8M of property taxes per year to the City and County tax rolls. This number will significantly increase as returning larger industrial/commercial parcels to productive use will increase property value and generate higher tax revenues. These revenues are critical for supporting a healthy municipal fund as ~50% of the City’s base is tax exempt (see 2.a.i). Redevelopment of the priority sites is estimated to return over \$4M in assessed property value to the tax rolls (at a rate of 4%, this equals \$160,000/year).
- **Stimulate Private Investment:** Dollar-for-dollar the GSLB has leveraged public funding with private investment on its FY19 Grant (see 4.b) and expects the same outcome for this project. Quantifying environmental liabilities will allow the Coalition to take ownership of priority redevelopment sites, remove barriers to their redevelopment (e.g. liens, fractured ownership, title flaws) and market them for redevelopment. Removing these barriers will make sites exponentially more marketable and spur new private investment for community benefit.
- **Support Adaptive Reuse & Energy Efficiency Projects:** Adaptive reuse projects proposed in three of the TAs will highlight historic preservation, infill development, and sustainable building design. These measures include new high-efficiency heating systems, replacement of single pane windows and electrical upgrades.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: As a public authority, GSLB is eligible for funding from a variety of sources. Many of the sources identified below were secured for cleanup/reuse of sites assessed under the FY19 Grant. The Coalition will continue to use these funding sources to advance reuse of sites assessed with FY23 EPA Grant funds:

- **Private Investment:** The GSLB has leveraged public funding with private investment dollar-for-dollar. Since 2012, \$43.4M of local/state funding appropriated to the GSLB has leveraged \$43.7M of private investment provided by banks, developers, and other investors purchasing the GSLB’s properties. These investments funded additional revitalization activities required to achieve redevelopment goals and resulted in \$1.8M of new property tax revenues generated annually for the City/County. GSLB’s established relationships and strategies for securing large private investments will also be applied to advance reuse of assessed sites.
- **NYS Homes & Community Renewal (HCR) Land Bank Initiative (LBI):** NYS allocated \$50M in the current budget specifically for land banks to apply for funds for demolition and building stabilization. The GSLB has historically been awarded maximum award amounts when applying for state land bank funds and expects that to continue with an award of \$1.5M-\$2.5M in 2023. These funds can be used to further the reuse of sites assessed under this project.
- **NYS Empire State Development (ESD):** The City (a key project partner for this effort) receives funding for economic development and urban revitalization projects via the Restore NY Communities Initiative. The GSLB works with the City to identify opportunities where revitalization of sites assessed with EPA funds can be leveraged using ESD funds to advance redevelopment. Projects that will lead to job creation and direct investment can apply for funds.
- **NY National Grid:** Since 2018, \$667K of Brownfield Redevelopment Grants (for private developers) and \$2.3M of Main Street Revitalization Grants (for public/private entities) have been awarded for local projects. These programs provide critical funding for infrastructure improvements and other redevelopment costs for brownfields. Main Street Grants promote public/private partnerships for projects that impact competitive viability, attract investment and capitalize on distinct development potential while promoting “smart growth” investment along

commercial corridors. Main Street funding was recently used to promote reinvestment along the **South Ave Corridor**. As appropriate, future funds awarded to the Coalition will be prioritized to further redevelopment of sites assessed with the EPA Grant.

- **EPA & NY National Grid Cleanup Grants:** If site remediation is necessary prior to redevelopment, the Coalition will pursue EPA Brownfield Cleanup Grants and NY National Grid Brownfield Remediation Grants.
- **NYS Brownfield Cleanup Program (BCP):** Encourages private-sector cleanup of brownfields as an alternative to greenfield development. Removes barriers to contaminated property reuse.
- **NYS Energy Research & Development Authority:** Funding for the implementation of renewable energy initiatives.
- **Historic Tax Credits:** Owners of income producing properties listed on the National Register of Historic Places may be eligible for 20% federal and 20% state income tax credits for rehabilitation of historic properties.

1.c.ii. Use of Existing Infrastructure: As fully developed urban areas, the TAs have robust infrastructure from roads, water, sewer, power, gas and telecommunications as well as access to highway, rail and public transit. It is the goal of our BRP to prioritize redevelopment strategies that will cause the least strain on municipal budgets associated with expanding and maintaining a larger infrastructure network, and the TAs selected for this project provide the greatest opportunity for infrastructure reuse. Four of our priority sites have existing structures the Coalition anticipates preserving and renovating/rehabilitating for reuse (the other sites are vacant or have unsafe/collapsing structures). These sites often require the least investment in infrastructure and provide the greatest opportunity to preserve unique architectural character and history. Furthermore, the GSLB has an excellent track record of maximizing reuse of existing infrastructure. From 2012-22, the GSLB acquired 2,112 blighted and/or tax delinquent properties. Of these properties, only 26% were demolished and 40% were rehabilitated to maximize reuse of existing infrastructure (the remaining 43% are still held by the GSLB and are either vacant lots, buildings awaiting demolition or buildings listed for sale). When demolition is necessary, the GSLB uses architectural salvage strategies to minimize materials sent to landfills and keep valuable materials in the local economy where repurposing creates local jobs. When feasible, these strategies will continue to be implemented to maximize materials recycling.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding: The GSLB is funded annually by the City and Onondaga County but is projected to run a budget deficit for the next four years. The GSLB is not financially equipped to bear the cost of assessments without another EPA Grant. Decades of population loss (over 100K since 1950) and other persistent economic challenges have reduced the local tax base and resulted in ~10% of properties in the City being at least 2-years tax-delinquent and eligible for foreclosure. Many of these seizable properties in commercial and industrial areas are suspected brownfields located in the TAs. As described in 1.a.ii, all four TAs meet the NYS definition of a Disadvantaged Community, the NYSDEC's definition of a Potential EJ Area, and the definition of an ARPA Qualified CT. The City has consistently been one of the most poverty-stricken cities within the US with 30% of its population living in poverty, and the City's highest concentration of poverty is in the 15th Ward. This year Syracuse was ranked the **5th poorest city in NYS** and **8th poorest city in the US** when compared to the country's 293 largest cities with populations >100K.^f As shown in 2.a.ii., the median household income in the city is 54% of the NYS median income. Further diminishing sources of municipal revenue is Syracuse's position as the regional seat of government, higher education and medicine, resulting in tax exemptions for ~50% of the City's property tax base.^g

As described in Section 1.b.i, extensive planning has been completed in the TAs via the BOA and other planning studies. However, the NYSDEC BOA Program does not fund Phase I/II ESA activities. The EPA Grant fills this funding gap by allowing the Coalition to conduct assessments and position priority sites identified in these studies for redevelopment. Many of the seizable brownfields cannot be foreclosed upon and conveyed to the GSLB without performing necessary due diligence to understand environmental risks. Furthermore, the NYSDEC Environmental Restoration Program (ERP) that provides financial assistance to local governments to investigate and remediate brownfields has not accepted new projects for the past six years. There are simply no financial resources available to continue brownfield assessments without another EPA Grant.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: As shown in the table below, the TAs are home to a disproportionate number of sensitive populations (children and minorities) and are challenged with elevated rates of poverty, unemployment, and abandoned properties. The **15th Ward** contains some of the oldest public housing developments in the US, including the first public housing development in NYS.^h This area is burdened with the greatest social and environmental challenges in the region and some of the worst child and minority poverty rates

^f Poorest Cities in America 2022. <https://worldpopulationreview.com/us-city-rankings/poorest-cities-in-america>

^g City of Syracuse. *Land Use & Development Plan 2040, A Component of the Syracuse Comprehensive Plan.*

^h East Adams Street Neighborhood (arcgis.com)

in the US. Children are much more likely to live in poverty in Syracuse than elsewhere in the county and stateⁱ and child poverty rates in the TAs are more than double county and NYS averages with the **15th Ward** having the highest concentration of child poverty (72.6%). Furthermore, population in the four TAs is at least 54% minorities, with the **South Ave Corridor** and the **15th Ward** having the highest minority populations at 80% and 93%, respectively. Finally, EPA's EJScreen tool identifies the TAs as having an overall demographic index ranging from the 82nd (Near Eastside TA) to 99th (15th Ward TA) percentile when compared to other communities in NYS. This demonstrates that the **15th Ward** has a higher concentration of sensitive populations than 99% of NYS.

Data Type ^j	TARGET AREAS*				City of Syracuse	Onondaga County	New York State	United States
	South Ave	Near Eastside	15th Ward	Hawley-Green				
Total Population	4,182	5,905	4,334	6,954	142,553	461,591	19.5M	326.6M
%Minority Population	80.0%	56.1%	92.9%	54.1%	50.6%	23.6%	44.8%	39.9%
%Black or African American	65.1%	37.3%	74.4%	33.4%	29.4%	11.1%	15.4%	12.6%
%Hispanic or Latino	17.1%	12.3%	12.8%	10.3%	9.5%	5.1%	19.1%	18.2%
%Children (<18 yrs)	31.0%	22.4%	35.5%	15.0%	21.1%	21.3%	20.9%	22.4%
Poverty Rate	32.3%	41.2%	59.2%	38.4%	30.3%	13.9%	13.6%	12.8%
Child Poverty Rate (<18 yrs)	45.4%	50.3%	72.6%	66.1%	48.4%	21.2%	18.7%	17.5%
Median Household Income	\$43,637	\$29,924	\$15,662	\$31,173	\$38,893	\$62,668	\$71,117	\$64,994
Unemployment Rate	4.6%	6.4%	12.7%	6.3%	5.4%	3.6%	3.6%	3.4%
Cost Burdened Households (rent >30% income)	56.4%	59.3%	63.5%	49.7%	54.0%	48.4%	51.5%	49.1%
Housing Vacancy Rate	20.1%	19.2%	17.2%	19.4%	17.0%	10.4%	11.3%	11.6%

Note: Shaded values indicate distress measures above or below (depending on factor) Onondaga County averages. **Bold values** indicate distress measures above or below (depending on factor) NYS averages.

*The TA Census Tracts (CTs) in Syracuse include: South Ave Corridor = 51 & 57; Near Eastside = 24, 35 & 36.01; 15th Ward = 42 & 53; Hawley-Green = 16, 23 & 24. The values provided in the table represent the combined average of the CTs in each area (except for the population which represents the sum of the residents from all the CTs in each TA).

The EPA Grant will help address the above challenges by returning brownfields to productive uses that create jobs in all the TAs (thus reducing unemployment and poverty levels), create high quality, healthy and affordable housing, and improve access to basic goods and services.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Health data is only available at the county- or city-level (not at the CT-level) so information for Onondaga County and the City is provided in this section. As an old industrial city with >50% of its housing stock built prior to 1940, residents are at higher risk of exposure to hazardous airborne particulates from LBP and ACM found in pre-1970s homes.^k Much of the housing stock in our TAs was constructed in the late 1800s/early 1900s and the high percentage of housing vacancies (see table above) illustrates the prevalence of uninhabitable and deteriorating structures. Syracuse has the nation's highest lead poisoning rate in children <6 years. A recent study found 56% of Syracuse children had blood lead levels greater than the **lead poisoning** threshold of 5 mcg/dL, compared to the US average of 3%.^l The crisis continues to plague the City's poorest families and 11% of Syracuse children under two years old have elevated levels of lead in their blood (more than 3x the US average).^m Childhood lead toxicity has long-lasting effects, including lower IQ, developmental delays, seizures and more.ⁿ The **15th Ward** contains some of the oldest public housing developments in NYS and the US. Deteriorating conditions of these aging buildings put the high percentage of low-income children and minorities in this area at increased risk of exposure to lead poisoning. Furthermore, lead-exposed women have an increased risk of miscarriages, premature births, stillbirths, and **birth defects**. The new residential projects proposed in all the TAs will help address the lead poisoning crisis by creating affordable, healthy housing options.

Additionally, **lung and bronchus cancer** are the leading cause of death in Onondaga County with incidence and mortality rates 21% higher than the NYS averages.^o Onondaga County has the second highest rate of lung and bronchus cancer among Black residents in NYS at 91.5 per 100K, nearly double the NYS average of 47.9 per 100K.^p The assessment and subsequent remediation of priority sites within the TAs will assist with decreasing the exposure to harmful contaminants and improve the health of community members. Regular exposure to brownfield contaminants such as RBMs (ACM, PCBs and LBP), metals and petroleum can increase lung cancer rates, neurological system impacts, immune system impacts and skin disease. Sensitive populations are disproportionately impacted, such as the large low-income population in the TAs since they find themselves in closest proximity to brownfield sites without the financial means to find safe housing or working conditions. Redevelopment of the

ⁱ Michelle Breidenbach. *Syracuse makes list no one wants to be on: Top 10 U.S. cities with highest poverty.*

^j All data reflect 2020 American Community Survey 5-yr estimates from American Fact Finder (factfinder.census.gov).

^k Onondaga County Health Dept. *Community Health Assessment & Improvement Plan, 2016-2018.*

^l The Journal of Pediatrics. *Blood Lead Levels in Young Children: US, 2009-2015.* Volume 175.

^m City of Syracuse, Dept. of Neighborhood & Business Development. *A Study of Affordable Housing in Syracuse.*

ⁿ KidsHealth. *About Lead Poisoning.* Kidshealth.org.

^o NYSDOH. *Lung and bronchus cancer incidence rate per 100,000; Cancer Registry Data.*

^p National Cancer Institute. *State Cancer Profiles. Incidence Rate Report for NY by County: All Cancer Sites (2015-2019), Age-Adjusted Incidence Rate.*

priority sites will substantially aid in mitigating the cumulative exposure of TA residents to contamination associated with brownfields and other sources of contamination contributing to these high rates of disease. Furthermore, abatement of ACM, LBP and PCBs in aging structures will reduce potential for lung and bronchus cancer resulting from ingestion/inhalation of fine particulates.

(3) Promoting Environmental Justice: Building on a legacy of social injustice detailed above, urban renewal programs of the 1960s cleared low-income areas for new highways and modern buildings. The most dramatic example is the construction of I-81 that cut through the center of Downtown (right through the predominately black and low-income neighborhood) and created a wall that pushed minority and low-income residents into the areas now known as the **15th Ward** and **South Ave Corridor**. I-81 created “poverty prisons,” walling off minority and low-income families from jobs, public spaces and basic goods and services once within walking distance. The result is **decades of residential and income segregation disproportionately impacting minorities**. A study of the poverty in America identified Syracuse as having **the nation’s highest rate of extreme poverty among Blacks and Hispanics** and fifth highest rate among Whites.⁷ Of all US cities with populations >100K, Syracuse currently ranks 8th worst for overall poverty (up from 29th in 2015) and 5th worst in NYS.⁵ Furthermore, **all four TAs are located within NYSDEC’s list of Potential EJ Communities in urban areas**, meaning ≥52% of residents are minorities and/or >22% of household incomes are below the federal poverty level.¹

EJ Indexes ^a	Percentile in NYS			
	South Ave	15th Ward	Near Eastside	Hawley-Green
Traffic Proximity	87	98	73	73
Lead Paint	86	92	79	83
Superfund Proximity	78	95	78	87

As previously described, extensive planning efforts have been devoted to these four TAs via the *South Ave Economic Development Study* for the **South Ave Corridor**, the *BOA Studies* for the **15th Ward** and **Near Eastside**, and the *Hawley-Green Neighborhood Plan* for the **Hawley-Green Neighborhood**. The EPA Grant will continue to fill funding gaps and provide the resources needed for assessment of catalyst sites so redevelopment plans identified in these studies can move forward and reduce the disproportionate impacts of brownfields on residents living in the TAs. For example, many residents in the TAs live in aging housing stock in disrepair, which can result in exposures to hazardous materials such as ACM and LBP. As demonstrated in the table above, the TAs are in the 79th to 92nd percentile for exposure to lead paint compared to other communities in NYS. FY23 Grant funding will be used to complete RBM surveys and abatement plans necessary to safely renovate older structures. Likewise, many residents also live near industrial facilities, gas stations/auto repairs and dry cleaners. This has resulted in impacts including metals in soils and plumes of impacted groundwater. As demonstrated in the table above, the TAs are in the 78th to 95th percentile for proximity to superfund sites compared to other communities in NYS. Funding will be used to assess contamination and evaluate remedial options. Cleanup and redevelopment of these sites will support efforts to protect human health and reduce EJ burdens on sensitive populations, provide employment opportunities in CTs with the highest concentration of poverty and unemployment in the City, reduce blight, and increase the local tax base (which will provide the City with financial resources lacking to fund critical social service programs).

2.b. Community Engagement

2.b.i. Project Involvement / 2.b.ii. Project Roles: In addition to the Coalition members, the GSLB has identified the governmental and CBO partners below to help guide grant implementation and bring important voices to the table. The following partners have been or will be invited to participate on the Brownfield Advisory Committee (BAC) and consulted for input on site prioritization and reuse planning activities; economic development strategies; outreach to sensitive populations; and/or to help connect projects to additional funding sources.

Organization	Contact Name & Info	Organization Purpose & Project Role
Blueprint 15	Stacey Julius, Community Development Coordinator 315-701-4060 sjulius@blueprint15.org	Purpose: EJ advocate for 15th Ward TA. Reconnect and rebuild the 15th Ward into a vibrant, thriving neighborhood. Role: Coalition member (inform all phases of the project).
NEHDA	Andrea Wandersee, Executive Director 315-464-0033 andrea@nehda.org	Purpose: EJ advocate for Hawley-Green TA. Promote quality housing, foster financial security for families, and support businesses in the Hawley-Green Neighborhood. Role: Coalition member (inform all phases of the project).
NYSDEC	Karen Diligent, Director, Bureau of Program Mgmt. 518-402-9729 karen.diligent@dec.ny.gov	Purpose: Protect human health and the environment. Role: Provide technical & funding support for brownfield cleanup.
Onondaga County Health Department	Lisa Letteney, Director of Environmental Health 315-435-6623 LisaLetteney@ongov.net	Purpose: Protect health & facilitate disease prevention. Role: Support community outreach; advise on health issues.
City of Syracuse, Dept. of Neighborhood & Business Development	Michael Collins, Commissioner 315-448-8100 mcollins@syrgov.net	Purpose: Local government. Role: Advise on re-use options and zoning approvals that may be needed for redevelopment.

^a Generated using EPA Environmental Justice Screening (EJSCREEN) Tool.

⁷ Paul Jargowsky. *The Architecture of Segregation: Civil Unrest, the Concentration of Poverty & Public Policy*.

⁵ Poorest Cities in America 2022. <https://worldpopulationreview.com/us-city-rankings/poorest-cities-in-america>

¹ NYSDEC Environmental Facilities Navigator Mapping Tool.

Organization	Contact Name & Info	Organization Purpose & Project Role
Syracuse Economic Development Corp.	Eric Ennis, Executive Director 315-448-8471 eennis@syr.gov.net	Purpose: Enhance local business climate & promote a healthy economy. Role: Provide funding support for brownfield cleanup/reuse.
Centerstate Corp. for Economic Opportunity	Honora Spillane, VP of Economic Development 315-478-1800 hspillane@centerstateceo.com	Purpose: Regional economic development corporation. Role: Assist with implementing economic and community development strategies to increase community prosperity.
Syracuse Onondaga County Planning Agency (SOCPA)	Owen Kerney, Assistant Planning Director 315-448-8110 okerney@syr.gov.net	Purpose: Local government. Role: Advise on re-use options and zoning approvals that may be needed for redevelopment.
Syracuse Industrial Development Agency (SIDA)	Judy DeLaney, Executive Director 315-448-8100 jdelaney@syr.gov.net	Purpose: Enhance the economic development capabilities of Syracuse by promoting, attracting, encouraging and developing recreation and economically sound commerce and industry. Role: Advise on reuse of industrial sites, connect potential employers with catalyst sites & provide financial incentives for projects.
CNY Regional Planning & Development Board	Chris Carrick, Energy Program Manager 315-422-8276 ccarrick@cnyrpd.org	Purpose: Provides economic development, environmental management, community development, energy management, land use and transportation planning, and information and research services to public agencies in Syracuse. Role: Inform planning and economic development initiatives.
Syracuse Northeast Community Center	Brian Fay, Executive Director 315-472-6343 bfay@snccsyr.org	Purpose: Connect residents in Near Eastside TA with gainful employment, support basic needs, nurture children, provide health connections, and gathering space for seniors. Role: Support outreach to residents and sensitive populations.
Syracuse Community Connections/Southwest Community Center	Larry Williams, Executive Director 315-671-5801 LWilliams@smnfswcc.org	Purpose: Provides social services to predominately African American, low-income residents in the South Ave Corridor TA. Role: Support outreach to residents and sensitive populations.
Syracuse United Neighbors (SUN)	Richard Puchalski, Executive Director 315-476-7475 rich@sunaction.org	Purpose: Neighborhood advocacy group for low-income residents in 15th Ward TA. Role: Support outreach to residents and sensitive populations.
Syracuse Housing Authority	William Simmons, Executive Director 315-475-6181 wsimmons@syrhousing.org	Purpose: Rehousing/placement and homeless prevention services. Role: Serve on the BAC; inform site selection; support efforts for affordable housing; advise on reuse.
Jubilee Homes	Desaree Dixie, Program Manager 315-428-0070 ddixie@jubilee-homes.org	Purpose: Non-profit housing developers. Role: Inform planning efforts to eliminate residential segregation and provide diverse, quality housing developments.
CNY Works	Lenore Sealy, Executive Director 315-473-8250 lsealy@cnyworks.com	Purpose: Workforce development. Role: Connect residents with employment opportunities related to site reuse.

2.b.iii. Incorporating Community Input: GSLB frequently collaborates with its Coalition members to employ community engagement strategies that allow stakeholders and community members to provide informed feedback that has direct influence on future projects in their neighborhood. Connections with neighborhood advocacy groups position us to work collaboratively with all relevant partners in identifying needs, solving problems and fostering local leadership within the TAs. The Coalition's intention is to continue to engage stakeholders with traditional, targeted and innovative outreach tools and methods to reach a broad and inclusive audience at each phase of the project. We will start by building on the relationships we forged through the FY19 EPA Grant project and inviting new voices to the table. During the first quarter of the project, the GSLB will prepare a Public Participation Plan (PPP) detailing methods for community involvement over the life of the project. The PPP will include expanding the BAC established for the FY19 EPA Grant as well as routine meetings to guide the project, encourage focused dialogues with property owners and developers, provide periodic updates to local government and community leaders via the GSLB's monthly board meetings, and continually updating the project-specific webpage. The existing project webpage, fact sheets and other reference materials will be updated during the first quarter of the project for distribution at public facilities (e.g. libraries, schools, community centers, churches, transit stations) and all literature includes a statement that citizens may request alternative formats or special accommodations. To reach the broadest audience possible, GSLB employs a fulltime Community Engagement Specialist that works with neighborhood advocacy groups to develop and execute strategies for effective and meaningful engagement with sensitive populations. This includes working with neighborhood advocacy groups to share information and gather feedback from sensitive populations impacted by projects in their neighborhood. The GSLB will also use the support of its Coalition members and other project partners to assist with distributing project-related information on their websites, social media pages, newsletters and other avenues offered. Community meetings will continue to 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 TA residents. Special outreach efforts (e.g. translation services for non-English speaking and hearing impaired) are used as needed to provide equal access to project information. The Coalition's engagement process will also include community surveys, small-area inventory mapping, newsletters, and pop-up activities at local community centers or existing events to engage underrepresented groups. The GSLB will continue to advertise all engagement opportunities through public notices in local newspapers, public service

announcements on local radio stations, email blasts to project partners, social media posts, board meetings, and through word of mouth in existing community networks. Additional community engagement strategies proven successful on past projects will also be used on this project, including walking tours and door-to-door outreach with assistance from neighborhood advocacy groups (see 2.b.ii). During times of social distancing, the GSLB will continue to host engagement events via Zoom and at outdoor locations.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS

3.a. Description of Tasks/Activities & Outputs: The scope of work has been organized into the tasks below.

Task 1 – Project Management, Reporting & Other Eligible Activities
i. Project Implementation: The GSLB will oversee consultant activities and manage all aspects of the project in accordance with the terms and conditions established in the Cooperative Agreement (CA) with EPA. At the GSLB's direction, the consultant will assist with compliance reporting (quarterly and final reports, ACRES updates, annual Disadvantaged Business Enterprise [DBE] and Financial Reports, etc.) and other eligible project activities identified in the CA Work Plan. The GSLB will facilitate monthly check-in meetings with the consultant to ensure the project is progressing as planned. We anticipate two GSLB staff, one Blueprint 15 staff, and one NEHDA staff member will attend one regional and two national brownfields conferences.
ii. Identifying Additional Sites: Not applicable to this task.
iii. Anticipated Project Schedule: Activities will be ongoing throughout the 4-year project period.
iv. Task/Activity Lead(s): GSLB with support from the consultant.
v. Output(s): 16 Quarterly Reports; 1 Final Report; 4 DBE Utilization Reports; 4 Federal Financial Reports; prompt ACRES updates; 3 brownfield conferences attended by 4 Coalition personnel; and monthly check-in meetings.
Task 2 – Community Engagement & Site Inventory/Prioritization
i. Project Implementation: The community engagement program (described in 2.b.iii) includes establishing a new PPP and expanding the BAC by inviting additional CBOs, property/business owners and residents. The GSLB's existing project webpage, fact sheets and site nomination form will be updated. The Coalition will review and prioritize sites nominated for grant funding. The existing inventory of foreclosable brownfields sites will be updated for the TAs. The Coalition will be asked to establish site prioritization criteria that will be incorporated with the inventory to identify the highest priority sites for assessment and cleanup/reuse planning. Inventory data will be leveraged to identify catalyst projects that are most likely to spur reinvestment and provide direct, near-term community benefits for the residents in the TAs. The inventory will be linked to the GSLB's geographic information system (GIS) to maximize its long-term value as a planning resource.
ii. Identifying Additional Sites: The consultant will update the existing inventory of foreclosable brownfield sites in the TAs. The Coalition will use the updated inventory to identify and prioritize additional catalyst sites in need of assessment activities. The Coalition will prioritize grant funds for sites with the greatest near-term community benefit in the TAs. Sites that have a potential purchaser or developer with redevelopment plans that align with community goals will be prioritized for funding. The Coalition will also accept site nominations from property owners and prospective purchasers. The updated inventory and site nominations submitted will be reviewed and prioritized using the criteria that will be agreed upon and ranked by the Coalition/BAC.
iii. Anticipated Project Schedule: The PPP, project webpage and fact sheets will be updated during the first quarter (1Q). The Coalition will have monthly check-in meetings. The BAC will be convened 3-4 times per year with the first meeting during 2Q. Updates to the existing inventory of foreclosable brownfield sites will be completed by 2Q.
iv. Task/Activity Lead(s): The GSLB will lead outreach to residents of the TAs with support from project partners (as in-kind services). The GSLB and Coalition members will facilitate stakeholder, BAC and public meetings with assistance from the consultant. The Coalition will lead site prioritization efforts. The consultant will fill-in data gaps to refine the existing inventory and will develop/maintain an inventory short-list of all sites nominated/prioritized/approved for grant funding.
v. Output(s): Updated PPP, project webpage, fact sheets & site nomination form; monthly check-in meetings with the Coalition members; ~12 BAC meetings; ~12 other property owner/stakeholder meetings; Updated inventory of foreclosable brownfield sites; List of all sites nominated/approved for funding and outcomes associated with grant-funded activities.
Task 3 – Phase I/II ESAs, RBM Surveys & Site-Specific Cleanup/Reuse Planning
i. Project Implementation: The GSLB estimates 24-28 sites will be assessed (the final total will depend on the number of sites for which more than one type of activity is performed). The consultant will prepare Eligibility Determination (ED) requests for sites prioritized by the Coalition. The consultant will conduct Phase I ESAs for ~20 sites in accordance with the AAI Final Rule and the ASTM E1527-21 and E1527-13 Phase I ESA Process. The consultant will complete Phase II ESAs for ~18 sites and RBM Surveys for ~12 sites. Since many of the priority sites identified for this project are contiguous parcels, our plan is to include multiple properties in each Phase II ESA field event to reduce mobilization costs and maximize assessment activities. Prior to initiating sampling or other field

investigation activities, the consultant will update the existing Master Quality Assurance Project Plan (QAPP) for EPA approval. The consultant will also prepare Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) for each site selected for a Phase II ESA and/or RBM Survey. The consultant will prepare ABCA/RAP Reports for ~8 sites where contamination is confirmed. The consultant is also anticipated to prepare feasibility studies/site-specific reuse plans for ~4 sites.

ii. Identifying Additional Sites: The process for identifying additional sites is described under Task 2.

iii. Anticipated Project Schedule: Year 1: Master QAPP, 8 Phase I ESAs, 6 Phase II ESAs, 4 RBM Surveys, 2 Cleanup Plans, 1 Reuse Plan | Year 2: 8 Phase I ESAs, 8 Phase II ESAs, 6 RBM Surveys, 4 Cleanup Plans, 1 Reuse Plan | Year 3: 4 Phase I ESAs, 3 Phase II ESAs, 2 RBM Surveys, 1 Cleanup Plan, 1 Reuse Plan | Year 4: 1 Phase II ESA, 1 Cleanup Plan, 1 Reuse Plan

iv. Task/Activity Lead(s): The consultant will lead technical activities at the direction of the GSLB. Site access will be secured by the GSLB and its Coalition members. The Access Agreement used for the FY19 Grant will be updated by the GSLB. The consultant will prepare ED requests at the direction of the GSLB.

v. Output(s): 24-28 ED requests; 1 Master QAPP; 20 Phase I ESAs; 18 Phase II ESAs; 12 RBM Surveys; 8 Cleanup Plans; 4 Reuse Plans

3.b. Cost Estimates: The table below provides a breakdown of estimated costs by task. An average rate of \$175/hour was used for contractual services. The GSLB will not use grant funds for personnel/fringe costs to administer the grant and will contribute their own resources to manage the activities described herein. As demonstrated under Task 3, **76% of grant funds (\$758,000) are allocated for Phase I/II ESAs and RBM Surveys.**

Task 1 – Project Management, Reporting & Other Eligible Activities (Total = \$54,368)	
Travel Total: \$17,668	
• 2023 National Brownfields Conference (Detroit, MI): \$5,824 (\$1,456/person x 4 Coalition personnel)	
• 2025 National Brownfields Conference (Location TBD): \$6,480 (\$1,620/person x 4 Coalition personnel)	
• Regional/State Brownfields Conference (Location TBD): \$5,364 (\$1,341/person x 4 Coalition personnel)	
Contractual Total: \$34,300	
• 48 monthly check-in meetings: \$16,800 (48 hours x \$175/hr x 2 staff)	
• Compliance Reporting: \$17,500 (100 hours x \$175/hr)	
Other Total: \$2,400	
• Conference Registration Fees: \$2,400 (\$200/person x 3 conferences x 4 Coalition Member Staff)	
Task 2 – Community Engagement & Site Inventory/Prioritization (Total = \$29,750)	
Contractual Total: \$29,750	
• BAC & Stakeholder Meetings: \$21,000 (60 hours x \$175/hr x 2 staff)	
• Update Project Fact Sheets, Site Nomination Form & Webpage Content: \$3,500 (20 hours x \$175/hr)	
• Update inventory of foreclosable brownfield sites: \$5,250 (30 hours x \$175/hr)	
Task 3 – Phase I/II ESAs & Site Cleanup/Reuse Planning (Total = \$915,882)	
Contractual Total: \$915,882	
• Site Eligibility Requests: \$14,000 (80 hours x \$175/hr)	• RBM Surveys: \$108,000 (12 sites x \$9,000/site) ^(a)
• Update Master QAPP: \$5,882 (1 QAPP x \$5,882/QAPP)	• Cleanup Plans: \$88,000 (8 sites x \$11,000/site)
• Phase I ESAs: \$110,000 (20 sites x \$5,500/site)	• Reuse Plans: \$50,000 (4 sites x \$12,500/site)
• Phase II ESAs: \$540,000 (18 sites x \$30,000/site) ^(a,b)	
^(a) Cost includes developing site-specific HASPs and SAPs to supplement the Master QAPP.	
^(b) Although 33 parcels are identified as priority sites in need of Phase II ESAs in Section 1.a.iii, many of these sites are contiguous properties and we plan to include multiple parcels in each Phase II ESA event. This approach will significantly reduce mobilization costs for the consultant and their contractors (drillers, surveyors, etc.).	

A summary of the proposed budget for grant funded activities is provided below. Since grant funds are not requested for personnel, fringe, equipment or supplies, these budget categories are not included in the table.

Budget Categories	Task 1: Project Mgmt., Reporting & Other Eligible Activities	Task 2: Community Engagement & Site Inventory/Prioritization	Task 3: Phase I/II ESAs & Cleanup/Reuse Planning	Total
Travel*	\$17,668	\$0	\$0	\$17,668
Contractual	\$34,300	\$29,750	\$915,882	\$979,932
Other**	\$2,400	\$0	\$0	\$2,400
Total for Direct Costs	\$54,368	\$29,750	\$915,882	\$1,000,000
Total for Indirect Costs	\$0	\$0	\$0	\$0
Total Budget	\$54,368	\$29,750	\$915,882	\$1,000,000

*Up to four personnel from the GSLB and its coalition members will attend one regional and two national brownfield conferences.

**Costs are for conference registration fees (\$200/person x 3 conferences x 4 Coalition personnel).

3.c. Measuring Environmental Results: The status and estimated completion dates for outputs will be tracked and reported to EPA via Quarterly Performance Reports and ACRES updates. Between meetings and reports, the following **outputs** will be tracked on a spreadsheet maintained by the GSLB: (1) # of sites nominated; (2) # of sites prioritized for funding; (3) # of Phase I ESAs; (4) # of Phase II ESAs; (5) # of RBM Surveys; (6) # of ABCAs/RAPs; (7) # of site reuse plans; and (8) # of community meetings. The anticipated **short- and long-term outcomes** identified in Section 1.b.ii (# of jobs, # affordable residential units, amount of tax revenue generated, etc.) will also be tracked and reported to EPA. Additionally, the GSLB will update ACRES property profiles beyond the life of the Grant to fully capture long-term outcomes. The GSLB will track and evaluate the following outcomes: (1) # of sites cleaned up and # of No Further Action (NFA) determinations received from NYSDEC; (2) # of sites for which off-site risks are identified; (3) # of sites for which property title transfers are facilitated; (4) # of adaptive reuse projects; (5) # of sites and acres redeveloped; (6) # of acres of parks/greenspace created; (7) private investment and other funding leveraged; (8) # of housing units created; (9) # of jobs created; and (10) property tax revenue generated. By using the detailed tracking mechanisms described above for the FY19 Grant, the GSLB was able to confirm the project was progressing as planned and monitor key performance indicators. The same approach will be used for the FY23 Grant to track progress and ensure the project progresses on schedule and addresses EPA objectives and community goals.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Capacity: As demonstrated on the FY19 Grant Project, the GSLB has the capacity to successfully carry out and manage the programmatic, administrative, and financial requirements on behalf of the Coalition. For the FY19 Grant, the GSLB was responsible for overseeing the consultant team, reporting to EPA, financial management, stakeholder engagement, maintaining the brownfield inventory, coordination with the Coalition members for site prioritization, preparation of eligibility requests, and coordinating site access. The GSLB employs 8 staff, including planning, community engagement and GIS specialists, and accounting and administrative support. Descriptions of key staff involved in the project are provided in 4.a.iii.

4.a.ii. Organizational Structure: As the Coalition lead, GSLB will administer the grant and be accountable to EPA for management of the CA and compliance with grant terms and conditions. GSLB will oversee the consultant who will implement technical activities. As established for the FY19 Grant, GSLB will continue using a two-person management team that will oversee all aspects of the project to ensure timely completion of key milestones.

Governance Structure: Immediately following notice of grant award, GSLB will update the existing Memorandum of Agreement (MOA) established for the FY19 Grant with the terms and conditions of the new EPA Grant. The MOA documents the roles and responsibilities of each Coalition member and specifies that grant funds will be used to conduct assessments at a minimum of two priority sites within the TA of each member. The GSLB will use the same collective governance structure that was established for the FY19 Grant project. This includes facilitating monthly check-in calls with Coalition members to ensure each partner is meaningfully involved in all aspects of the project and to ensure clear internal objectives are established in support of timely and successful expenditure of grant funds. The BAC (see Section 2.b.iii) will include a representative from each Coalition member as well as other project partners that will guide the site prioritization process and assist with stakeholder outreach.

4.a.iii. Description of Key Staff: Key staff involved in the FY19 EPA Grant will continue to have the same roles and level of project involvement that resulted in efficient and successful expenditure of grant funds. Brief descriptions of these key staff as well as representatives from each Coalition member are provided below.

- **Katelyn Wright, Executive Director, GSLB**, holds a Masters of Urban Planning and has over 10 years experience working for the GSLB. During this time she has facilitated over 100 public meetings to solicit feedback from residents impacted by local initiatives. She is responsible for administration of multiple grants and has an excellent track record of exceeding project metrics. Katelyn also currently serves as Treasurer of the NY Land Bank Association. As Project Director of GSLB's FY19 Grant, Katelyn oversaw all phases of the project, exceeding metrics established in the CA Work Plan, and completing the project on schedule.
- **Luke Avery-Dougherty, Director of Administration/CFO, GSLB**, holds a Masters of Public Administration (MPA) and has 10+ years experience in compliance with complex grant terms and conditions, preparing fiscal/programmatic reports, and implementing grant-funded programs. As Project Manager on GSLB's FY19 Grant, Luke was responsible overseeing compliance reporting, managing project financials, facilitating check-in meetings with the Coalition members and key stakeholders, and overseeing day-to-day project activities.
- **Stacey Julius, Community Development Coordinator, Blueprint 15**, holds a MPA and Master's in Sustainable Communities. During her time in graduate school, Stacey interned at the mayor's office in Johnson City, NY. She worked directly under the grant writer and gained knowledge about local government and developed a love for community revitalization. This position along with her undergraduate career enhanced her passion for the social, economic, and environmental improvement of disadvantaged communities. As Community Development

Coordinator, Stacey oversees all real estate redevelopment prospects, data analysis and mapping, and administration of rental rehabilitation programming.

- **Andrea Wandersee, Executive Director, NEHDA**, has over 25 years of experience in non-profit and higher education leadership, with background in organizational development. Andrea has been the Executive Director of NEDHA since 2018 and currently serves on the following boards: NYS Neighborhood Preservation Coalition, the Northside Business Partnership, the advisory board of the Homeless and Housing Coalition, Syracuse Cooperative Federal Credit Union, and Exceptional Family Resources. She has an MPA from the Maxwell School of Citizenship and Public Affairs at Syracuse University.

4.a.iv. Acquiring Additional Resources: The GSLB and City of Syracuse have a Memorandum of Understanding (MOU) with NYSDEC which allows the City to foreclose on tax-delinquent suspected brownfields and briefly enter the chain of title (without fear of prosecution by NYSDEC) prior to conveying the site to the GSLB to complete assessment, cleanup and redevelopment activities. NYS Land Banks have also recently received legislative permission to create single-asset LLCs in order to take title of foreclosable brownfields. This legislative change and the MOU allows the GSLB to collaborate with the City to acquire clear title to brownfields just as they have done with 2,112 other tax delinquent properties. Furthermore, the GSLB has additional in-house planning, business development, community engagement, GIS, and administrative support staff available to assist with the project as needed. The GSLB also has access to community and economic development, engineering and environmental specialists at the City and Onondaga County.

Procurement Process: The GSLB 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 Disadvantaged Business Enterprises (DBEs). The GSLB has procured a contractor and will begin implementation immediately upon execution of the CA. The qualifications-based procurement process used by the GSLB to select a contractor conforms with 2 CFR 200.317 - 200.326. The consultant will support project management and compliance reporting activities and complete all Phase I/II ESAs, RBM Surveys, ABCAs/RAPs, and site-specific reuse plans/feasibility studies. Additional information regarding our procurement process is included in our response to Threshold Criteria ([Attachment A](#)).

4.b. Past Performance & Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: The GSLB was awarded a FY19 EPA Brownfield Assessment Coalition Grant totaling \$600K. The grant was setup with separate CAs for each funding type (#BF-96255719 for \$450,000 of Hazardous Substances funds and #BF-96255919 for \$150,000 of Petroleum funds).

4.b.i.(1) Accomplishments: A summary of project accomplishments is provided below and all outputs and outcomes are accurately reflected in ACRES. ACRES updates will continue to be made as necessary to account for additional outcomes and success stories beyond the life of the grant.

- 28 sites nominated for grant funding.
- Completed assessment activities for 26 sites, including 19 Phase I ESAs, 11 Phase II ESAs, & 2 RBM Surveys.
- Prepared 5 additional SAPs to position the GSLB to apply for Technical Assistance to Brownfield (TAB) Grants to fund Phase II ESAs.
- Created 26 property profiles in ACRES.
- Enrolled one site in NSY Brownfield Cleanup Program.
- NYSDEC issued NFA determinations for 4 sites.
- Completed multi-parcel assembly for two large affordable, multifamily housing projects.
- Leveraged \$17.4M of public and private funds to date at four of the sites assessed.
- Received purchase offers for five sites and identified developers for two other sites pending sale.
- Supported five adaptive reuse projects.
- 43 units of affordable/market rate housing scheduled to be completed in 2023 and more anticipated for 2024.
- 80 direct and 160 indirect construction jobs and 40 permanent jobs anticipated by 2024.
- Developed project-specific webpage & brochures.
- Attended 2 national brownfields conferences (2019 in Los Angeles & 2022 in Oklahoma City).
- Completed 11 Quarterly Progress Reports, 1 Final Performance Report, 3 DBE Utilization Reports, & 3 Federal Financial Reports.

4.b.i.(2) Compliance with Grant Requirements: The GSLB maintained compliance with the workplan, schedule (10/01/19-09/30/22), and EPA terms and conditions and achieved the expected results. All progress reports and other deliverables were submitted on time and in compliance with EPA standards. The Final Performance, DBE Utilization and Financial Reports were submitted on 10/28/22 and the CAs have been formally closed. Property profiles in ACRES were updated following completion of assessment activities and continue to be updated as needed to reflect current conditions. As of 10/01/22, \$596,909.74 (or 99.5%) of grant funds were drawn down (see [Attachment E](#) for the asap.gov Account Settlement Report for each grant). The project was completed on time and all grant funds were expended. The final grant draw down occurred on 10/25/22.

ATTACHMENT A

Threshold Criteria Responses

1. APPLICANT ELIGIBILITY:

(a) Applicant Type: Regional Organization

(b) Eligibility: The Greater Syracuse Property Development Corporation (doing business as the **Greater Syracuse Land Bank [GSLB]**) is an intergovernmental agency established by the authority of the New York State (NYS) Land Bank Act signed into law in 2011 under Article 16 of the NYS Not-for-Profit Corporation Law. Article 16 allows municipalities to establish land banks as a local public authority for the purpose of acquiring real property that is tax delinquent, tax foreclosed, vacant, or abandoned. Once they establish a land bank, municipalities can then design, develop, construct, demolish, reconstruct, rehabilitate, renovate, relocate, and otherwise improve upon banked real property. ***Pursuant to Article 16, Section 1610, a land bank may receive funding from the federal government.***

The GSLB was established by the City of Syracuse and Onondaga County in 2012 (under the name of the Greater Syracuse Property Development Corporation) as a minor government district. Pursuant to Article 16 and agreement among its members, the GSLB has all the rights and privileges granted to a “general purpose unit of local government” as defined in 2 CFR 200.64.

Eligibility documentation for the GSLB is provided in Attachment B and includes:

1. Intergovernmental Agreement between the City of Syracuse and Onondaga County (2012)
2. Bylaws (adopted July 2012)
3. Documentation of tax-exempt status under section 501(c)(3) of the Internal Revenue Code.
4. Governmental Code (Article 16 of NYS Not-for-Profit Corporation Law)

2. NUMBER OF NON-LEAD COALITION MEMBERS AND TARGET AREAS:

The **Greater Syracuse Land Bank (GSLB)** has formed a Coalition with two community-based non-profit organizations (CBOs) that represent separate areas in the urban core of Syracuse: **Blueprint 15** and the **Northeast Hawley Development Association (NEHDA)**. (A description of the mission of each organization is provided in Section 1.a.i of the narrative.) These organizations were identified as key partners for the EPA Brownfield Assessment Coalition Grant project because of their ongoing partnerships with the GSLB and our collective goal of improving the quality of life in the most underserved neighborhoods of Syracuse. These areas contain the highest concentration of brownfield sites near residential areas compared to other parts of the City.

Each Coalition member represents a different area of the urban core of Syracuse where brownfield revitalization efforts will be focused. The target areas are described below.

- **GSLB Target Area – South Ave Corridor (CT 51 & 57):** Highly trafficked transit corridor surrounded by residential uses and dozens of vacant/underutilized lots, many of which include former dry cleaner, gas station and auto repair uses.
- **GSLB Target Area – Near Eastside Neighborhood (CT 34, 35 & 36.01):** Mix of industrial and commercial uses near residential developments. Brownfields include underutilized parking lots, vacant commercial (primarily auto service/repair shops and salvage yards) and industrial lots where old buildings have been demolished.
- **Blueprint 15 Target Area – 15th Ward (CT 42 & 53):** This target area was devastated by the construction of I-81, causing concentrated poverty and limited growth. The 15th Ward contains some of the oldest public housing developments in the US, including the first public housing development in NYS.¹ Many of these structures are deteriorating and uninhabitable due to age and regulated building material (RBM). In addition to aging residential structures, brownfields also include large blocks of vacant industrial and commercial sites adjacent to housing developments. Salina Street is a highly visible commuter corridor and business district leading into downtown. This area has potential to be a critical gateway to Downtown Syracuse as brownfields are revitalized and highway infrastructure is improved (i.e. the current effort

¹ East Adams Street Neighborhood (arcgis.com)

to demolish the I-81 viaduct and replace it with Business Loop 81, a surface level boulevard, to disperse traffic and reconnect the neighborhood to surrounding areas).

- NEHDA Target Area – Hawley-Green Neighborhood (CT 16, 23 & 24): This target area has a compact framework of dense residential neighborhoods alongside early industrial corridors, putting residents close to brownfields. The Burnet Ave corridor runs parallel to I-690, the former path of an elevated railway, and has a long industrial legacy and dozens of vacant, blighted and underutilized properties. As brownfields are returned to productive use, this area could also become a key gateway to Downtown Syracuse.

3. ELIGIBILITY OF NON-LEAD COALITION MEMBERS:

Blueprint 15 and **NEHDA** are non-profit, community-based organizations with tax-exempt status under section 501(c)(3) of the Internal Revenue Code. Documentation of their 501(c)(3) status from the Internal Revenue Service (IRS) is provided as Attachment C.

4. EXISTING BROWNFIELDS GRANTS TO NON-LEAD MEMBERS:

Neither **Blueprint 15** nor **NEHDA** have ever been awarded an EPA Brownfield Grant. Therefore, neither organization is a recipient of an open Cooperative Agreement (CA) for Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant funding, nor a recipient of a MARC Grant that closed in 2015 or later.

5. COALITION AGREEMENT:

Letters of commitment confirming the membership of **Blueprint 15** and **NEHDA** in the Coalition are provided as Attachment D. Following grant award, the GSLB will update the Memorandum of Agreement (MOA) created for the Fiscal Year 2019 (FY19) EPA Brownfield Assessment Coalition Grant project in accordance with the terms and conditions issued by EPA for the FY23 Grant.

6. COMMUNITY INVOLVEMENT:

GSLB frequently collaborates with its Coalition members to employ community engagement strategies that allow stakeholders and community members to provide informed feedback that has direct influence on future projects in their neighborhood. Connections with neighborhood advocacy groups position us to work collaboratively with all relevant partners in identifying needs, solving problems and fostering local leadership within the target areas. The Coalition's intention is to continue to engage stakeholders with traditional, targeted and innovative outreach tools and methods to reach a broad and inclusive audience at each phase of the project. We will start by building on the relationships we forged through the FY19 EPA Grant project and inviting new voices to the table. During the first quarter of the project, the GSLB will prepare a Public Participation Plan (PPP) detailing methods for community involvement over the life of the project. The PPP will include expanding the BAC established for the FY19 EPA Grant as well as routine meetings to guide the project, encourage focused dialogues with property owners and developers, provide periodic updates to local government and community leaders via the GSLB's monthly board meetings, and continually updating the project-specific webpage. The existing project webpage, fact sheets and other reference materials will also be updated during the first quarter of the project for distribution at public facilities (e.g. libraries, schools, community centers, churches, transit stations) and all literature includes a statement that citizens may request alternative formats or special accommodations. To reach the broadest audience possible, GSLB employs a fulltime Community Engagement Specialist that works with neighborhood advocacy groups to develop and execute strategies for effective and meaningful engagement with sensitive populations. This includes working with neighborhood advocacy groups to share information and gather feedback from sensitive populations impacted by projects in their neighborhood. The GSLB will also use the support of its Coalition members and other project partners to assist with distributing project-related information on their websites, social media pages, newsletters and other avenues offered. Community meetings will continue to be accessible to those who rely on public transportation and will be held at ADA-compliant

facilities in the target areas to ensure equal access to sensitive populations and TA residents. Special outreach efforts (e.g. translation services for non-English speaking and hearing impaired) are used as needed to provide equal access to project information. The Coalition's engagement process will also include community surveys, small-area inventory mapping, newsletters, and pop-up activities at local community centers or existing events to engage underrepresented groups. The GSLB will continue to advertise all engagement opportunities through public notices in local newspapers, public service announcements on local radio stations, email blasts to project partners, social media posts, board meetings, and through word of mouth in existing community networks. Additional community engagement strategies proven successful on past projects will also be used on this project, including walking tours and door-to-door outreach with assistance from neighborhood advocacy groups (see Section 2.b.ii of the narrative). During times of social distancing, the GSLB will continue to host engagement events via Zoom and at outdoor locations.

7. EXPENDITURE OF EXISTING GRANT FUNDS:

The GSLB was awarded a FY19 EPA Brownfield Assessment Coalition Grant totaling \$600,000. Although it was a single award, the grant was setup by EPA Region 2 with separate CAs for each funding type (#BF-96255719 for \$450,000 of Hazardous Substances funds and #BF-96255919 for \$150,000 of Petroleum funds). Since two CA numbers were issued for the Grant, each funding type was issued its own asap.gov account ID. The table below summarizes the drawdown status for each funding type. Account Settlement Reports for each CA are provided as [Attachment E](#).

CA Number	Funding Type	Award Amount	Total Drawdown Amount as of 10/01/2022	Percent of Funding Dispersed as of 10/01/2022
BF-96255719	Hazardous Substances	\$450,000.00	\$446,909.74	99.3%
BF-96255919	Petroleum	\$150,000.00	\$150,000.00	100%
Combined Total	Hazardous & Petroleum	\$600,000.00	\$596,909.74	99.5%

8. CONTRACTORS AND NAMED SUBRECIPIENTS:

Prior to submitting this grant application, the GSLB completed a qualifications-based procurement process to select a consultant team to provide comprehensive services (grant writing and implementation assistance). The procurement process was completed in accordance with the *Best Practice Guide for Procuring Services Under EPA Assistance Agreements*. The Request for Qualifications (RFQ) was published August 5, 2022 on the GSLB's website and emailed directly to 11 qualified contractors. Proposals were due to the GSLB by September 12, 2022 (providing a response period of over 30 days). Four firms responded to the RFQ and all four proposals received were reviewed and scored by GSLB's selection committee, which includes GSLB staff and members of the Board. The selected team includes two local DBEs – a Minority-Owned Business Enterprise (MBE) and a Woman-Owned Business Enterprise (WBE).