

City of Gloversville

Commissioner of Finance

3 Frontage Road

Gloversville, New York 12078-2897

518-773-4536 (phone) 518-773-2593 (fax)



NARRATIVE INFORMATION SHEET

1. Applicant Identification:

City of Gloversville
 Vincent DeSantis
 Mayor of Gloversville
 3 Frontage Road
 Gloversville, NY 12078
 518-773-4542

2. Funding Requested:

- a. Type of Grant: Multipurpose Grant
- b. Federal Funds Requested = \$1,000,000

3. Location:

- a. City of Gloversville
- b. Fulton County
- c. NY

4. Target Areas and Priority Site Information:

Target Area: Gloversville Brownfield Opportunity Area (BOA)

Census Tract areas: 36035970900, 36035970800, 36035970700, 36035971100

Priority Sites:

1. Pan American Tannery, 312 West Fulton St., Gloversville, NY
2. Risedorph Tannery, 130-184 W. Eighth Ave., Gloversville, NY
3. Tradition Leather, 30 & 34 W. Tenth Ave. & 44 & 47 W. Eleventh Ave. Gloversville, NY
4. Former Decca Records, 80 Lincoln Street, Gloversville, NY
5. FJ&G Railroad Property, 115-119 West Fulton St. Gloversville, NY
6. Former Daniel Hayes Tannery, 177 West Fulton St. Gloversville, NY
7. Comrie Inc., 92 & 96 Harrison St. Gloversville, NY
8. Van Tent Pole, 1 Rose St. Gloversville, NY

5. Contacts

a. Project Director:

Vincent DeSantis
 Mayor of Gloversville
 3 Frontage Road
 Gloversville, NY 12078
 518-773-4542

b. Highest Ranking Official

Vincent DeSantis
 Mayor of Gloversville
 3 Frontage Road
 Gloversville, NY 12078
 518-773-4542

6. Population: City of Gloversville = 14,770

7. Other Factors

Other Factors Checklist	Page #
Community Population (TA) is 10,000 or less	1, 5
The applicant is, or will assist a federally recognized Indian tribe or United States Territory	N/A
The priority site is impacted by mine-scarred land	N/A
The priority site 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).	1, 2, 3
The priority site(s) is in a federally designated flood plain.	1, 2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3, 5
The reuse of the priority site(s) will incorporate energy efficiency measures.	3, 4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments	4
At least 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 1.B. for priority sites within the target areas.	10
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

8. Letter from State (see separate attachment from the NYS Dept. of Environmental Conservation)

9. Releasing Copies of Applications: N/A

This information is not confidential, privileged, or sensitive and may be made public.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management

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November 2, 2023

Vincent DeSantis, Mayor,
City Hall of Gloversville
3 Frontage Rd.
Gloversville, NY 12078

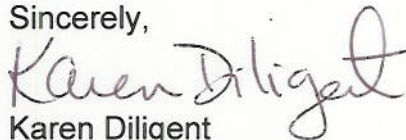
Dear Mayor DeSantis:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from HRP Associates on behalf of the City of Gloversville, dated October 23, 2023, for a state acknowledgement letter for a Federal Year 2024 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the City of Gloversville plans to submit a Multipurpose grant application for \$1,000,000. Focus of the funding will be to conduct Phase I/II Environmental Site Assessments, investigations, remedial plans, and public engagement for sites located in Gloversville, NY. Sites include the Fonda, Johnstown, and Gloversville Rail Trail, Pan American Tannery, Former Daniel Hayes Tannery, Risedorph Tannery, Former Comrie Inc., Van Tent Pole, Tradition Leather, and Former Decca Records. Known contamination includes PAHs, VOCs, PCBs, lead paint, asbestos-containing building materials, and heavy metals. Funding will also be allocated for inventory, characterization, and/or assessment of brownfield sites, associated planning (including reuse and/or remediation 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
R. Mustico, DEC Albany
B. Huyck, DEC Region 5
T. Weiterschan, City of Gloversville
D. Lisa, HRP Associates



Department of
Environmental
Conservation

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

1.a.i. Overview of Brownfield Challenges and Description of Target Area

The City of Gloversville, the geographic area of this application, is a small rural city encompassing 5 mi² occupied by 14,770 residents located in New York's Mohawk Valley in the foothills of the Adirondack Mountains 50 miles west of Albany, NY. Once the glove-making capital of the world, Gloversville's golden age was the mid-1900s when over 200 factories, tanneries and glove shops employed 80% of the city and supplied 90% of the world's gloves. Economic and policy changes in the 1940s signaled a decline of industry. By the 1980s, outsourcing forced 86 tanneries to close and eliminated thousands of jobs. The industry struggled to adjust to regulatory pressure, after decades of dumping toxic tanning agents into local landfills, onto soil, and into the excessively polluted Cayadutta Creek. For decades, the creek was devoid of any life. Leathermakers paid millions for a sewage treatment plant in 1971 and millions more to upgrade the plant in the 1980s. Competitive and regulatory pressure continued to mount on the tanning industry. By the mid-1990s, only a few manufacturers remained, and the city's population reduced by 45% from its peak of 23,700 in 1950 to 14,770 today. The tanneries now sit decaying with broken windows, collapsed roofs, exposed asbestos-containing material, and graffiti, inviting vagrants. Many of the tanneries have totally collapsed leaving behind piles of asbestos containing rubble, and according to the City Fire Marshall, two tanneries have been set on fire by an arsonist within the past several years. The declining trend has been set, and the sites will only deteriorate and pose a greater threat to nearby residents. This former industrial hub is left grappling with the spoils of an industrial past that has profound negative impacts on the city and its people including a landscape littered with abandoned, collapsing buildings, blight, downtowns occupied with vacant storefronts, diminished incomes, emigration, deteriorating housing and financial strain. As if these impacts are not enough, according to the EJScreen Climate Indicators the county has a significant potential for flooding. This Grant will provide critical funding to implement Gloversville's vision to not only address legacy contamination and flooding issues but also to remove blight, provide jobs, access to open space and refurbish buildings for low to moderate income apartments. This grant's **Target Area (TA) includes the Gloversville Brownfield Opportunity Area (BOA)** which includes 922 acres and a population of 5,788 within the city's former industrial center containing most of the tanneries and glove making factories. The TA includes 4 disadvantaged census tracts according to EPA's Climate and Environmental Justice Screening (CEJST) tool (36035970900, 36035970800, 36035970700 and 36035971100) and generally follows the Cayadutta Creek and its tributary West Mill Creek within the City of Gloversville. The TA extends north to West 12th Street, west to the city boundary at West Fulton Street, east to Allen Street and South to Route 30A.

1.a.ii. Description of Priority Brownfield Site(s)

A Brownfield inventory completed under Gloversville's BOA (NYS program that provides underserved communities funds to inventory brownfields and conduct reuse planning) and previous EPA Assessment Grant identified 47 brownfields. The sites include tanneries, gasoline stations, machine shops and chemical facilities ranging from 0.1 to 30 acres, encompassing 128 total acres that used carcinogens, metals, Semivolatile Organic Compounds (SVOCs), Volatile Organic Compounds (VOCs), and Polynuclear Aromatic Hydrocarbons (PAHs). Evidence of trespassing (i.e., vandalism, graffiti, dumping) is noted on many of these sites. A scoring system including field observations, site history, potential to address EJ issues and public input identified 32 strategic sites. Eight of these have been prioritized for investigation and/or cleanup:

Pan American Tannery, 312 W. Fulton St, Gloversville (43.049275, -74.366146) - 4.8-acre unsecured vacant site (owned by Gloversville, acquired via tax foreclosure 3/14/2000), surrounded by residential/commercial uses and the West Millpond, is located within a 100-yr floodplain. The site was occupied by a tannery from 1912 until 1996 when it closed and was subsequently demolished. A site investigation determined that metals, SVOCs and VOCs are present on-site. Since the site investigation is complete and a remediation plan approved by the NYS Department of Environmental Conservation

(NYSDEC) is in place, the **EPA Grant will support the site's cleanup (Engineer's Cost Estimate \$600,000) for the appropriate reuse via removal of "hot spots," installation of a soil barrier (capping) to prevent direct contact with contamination and reuse as a passive recreation park (i.e., picnicking, walking paths, frisbee golf, etc.).**

Risedorph Tannery, 130-184 W. Eighth Ave, Gloversville (43.05796, -74.349263) – 13-acre site (owned by Gloversville, acquired 3/13/2000) located within a 100-year floodplain includes a 9,600 ft² warehouse, 2 ponds, a creek, and associated wetlands. The site was used as a tannery from 1902 until the 1980s. A Phase II (PII) investigation determined that the site is contaminated with metals present in the site's sediment, surface water, and groundwater, however, the degree and extent need to be further delineated to develop a site cleanup plan. The site was recognized as a priority site since it is surrounded by residences, posing a threat to children living in adjacent homes, has access to any existing trail network that connects with downtown, and was the subject of an EPA Technical Assistance Planning grant, which envisions commercial and passive recreational reuse. **The Grant will be used for an investigation to further define the contamination and develop a site cleanup plan.**

Tradition Leather, 30 & 34 W. 10th Ave. and 44 & 47 W. 11th Ave., Gloversville (43.06283, -74.34415) - 4-acre vacant site (owned by the city via tax foreclosure), located within a 100-year floodplain, adjacent to an elementary school in a residential neighborhood. The site included a 50,000 ft² building that was used from 1902 until 2017 as a tannery. In 2017 a fire destroyed the building. In 2022 the city removed the debris leaving a smokestack and a 5,000 ft² building. A PII determined that petroleum, PAHs, and metals are present in the site's soil and groundwater. Due to the site's location in a neighborhood, adjacent to a school, the potential for nearby children to be tempted to enter the site, and the need for housing, the site has been identified as a priority. **The EPA Grant will be used to develop a cleanup plan for the site.**

Former Decca Records, 80 Lincoln St., Gloversville (43.056048, -74.349735) - 2-acre unsecured privately owned site containing a 109,250 ft² building that was occupied by a tannery, a vinyl record manufacturer and toy manufacturer from the late 1880s until 2002 and is currently used to store vehicles, automotive parts, and waste oil. Cayadutta Creek runs along the eastern property boundary and the site is within a 100-yr floodplain. Metals are present in the site's soil and asbestos containing materials (ACMs) are present within the building. Since the owner has agreed to work with the City and the site poses a threat to surrounding children tempted to enter the site and an EPA Technical Assistance grant identified its best use as low to moderate housing, the site is a priority. **The EPA Grant will be used to complete cleanup and RBM abatement planning.**

FJ&G Railroad Property, 115-119 W. Fulton St, Gloversville (43.050662, -74.350151) – 9.9-acre city-owned site (acquired 1991) that includes a 9,000 ft² Gloversville City Transit building. The Cayadutta Creek and West Mill Creek flow through the site, which is located within a 100-year floodplain. Previously the site was the northern terminus of a freight yard for the FJ&G rail line and contained railroad tracks, roundhouse, coal sheds, a foundry and a train car repair shop from the late 1890s until 1990. A PII determined metals and PAHs are present in the site soils. Public engagement has identified this site as a key site to the development of a park, farmers market, and access to the FJ&G rail trail which connects to downtown Gloversville. **The EPA Grant will be used to work with the NYSDEC to develop a cleanup plan for the site.**

Daniel Hayes Tannery, 177 W. Fulton St, Gloversville (43.051023, -74.353436) - 2.6-acre unsecured privately owned site currently occupied by two vacant buildings totaling 75,000 ft² was historically occupied by a tannery from 1887 until the mid-2000s when it closed. The Cayadutta Creek flows along the southern boundary and the site is located within a 100-year floodplain. A PII determined that metals and SVOCs are present in the soils and ACMs are present in the building. Since the owner has agreed to work with the city, it is located downtown, is highly visible, and is structurally sound. the site has been included as a priority site. **The EPA Grant will be used to work with the NYSDEC to develop a cleanup plan and RBM abatement plan for the site.**

Comrie Inc., 92-96 Harrison St, Gloversville (43.027518, -74.353773) - 10-acre unsecured site (a portioned which is owned by Gloversville) acquired via AAI with two 2- story abandoned deteriorated buildings

totaling 83,485 ft² was utilized as a tannery from 1905 until 1982. The site, adjacent to the Cayadutta Creek is located within the 100-yr floodplain. A PII identified petroleum constituents in site soil and groundwater along a former railroad spur. **The EPA Grant will be used to conduct an additional site investigation and develop a cleanup plan for the site.**

Van Tent Pole – 1 Rose St. Gloversville (43.050395, -74.364186) – 1.7-acre unsecured vacant site (owned by Gloversville, acquired via AAI), which was occupied by a 37,444 ft² tannery from 1900 until the early 1990s when it was abandoned. The buildings were destroyed by a fire (arson) in July 2020. West Millpond is adjacent to the west and West Mill Creek runs through the site, which is located within a 100-year floodplain. A PI identified metals and VOCs as potential contaminants of concern. Since the site is located in a city gateway and it poses a threat to children tempted to enter, the property has been identified as a priority site. **The EPA Grant will be used to conduct a site investigation and develop a cleanup plan for the site.**

1.a.iii. Identifying Additional Sites

Gloversville will utilize its existing public outreach process to seek input from stakeholders and the community to identify additional sites. Based on the input, the existing brownfield inventory will be updated and prioritized. Grant funds will be prioritized for sites with the greatest near-term community benefit in the TA. The updated inventory and site nominations will be reviewed and prioritized using the following criteria: 1) site location within the TA; 2) likelihood of project moving forward based on other funding sources secured or identified; 3) ability to address EJ issues (i.e. # affordable housing units, # jobs, plans to improve access to critical goods/services, etc.); 4) alignment with local revitalization goals; 5) reduction of human health risks; 6) reduction of blight/public safety hazards; and 7) adaptive reuse of existing structure(s) and infrastructure. Gloversville will encourage that at least 40% of the projects are completed within disadvantaged census tracts as identified by CEJST.

1.b. Revitalization of the Target Area

1.b.i. Overall Plan for Revitalization

The revitalization of lands along Cayadutta Creek is one of the largest opportunities for economic growth in the city as highlighted in the Gloversville BOA and Downtown Revitalization Initiative (DRI - a NYS initiative that provides funding to municipalities to complete transformative projects). The vision for the BOA and DRI is to address environmental contamination, increase resiliency from future weather events, create safe and stable neighborhoods, integrate sustainable practices in redevelopment opportunities, increase green space and recreational opportunities, increase job opportunities, increase housing, and create a vibrant and active downtown. The City will also incorporate its Cleaner Greener Communities Regional Sustainability Plan objectives through the use of electric vehicle (EV) charging stations and solar panels to reduce greenhouse gas emissions consistent with a goal of 80% carbon reduction by the year 2050. Specific reuse goals for the priority sites obtained through public engagement and other planning activities include: **Pan American Tannery** - redevelopment as a passive recreational park with amenities, parking, restrooms, frisbee golf course, picnicking area, etc.

Risedorph Tannery – EPA’s Office of Brownfields and Land Revitalization (OBLR) Technical Assistance developed a Conceptual Reuse Plan and a funding/financing strategy for the site which included revitalization as a park including construction of a 20,000 ft² indoor active recreational building (potential uses include climbing gym, skating rink, basketball courts, and other indoor multi-sport uses based upon market interest), and construction of a ½ mi foot trail along the ponds/stream corridor and through the wetland areas (including interpretative signage, fitness stations, and stone labyrinths along the route) connecting to the FJ&G Rail Trail which runs the length of Gloversville. The site would include amenities powered by renewable energy and a parking lot containing EV chargers.

Tradition Leather – concept plan developed during the BOA planning process identified construction of up to 100 low to moderate apartments as the site’s best use due to its location.

Former Decca Records – EPA’s OBLR provided Technical Assistance program concluded that rehabilitation of the site’s building as a mixed-use multi-family residential development project including 44 residential units, 48 parking spaces and 13,800 ft² of common space offered the greatest opportunity to

address Gloversville EJ and housing issues. The common areas could also be used for commercial functions such as workforce training and education, artisan or makers spaces or simply covered and daylighted open space for use by tenants.

FJ&G Railroad Property – A concept plan developed as part of the BOA identified the site’s reuse as a park along the Cayadutta Creek and FJ&G Rail Trail, bringing back to life critical greenspace and providing new opportunities for residents through connectivity, and advancing the revitalization of a low-income area.

Daniel Hayes Tannery – The current site owner is interested in working with the city to rehabilitate the existing 4-story historic building into retail space on the 1st floor and low to moderate income apartments on the top 3 floors.

Comrie Inc. – Since the city lacks hotel space and the site is located adjacent to the Parkhurst Foundation baseball field (oldest continuous baseball field in US) and NYS Baseball Hall of Fame, the site is earmarked for redevelopment as a hotel for guests during baseball tournaments. The city has obtained the right to name the field the “Field of Dreams.” A portion of the funding will be used to complete a Site Revitalization plan to synthesize community input and attract private funding to complete the project.

Van Tent Pole – No concept has yet been developed; therefore, a Site Reuse Assessment will be completed to identify potential reuse assets and understand potential reuse options.

1.b.ii.Outcomes and Benefits of Overall Plan for Revitalization

The proposed projects will provide environmental due diligence, cleanup strategy, and reuse planning services using local construction crews/vendors and providing workforce training, whenever possible, to position priority sites for redevelopment. These activities will encourage investments by leveraging available funds and resources. No displacement of residents or businesses is planned; rather, many EJ issues impacting the underserved community will be addressed by improved living conditions (i.e., new low to moderate income apartments and increased options for outdoor activities and public gathering locations), increased tax revenue and job opportunities, and reduced climate change impacts (flooding). In particular, once fully implemented, the projects will investigate/remediate 27 acres, refurbish 185,000 ft² of building space into 180 low to moderate income apartments, 13,800 ft² for workforce training and education, artisan or makers spaces, 20,000ft² of retail space and create 28 acres of park (4 acres passive and 23 acres active). Total investment, construction jobs and full-time jobs created will be dependent on final site designs. Also, the projects will incorporate climate adaptation (flood resilient features and storage to prevent downstream flooding) and renewable energy, where appropriate. In addition, one Site Reuse Assessment for the Van Tent Pole site and a Site Revitalization Plan for the Comrie site will be developed.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse

Gloversville has secured the following funding to advance the priority sites: Pan American- \$160,000 (25% of total cleanup cost) from the NYSDEC Environmental Restoration Program; Daniel Hayes - \$1.05M from the NYS DRI program to rehabilitate the building as apartments; and Resiliency Grant - \$65,000 from NYSDEC Mohawk River Basin Action Agenda to evaluate climate change adoption designs to reduce flooding of brownfields along the Cayadutta Creek. In addition, Gloversville will leverage the \$1M Mohawk Valley Economic Development District’s recently awarded Revolving Loan Fund (RLF) which will be key to accelerating site cleanup. Once the environmental data is collected and cleanup plans developed, the TA will leverage a variety of available state and federal financial incentives to move the sites forward including: **Tax-Exempt and Taxable Bonds:** Fulton County Industrial Development Agency (IDA) provides low-interest industrial revenue bonds (IRBs) to qualifying manufacturers that encourage lenders to provide project financing at below market interest rates that apply to the cost of land, buildings and equipment; **Real Property Tax Abatement:** Fulton County Center for Regional Growth (CRG) can negotiate payments in lieu of taxes (PILOTs), as well as sales/use and mortgage tax exemption; **Revolving Loan Funds (RLFs):** CRG can provide RLFs up to a maximum of \$15,000/job created and/or retained and may finance between 15% and 25% of eligible project costs and provide flexible terms and rates that reflect the communities priorities; **NYS Empire State Development Grant:** provides \$150M for site development activities including site remediation and demolition; **NYS Downtown Stabilization Project:** \$100,000 to \$500,000

grants for environmental remediation and associated construction costs; **NYSDEC Brownfields Cleanup Program (BCP)**: provides tax credits to remediate and redevelop Brownfields; and **NYS historic tax credits** provide 40% tax credits for site rehabilitation. Site reuses such as businesses, residences and walking and bike trail connections will complement similar redevelopment success in the county. Gloversville will monitor the progress of grant activities and needs for additional funding and pursue each of the listed opportunities at the opportune moment to meet the needs of the revitalization plan over the scheduled timeline for this grant as well as the project’s goals overall.

1.c.ii. Use of Existing Infrastructure

Gloversville is committed to incorporating smart growth principles including the use of existing infrastructure during redevelopment of the TA. The reuse of tanneries and redevelopment of brownfield sites in the TA will utilize existing infrastructure when possible, including water, sewer, gas, electric, road, and sidewalks. An evaluation of Gloversville infrastructure during completion of the BOA determined that the City’s water, wastewater, and stormwater systems within the TA are adequate to support revitalization of the priority sites. However due to the age of the existing water storage tank, the city is replacing it at a cost of \$5 million with \$2 million coming from a NYS Environmental Facilities Corporation grant. Additionally, when necessary, the Fulton County IDA, a local agency with the ability to provide bonding, will be able to support infrastructure improvements and upgrades.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community’s Need for Funding

The Target Area, with a small population of 5,788, has struggled financially due to long term population loss (45% decrease from 1950 to 2022), business closures, low income population (27.7% poverty level vs. 14.1% NYS, US Census) limited tax revenue due to lower-than-average property values (median housing value \$78,000 vs. \$313,000 for NYS, US Census), and loss of retail in the area. This limited tax base, combined with the city’s inability to raise property taxes more than the NYS Constitutional Limit of 2%, severely affects the city’s ability to fund critical community projects and raise additional funds. Without outside financial support, Gloversville has limited funding to investigate, cleanup, and revitalize brownfields. EPA Brownfield funding will meet the needs of the TA by filling the funding gap needed to clean up the Pan American site and continue TA site assessments and cleanup planning.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

EPA’s Environmental Justice Screening Tool was used to identify sensitive populations and the welfare issues affecting these populations within the TA. As noted in **Table 1**, sensitive populations include low-income individuals, unemployed individuals, individuals with less than a high school education and children less than 5 years old. Other sensitive populations according to the Fulton County Health Assessment (FCHA) report include pregnant women (maternal mortality rate 10.5/1k births vs. 9.1/1k NYS). The sensitive populations have long suffered from a wide range of health and welfare issues including:

Table 1 –EJ Screen Socioeconomic Indicators TA Compared to NYS/USA		
<i>TA Sensitive Population</i>	<i>TA</i>	<i>NYS/USA</i>
Low-income individuals	59%	28%/31%
Unemployment Rate	13%	6%/6%
Individuals with < HS Education	19%	12%/12%
Children less than 5	6%	5%/6%

- High Poverty – 22.5% vs. 14.3% NYS (US Census)
- High Crime (total crime rate) - 3.3/1k people vs. 1.8/1k (FBI Crime Stats)
- Increased Obesity – 34.5% vs. 25.5% NYS (FCHA)
- Elevated Teen Births – 8.8% vs. 3.8% NYS (FCHA)
- Child Food Insecurity - 18.4% vs. 14.6 % NYS (FCHA)
- Disconnected Youth - 16-24 Yr. Olds Not Employed or in School - 20% vs. 13 % NYS (FCHA)
- Increased Suicide Deaths (per 100,000) – 14.2 vs. 8.0 NYS (NYS Vital Records)
- Lack of Broadband Internet - 26% vs. 13% NYS (EJ Screen)
- Floods - 16% vs. 11% NYS (EJScreen)

- High Blood Lead Levels in Children >5 mg/deciliter/1k tested - 47.8 vs 12.1 NYS (NYSDOH)

Assessing/remediating contaminants and revitalizing brownfields will reduce exposure to hazardous contaminants, blight, and substandard housing (lead paint) conditions. In addition, the availability of jobs, healthier living conditions and increased exercise/outdoor activities will reduce crime, poverty, obesity, teen pregnancy, depression, food insecurity and facilitate a positive connection with community, which research by the Center for Disease Control and Prevention has demonstrated can lead to a longer life, better health, and improved well-being.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions

Sensitive populations living in the TA suffer a greater than normal incidence of disease and health effects as noted in **Table 2**, including low life expectancy, heart disease, asthma, cancer, and disabilities. In addition, the FCHA reports that TA residents also suffer from greater rates of:

<i>Health Indicator</i>	<i>TA</i>	<i>NY/USA</i>
Low Life Expectancy	23%	17%/20%
Heart Disease	7.8	5.6%/6.1
Asthma	11.8	10/10
Cancer	6.6%	6%/6.1%
Persons w/ Disabilities	21.9%	11.8%/13.4%

- Chronic Obstructive Pulmonary Disease (COPD) – 9.3% vs. 5.3% NYS
- Stroke Mortality Rate 45.4/100k vs. 32.0/100k NYS
- Mortality Rate, Children 1-4 years old 29.9/100k vs. 16.3/100k NYS
- Diabetes Mortality Rate 34.2/100k vs. 24.6/100k NYS

Many of the poor health conditions (stroke, cancer, heart disease and asthma) may be attributed to the exposure to environmental contamination including VOCs, PAHs and metals which are present at numerous former industrial sites. The elevated incidence of confirmed high blood lead levels can be attributed to high rates of exposure to lead paint from various sources including the city early 1900’s housing stock (63% of housing built prior to 1939 - American Community Survey). Gloversville will focus projects in areas of sensitive populations to ensure that the greatest impacts occur among those experiencing the highest incidence on adverse impacts by: 1) improving employment rates and income; 2) reduce the percentage of income spent on housing by promoting the construction of additional affordable housing; 3) reducing environmental hazards through the assessment/cleanup of brownfields contaminants; 4) eliminating blight; and 5) providing open space and a connection with the area’s history.

<i>Pollution & Sources</i>	<i>TA</i>	<i>NYS/US</i>
Lead Paint	0.76	0.55/0.3
Prox. to superfund sites	0.25	0.24/0.13
Toxic Releases to Air	2,500	450/4600

(3) Environmental Justice

(3)(a) Identification of Environmental Justice Issues

<i>Burden Category</i>	<i>Burden and Associated Socioeconomic Threshold by Census Tract</i>			
	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>
Housing	Lead Paint 96 th Low Income 80 th	Lead Paint 94 th Low Income 90 th	Lead Paint 93 rd Lack of Indoor Plumbing 90 th Low Income 89 th	Lead Paint 94 th Low Income 88 th
Health	NA	Asthma 95 th Heart Disease 91 st Low Income 90 th	Asthma 95 th Low Income 89 th	Asthma 95 th Low Income 88 th
Workforce Development	NA	Poverty 96 th Unemployment 96 th HS Education 18%	Low Median Income 92 nd HS Education 20%	Low Median Income 95 th Poverty 90 th HS Education 21%
Energy	NA	NA	Energy Cost 90 th Low Income 89 th	NA
Legacy Pollution	NA	NA	NA	Proximity to Superfund Site 90 th Low Income 88 th
Census Tract – A 36035970900, B -36035970800, C- 36035971100, D-36035970700				

As noted in **Table 3**, sensitive populations are disproportionately impacted by lead paint, proximity to superfund sites and toxic releases to air. The TA and each of the priority sites are mapped within disadvantaged census tracts according to CESJT including 4 census tracts (36035970900, 36035970800, 36035971100, 36035970700) as noted in **Table 4**. Therefore, EJ

communities are being exposed not only to brownfield contaminants, but also to the cumulative effects of multiple sources of environmental toxins.

(3)(b)Advancing Environmental Justice

To promote EJ, Gloversville will establish a goal of delivering a minimum of 40% of brownfield program outputs/outcomes in disadvantaged communities as defined by CEJST. The TA reuse vision of contamination and blight removal, job creation, affordable housing, access to fresh food and greenspace, use of renewable energy and energy efficient designs and flood mitigation will support positive change in TA. Gloversville also recognizes that rigorous and meaningful engagement using elements of the EPA’s EJ Collaborative Problem-Solving (CPS) Model is essential to achieving EJ goals. Gloversville will collaborate with partners listed in Section 2.b.ii to identify issues that impact sensitive populations. Gloversville will work to build capacity and leadership skills within EJ communities to empower them to play a significant role in bettering their community through brownfield development. It is important to note that no displacement of residents or businesses is planned; rather, living conditions and opportunities for residents will be improved.

2.b. Community Engagement

2.b.i. Prior/Ongoing Community Involvement

Gloversville has been engaging the community and its residents since 2019 as part of its prior Brownfield grant and BOA and DRI planning processes. As part of the prior brownfield grant, Gloversville developed a Community Involvement Plan identifying and formalizing the process to seek public input and engagement. The process will be used to continue to engage a diversity of community members, including the community’s sensitive populations, to solicit ideas, gather feedback, and garner excitement about redevelopment opportunities in the TA. Engagement techniques included an interactive project website, virtual and in-person open houses, stakeholder interviews, and a property owner information session. Additionally, during the development of the city’s BOA Nomination Study and Comprehensive Plan numerous meetings were held throughout the development process, providing guidance, and shaping the direction and recommendations to advance the TA. The city will utilize this plan during the implementation of the proposed Multipurpose Grant.

2.b.ii. Project Involvement & 2.b.iii. Project Roles

The City of Gloversville is committed to including state and local organizations/groups in the redevelopment of the TA. These groups include local, regional, and state, private, public and non-profit sources that will provide additional insight and support aligning and advancing the project to meet the goals and vision identified by the community and project stakeholders, as included in the table below:

Partner Name	Point of Contact	Specific Role in Project
Fulton-Montgomery Community College Job Force Training	Christie Davis, Director 518-736-8622 Christie.Davis@fmcc.suny.edu	Business/workforce development organizations will advise project team on workforce development/local business needs/champion brownfield projects that create family-wage jobs
FMC Workforce Solutions	Pamela Goldener, Board Chairperson pgoldswr@cgroxane.com, 518-842-3673	
NYSDEC	Kelly Hale, Project Manager Kelly.hale@dec.ny.gov, 315-793-2748	Provides oversight thru BCP programs, and technical support
NYS Council on Children & Families	Vanessa Threatte 518-773-3652 Vanessa.threatte@cof.ny.gov	Represent/advocate for underserved residents: Fulton Community Action- low income; Lexington Foundation- disabled individuals; Fulton County Family Health Services WIC – infants and children; and Assist with identifying/implementing methods to reach out to sensitive populations and encourage participation in outreach events.
Fulton County Family Health Services (WIC)	Dawn Bartolomeo Dawn.bartolomeo@usda.gov 518-853-8363	
Lexington Foundation	Wally Hart, Executive Director hartw@thearclexington.org 518-661-9932	

Fulton Community Action Agency, Inc	Denis E. Wilson, CEO 518-853-3011	
HFM BOCES Adult Education Services	Laura Bargstedt, Coordinator Lbargstedt@hfmbooces.org; 518-736-4341	Provide adult education and High School Graduate Equivalency Diploma.
Private Property Owners	Vincent Perrella 518-725-1203 Danny Conyne 518-725-1063	Owners of TA parcels willing to collaborate to identify and advance property redevelopment.
Mohawk Valley Economic Development District	Steve Smith – Executive Director 315-866-4671, ssmith@mvedd.org	Administers EPA RLF funding
Gloversville DRI and BOA Task Force	Jennifer Donovan- Chair JennD@fccrg.org, 518-725-7700	Obtains public input for TA site revitalization, identify possible site uses, creates site concepts.
Gloversville Chamber of Commerce	Mark Kilmer, President / CEO 518-725-0641 president@fultonmontgomeryny.org	Assist with site selection/ prioritization, and reuse.
Mohawk Valley Economic Development Council	Michael Reese, Regional Director, nys-mohawkval@esd.ny.gov 315-793-2705	Assist with site review and analysis, selection. Provide information regarding site tax status, ownership etc.
Fulton County Real Property Services	Mary Salamone, President msalamone@fultoncountyny.gov 518-736-5510	

2.b.iv. Incorporating Community Input

Gloversville has a well-established community involvement program that will be maintained for this grant. A total of 8-12 public meetings will be held during the 5-year grant period to maintain stakeholder engagement and continue to gather input on site selection, prioritization, assessment needs, cleanup decisions, mitigation measures from the cleanup and redevelopment activity, and reuse planning. In addition, 2-4 brownfield committee meetings will be held each year. Outreach events, open to the public, will be advertised through city and partner websites, newspapers, radio, and social media (low-cost/no-cost, or in-kind methods) ensuring that the entire community has an opportunity to provide input. The community will be updated on progress throughout the grant, as well as share input through comment opportunities on city and partner websites. For residents with limited internet or cellular network access, paper surveys will be available at local businesses, enabling community input without access to digital resources. Gloversville has already begun engaging target area residents, business owners, and community advocates to solicit their input regarding our brownfield project and will continue to do so during the grant period. A public meeting will be held in the second quarter of the grant period to discuss goals, planned activities, and a schedule for future community involvement. For subsequent meetings, personal invitations will be sent to residents directly impacted by priority sites, neighborhood groups, lenders, area businesses, and developers to maximize stakeholder engagement. Gloversville staff will catalog stakeholder input for reference when determining assessment and redevelopment priorities. As the project progresses, we will involve stakeholders in the decision-making process regarding prioritization, assessment, site marketing, cleanup planning, and feedback on reuse. When stakeholder input is received, Gloversville will evaluate it against our development goals and available resources, adopting feedback that feasibly meets these criteria.

3.TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

Task 1 – Project Mgmt., Reporting & Other Eligible Activities:

i. Project Implementation: Include: 1) Cooperative agreement compliance oversight; 2) Selection of Qualified Environmental Professional (QEP) by Gloversville accordance with CRG requirements and 2 CFR200.317-326; 3) federal financial report (FFR) reporting; 4) MWBE/DBE Reporting; 5) Property Profile Form submission/updates in the EPA’s Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database; 6) monthly status meetings with QEP to ensure activities are progressing, goals/objectives are met, and if not, actions to address; 7) report summarizing accomplishments,

expenditures, outcomes, outputs, lessons learned, and resources leveraged at grant completion. Gloversville anticipates 1 member will attend 1 local and 2 national brownfield events during the performance period of the grant.

ii. Anticipated Project Schedule: Activities will be completed over the 5-yr grant period. The QEP selection will be completed in the first quarter of the grant award.

iii. Task/Activity Lead: Gloversville will lead this task with support from the QEP.

iv. Outputs: Quarterly reports with status tables (20), Annual FFR reports (4), Final project closeout report (1), ACRES profiles (~5 sites) updated with completion of each project element), a member from the Gloversville attending 3 brownfield events, approximately 60 monthly meetings and QEP selection.

Task 2 – Community Engagement & Site Inventory/Prioritization:

i. Project Implementation: Includes: 1) prepare community involvement plan; 2) outreach materials including updated web content/fact sheets; 3) develop/review site inventory for stakeholders, update inventory in years 2 & 3; 4) solicit, consider, and respond to community input, including an estimated 20 public/stakeholder meetings; and 5) coordinate meetings with property owners to encourage brownfield reuse and participation in the project. Initial broad planning review of inventory sites to determine next steps for each site, e.g., Phase I, Phase II, or detailed planning study if assessments are adequate. Use screening tools (e.g., CEJST, EJScreen) to ensure EJ40 areas are included in new priority sites. Work with Gloversville legal representative to obtain access agreements.

ii. Anticipated Project Schedule: Preparation of community involvement plan/outreach materials, Qtr. 1, Development of Site Inventory, and prioritization of sites to be assessed will occur in Qtr.1 – Qtr.2. Meetings with the taskforce, community members, and property owners throughout the grant period (5 years). Update inventory twice in years 2 & 3 to account for new foreclosures.

iii. Task/Activity Lead: Gloversville with support from the QEP.

iv. Outputs: Community involvement plan, prioritized site inventory, eligibility forms and access agreements (~5), ~20 public meetings, up to 20 meetings with property owners, updated web content and fact sheets (up to 20 events), meet with local trade/club groups 1-2 times per year.

Task 3 – Phase I/II ESAs/ Site Remediation/Cleanup Planning

i. Project Implementation: Based on the previous Assessment Grant activities, the project implementation will focus on using the existing site inventory to account for foreclosures or other actions since the last inventory was completed, P1 and PII results, and complete remediation at one site, supplemental PIIs at 4 sites, with revitalization and reuse plans as noted below. Gloversville will direct the QEP to obtain EPA site approvals and complete up to 5 P1/PI Updates in accordance with All-Appropriate Inquiries Final Rule and ASTM International (ASTM) E1527-21 PI ESA standard, prepare a master Quality Assurance Project Plan (QAPP)/Health and Safety Plan (HASP), and complete up to 4 PIIs conforming to EPA/NYSDEC requirements and ASTM 1903-11. Regulated Building Material (RBM) surveys will be completed at up to 1 site for lead, asbestos and PCBs (to be determined). Each PII ESA/RBM survey will include the following: 1) Sampling and Analysis Plan (SAP); 2) materials demonstrating compliance with National Historic Preservation Act (NHPA) and Endangered Species Act requirements; and 3) a 29 CFR §1910.120-compliant site-specific HASP. A PII and/or Supplemental PII will be completed at the Van Tent Pole (\$64,700), Comrie (\$65,000), FJ&G (\$88,000), and Risedorph (\$106,500) sites. The budgets reflect the data needs based on the site size and nature of contamination to support remedial planning. Site Specific Cleanup and Analysis of Brownfield Cleanup Alternatives (ABCAs) will be prepared for up to 7 sites: Van Tent Pole, Comrie, FJ&G, Risedorph, Tradition Tannery, Daniel Hayes and Decca, at an average cost of \$19,500 each. Site specific planning studies will be completed including 1 Revitalization Plan for the Comrie site and one Site Reuse Assessment for the Van Tent Pole site. All subcontractors will be procured following grant and Gloversville requirements.

ii. Anticipated Project Schedule: Yr1: Master QAPP/HASP, 4 PI/Updates, 2 PII, Remediate Pan American Tannery; Yr2: 1 PI, 1 RBM survey, 2 PII, 3 Site Specific Cleanup Plans/ABCAs; Yr3: 4 Site Specific Cleanup Plans/ABCAs, 3 Brownfield Revitalization Plans: Van Tent Pole, Comrie, Tradition Leather; Yr4: Completion of any plans that are incomplete; Yr5 Ongoing outreach for cleanup and redevelopment of noted sites.

iii. Task/Activity Lead: QEP to complete technical deliverables (assessments, investigations, reporting, ABCAs) with Gloversville oversight. Gloversville will oversee plans with support from NYSDEC and the QEP.

iv. Outputs: 1 master QAPP/HASP, 1 (new site) access agreements/EPA site approvals, 5 PI/Updates, 4 PII, 1 RBM, 7 Site Specific Cleanup Plans/ABCAs, 1 Site Reuse Assessment and 1 Brownfield Revitalization Plan.

3.b. Cost Estimates: Project cost estimates are provided by the task below. Gloversville 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 noted below, 36% of grant funds are allocated to **complete cleanup** of the Pan American Tannery Site, a total of 70% of the funds are for **site assessment, cleanup, and** associated tasks, and 21% of the funds are for revitalization and cleanup planning, as noted below. Contractor costs are based on an average labor rate of \$170/hr.

Budget Categories	Task 1: Project Mgt., Reporting & Other Eligible Activities	Task 2: Community Engagement & Site Inventory/Prioritization	Task 3: PI/II ESAs/Site Remediation/Cleanup Planning	Total
Travel	\$4,090	\$0	\$0	\$4,090
Contractual	\$26,010	\$38,080	\$576,220	\$640,310
Construction	\$0	\$0	\$355,000	\$355,000
Other	\$600	\$0	\$0	\$600
Total Direct Costs	\$30,700	\$38,080	\$931,220	\$1,000,000
Indirect Costs	\$0	\$0	\$0	\$0
Total Budget	\$30,700	\$38,080	\$931,220	\$1,000,000

Task 1 – Project Mgmt., Reporting & Other Eligible Activities (\$30,700):

Travel Total: \$4,090; 2025 National Brownfields Conference (Location TBD): \$1,525 (\$1,525/person x 1 Gloversville staff); 2027 National Brownfields Conference (Location TBD): \$1,525 (\$1,525/person x 1 Gloversville staff); 2026 Regional/State Brownfields Conference (Location TBD): \$1,040 (\$1,040/person x 1 Gloversville staff); Contractual Total: \$26,010; 60 monthly check-in meetings: \$8,160 (48 hrs. x \$170/hr. x 1 staff); Compliance Reporting: \$17,850 (105 hrs. x \$170/hr.); Other Total: \$600; Conference Registration Fees: \$600 (\$200/person x 3 conf. x 1 Gloversville staff)

Task 2 – Community Engagement & Site Inventory/Prioritization (\$38,080):

Contractual Total: \$38,080; City & Stakeholder Meetings: \$27,200 (80 hrs. x \$170/hr. x 2 staff); Update Project Fact Sheets, Site Nomination Form & Webpage Content: \$6,800 (40 hrs. x \$170/hr.) Update inventory of brownfield sites: \$4,080 (24 hrs. x \$170/hr.)

Task 3 – Phase I/II ESAs/ Site Remediation/Cleanup Planning (\$931,220)

Contractual & Construction Total: \$931,220; Site Eligibility Requests: \$850 (5 hrs. x \$170/hr.); RBM Surveys: \$8,700 (1 site @ \$8,700). Update Master QAPP/HASP: \$5,370 (1 QAPP/HASP x \$5,370); Cleanup/ABCA: \$136,500 (7 sites @ \$19,500ea avg); PI ESAs: \$28,000 (5 sites @ \$5,600/ea.); PII ESAs: \$324,200 (4 sites average \$81,050ea avg); Remediate 1 Site: \$355,000 (1 site @ \$355,000), Revitalization

Plan*: \$39,600 (1 sites@\$39,600), 1 Site Reuse Assessment: \$33,000 (1 site@\$33,000); *Plan activities as prescribed @<https://www.epa.gov/brownfields/information-eligible-planning-activities>.

3.c. Plan to Measure and Evaluate Environmental Progress and Results

Status and estimated completion dates for outputs will be tracked and reported to EPA via Quarterly Performance Reports and ACRES. Between meetings and reports, the following **outputs** will be tracked on a spreadsheet maintained by Gloversville: (1) # of sites nominated; (2) # of sites prioritized for funding; (3) # of PI ESAs; (4) # of PII ESAs; (5) # of RBM Surveys; (6) # of ABCAs/RAPs; (7) # of revitalization plans, reuse assessments, 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 City will update ACRES property profiles beyond the life of the Grant to fully capture long-term outcomes. Gloversville will track and evaluate the following outcomes: (1) # of sites cleaned up and # of No Further Action 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) amount of additional property tax revenue generated.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i, 4.a.ii, 4.a.iii Organizational Capacity, Structure and Description of Key Staff

Gloversville is a general-purpose unit of local government within NY. Gloversville is organized as a Mayor-Council structure under which a full-time Mayor is elected and is the chief executive and administrative head of the City, and the Council is the policy making body. The City council meets twice per month to address issues, pass resolutions, and retain services. The Council also hires heads of departments to run various City departments including Finance, Public Works, and Division of Buildings. The grant will be managed by Mayor Vincent DeSantis, an Attorney and former Gloversville City Judge at NTS Unified Court System with over 35 years of experience as a public servant. He has managed Gloversville's \$22M/yr. budget, a \$10M DRI grant awarded in 2023 and developed a keen understanding of brownfields, their impacts on residents, environmental concerns, and revitalization issues. Mayor DeSantis will serve as Project Director and will be assisted by:

- Nick Zabawsky, Gloversville Community Development Agency (GCDA), will serve as interim grant manager in the event of the mayor's departure or until such time as a new Mayor is appointed. Mr. Zabawsky has 30+ years managing grants- especially Community Development Block Grants and Economic and Housing Rehabilitation Loan programs.
- Jennifer Donovan, Gloversville Development Specialist, chairs the BOA/Local Waterfront Revitalization Program (LWRP) Task Force, will assist Mayor DeSantis as Technical Coordinator for Community Outreach including coordinating meetings, preparing materials and conducting meetings. Ms. Donovan has extensive knowledge of Gloversville's history and public outreach.
- Ms. Tammie Weiterschan, City of Gloversville Commissioner of Finance, will serve as Financial Director ensuring compliance with vendor acquisition policies and procedures, timely reporting, and payment application review and submission using the EPA ASAP system.
- Mr. Michael Hecker of Hodgson Russ LLP, will continue to provide legal assistance, as requested by the City, including but not limited to review and development of site access agreements and consultation regarding foreclosure actions.

4.a.iv. Acquiring Additional Resources

Additional expertise and resources, such as professionals and contractors, will be obtained through a competitive qualifications-based procurement process in compliance with the City's requirements and EPA's procurement process (2 CFR Part 200, 2CFR Part 1500, and 40CFR Part 33). Municipal services,

such as the City's attorney and treasurer are available, as necessary. Gloversville encourages local businesses and community members to participate in its bid solicitation process.

4.b. Past Performance and Accomplishments

4 b.i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

Gloversville has been awarded 2 Community Wide Assessment grants.

BF 96255819 (10/1/19-9/30/22) - 25 Phase Is, 2 Phase IIs, and 6 community participation events were completed and reported on ACRES. Of note: Identified 168 abandoned, dilapidated, idle, and vacant industrial sites in Gloversville including 47 brownfields encompassing 128 acres. Completed PI/PII that enabled transfer and development of 6.2-acre former tannery as a DPW garage. Redevelopment of 2.9-acre former commercial site (52 Church St.) as 75 units of subsidized affordable loft style housing units for mixed income tenants (\$22M investment) and enabled transfer of 129 South Main Street, former gasoline station (Sale is pending for the redevelopment of the site as retail space in an underserved section of the City).

BF-96240722 (10/1/22/- 9/30/25) - completed 6 PIs, 4 PIIIs, 3 RBMs, held 31 meetings, and updated website content with Brownfields activities. The PI/PIIs facilitated collection of environmental information to address environmental issues associated with multiple sites under the \$10M DRI award for Gloversville that included renovation projects at the Daniel Hayes site (\$4M) and a recreational splash pad (opened in the summer of 2023) for downtown residents. Gloversville is actively marketing sites including priority sites including Decca records for revitalization as housing. In addition to the ability to remove environmental barriers to site redevelopment, the city gained the knowledge and confidence to tackle brownfields that have sat decaying for decades, and Gloversville's Mayor has risen to become a champion of the process. In particular, the City has created a task force of local government, citizens, local property owners and community groups that have conducted six public outreach events where the task force was educated on the brownfield process and community outreach, and input was obtained. The City is so invigorated by the brownfield process that outside the brownfield funding the City has become part of a Mohawk Valley Brownfield Developer Summit to attract developers to the brownfield sites. In addition, as part of the process to attract developers the City has utilized other funding to develop brownfield property information sheets that are included on a website and distributed to developers. In addition, the city is utilizing LWRP and BOA funding to complete in-depth site development plans and marketing feasibility studies on several selected sites including Tradition and Wood and Hyde.

(2) Compliance with Grant Requirements

Gloversville has consistently met its work plan and cooperative agreement requirements and ensured timely achievement of results through effective management of project environmental professionals, budgets, and schedules for the open grant Gloversville is completing this year. Site approval requests were submitted on a timely basis. Actual work plan outputs, schedules, and key results are compared against work plan estimates and are reported on a timely basis. The quarterly progress reporting and annual financial reports are up to date and have been completed in a timely manner. The City's quarterly reporting routinely links progress toward achieving grant output goals, for example, numbers of site assessments completed, to actual performance. The city has communicated progress and accomplishments to both its EPA Region 2 Project Officer as well as through the EPA ACRES program as required. Several parameters are calculated including program demand, efficiency, costs, and results which are tracked and reported to the EPA. Gloversville's performance, including the completion of EPA-funded assessment and cleanup projects demonstrates that it is achieving the results expected. The City issued a Final Report for the previous Grant, BF-96255819 dated December 2022, demonstrating compliance with all grants and workplan requirements. With regards to BF-96240722 an estimated \$83,000 remain in the budget that will be used to complete a Site Reuse Plan for Van Tent Pole (\$40,000) and RBM survey at the Glove Theater (\$15,000) and PII at former gasoline station at 84 Bleeker St. (\$28,000).

Threshold Criteria Responses:

City of Gloversville - Brownfield Multipurpose Grant

1. Applicant Eligibility

- a. The City of Gloversville is eligible for a Multipurpose Grant.
- b. The City of Gloversville is eligible as a City and is tax exempt.

2. Community Involvement

The City of Gloversville is committed to an inclusive public process that engages project stakeholders, and the community. A community involvement plan includes an outreach approach that provides citizens with the opportunity to be involved in and provide input every step along the way.

Partners:

The City of Gloversville will use the support of project partners to assist with distributing project-related information on their websites, social media pages, newsletters and other avenues offered. They will host at least 2 brownfield action committee meetings per year and at least 3 community/neighborhood meetings per year.

Meetings:

The City of Gloversville will hold meetings regularly with business owners, government and property owners to discuss sites, progress, assessment and goals for the grant.

Website/Social Media pages:

The City of Gloversville will continue to update its website with information about the sites consistently noting accomplishments and goals for the grant as well as social media platforms.

Fact Sheets and Newsletters;

The City of Gloversville will include project updates in its newsletter to stakeholders. Project partners will also communicate progress via regular meetings, with fact sheets and newsletters.

Public Notices and Newspapers & Email:

The City of Gloversville will publish all engagement opportunities in public newspapers or email blasts to community networks.

Additional:

Special outreach efforts (translation services for non-English speaking and hearing impaired are used as needed to provide equal access to project information. During times of social distancing, the City of Gloversville will host engagement events via Zoom and at outdoor locations.

Below are community advocacy groups that will aid the City of Gloversville in informing and updating the public.

Organization	Contact Information	Role
Fulton-Montgomery Community College Job Force Training	Christie Davis, Director Christie.Davis@fmcc.suny.edu 518-736-8622	These business/workforce development organizations will advise project team regarding workforce development/local business needs/champion brownfield projects that create family-wage jobs.
FMC Workforce Solutions	Pamela Goldener, Chairperson of the Board p.goldswr@cgroxane.com 518-842-3673	
NYSDEC	Kelly Hale Kelly.hale@dec.ny.gov 315-793-2748	Provides oversight thru BCP programs, and provides monetary and technical support
Catholic Charities Community Services of Fulton County Inc.	Rebecca Schoeder, Director Rebecca.Schroeder@cc-fmc.org 518-842-4202	Represent/advocate for underserved residents: Fulmont Community Action- Low Income; Lexington Foundation- disabled individuals; Catholic Charities- children; Fulton County Family Health Services WIC – infants and children; and Fulton County Office of Aging- people over 64. In addition, assist with identifying and implementing methods to reach out to sensitive populations and encourage their participation in public outreach events.
NYS Council on Children & Families	Vanessa Threatte Vanessa.threatte@cof.ny.gov 518-773-3652	
Fulmont County Family Health Services (WIC)	Dawn Bartolomeo dawn.bartolomeo@usda.gov 518-736-6720	
Lexington Foundation	Wally Hart, Executive Director hartw@thearclexington.org 518-661-9932	
Fulton Community Action Agency, Inc	Denis E. Wilson, CEO 518-853-3011	
Fulton County Office of Aging	Andrea Fettinger, Director afett@fultoncountyny.gov 518-736-5650	
Private Property Owners	Vincent Perrella (518) 725-1203 Danny Conyne (518) 725-1063	

Johnstown Public Library	Deb Callery, President weing@mvl.info 518-762-8317	Promote meeting, provide input and provide meeting space
Gloversville DRI and Boa Task Force	Jennifer Donovan- Chair (518) 725-7700	Obtains public input for TA site revitalization, identify possible site uses, creates site concepts.
Mohawk Valley Economic Development District	Steve Smith, Executive Director ssmith@mvedd.org 315-866-4671	Provides revolving loans for cleanup projects.
Gloversville Chamber of Commerce	Mark Kilmer, President president@fultonmontgomeryny.org 518-725-0641	Provides information from local businesses to assist with site selection, prioritization, and reuse.
Mohawk Valley Economic Development Council	Michael Reese, Regional Director, nys-mohawkval@esd.ny.gov 315-793-2705	Business attraction and economic analysis and assist with site review and analysis, selection. Provide information regarding site tax status, ownership etc.
Fulton County Real Property Services	Mary Salamone, President msalamone@fultoncountyny.gov 518-736-5510	
Fulton County Economic Dev and Environment Committee	Jack Wilson, Fulton County Legislature wilsonj12078@gmail.com 518-736-5720	

3. Target Area- **Target Area (TA) includes the Gloversville Brownfield Opportunity Area (BOA)** which includes 922 acres of the city’s former industrial center containing most of the tanneries and glove making factories. The TA includes 4 disadvantaged census tracts according to EPA’s Climate and Environmental Justice Screening (CEJST) tool (36035970900, 36035970800, 36035970700 and 36035971100) and generally follows the Cayadutta Creek and its tributary West Mill Creek within the City of Gloversville. The TA extends north to West 12th Street, west to the city boundary at West Fulton Street, east to Allen Street and South to Route 30A.

4. Affirmation of Brownfield Site Ownership

The City of Gloversville owns Pan American Tannery, 312 W. Fulton St, Gloversville (43.049275,-74.366146) a site that meets the CERCLA 101(39) definition of a brownfield and is

- a. Not listed (or proposed for listing) on the National Priorities List
- b. Not subject to unilateral administrative orders, court orders, administrative orders on consent , or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c. Not subject to the jurisdiction, custody, or control of the US government.

The City of Gloversville owns Risedorph Tannery, 130-184 W. Eighth Ave, Gloversville, NY (43.05796,-74.349263), a site that meets the CERCLA 101(39) definition of a brownfield and is

- a. Not listed (or proposed for listing) on the National Priorities List
- b. Not subject to unilateral administrative orders, court orders, administrative orders on consent , or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c. Not subject to the jurisdiction, custody, or control of the US government.

The City of Gloversville owns Tradition Leather, 30 & 34 W. Tenth Ave & 44 & 47 W. Eleventh Ave, Gloversville (43.06283,-7434415), a site that meets the CERCLA 101(39) definition of a brownfield and is

- a. Not listed (or proposed for listing) on the National Priorities List
- b. Not subject to unilateral administrative orders, court orders, administrative orders on consent , or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c. Not subject to the jurisdiction, custody, or control of the US government.

The City of Gloversville owns FJ&G Railroad Property, 115-119 West Fulton St. Gloversville, NY (43.050662,-74.350151), a site that meets the CERCLA 101(39) definition of a brownfield and is

- a. Not listed (or proposed for listing) on the National Priorities List
- b. Not subject to unilateral administrative orders, court orders, administrative orders on consent , or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c. Not subject to the jurisdiction, custody, or control of the US government.

5. Use of Grant Funds

Remedial Action - We plan to complete remedial actions on sites below: (Page 1)

1. Pan American Tannery, 312 West Fulton Street, Gloversville, NY

Cleanup Plans- We will complete cleanup plans for the sites below: (Pages 2 & 3)

1. Risedorph Tannery, 130-184 W. Eighth Ave., Gloversville, NY
2. Tradition Leather, 30 & 34 W. Tenth Ave. & 44 & 47 W. Eleventh Ave. Gloversville, NY
3. Former Decca Records, 80 Lincoln Street, Gloversville, NY
4. FJ&G Railroad Property, 115-119 West Fulton St. Gloversville, NY
5. Former Daniel Hayes Tannery, 177 West Fulton St. Gloversville, NY
6. Comrie Inc., 92 & 96 Harrison St. Gloversville, NY

Overall Plan for revitalization of Target Area- A revitalization plan for the Target area already exists (Brownfield Opportunity Area). Reuse plans will be developed for we will develop site specific reuse plans on sites below (page 3,4)

1. Comrie Inc., 92 & 96 Harrison St. Gloversville, NY
2. Van Tent Pole, 1 Rose St. Gloversville, NY

6. Expenditure of Existing Grant Funds- \$355,074.32 has been spent and \$144,925.68 is remaining. See attached account summary as of 09/29/23.

7. Contractors and Named Subrecipients:
No contractors or Subrecipients have been named.