
City of Syracuse
Industrial Development Agency
201 East Washington Street, 6th Floor
Syracuse, NY 13202
Tel (315) 448-8127

RE: FY2023 EPA Brownfields Multipurpose Grant Application

The Syracuse Industrial Development Agency (SIDA) is pleased to submit this proposal for FY2023 Brownfields Multipurpose Grant funding. Below we provide the information requested.

1. Applicant Identification:

Syracuse Industrial Development Agency
City Hall Commons, 6th Floor
201 East Washington Street
Syracuse, New York 13202

2. Funding Requested:

- (a) Grant Type: Multipurpose
- (b) Federal Funds Requested: \$800,000

3. Location:

- (a) City: Syracuse
- (b) County: Onondaga County
- (c) State or Reservation: New York

4. Target Area and Priority Site Information

The Near Eastside Target Area is a neighborhood in the City of Syracuse that is 1.4 miles east of downtown. It is comprised of census tracts 17.01, 17.02, 18, 35, and 36.01.

The priority sites are:

- 100 Greenway Ave.
- 101-113 Greenway Ave.
- 102 Greenway Ave.
- 341 Peat St.

5. Contacts:

(a)/(b) Project Director/Executive Director:

Name: Judith DeLaney, Executive Director, Syracuse Industrial Development Agency

Phone: (315) 448-8127

Email: JDeLaney@syr.gov.net

Mailing Address: 201 East Washington Street, 6th Floor Syracuse, NY 13202

6. Population: 142,553 (City of Syracuse), 12,702 (Near Eastside Target Area)

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7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority brownfield site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The reuse strategy or project reuse of the priority site(s) considers climate adaption and/or mitigation measures.	
At least 20% 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.	
The target area is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	

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

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November 3, 2022

Judith DeLaney, Executive Director
Syracuse Industrial Development Agency
City Hall Commons, 6th Floor
201 East Washington Street
Syracuse, New York 13202

Dear Ms. DeLaney:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from the Syracuse Industrial Development Agency (SIDA), dated October 25, 2022, for a state acknowledgement letter for a Federal Year 2023 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that SIDA plans to submit a Multipurpose grant application for \$800,000. Focus of the funding will be to conduct due diligence in support of anticipated foreclosure activities for two catalyst sites located at 101-103 and 102 Greenway Avenue, as well as conduct Phase I/II Environmental Site Assessments at these sites. The sites are large former industrial properties located in the Greenway Avenue Target Area in the City of Syracuse. 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
E. Ennis, City of Syracuse
J. Brenner, Stantec
C. Gdak, Stantec
A. Pedersen, Stantec



Department of
Environmental
Conservation

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Target Area & Brownfields/1.a.i. Overview of Brownfield Challenges & Description of Target Area: The City of Syracuse (City), located in Central New York, has served as the state's industrial crossroads for the better half of our country's history. First as the intersection between the Erie Canal and its branching canals, then later as the railway network developed around the City, which made it a nexus in multimodal transportation of goods crucial for a thriving industrial sector and economy. Today it is at the meeting of Interstates 81 and 90 and has the largest airport in the Central New York region. The City's large but declining industrial presence necessitated the creation of our organization, the Syracuse Industrial Development Agency (SIDA), to invest in and coordinate efforts to tackle contraction in the local economy and ensure a prosperous future.

The City is not just at a physical crossroads, but also at a cultural crossroads. Its position as an economic powerhouse in the industrial sector peaked during World War II, particularly in steel, machining, electronics, and automobile manufacturing, but experienced a rapid decline in jobs in the post-war era and again in the 1970s and 1980s, with many remaining manufacturers moving overseas. Following the job decline, the population plummeted from the 1950s until its low point in 2010, with the City losing more than one-third of its population. Syracuse earned its place as a notch on America's rust belt with defunct industrial lands and structures, residents burdened to care for over-sized and aging infrastructure, and an increasingly poverty-stricken population given the loss of high-paying manufacturing jobs.

While an industrial past plagues the City with blight and aging infrastructure, institutions of higher education also dot the landscape today: Syracuse is home to Syracuse University, State University of New York (SUNY) Upstate Medical University, SUNY College of Environmental Science and Forestry (ESF), and Le Moyne College. Today it is still the economic and educational hub of Central New York, serving over one million inhabitants in the metro area. The availability of industrial lands and the access to an educated workforce make the City an incredible candidate for the future of reshoring high tech manufacturers, starting with an announcement in 2022 of upcoming investment by MICRON of \$100 billion in four Syracuse area facilities to make semiconductors and provide 9,000 high-paying, permanent jobs¹. SIDA is focused on supporting the reshoring of manufacturing, and its associated logistics and supply chain needs across the region, and particularly with its recent focus on investment in the **Near Eastside Target Area**. The Target Area is comprised of **census tracts 17.01, 17.02, 18, 35, and 36.01** and consists of a mix of residential, commercial, and industrial uses. The Target Area is generally bound by Highway 690 and Burnet Ave. to the north, Midler Ave. to the east, Interstate 81 to the west, and Genesee St. to the south. It is also part of the Erie Boulevard Brownfield Opportunity Area (BOA), a section of the Erie Blvd. corridor home to 77 brownfield properties presented in the City's BOA Plan that highlights brownfields targeted for reinvestment.

The Near Eastside is just 1.4 miles east of downtown Syracuse, and the dilapidated buildings, piles of illegally dumped trash and debris, and associated blight of the Target Area is highly visible from Highway 690 as people travel into Syracuse from Albany, New York and adjoining New England states. This has made it a redevelopment priority of SIDA, along with known contamination of numerous former industrial sites. The priority brownfields in the Target Area are in various stages of needed assessment and cleanup, with SIDA owning more than half the acreage of the priority brownfields in the Near Eastside. SIDA's portion is currently undergoing cleanup, and we are planning to acquire the remaining priority parcels due to their abandonment and ongoing tax delinquent status over the last 38 years, totaling over \$3.3M to date. The EPA Grant will help us complete the necessary environmental assessment, cleanup, and planning to prepare our Near Eastside brownfields to support reshoring the high-tech manufacturing economy of the region.

1.a.ii. Description of the Priority Brownfield Site(s): The Near Eastside priority brownfields are adjoining, spanning nearly 13 acres, zoned for industrial use, are highly accessible off Erie Blvd., and under ¼-mile to the Hwy 690 onramp. The priority brownfields are **341 Peat St. (6.8 acres), 101-113 Greenway Ave. (4.9 acres), 102 Greenway Ave. (0.93 acres), and 100 Greenway Ave. (0.29 acres)**. We own 341 Peat St. and the City owns 100 Greenway Ave., making these sites immediately accessible. 101-113 Greenway Ave. and 102 Greenway Ave. are owned by GSI of Virginia, Inc., a defunct out-of-state private company that abandoned the sites almost 40 years ago. The City is in the process of foreclosing on these sites with the intention of transferring ownership to SIDA. We will need the assistance of the EPA Grant to transform these sites from

¹ <https://www.syracuse.com/business/2022/10/micron-picks-syracuse-suburb-for-huge-computer-chip-plant-that-would-bring-up-to-9000-jobs.html>

a liability to an asset capable of attracting large scale employers.

341 Peat St. was first developed in the 1890s, and historically operated as a structural steel works, forge, machine shop, equipment repair facility, and varnish supplier. The property was also the site of petroleum bulk storage tanks associated with former industrial uses. Today it is vacant and undergoing cleanup to be utilized as a storage yard for the City. Soil and groundwater at the property will remain impacted by several contaminants of concern (COCs): petroleum, metals, and polyaromatic hydrocarbons (PAHs) above New York State Department of Environmental Conservation (NYSDEC) Unrestricted Use Soil Cleanup Objectives (SCOs). Additional cleanup will be needed as construction of new site buildings occurs. The EPA Grant will support the site's cleanup for the appropriate reuse via development of a contaminated media management plan and oversight of additional cleanup work, such as further soil removal, to accommodate the site's future use.

The Winkelman property at **101 – 113 Greenway Ave.** was developed with a 79,600 square foot manufacturing facility constructed in 1950. This site was abandoned in the 1990s, and lack of maintenance, in addition to a fire in 2004, have resulted in significant damage contributing to the skeletal state of the site building today. Historically, the site functioned as a forge and foundry for an iron and steel company, a general construction supply warehouse, machine repair facility, heating coil manufacturer, and a variety of other commercial and small industrial tenants that leased space from the Winkelman general construction company. An aboveground storage tank (AST) which once stored an estimated 8,000 to 10,000 gallons of oil is also present, and no registration or closure documents exist for it. Due to the condition of the building and the AST's location beside it, immense safety controls will be needed to adequately assess and decommission it. Three polychlorinated biphenyl (PCB)-containing transformers spilled on the site around the early 1990s at the time the site was abandoned. While PCBs have been delineated in the spill area, additional PCBs remain elsewhere in shallow soils. Furthermore, fill material, from a variety of sources including fly ash and coal, is present on-site at a depth between 3 and 5 feet and is suspected to contain COCs such as semi-volatile organic compounds (SVOCs), PCBs, and metals. A Site Characterization Report completed in 2015 indicates that these COCs as well as pesticides, and acetone are present at the site above NYSDEC Unrestricted Use SCOs. Additionally, illegal dumping has resulted in debris piles and berms containing soil, gravel, asphalt, concrete, and solid waste (including car parts and corroded 55-gallon drums) at the site. The Site Characterization Report also indicates that samples collected from the piles contain the same COCs above NYSDEC Unrestricted Use SCOs. Furthermore, the Pre-Demolition Survey Report for the site building indicates all roofing materials, window glazing, paint on the corrugated siding, and Air Cell pipe insulation is asbestos-containing material (ACM), which needs abatement and special disposal prior to demolition. The EPA Grant would support continued Phase II Environmental Site Assessment (ESA) activities, cleanup planning and implementation, and ACM abatement.

102 Greenway Ave. is approximately 0.93-acres with concrete block bunkers filled with construction and demolition materials, waste tire storage, and a concrete pad that is related to a former industrial site building. This site is filled similarly to the Winkelman property, with upwards of 5 feet of fill below the ground surface. Historically, the site was occupied by several industrial buildings, and occupants included an equipment repair shop, machine shop, and steel forge. Two 42,000-gallon oil ASTs, three 12,000-gallon oil ASTs, and two 40-gallon chemical ASTs of unknown contents were formerly present on-site. A railroad also historically abutted the southern site boundary. The presence of a railroad indicates potential impacts from herbicides, metals, constituents of oil, creosote, and coal ash. It is also anticipated that the adjoining sites' COCs (SVOCs, PCBs, metals) are present at this site due to migration. Phase II ESA activities, and likely cleanup planning in addition to cleanup, are necessary at the site prior to redevelopment.

100 Greenway Ave. is an approximately 0.29-acre site consisting of an abandoned roadway that previously served the surrounding sites and allowed access of heavy equipment and semi-trucks to the former businesses. The site improvements just include paving and grading related to roadway development. 100 Greenway Ave. is adjoining to known areas of contamination on the surrounding brownfield sites. Its inclusion with the surrounding formerly industrial sites creates 13 contiguous acres. This has led us to an agreement with the City to transfer ownership to SIDA to oversee its assessment and cleanup in a comprehensive manner with 341 Peat St. and the other Greenway sites. Phase I and Phase II ESA activities and potential cleanup would be conducted at the site using the EPA Grant.

1.b. Revitalization of the Target Area/1.b.i. Overall Plan for Revitalization: The Near Eastside revitalization is one of the largest opportunities for economic growth in the City as highlighted in the **Erie Boulevard East**

Neighborhood BOA Plan and Implementation Strategy. The vision for the BOA is to be a highly functional, multi-modal, mixed-use neighborhood that builds on the area's diverse cultures, the presence of the landmark Erie Canal corridor, and incorporates a vibrant mix of land uses, pedestrian amenities, and open space servicing the surrounding historic neighborhoods. This strategy is consistent with the **City of Syracuse's Comprehensive Plan** that specifies revitalization of Syracuse's neighborhood business corridors through removal of blight, creating local, accessible jobs, and attracting services that support existing businesses in the area. The Near Eastside priority brownfields are collectively identified as one of just two Strategic Investment Sites in the 2020 Erie Boulevard East Neighborhood BOA Implementation Strategy. Due to their contiguous nature, proximity to the regional highway system, light industrial zoning, and current neighboring uses, the Implementation Strategy that was developed identifies the priority brownfields' best use would be to be developed as one large site for a warehousing, fulfillment, or distribution center, helping to encourage reshoring of manufacturing through logistics and supply chain services to support the high-tech economy and provide thousands of jobs for the area's growing population. The American Community Survey (ACS) demonstrated that between 2013 and 2017, the census tracts within the Near Eastside/Erie Boulevard BOA (35, 36.01, and 36.02) grew in population by 8.4% – faster than the 5.7% rate of the Syracuse downtown core, and with growth largely occurring in the 25 to 34 workforce age range. A **Conceptual Site Model (CSM)** was developed for the priority brownfields, showing the potential for a 215,000 square foot facility with landscaping, parking, easy semi-truck access, and swale water features that double as stormwater management built across all four sites. Assessment, cleanup, and planning for site reuse conducted under the EPA Grant will help to take the CSM through the first three implementation phases defined in the implementation strategy: assessment, remediation, and preparing the sites for redevelopment. This is consistent with the **City's Land Use & Development Plan 2040** that indicates the Near Eastside priority brownfields will remain industrial in use, and SIDA will work with the Syracuse Economic Development Corporation (SEDCO) and Onondaga County's Economic Development office to direct suitable development projects to the priority brownfields that are consistent with the BOA Implementation Strategy and **the long-term strategic plan of Central New York's Regional Economic Development Council**. The revitalization will also be conducted in accordance with the City's Neighborhood and Business Development operating plan that outlines near-term policy and regulatory objectives, including policies that guide allocation of funding, and economic development strategies.

1.b.ii. Outcomes & Benefits of Overall Plan for Revitalization: From 2021 through October 31, 2022, SIDA was responsible for creating 1,369 construction jobs, retaining 340 permanent jobs, and creating 289 new permanent jobs through tax and other incentives for industrial redevelopment; this demonstrates our ability to drive significant economic and community benefit from revitalization. The Near Eastside priority brownfields as they exist today are blighted, contaminated, and vacant; they are a liability that encourages disinvestment and threatens public health, creates costs from nuisance complaints, and do not generate jobs or tax revenue that would stimulate the local economy. With SIDA's leadership, combined with removal of blight and environmental liabilities, the area can achieve its highest and best reuse demonstrated in the CSM. Based on an analysis of economic factors, demographic statistics, and multipliers to model economic impacts, revitalization in line with the CSM will generate the following economic and community benefits:

- **Create Jobs & Reduce Poverty:** High wage industrial service operations provide a critical employment base in the Target Area. Known contamination and unknown environmental conditions are impeding redevelopment, deterring investors, and contributing to vacancy in the Near Eastside neighborhood. By using the IMPLAN economic model, the proposed redevelopment of the target area is estimated to create over 150 new permanent, primarily high wage jobs based on the best use for logistics or supply chain services, in an area where unemployment is 20% higher than the U.S. average. An estimated 177 direct construction jobs will also be created. This will create a positive feedback loop that reduces poverty and dependence on government programs by providing quality, living-wage jobs.
- **Generate New Tax Revenue:** By restoring vacant and abandoned tax-delinquent properties, SIDA can return property taxes to the City and County tax rolls. These tax 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 Target Area priority brownfields is estimated to return millions of dollars in assessed property value to the tax rolls at a tax rate of 4% annually.

- **Stimulate Private Investment:** Quantifying environmental liabilities will allow SIDA to take ownership of priority 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 Green Infrastructure & Energy Efficiency Projects:** New development in the Near Eastside will incorporate sustainable land use patterns, access to public and multi-modal transportation options, and implement energy efficient technologies in-line with the City's Sustainability Plan, an offshoot of the Comprehensive Plan focused on creating a sustainable future for Syracuse. The Target Area redevelopment will include energy efficient lighting and heating systems in new construction, increase tree stock to reduce urban heat island impacts, and utilize green infrastructure for stormwater management, reducing negative impacts on Onondaga Creek. Furthermore, developers can take advantage of the City's participation in the Property Assessed Clean Energy (PACE) program that loans capital necessary for energy efficient upgrades via a tax lien on the property's assessment.

1.c. Strategy for Leveraging Resources/1.c.i. Resources Needed for Site Reuse: SIDA has already leveraged approximately \$2.5M toward the assessment and cleanup of **341 Peat Street** from the NYSDEC Environmental Restoration Program (ERP), including our 10% match of \$250,000. SIDA is eligible for additional leveraged funds that may include:

- **New York Empire State Development (ESD):** The City of Syracuse (a key project partner for this effort) receives funding for economic development and urban revitalization projects via the Restore NY Communities Initiative. SIDA will work to identify where revitalization of brownfield sites assessed or cleaned up with EPA funds can be leveraged using ESD funds to advance redevelopment. Because redevelopment of the Target Area priority brownfields will lead to job creation and direct investment, SIDA will be able to apply for competitive grants awarded by the state.
- **New York 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. Brownfield Redevelopment Grants provide up to \$300,000 for additional remediation costs. Main Street Grants can provide up to \$500,000 to 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 like Erie Boulevard. As appropriate, future funds awarded to SIDA will be prioritized to further redevelopment of the priority brownfield sites addressed with the EPA Grant.
- **EPA Cleanup and Revolving Loan Fund Grants:** In areas where cleanup funding provided by the EPA Grant is not enough, we will pursue EPA Brownfield Cleanup Grants as necessary. Should SEDCO receive a FY23 EPA Revolving Loan Fund Grant, SIDA may take a loan from SEDCO.
- **New York State Brownfield Cleanup Program (BCP):** This state program encourages private-sector cleanup of brownfields as an alternative to greenfield development and removes barriers to contaminated property reuse.
- **New York State Energy Research & Development Authority:** The authority provides funding for the implementation of renewable energy initiatives.

1.c.ii. Use of Existing Infrastructure: The Target Area is one of the earliest developed sections of the City, and there is extensive existing infrastructure around it, including roads, water, sewer, power, gas, telecommunications, as well as easy access to highway, rail, multi-modal recreation trails, and public transportation. A geophysical survey was conducted at the **101 – 113 Greenway Avenue** site that showed the buried underground utilities (including water, sewer, electric, and gas lines) formerly servicing the site building according to a 2014-2015 Site Characterization Report. With the assistance of the City of Syracuse Sewer Department, a sewer line was located running through the eastern edge of the site, and a water line was identified just to the west of this sewer line, running north south. Natural gas lines were located by National Grid running north south, adjacent to the sewer and water lines, while the site building gas service line was located running west from the north south gas line. An electrical line was identified bordering the northern edge of the site generally running northeast southwest. City of Syracuse planning department data shows the remaining priority sites are also tied into the local infrastructure. Stormwater sewer upgrades

including catch basins, bioswales, and sewer piping have already been planned at **341 Peat St.** The City’s Annual Capital Improvement Plan and its funding will guide additional infrastructure upgrade investment as the priority brownfields are ready for redevelopment to meet the need of a new facility and incorporate infrastructure design that furthers the progress toward City’s sustainability goals.

An estimated 17,200 cars drive through the Near Eastside and pass the priority brownfields on Erie Blvd. every day, and access to Highway 690 is less than ¼-mile away. A block from the priority brownfields at the intersections of both Peat Street and Teall Avenue with Erie Boulevard, is access to the regional CENTRO bus via stops for routes 68 and 168 heading to and from the downtown core. The recently completed Empire State Trail is a multi-use recreational trail that runs along the median of Erie Boulevard through the entirety of the Target Area and travels 750 miles across New York State from Buffalo to Albany, and New York City to Canada, making it the longest trail in the U.S. These ties to local infrastructure make the Near Eastside and its priority brownfields accessible to commuters, industrial service providers, and trucking logistics.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT

2.a. Community Need/2.a.i. The Community’s Need for Funding: In 2022, Syracuse was ranked the 5th poorest city in New York State, and the 8th poorest city in the U.S. when compared to the country’s 293 largest cities with populations larger than 100,000.² Within the Near Eastside neighborhood, its census tracts demonstrate a poverty rate that is more than double both the state and national average. Almost a third of the Near Eastside households receive food stamps/SNAP benefits, and Near Eastside households receive cash public assistance at more than 1.5x the national average.

While many communities across the U.S. have been able to draw on increasing property values and taxes in the housing boom since 2020, the median home price in Syracuse and the Near Eastside hover around \$100,000 – less than half the national average, despite being one of the most expensive states to live in. Furthermore, 10% of properties in the City are at least 2-years tax-delinquent and eligible for foreclosure.

Due to the area’s generational poverty and rock-bottom property values, taxes or bonds to support redevelopment of the Near Eastside priority brownfields are not feasible. Furthermore, the City’s position as the regional seat of government, higher education, and medicine, result in tax exemptions for approximately 50% of the City’s tax base.³ In addition, many properties qualify for partial property tax exemptions for seniors and veterans. Syracuse, like many rust belt cities, has a fraction of the base needed to bear the costs of maintaining existing infrastructure designed for a larger population, delivering services to remaining residents, and paying generous health and retiree benefits to municipal workers and retirees promised during the region’s economic heydays.

Data Type ^A	Near Eastside Target Area ^B	City of Syracuse	Onondaga County	New York	United States
Total Population	12,702	142,553	461,591	19,514,849	326,569,308
5 Year-Unemployment Rate	4.1%	5.4%	3.6%	3.6%	3.4%
Poverty Rate	27.2%	30.3%	13.9%	13.6%	12.8%
% Households receiving Cash Public Assistance	4.3%	6.5%	3.1%	3.5%	2.4%
% Households receiving Food Stamp/SNAP Benefits	27.4%	28.7%	13.7%	14.3%	11.4%
Median Home Value	\$102,160	\$95,800	\$148,100	\$325,000	\$229,800

^A 2020 American Community Survey 5-year estimates ^B Census Tracts (CTs) 17.01, 17.02, 18, 35, and 36.01. **Bold/shading** indicates results that are more distressed than New York State and/or the U.S., res. SNAP = Supplemental Nutrition Assistance Program.

State resources are also not readily available to depend on for assessment and cleanup in the Target Area. The NYSDEC BOA Program does not fund Phase I/II ESA activities. The New York NYSDEC ERP that provides financial assistance to local governments to investigate and remediate brownfields has not accepted new projects for the past five years. There are no financial resources at the state level available to continue assessment activities and limited resources to assist with cleanup without the EPA Grant.

2.a.ii. Threats to Sensitive Populations/2.a.ii(1) Health or Welfare of Sensitive Populations: As shown in the table below, the Near Eastside is home to a disproportionate number of people of color and children impacted by high levels of poverty and unemployment. The CNY Fair Housing Report demonstrates **the**

² <https://worldpopulationreview.com/us-city-rankings/poorest-cities-in-america>

³ City of Syracuse. Land Use & Development Plan 2040, A Component of the Syracuse Comprehensive Plan.

density of Black and Hispanic people double that of White, Non-Hispanic people in the Near Eastside neighborhood as recently as 2018. Due to the proximity to the Onondaga Nation just south of Syracuse, Onondagan **Native Americans live in the Target Area at 4x the statewide average**. The Near Eastside residents earn a per capita income that is on average just 60% of the New York state average, and this number is lower for people of color. This contributes to one of the worst child poverty rates in the country. Children are more than twice as likely to be in poverty in the Near Eastside than other places in the county or state, with nearly 1 out of every 2 children living in poverty, and many of whom are people of color.

Data Type ¹	Target Area (EJ Data; Percentile in US ²)	Near Eastside Target Area ²	City of Syracuse	Onondaga County	State of New York	United States
Minority residents (% of total pop.) ³	58	42.8%	50.6%	23.6%	44.8%	39.9%
Black or African American (% of total pop.)	NA	27.0%	34.0%	13.6%	17.4%	14.2%
American Indian (% of total pop.)	NA	4.4%	2.5%	1.7%	1.1%	1.8%
Children <18 years (% of total pop.)	NA	23.2%	21.1%	21.3%	20.9%	22.4%
Low income/Per Capita Income	82	\$25,390	\$23,471	\$34,600	\$40,898	\$35,384
Children/Youth Poverty Rate	NA	45.4%	48.1%	20.7%	18.3%	17.2%
Unemployment Rate	75	4.1%	5.4%	3.6%	3.6%	3.4%

¹EJ Screen and American Community Survey 2020 ²CTs 17.01, 17.02, 18, 35, and 36.01. ³Calc. by subtracting % of "white persons not Hispanic" from 100%. **Bold/shading** indicates results that are > New York and /or U.S., respectively. ⁴Non-institutionalized

The EPA Grant will help address the impacts to these sensitive populations. Investing in the Target Area and redeveloping the priority brownfield sites to support the burgeoning high-tech economy will create well-paying jobs at a variety of skill and education levels that will reduce unemployment and poverty levels in the Target Area. Assessment and cleanup of highly visible brownfields will stimulate tax revenue, increase property values, and bring additional investment in the area to support more accessibility to necessary goods and services, providing a better quality of life.

2.a.ii(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions: Respiratory health effects are prevalent in the Near Eastside neighborhood. The Climate and Economic Justice Screening Tool (CEJST) shows the Near Eastside census tracts include **extremely high occurrences of asthma**, ranking between the 83rd and 98th percentile when compared nationally. The CDC’s PLACES Tool shows that in 2020, up to **8.8% of the Near Eastside census tract population lived with chronic obstructive pulmonary disease (COPD), which is double the statewide average of 4.4%**. Additional health data only available at the county level demonstrates **lung and bronchus cancer are the leading cause of death in Onondaga County** with incidence and mortality rates 21% higher than state averages.⁴ Onondaga County also has the second highest incidence rate of lung and bronchus cancer among Black residents in the state at 91.5 per 100,000 -- almost double the statewide average of 47.9 per 100,000.⁵ Coupled with high instances of fair or poor overall health, low life expectancy outcomes in two of the Near Eastside census tracts are in the 69th and 79th percentile according to the CEJST. The assessment and cleanup of the Near Eastside priority sites will assist with decreasing residents’ exposure to harmful contaminants and improve public health. Regular exposure to brownfield contaminants such as PCBs, ACM, metals, and petroleum can increase lung cancer rates, neurological system impacts, immune system impacts, and skin disease. Sensitive populations are disproportionately impacted, like the large Black, Native American, child, and low-income populations in the Near Eastside, who are near these sites, many without the financial means to find safer housing or working conditions. Redevelopment of the Near Eastside priority brownfields will substantially aid in mitigating the cumulative exposure of Near Eastside residents to contamination associated with brownfields and other sources of contamination (traffic, etc.) contributing to these high rates of disease. Furthermore, removal of the COCs in the fire-damaged aging structure and surrounding soils in the Target Area will reduce potential for lung and bronchus cancer resulting from ingestion/inhalation of fine particulates carried as windblown dust.

2.a.ii(3) Promoting Environmental Justice: Sensitive populations in the Target Area are at a higher risk of exposure to multiple sources of pollution. As shown in the table below, EPA’s EJSCREEN Tool reports the

⁴ NYSDOH. Lung and bronchus cancer incidence rate per 100,000; 2012-2014 Cancer Registry Data as of July 2017. 2017.

⁵ National Cancer Institute. State Cancer Profiles. Incidence Rate Report for New York by County: All Cancer Sites (2015-2019), Age-Adjusted Incidence Rate.

Target Area ranks between the 60th and 85th percentiles compared to the entire U.S. for 9 of 11 EJ indices. This demonstrates a disproportionate burden and vulnerability of sensitive populations in the Target Area.

EJ Indices	Percentile in US	EJ Indices	Percentile in US	EJ Indices	Percentile in US
Ozone	62	Traffic Proximity/Volume	73	RMP Proximity	82
NATA Diesel PM	76	Lead Paint Indicator	85	Hazardous Waste Proximity	85
NATA Air Toxics RH	60	Superfund Proximity	83	UST Indicator	74

NATA = National-scale Air Toxics Assessment; PM = particulate matter; RH = respiratory hazard; RMP = Risk Management Program Facility; UST = underground storage tank

In the last decade Syracuse was ranked **number one in the U.S. for the highest concentration of poverty for African-American families**⁶, a result of redlining and subsequent disinvestment of the area. Redlining is a discriminatory practice in which financial services – such as mortgages and other loans – are withheld from potential customers who reside in neighborhoods classified as hazardous to investment. Syracuse’s Map of 1919, shows the impact of redlining on black and immigrant communities having migrated to Syracuse. A portion of the Near Eastside falls into the redlined manufacturing neighborhood with “NEGRO” scrawled across the blocks on this map. Over the course of the 20th century, redlining reinforced discriminatory practices, legislation, and disinvestment triggered blight that stripped away progress resulting in persistent, severe poverty and a high concentration of brownfields in this area.

Decades of historic redlining created the conditions that expose the Near Eastside’s people of color and low-income populations to multiple pollutant sources, amplifying their exposure from highways and busy roadways that bisect neighborhoods, such as Interstate 81, Highway 690, and Erie Boulevard, and from intentional racial segregation of people of color to be collocated with industrial facilities in undesirable redlined areas. The result is **decades of residential and income segregation disproportionately impacting people of color**. 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 White populations.⁷ Furthermore, **the Near Eastside is 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.⁸ As described in Section 1.b.i., extensive planning efforts have been devoted in Syracuse and more specifically the Near Eastside to improve living conditions and create a greener future. The EPA Grant will fill funding gaps and provide the resources needed so the CSM and associated redevelopment plans identified in these studies can move forward and reduce the disproportionate impacts of brownfields on residents living in the area. Redevelopment of the Near Eastside will protect human health and reduce EJ burdens on sensitive populations, provide employment opportunities, reduce blight, and increase the local tax base.

2.b. Community Engagement/2.b.i. Prior/Ongoing Community Involvement: The City’s Comprehensive Plan demonstrates a commitment to using the community’s own needs assessment to engage in outreach and recruitment efforts with community members, business owners, and developers. Engagement in the Erie Boulevard BOA, including the Near Eastside, was conducted over the last decade as brownfields were nominated for inclusion, area residents’ observations and concerns were documented, and businesses were contacted for input in nominating brownfields and providing input about possible reuse options. Public feedback partly determined the Near Eastside priority brownfields to be identified as a strategic investment site in the BOA Implementation Strategy as discussed in Section 1.b.i., as the sites were often cited as a primary source of blight, deterrent of investment, and contributing to the negative perception of the Near Eastside neighborhood. The City receives regular questions regarding the status of assessment, cleanup, and reuse plans for the priority brownfields due to their size, prominence, and visibility. Public outreach was also conducted as a part of the ERP work completed at **341 Peat St**. We led a remediation-focused public meeting that included the presentation of environmental investigation findings and the analysis of brownfield cleanup alternatives (ABCA). A forum was also held at the meeting for residents to discuss concerns, ask questions, and comment on the proposed cleanup alternative. Comments were also made following the meeting until nearly a month later have become part of the administrative record for the site. These comments were also taken into consideration for the development of the CSM of the priority brownfields.

⁶ https://www.syracuse.com/news/2015/09/syracuse_has_nations_highest_poverty_concentrated_among_blacks_hispanics.html

⁷ Paul Jargowsky. *The Architecture of Segregation: Civil Unrest, the Concentration of Poverty & Public Policy*. Aug. 2015.

⁸ NYSDEC Environmental Facilities Navigator Mapping Tool.

2.b.ii. Project Involvement/2.b.iii. Project Roles: SIDA has identified the governmental and community-based organizations identified below to help guide grant implementation and involved important community voices. The following partners already have been or will be invited to participate on the Brownfield Advisory Committee (BAC) and consulted for input on priority brownfield assessment and cleanup efforts; site reuse planning activities; economic development strategies; outreach to sensitive populations; and/or to connect projects to additional funding sources.

Organization	Contact Name & Information	Organization Purpose & Project Role
NYSDEC	Karen Diligent, Director, Bureau of Program Mgmt. 518-402-9729 karen.diligent@NYSDEC.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 related to priority brownfield site cleanup.
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.
Syracuse Economic Development Corp. (SEDCO)	Eric Ennis, Executive Director 315-448-8471 eennis@syrgov.net	Purpose: Enhance local business climate & promote a healthy economy. Role: Provide funding support for brownfield cleanup/reuse.
Greater Syracuse Land Bank	Katelyn Wright, Executive Director 315-422-2301 kwright@syrcauselandbank.org	Purpose: Promote quality housing, foster financial security for families, and support businesses. Role: Assist with foreclosure activities and inform site 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@syrgov.net	Purpose: Local government. Role: Advise on re-use options and zoning approvals that may be needed for redevelopment.
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 the Near Eastside with gainful employment, support basic needs, nurture children, provide health connections, and gathering space for seniors. Role: Support outreach to residents and sensitive populations.
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.iv. Incorporating Community Input: SIDA will work with the public and non-profit partners listed in 2.b.ii./2.b.iii. to employ community engagement strategies that allow stakeholders and community members to provide informed feedback, which directly influences future neighborhood projects. Connections with neighborhood advocacy groups and local government position us to work collaboratively with all relevant partners in identifying needs, solving problems, and fostering local leadership in the Near Eastside. SIDA will engage stakeholders with traditional, targeted, and innovative outreach tools and methods during our 13 annual public hearings and additional outreach events to reach a broad and inclusive audience. During the first quarter of the project, we will prepare a Public Involvement Plan (PIP) detailing methods for community involvement over the life of the project. The PIP will include guidelines for establishing regular public and project partner meetings to guide the project, provide strategies to encourage dialogue with developers, and establish periodic updates to provide to local government and community leaders, as well as lay groundwork for the project-specific webpage. A project webpage and other reference materials will also be created during the first two quarters of the project. To reach the broadest audience possible, SIDA will lean on Syracuse Northeast Community Center neighborhood outreach and advocacy staff to develop and execute strategies for effective and meaningful engagement with sensitive populations in the Near Eastside neighborhood. SIDA will also use the support of its 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 Near Eastside to ensure equal access to neighborhood residents. Special outreach efforts (e.g. translation services for non-English speaking and hearing impaired) will be used as needed to provide equal

access to project information. SIDA will 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/or through word of mouth in existing community networks. During times of social distancing due to COVID-19, SIDA may host engagement events via Zoom and at outdoor locations.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS

3.a. Description of Tasks/Activities & Outputs

Task 1 – Project Management, Reporting & Other Eligible Activities
3.a.i. Project Implementation: SIDA will hire and oversee a consultant that will serve as the Qualified Environmental Professional (QEP) for the project. We will manage all aspects of the project in accordance with the terms and conditions established in the Cooperative Agreement (CA) with EPA. We will not charge the EPA grant for personnel or fringe dollars and will contribute our own resources to carry out grant administration. At our direction, the QEP 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. We will facilitate biweekly check-in meetings with the QEP to ensure the project is progressing as planned. We anticipate two SIDA staff will attend one regional and one national brownfields conference.
3.a.ii. Identifying Additional Sites: The process for identifying additional sites is described under Task 2.
3.a.iii. Anticipated Project Schedule: Activities will be ongoing throughout the project period.
3.a.iv. Task/Activity Lead(s): SIDA with support from a consultant.
3.a.v. Output(s): 18 Quarterly Reports (project completion anticipated in 4.5 years); 1 Final Report; 4 DBE Utilization Reports; 4 Federal Financial Reports; prompt ACRES updates; 2 brownfield conferences attended by 2 staff; and monthly check-in meetings.
Task 2 – Community Engagement
3.a.i. Project Implementation: 1) Prepare Public Involvement Plan (PIP); 2) Hold at least five community meetings (virtual or in-person, as COVID-19 policies allow) during the grant term; 3) Prepare outreach materials including press releases, website/Facebook page project updates, newsletter articles, and signage explaining project activities; and 4) Solicit and respond to community input via electronic surveys, interactive community events such as workshops, Q&A at outreach events, and calls and emails from community members to grant project representatives; document input and responses in Quarterly Progress Reports to EPA.
3.a.ii. Identifying Additional Sites: Additional sites are not anticipated to be evaluated using the EPA Grant. The tasks identified in Section 3.a.i are anticipated to consume all available EPA Grant funds and SIDA expects to potentially pursue additional funding from leveraged resources identified in Section 1.c. to complete the project. Should grant funds remain after completing eligible assessment and cleanup tasks, SIDA will conduct community outreach and work with EPA and NYSDEC to identify additional sites within the Erie Blvd. BOA that would have the greatest economic and environmental impact on the underserved Near Eastside community.
3.a.iii. Anticipated Project Schedule: The PIP and webpage will be finalized in the first two quarters of the grant term. Five public outreach events will be held at key project milestones. Press releases will also be prepared for project milestones and to publicize outreach events. We will create a project webpage on SIDA’s website and add news and documents as they become available throughout the grant term.
3.a.iv. Task/Activity Lead(s): SIDA will lead outreach to Near Eastside residents as an in-kind service with support from project partners. We will facilitate stakeholder, BAC and public meetings with assistance from a consultant. The consultant will fill-in data gaps to refine the priority grant-funded activities and will develop/maintain an inventory any additional sites nominated/prioritized/approved for grant funding.
3.a.v. Output(s): PIP; webpage; check-in meetings with project partners (~20 BAC meetings); 5 public meetings; inventory of additional nominated/prioritized/approved sites; outcomes associated with grant-funded activities.
Task 3 – Remedial Investigation
3.a.i. Project Implementation: Task 3 focuses on closing data gaps to begin our acquisition of Target Area parcels and to help identify a full cleanup scope. SIDA will direct the QEP to prepare a Quality Assurance Project Plan (QAPP) and Health and Safety Plan (HASP) to guide all EPA grant-funded work. With assistance from the QEP, we will complete Endangered Species Act and National Historic Preservation Act (NHPA)

<p>clearances to cover all intrusive work in the Target Area. The consultant will prepare a Sampling and Analysis Plan (SAP) under our direction of the envisioned future design and use of the Near Eastside. SIDA will work closely with NYSDEC during the grant project. The SAP will reference the project QAPP and will be submitted for approval prior to implementation. The remedial investigation scope will include:</p> <ul style="list-style-type: none"> • A Phase I ESA of 100 Greenway Ave. • A safety study of site structure on 101 – 113 Greenway Ave. prior to soil sampling, pre-demolition ACM removal, and decommissioning of the adjoining AST. • Target Area underground utility survey: This survey will evaluate the location, dimensions, depths, integrity, and backfill of utilities including a review of available records, geophysical survey methods, and/or a camera survey to inform assessment, cleanup, and upgrade needs in the Target Area. • Characterize fill and debris piles, and perform shallow soil sampling for SVOCs, PCBs, metals, pesticides, and acetone COCs across 100, 102, and 101 – 113 Greenway Ave. • Assess media (soil, groundwater, vapor) proximal to AST at 101 – 113 Greenway Ave. and former fueling AST locations at 102 Greenway Ave. for petroleum impacts. • Assess media proximal to former chemical AST locations at 102 Greenway Ave. for COCs in shallow soil. • Assess media proximal to railroad for metals, pesticides, herbicides, and petroleum impacts. • Prepare draft and final versions of Phase II ESAs including CSM, risk evaluation, and all cleanup related disposal documentation for NYSDEC and EPA review.
<p>3.a.ii. Identifying Additional Sites: The process for identifying additional sites is described under Task 2.</p>
<p>3.a.iii. Anticipated Project Schedule: Years 1 – 2: Master QAPP, Target Area HASP, Endangered Species Act compliance documentation, NHPA compliance documentation, 1 Phase I ESA, 3 Phase II ESAs</p>
<p>3.a.iv. Task/Activity Lead(s): The QEP will lead technical activities at the direction of SIDA. Site access will be secured by SIDA. Access Agreements will be established for all Target Area parcels. The consultant will prepare Eligibility Determination requests at the direction of SIDA.</p>
<p>3.a.v. Output(s): 4 Eligibility Determination requests (one per priority parcel); 1 Master QAPP; 1 Target Area HASP, Endangered Species Act clearance and NHPA clearance documents, 1 Phase I ESA, 3 Phase II ESAs</p>
<p>Task 4 – Cleanup Planning & Cleanup</p>
<p>3.a.i. Project Implementation: Task 4 focuses on cleanup planning and implementation. SIDA will continue working closely with the NYSDEC during the grant project and in wrapping cleanup work on 341 Peat St. under the ERP participation. The cleanup scope will reference the project QAPP and will be submitted for NYSDEC and EPA Review prior to implementation. The cleanup scope may include:</p> <ul style="list-style-type: none"> • Creating a CMMP for 341 Peat St. in line with the CSM, possibly oversight of additional cleanup work. • Decommissioning and cleanup (soil removal, etc.) associated with the AST at 101 – 113 Greenway Ave. • Cleanup (soil removal, cap, etc.) associated with impacted shallow soils across 100, 102, and 101 – 113 Greenway Ave. • Inventory and removal of hazardous substances remaining from illegal dumping or past operations. • Complete human health and ecological risk assessments as needed. • Abatement of ACM in the site structure at 101 – 113 Greenway Ave. to support its demolition. • Prepare draft and final versions of cleanup planning documents (Analysis of Brownfield Cleanup Alternatives [ABCA], Closure Reports) and all cleanup related disposal documentation for NYSDEC and EPA review. • Feasibility study for site reuse in line with the CSM for the collective redevelopment of the priority sites.
<p>3.a.ii. Identifying Additional Sites: The process for identifying additional sites is described under Task 2.</p>
<p>3.a.iii. Anticipated Project Schedule: Year 3 - 4: Draft/Final ABCA, Cleanup Activities (approximately one year), Cleanup and/or Closure Reports; Year 5: CSM Feasibility Study</p>
<p>3.a.iv. Task/Activity Lead(s): The QEP will lead technical activities at the direction of SIDA. Site access will be secured by SIDA.</p>
<p>3.a.v. Output(s): Draft/Final ABCA, Cleanup and/or Closure Reports, Waste Disposal Documentation, Feasibility Study Report</p>

3.b. Cost Estimates: The budget below was prepared with the assistance of a consultant knowledgeable about Target Area conditions and assumes an average consultant rate of \$150/hour. Since grant funds are not requested for personnel, fringe, equipment or supplies, these budget categories are not included.

Budget Categories	TASK 1. Project Management	TASK 2. Community Outreach	TASK 3. Remedial Investigation	TASK 4. Cleanup Planning & Cleanup	Total
Travel	\$3,000	\$0	\$0	\$0	\$3,000
Contractual	\$27,000	\$20,000	\$200,000	\$550,000	\$797,000
Total Direct Costs	\$30,000	\$20,000	\$200,000	\$550,000	\$800,000
Total Indirect Costs	\$0	\$0	\$0	\$0	\$0
TOTAL BUDGET	\$30,000	\$20,000	\$200,000	\$550,000	\$800,000

Task 1. Project Management, Total \$30,000: Consultant Labor: \$27,000 (180 hours x \$150/hour – ~10 hours/quarter for 5-year project.) Travel fees (airfare, meals, and lodging) for two brownfield conferences (national and state) at (\$1,500 each [\$3,000 total]).

Task 2. Community Outreach, Total \$20,000: Consultant Labor \$20,000 (133 hours x \$150/hr = \$20,000) to assist SIDA and project partners with developing plans and content for outreach via press releases, websites, community events, and participation in community outreach events.

Task 3. Remedial Investigations, Total \$200,000: Consultant Labor: \$60,000 (400 hours x \$150/hr) for: QAPP [\$5,500]; HASP [\$2,500]; Endangered Species Act/NHPA Clearances [\$2,000]; Phase I ESA [\$5,000]; planning, fieldwork, subcontractor oversight, reporting [\$45,000: 300 hours x \$150/hr]; Lab Costs \$70,000 (100 samples at \$700/each); Subcontractor to Consultant Costs \$70,000 (Drillers, Geophysical/Utility Survey, Investigation-Derived Waste Disposal).

Task 4. Cleanup Planning & Cleanup, Total \$550,000: Consultant Labor: \$85,000 (567 hours x \$150/hr for cleanup planning, feasibility study, fieldwork, subcontractor oversight, & reporting); Subcontractor to Consultant Costs \$465,000 (Excavation, AST removal, ACM abatement, disposal, capping, other remediation).

3.c. Measuring Environmental Results: When preparing the project work plan, we will develop a detailed schedule of key project milestones such as QAPP completion, task start and end dates, and scheduling and holding outreach events. At least monthly, we will track and evaluate progress in achieving outputs and milestones against the work plan schedule. We will set up weekly calls with the consultant, inviting NYSDEC and EPA as necessary, to evaluate project status and act quickly to address any unanticipated changes or deviations from the SAP and cleanup plans. We will monitor the project budget concurrent with tracking the schedule, on at least a monthly basis. We will document project outputs, outcomes, and results in the quarterly progress reports to EPA and in EPA’s ACRES database. Outcomes beyond the end of the grant term will also be tracked in the ACRES database. Anticipated outputs are described in Section 3.a. Anticipated outcomes and results that we will track include:

- Square feet of Target Area prepared for reuse
- Number of jobs created
- Funding leveraged
- Environmental resources protected
- Increase in property values
- Removal of hazardous materials
- Increase in tax revenues
- Amenities created

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

4.a. Programmatic Capability/4.a.i. Organizational Capacity/4.a.ii. Organizational Structure/4.a.iii.

Description of Key Staff: SIDA is led by a five-member board of directors that serve under the mayor of Syracuse, and by an Executive Director, Chief Financial Officer, and support staff shared with the City of Syracuse’s Department of Neighborhood and Business Development. Three committees (audit, finance, and governance) are comprised of smaller groups of board members and staff. In 2021, we managed over \$138M in capital investment, approving 11 development projects and retaining/creating a forecasted total of 427 jobs. These projects generated \$7.88 of investment per \$1 of SIDA’s investment. This shows we have the capacity to manage the EPA Grant successfully.

We will administer the grant and be accountable to EPA for management of the CA and compliance with grant terms and conditions. We will also oversee the consultant/QEP who will implement technical activities. SIDA will use a two-person management team that will oversee all aspects of the project to ensure timely completion of key milestones. We will ensure each project partner is meaningfully involved in 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 representatives from project partners that will guide site reuse strategies and assist with stakeholder outreach.

Judith Delaney, SIDA's Executive Director, is the Project Manager for this grant and for the existing NYSDEC ERP cleanup work at the site. She will oversee all assessment and cleanup activities under the grant. For 22 years Ms. Delaney has worked in economic development with the City of Syracuse, including her time at SIDA and serving as the Executive Director of SEDCO. **Eric Ennis**, SIDA's CFO will assist with grant management, compliance, budget tracking, documentation, reporting, and drawdowns. Mr. Ennis has 8 years of experience in economic development with the City, including relevant grant administration experience serving as the Community Development Block Grant Program Administrator and serving as the lead administrative agent under SEDCO for nonprofit lending through the City's revolving loan fund.

4.a.iv. Acquiring Additional Resources: SIDA has access to additional expertise and resources through the City of Syracuse, including planning, business development, community engagement, GIS, and administrative support staff available to assist with the project as needed. SIDA also has access to community and economic development, engineering, and environmental specialists at both the City and Onondaga County.

SIDA routinely contracts with consultants and has established equal opportunity procurement procedures for ensuring a fair bidding process and complying with EPA's six good faith efforts for involving DBEs. SIDA has a procurement policy governing purchases of goods and services that sets forth the competitive selection processes. The procurement policy requires compliance with any federal funding source requirements with respect to purchasing and program compliance. SIDA will comply with EPA's solicitation clauses in the performance of this grant. The qualifications-based procurement process used by SIDA 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 assessment and cleanup studies.

4.b. Past Performance & Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements/4.b.ii.(1) Purpose & Accomplishments: SIDA received a \$2.5M grant award (and a 10% [\$250,000] match from SIDA) from the NYSDEC ERP beginning in 2018 for the remediation of **341 Peat St.**, one of the priority brownfield sites in the Target Area. This award amount was based on an estimated cost of in the site's 2012 Record of Decision and adjusted for inflation through 2018. The purpose of the grant was to investigate and remediate 341 Peat St. for industrial reuse. This was accomplished through excavation and off-site disposal of soils heavily impacted by petroleum that were accessible by excavation and installation of a well system to remove petroleum from the subsurface where contamination is deeper. The site was then covered with clean, imported soil to prevent exposure to contamination remaining at the site. An institutional control was also placed at the site to limit future development to commercial or industrial use. Our grant activities included hiring and working with environmental contractors, meetings to discuss cleanup technical data, site visits, and review of documents related to the cleanup methodology (ABCA, Cleanup Plan), stormwater infrastructure design for site reuse, and waste disposal documentation. Outputs are review of documents, oversight of contractors, and providing required reports to NYSDEC. All phases of work were completed by October 2022. The site is cleaned up for its current use for City mulch storage but will require a CMMP and potentially additional cleanup work this EPA grant will help fund once the future site development, such as the CSM, is confirmed.

4.b.ii.(2) Compliance with Grant Requirements: SIDA maintained compliance with the workplan, schedule, and NYSDEC terms and conditions, and achieved the expected results. All progress reports and other deliverables were submitted on time and in compliance with NYSDEC standards. Additional financial support was provided after the initial 2018 award to consider a paved future cover system and subsequent storm water infrastructure, including catch basins and associated storm sewer pipeline and onsite swales were designed. SIDA successfully implemented the workplan and met the schedule and reporting requirements. Financial and program reporting has been completed and accepted by NYSDEC.

Threshold Criteria for Multipurpose Grants

1. APPLICANT ELIGIBILITY:

Syracuse Industrial Development Agency (SIDA) is a public authority quasi-governmental entity that operates as an agent of a General Purpose Unit of Local Government, the City of Syracuse. Therefore, SIDA is eligible to receive EPA Brownfields Multipurpose Grant funding.

2. COMMUNITY INVOLVEMENT:

SIDA will work with the public and non-profit partners listed in 2.b.ii./2.b.iii. to employ community engagement strategies that allow stakeholders and community members to provide informed feedback, which directly influences future neighborhood projects. Connections with neighborhood advocacy groups and local government position us to work collaboratively with all relevant partners in identifying needs, solving problems, and fostering local leadership in the Near Eastside. SIDA will engage stakeholders with traditional, targeted, and innovative outreach tools and methods during our 13 annual public hearings and additional outreach events to reach a broad and inclusive audience. During the first quarter of the project, we will prepare a Public Involvement Plan (PIP) detailing methods for community involvement over the life of the project. The PIP will include guidelines for establishing regular public and project partner meetings to guide the project, provide strategies to encourage dialogue with developers, and establish periodic updates to provide to local government and community leaders, as well as lay groundwork for the project-specific webpage. A project webpage and other reference materials will also be created during the first two quarters of the project. To reach the broadest audience possible, SIDA will lean on Syracuse Northeast Community Center neighborhood outreach and advocacy staff to develop and execute strategies for effective and meaningful engagement with sensitive populations in the Near Eastside neighborhood. SIDA will also use the support of its 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 Near Eastside to ensure equal access to neighborhood residents. Special outreach efforts (e.g. translation services for non-English speaking and hearing impaired) will be used as needed to provide equal access to project information. SIDA will 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/or through word of mouth in existing community networks. During times of social distancing due to COVID-19, SIDA may host engagement events via Zoom and at outdoor locations.

3. TARGET AREA:

The Near Eastside Target Area is a neighborhood in the City of Syracuse, New York that is 1.4 miles east of downtown. It is comprised of census tracts 17.01, 17.02, 18, 35, and 36.01 and consists of a mix of residential, commercial, and industrial uses. It is generally bound by Highway 690 and Burnet Ave. to the north, Midler Ave. to the east, Interstate 81 to the west, and Genesee St. to the south. It is also part of the Erie Boulevard Brownfield Opportunity Area (BOA), a section of the Erie Blvd. corridor home to 77 brownfield properties presented in the City's BOA Plan that highlights brownfields targeted for reinvestment.

4. AFFIRM BROWNFIELD SITE OWNERSHIP:

SIDA owns 341 Peat St. (Onondaga County tax lot #3115000320010001005003), 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 U.S. government. SIDA would like to conduct cleanup activities at this site.

Threshold Criteria for Multipurpose Grants

5. USE OF GRANT FUNDS:

- We plan to conduct Phase II ESA assessment activities on 100, 102, and 101-113 Greenway Ave. as indicated on pages 2 and 10 of the grant narrative.
- We plan to complete remedial actions on 341 Peat St. and 100, 102, and 101-113 Greenway Ave. as indicated on pages 2 and 10 of the grant narrative.
- We plan to build on the existing conceptual site model and develop a feasible reuse strategy for the priority sites collectively as indicated on pages 10-11 of the grant narrative.

6. Expenditure of Existing Grant Funds:

SIDA does not have an open EPA Brownfields Multipurpose Grant or Assessment Grant.

7. Contractors and Named Subrecipients:

Not applicable. (SIDA has not procured a contractor and no subrecipients are named or anticipated.)