

RE: FY2023 EPA Brownfields Assessment Coalition Grant Application

Wayne County, New York is pleased to submit this proposal for FY2023 Brownfields Assessment Coalition Grant funding. Below we provide the information requested.

1. Applicant Identification:

Wayne County, New York
26 Church Street
Lyons, New York 14489

2. Funding Requested:

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

3. Location:

- (a) City: Town of Lyons, Village of Newark, Town of Sodus, Town of Wolcott
(b) County: Wayne County
(c) State or Reservation: New York

4. Target Area and Priority Site Information:

- Target Areas:
 - Village of Newark
 - Town of Lyons, Downtown Historic District
 - Town of Sodus
 - Town of Wolcott
- Census Tract numbers within Target Areas:
 - Village of Newark , census tracts 211 and 212
 - Town of Lyons, census tract 214
 - Town of Sodus, census tracts 208 and 209
 - Town of Wolcott, census tract 215.02
- Addresses of Priority Sites:
 - Former NDC – 703 East Maple Street, Newark, NY 14513
 - 201 Church St – 201 Church Street, Newark, NY 14513
 - Former New Cut – 434 East Union Street, Newark, NY 14513
 - Former Agway Fertilizer Plant – 100 Cole Road, Lyons, NY 14489
 - 8700 Hill Road – 8700 Hill Road, Lyons, NY 14489
 - Former Malt House, 8241 Santell Street Sodus Point, NY 14555
 - Water Treatment Site, 8087 Featherly Dr. Sodus Point, NY 14555
 - Former Butler Prison, 14001 Westbury Cutoff Wolcott, NY 14590

5. Contacts:

(a) Project Director:

Name: Brian Pincelli, AICP/EDFP, Director, Wayne County Economic Development and Planning

Phone: (315) 946-5919 | Email: bpincelli@co.wayne.ny.us

Mailing Address: 9 Pearl Street, 2nd floor, Lyons, NY 14489

(b) Chief Executive/Highest Ranking Elected Official:

Name: Phillip Eygnor, Chairman, Board of Supervisors

Phone: (315) 946-5406 | Email: dlliseno@co.wayne.ny.us

Mailing Address: 26 Church Street, Lyons, NY 14489

6. Population:

- Population of Target Areas:
 - Village of Newark: 8,993
 - Town of Lyons: 3,496
 - Town of Sodus: 2,640
 - Town of Wolcott: 1,499
- Population of Wayne County: 90,013

7. Other Factors:

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 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).	Page 2, 3 Water treatment plant, New Cut, Agway, Malt house
The priority site(s) is in a federally designated flood plain.	Page 3 Water treatment plant
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page 3 NDC
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page 4
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	Page 4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	

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

9. Releasing Copies of Applications: not applicable

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management

625 Broadway, 12th Floor, Albany, NY 12233-7012

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November 10, 2022

Brian Pincelli, Director of Economic Development and Planning
Wayne County
26 Church Street
Lyons, NY 14489

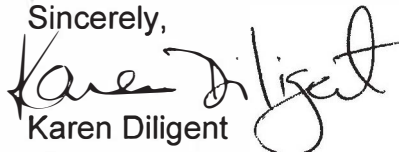
Dear Mr. Pincelli,

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from Wayne County, dated October 13, 2022, for a state acknowledgement letter for a Federal Year 2023 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that Wayne County plans to submit a Brownfield Coalition Assessment Grant application for hazardous substances and petroleum in the amount of \$1,000,000 with coalition partners of the Town of Lyons, the Village of Newark, and Greater Rochester Enterprise. Focus of the funding will be to conduct Phase I and II Environmental Site Assessments in the Town of Lyons and Village of Newark. Funding will also be allocated for area-wide planning, 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
M. Cruden, DEC Albany
M. Zamiarski, DEC Region 8
D. Pratt, DEC Region 8
O. Rothfuss, Wayne County



Department of
Environmental
Conservation

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a Coalition Members, Target Area & Brownfields: 1.a.i Coalition Members: In Fiscal Year 2020 (FY20), a coalition led by Wayne County (the County) and two of its largest municipalities (Town of Lyons and Village of Newark) was awarded \$600K of EPA Brownfield Assessment funding. Since then, the Coalition effectively utilized 71% the funding to develop a successful Brownfield Revitalization Program inclusive of a diverse group of community stakeholders. Using strategies that made the FY20 Grant a success, the County has formed a Coalition with three non-lead members, with each representing separate geographic areas (referenced as Target Areas) of the county where brownfield revitalization projects will be focused. Coalition members include Lyons, Newark, and Greater Rochester Enterprise (GRE), a community-based organization (CBO). They were identified as key partners for the EPA Brownfield Assessment Coalition Grant (ACG) because of ongoing partnerships with the County and our collective goals to improve economic conditions, address housing shortages, make our communities safer, and preserve greenspace. Target Areas (TAs) by coalition member and area include **Town of Lyons TA** - Town of Lyons, pop. 5,625, census tract (CT) 214: **Village of Newark TA** - Village of Newark (pop. 8,836, CTs 211 and 212): **GRE TA** - Town of Wolcott pop 1,499, CT 215.02 and **Wayne County TA** - Town of Sodus - pop. 2,640, CTs 208 and 209.

Newark and Lyons have some of the highest concentrations of brownfields in the State and County along with aging populations, low income, individuals with developmental challenges, and a decreasing tax base leaving no funding to address brownfields. GRE does not have resources to address brownfield sites but has a history of connecting local and outside businesses with development opportunities in our TAs making them a vital part of our program's outputs and sustainability. Working with our local communities and strategic partners such as the Wayne County Regional Land Bank (WCLB) and the Wayne Economic Development Corporation (WEDC), Wayne County is uniquely positioned to lead a coalition to address brownfield issues and support revitalization in our most impacted areas. To continue the momentum of the FY20 Grant and accomplish the community's collective revitalization goals, our coalition needs this ACG to fill funding gaps and fuel public-private partnerships.

1.a.ii Overview of Brownfield Challenges & Description of Target Areas: Wayne County (pop. 90,013), in upstate New York on the south shore of Lake Ontario, covers 604 miles² and consists of 15 towns & seven villages. The County is #5 in New York agriculture with \$221M in farm income from 829 farms. A State Certified Agricultural District encompasses 293,816 acres or 78%, of the County. The Erie Canal, which bisects the County, and railroads constructed 200 years ago fueled the availability of fast and affordable transportation of goods. The result was an immediate influx of industry, new residents, and culture. Along the Canal, Wayne County, Lyons, and Newark became home to numerous manufacturing and industrial plants. Industry included machine shops, mills, parts processing, fertilizer, cement/blocks, coal fired utilities, electronics, and automobile shops. From the 1960s to the mid-1980s the County lost many employers including Sarah Coventry Jewelry, Jackson and Perkins, Hickock Belts and Royster Fertilizers. The Newark Development Center (NDC), a facility for the mentally challenged, housed up to 4,000 residents and employed up to 1,700 until State policy changes led to its closure in 1991. The loss of these employers had significant economic impacts on the County and its municipalities which fueled the creation of abandoned properties. These properties (brownfields) have risks relating to structural integrity and environmental concerns (hazardous building materials and potential soil and groundwater impacts from petroleum and hazardous substances).

TAs for the FY 2023 ACG include the Towns of Lyons (pop. 3,496, Census tract 214), the Village of Newark (the County's largest municipality lying within the Town of Arcadia – pop. 8,993, census tracts 211 and 212) the Town of Sodus (pop. 2,640, census tracts 208 and 209) and the Town of Wolcott (pop 1,499 census tract 215.02). Newark and Lyons have +/- 14% of the County's population along with some of the greatest environmental justice/socio-economic challenges and worst poverty rates in the region and the U.S. They have a high concentration of vacant/abandoned brownfields that can be used to revitalize neighborhoods and the economy. To avoid geographical overlap of ACG coverage, Wayne County will focus on priority sites located within several miles of each other in the contiguous Town of Sodus. These sites were identified as catalyst properties during our previous brownfield inventory project (see Section 1.a.iii) and our current CWA. GRE's TA is in the Town of Wolcott which was formerly home to a large state prison that was recently closed. The Census Tracts (CTs) in Newark and Wolcott are recognized as Disadvantaged Communities^a by NYS due to low median incomes of residents and high levels of poverty. Additionally, all four TAs meet the NYS Department Environmental Conservation (NYSDEC) definition of a Potential Environmental Justice (EJ)

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

Area^b and all the CTs in the TAs meet the definition of an American Rescue Plan Act (ARPA) Qualified CT^c. The communities are also on the draft list of disadvantaged communities using criteria established by the Climate Justice Working Group. The ACG will provide funding for site assessments that will evaluate potential brownfield impacts on community residents, and advance established revitalization goals.

1.a.iii. Description of the Priority Brownfield Sites: With over 200 years of heavy industry there are hazardous substance and petroleum-impacted brownfields scattered throughout Wayne County. The TAs have residential neighborhoods built alongside early industrial corridors putting residences, schools, and parks in proximity to former industrial, manufacturing and utility businesses which have now become brownfields. In February of 2020 our County partner, Wayne County Industrial Development Agency (IDA) used a NYS Empire State Development grant to complete a comprehensive countywide brownfield inventory which was the vehicle to hit the ground running when EPA CWA funding was awarded later that year. The project identified approximately 70 brownfield properties countywide with multiple priorities in the TAs. The priority sites consist of a former mental health hospital, auto garages/gas stations, junk yards, commercial and industrial buildings ranging in size from 0.1 acres to 154 acres and abandoned housing. These sites are within our most densely populated areas among our most sensitive populations.

Since commencement of the CWA in the fall of 2020, our team has worked on environmental site assessment (ESA) and/or cleanup planning activities at over 30 sites (more than double the goal of 12 sites that was established with EPA in the CA Work Plan). We have also identified sites that are prime targets for assessment/planning using future grant funds. Some of these sites (NDC, Agway, Hill Road, and the Malt House identified below) are larger and have complex environmental considerations making additional funding essential to our efforts. The following table includes several priority redevelopment sites identified by the coalition. Revitalization and local planning (see 1.b.i), has identified these sites as catalysts for economic development in each Target Area.

TA	Priority Site ¹	Site Descriptions & Contaminants of Concern (COCs)	DEC Sites ²	Funding Needs
Newark	Former NDC	157-acre underutilized institutional property in designated opportunity zone (DOZ) within the central business district. Former fuel storage, maintenance shop and regulated building materials (RBM).	34	Phase I/II ESA, RBM Survey, RAP, RP
	201 Church Street	Abandoned former two story 13,000 ft ² medical office. COCs include petroleum and RBMs. In downtown revitalization initiative area and DOZ.	79	Phase I/II ESA, RBM Survey
	Former New Cut	Vacant formerly occupied by photo etching company <i>located along the Erie Canal</i> in DOZ. COCs include hazardous substances, petroleum and RBM.	19	Phase I/II ESA, RBM Survey
Lyons	Former Agway Fertilizer Plant	Former coal fired electric generation plant then fertilizer production <i>located on the Erie Canal</i> . COCs include arsenic, mercury, fertilizer compounds, petroleum and RBM.	12	Phase II ESA, RBM Survey, RAP, RP
	8700 Hill Road	Former warehouse/shipping facility on 21.5 acres with 162,300 ft ² of building space. COCs include petroleum, hazardous substances, RBMs.	19	Phase I/II ESA, RBM Survey, RAP
Wayne County	Former Malt House, 8241 Santell Street Sodus Point	Former malt house for the Genesee Brewing Company covers 3.45 acres overlooking Sodus Bay and a 78,600 ft ² (parts are 4-story) building. Potential COCs include: RBMs and petroleum/hazardous substances.	26	Phase I/II ESA, RBM Survey, RAP, RP
	Water Treatment Site, 8087 Featherly Dr. Sodus Point	This property occupies 4.25 acres with over 300 feet of Lake Ontario shoreline . Previously housed a water treatment plant. Potential environmental impacts include petroleum and hazardous substances. Property is in a FEMA flood zone.	7	Phase I/II ESA, RBM Survey, RAP
GRE	Former Butler Prison, 14001 Westbury Cutoff Wolcott	A 200-acre campus formerly used as a state prison. Potential contamination includes RBMs, petroleum and hazardous substances in soil/groundwater from tanks and former maintenance activities.	3	Phase I/II ESA, RBM Survey, RAP, RP

¹ Sites prioritized by coalition based on local Comprehensive Plans. ² Sites include registered petroleum tanks, RCRA sites, NPDES, remediation and spills, within 0.5 miles. RBM = Regulated Building Materials (includes Asbestos-Containing Materials; Lead-Based Paint; and PCBs = Polychlorinated Biphenyls); COCs = Contaminants of Concern; ESA = Environmental Site Assessment; RAP = Remedial Action Plan, RP = facility reuse plan.

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

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

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

1.b. Revitalization of the Target Area:

1.b.i. Reuse Strategy & Alignment with Revitalization Plans: The Target Area redevelopment strategies for brownfields align with ongoing projects and goals established during community engagement conducted to develop the Village of Newark Comprehensive Plan; Newark’s Downtown Revitalization Initiative (DRI), the Town of Lyons Comprehensive Plan; Wayne County’s Derelict Property Study; and the Wayne County Capital Plan. The sites identified below are catalytic and will spur additional developments consistent with these plans. The TAs were chosen for the EPA ACG grant because they: **(a)** offer the most connectivity and support to recent investments, including the \$10M DRI, with a vision of: “Downtown Newark and the Erie Canal District as a cultural and commercial center to the Finger Lakes region. The Village has identified a “final slate” of seven projects proposed to New York State for funding from the \$10M award. These projects propose to use up to \$13M funding as part of \$82M total project costs to create a hotel & conference center; a regional health & wellness center; redevelop 90,000 sq. ft. of former manufacturing space into 95 apartments & 5,000 SF of community space. Newark recently completed highway improvements and streetscaping that reconstructed downtown roadways, existing infrastructure and streetscaping promoting pedestrian and biking safety for residents and local businesses. Other recently completed projects fostering revitalization include expansion/renovation of a 20-bed intensive 6–8-month residential stabilization/rehabilitation center (adjacent to NDC) for women and substance abuse patients; and a recent WCLB project to renovate a property for use as a Child Advocacy Center; **(b)** support the most economically and environmentally disadvantaged neighborhoods in the County; **(c)** include existing infrastructure; and **(d)** are the focus of recent planning initiatives. These factors provide a strong foundation for revitalization of the area, potential to attract private investment, and the ability to focus revitalization on neighborhoods having the greatest social, economic, and environmental justice needs. The following table summarizes redevelopment strategies for priority sites and local land use/revitalization plans.

	Priority Site	Reuse Plans/Strategy	Alignment with Revitalization/Land Use Plans
Newark	NDC	Commercial/mixed-use with available utilities and over 100 acres available for renewable energy .	Newark’s Plans include mixed types/sizes of housing for seniors, special needs residents, and first-time buyers. Reuse vacant sites for community-serving businesses and renewable energy development .
	201 Church Street	Developer interest for reuse as a medical office.	Supports redevelopment goals to revitalize the property to support medical office use.
	Former New Cut	Commercial (retail/dining) to transform canal neighborhood into an economic anchor.	Supports goals to revitalize sites on the Erie Canal. Waterside district focusing on mixed-use infill development to enhance boating and trails.
Lyons	Former Agway Fertilizer	Demolish structures, renovate suitable buildings to redevelop as commercial space.	Plans identify use as a freight transit station due location (nearby intersection of adjacent rail main line, Erie Canal, and nearby NY State Thruway).
	8700 Hill Road	Demolish or renovate suitable buildings to redevelop as manufacturing space.	Plan goals are to create large-scale manufacturing and commercial jobs. This site matches that need.
Wayne County	Former Malt House	Renovate for hospitality (resort hotel) and commercial use and greenspace.	Supports Comprehensive Plans to revitalize vacant/underutilized brownfields. Restore natural beauty surrounding Sodus Bay.
	Water Treatment Site	Demolish structure and create greenspace and access to Lake Ontario.	Support goals of County and Village Comprehensive Plans and LWRP to revitalize vacant & underutilized brownfields and add community greenspace.
GRE	Butler Correctional	Residential, educational, and commercial space.	Plans & goals are to create mixed commercial and residential space. This site matches that need.

1.b.ii. Outcomes & Benefits of Reuse Strategy: The following table illustrates the anticipated number of new jobs, and residential, industrial, and commercial space created from the proposed projects.

Priority Site	New Residential Space ⁽¹⁾⁽²⁾	New Industrial/Commercial Space ⁽¹⁾	New Jobs ⁽³⁾
NDC	50,000 SF (~ 58 units)	50,000 SF (office, educational, medical)	80*
201 Church Street	n/a	2,500 SF (office, medical)	5*

Priority Site	New Residential Space ⁽¹⁾⁽²⁾	New Industrial/Commercial Space ⁽¹⁾	New Jobs ⁽³⁾
Former New Cut	n/a	8,250 SF (Restaurant, retail)	20*
Agway Fertilizer Plant	n/a	20,000 SF (Commercial, Manufacturing)	30
8700 Hill Road	n/a	100,000 SF (Commercial, Industrial)	75
Former Malt House	n/a	78,600 SF (Mixed commercial, hospitality)	100
Former Water Treatment Site	n/a	Waterfront greenspace	1 ^{PM}
Former Butler Correctional	n/a	150,000 SF (manufacturing, commercial)	75
Total Estimates	50,000 SF (~ 58 units)	413,500 SF	~386

⁽¹⁾Square footage (SF) based on size of existing structure(s) or proposed size of new structure. ⁽²⁾Unit estimates based on average apartment size of 860SF. ⁽³⁾Job estimates based on the USEIA's most recent employment estimates for industrial, commercial, retail, restaurant, and mixed-use spaces. *Denotes jobs created in DOZ. ^{PM} = Property Manager, (temporary construction job created)

These combined efforts will return abandoned, often tax-delinquent sites to productive use, increasing tax revenues, property values and the health and welfare of our communities as highlighted below.

- **Create Jobs & Reduce Poverty:** Returning brownfields to productive use aligns with local Plans to prioritize employment opportunities in areas with large unemployed populations and bring high-quality technical jobs to abandoned facilities. As shown in the above table, we estimate the proposed projects will **create ~386 new jobs** in *areas of the county suffering* the highest unemployment rates.
- **Generate New Tax Revenue:** By restoring vacant/abandoned tax-delinquent properties to the tax roll in the TAs, Wayne County will increase local tax revenue by approximately \$464,800 based on assessed value and 2022 tax rates per year. This number will significantly increase as returning industrial/commercial parcels to productive use will increase property values and generate higher tax revenues. These revenues are critical for supporting a healthy municipal fund.
- **Stimulate Private Investment:** Nearly dollar-for-dollar, the County has leveraged public funding with private investment and expects the same outcome on this grant. The Town of Lyons and Village of Newark are both moving forward on projects (\$13.8M and \$82.2M respectively) that have significant private investment in their targeted renewal zones. Quantifying environmental liabilities will allow WCLB to take ownership of certain properties remove barriers to redevelopment (e.g. liens, fractured ownership, title flaws), and market them for purchase. Removing these barriers will make sites marketable and GRE can assist with marketing new investment for community benefit.
- **Provide affordable, quality housing:** The existing CWA has had a focus on providing affordable, quality housing for our residents. Our work on the Canal Street sites in Lyons is expected to contribute to creating housing in an area where New York is providing funding to promote revitalization. We will continue to prioritize affordable housing in the **TAs** to address existing shortages and reduce cost burdening.
- **DOZs:** Newark has two DOZs which cover the entire geographic area of the Village. The NDC, 201 Church Street and former New Cut facilities are located within the DOZs and have the potential to generate 105 new jobs. The coalition and our partners are actively marketing DOZ opportunities and looking at related funding.
- **Renewable Energy:** We have a history of supporting renewable energy and will promote those development options for the NDC, and other sites. We have a policy to moderate solar installation tax impacts. **Energy efficient building design** and climate adaption/mitigation measures will be built into development projects.

1.c. Strategy for Leveraging Resources:

1.c.i. Resources Needed for Site Reuse: The County and our partners satisfy eligibility requirements to leverage funding from local, state, and federal sources for community revitalization, as well as private organizations (utility companies) who offer **incentives for improving energy efficiency and sustainability**. Wayne County's 2022 tax foreclosure auction generated over \$1M, a portion of which will be used for demolition and advancing redevelopment of brownfield sites. CWA funding from EPA FY20 has been used to complete Phase I and Phase II ESAs and SAPs with reuse plans on-going on multiple sites. The WCLB also leveraged \$700K of Community Development Block Grants (CDBG) funds to complete a Phase II ESA, site remediation and reuse planning at one of our priority sites (42 Elmer Street, Lyons). We also successfully applied for **EPA RLF funding in FY2022** to bridge the gap between environmental assessments and cleanups. FY23 ACG funding will solidify the foundation that stimulates other forms of funding for community revitalization. While continuing environmental assessments under the ACG and targeted demolitions and cleanups by the WCLB at priority sites the County and our partners will continue to leverage the following additional funding sources to advance remediation and reuse of brownfield sites.

- **NY State Forward:** to invigorate downtowns in small communities. Lyons recently applied for funding to revitalize their central business district, where 5 cluster brownfield sites were investigated using our existing CWA, including streetscaping, private development programs, supporting existing

businesses, canal side improvements, and creation of a small business development fund.

- **Restore NY Communities Initiative:** provides funding to revitalize commercial/residential properties encouraging community development and neighborhood growth by eliminating blight. Lyons is shortlisted to receive funding (up to \$14M) for reducing blight and dangerous buildings for 13 properties in their central business district. Funding will transform properties via demolition, reconstruction, and rehabilitation. It is expected that 35 residential housing units (79,524 ft²) will be created.
- **NYS Office of Community Renewal:** Provides funds to municipalities with populations < 50,000 and counties with area populations < 200,000 to revitalize neighborhoods, expand affordable housing and economic opportunities and improve community facilities and services. The County has used this program to successfully fund gaps for business expansion, demolition, planning and renovation. Most recently this fund was used to pay for reuse planning and environmental remediation at 42 Elmer Street where CWA funding was used to complete Phase I and Phase II ESAs.
- **NYS Downtown Revitalization Initiative (DRI)** In 2021 the Village of Newark was awarded \$10M to boost post COVID-19 economics by transforming its downtown into vibrant neighborhoods. Funding is addressing needs for mixed use development, housing for the workforce and seniors, and new space for indoor recreation/wellness focusing on using space such as the New Cut property on the Erie Canal.
- **NYS Brownfield Cleanup Program (BCP).** The BCP provides tax incentives for the redevelopment of brownfields. The BCP offers property tax credits to private brownfield sites developers. We will leverage completed environmental assessments from ACG Grant funds to attract developers who commonly use this program as part of their investment strategy.
- **Wayne County Available Funding.** The County has multiple additional funding options to assist prospective brownfield site developers including: *WEDC Revolving Loan Fund; EPA Brownfield Revolving Loan Fund (which includes a \$200K WEDC match), Wayne County Industrial Site Fund; IDA Revenue Bonds and Tax Incentive Program; and Business Property Tax Exemptions*
- **EPA Cleanup Grants.** Where assessment activities identify remediation is necessary prior to redevelopment, the County will also pursue EPA Brownfield Cleanup Grants. The WCLB is pursuing an EPA MPG to address assessment, reuse planning and cleanup of multiple “cluster” brownfield properties they own in the central business district of the Town of Lyons.

1.c.ii. Use of Existing Infrastructure: The TAs have the most robust infrastructure (water, sewer, highway, rail, public transit access) in the region providing the greatest opportunity for reuse. The NDC has multiple structures that the coalition anticipates preserving for reuse as commercial and residential property. This will require the least investment in infrastructure and provide opportunities to preserve the unique architectural character and history. The 8700 Hill Road Site and Former Agway Fertilizer in Lyons both have existing sewer, water access, natural gas, electric and telecommunications with capacity to promote manufacturing reuse. Throughout the TAs most of the brownfield sites are in town centers that have utilities readily available. Furthermore, within the last 5-years, the County and its coalition partners have acquired over \$15M in federal and state grants and loans for utility infrastructure upgrades and improvements.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

2.a. Community Need: 2.a.i. The Community’s Need for Funding: The 2021 estimated populations for Wayne County, the Village of Newark, and Lyons (see table below) have all declined since 2010. Population loss is economically challenging for any community but is especially challenging for micro-communities such as those in Wayne County. According to County Health Rankings and Roadmaps, 2019, Newark and Lyons resident’s annual median household incomes (\$51,178 and \$50,104 respectively) fall significantly below the US (\$69,717) and NYS (\$74,314) levels. Population loss, low incomes, and high poverty rates reduce the local tax base limiting funding available for brownfield projects. Together the factors shown in the table below indicate much lower than average discretionary income, which results in less spending, decreasing local business revenues and taxes. Abandoned property is also an economic challenge for Target Area communities. The 2021 Wayne County Treasurers Annual Report shows unpaid tax parcel bills totaling \$5,526,936 or 11.86% of the \$46,615,000 tax levy. Increasing inflation and mortgage rates are also slowing real estate transactions which means less income for municipalities from those transactions. With a decreasing tax base, below average incomes, a slowing real estate market and an aging population, municipalities in the County have limited staff and financial resources to address brownfields without outside funding. In addition, funds that were formerly available through the NYSDEC Environmental Restoration Program (ERP) are currently depleted.

Data Type	BROWNFIELD TARGET AREA				Wayne County	New York State	United States
	Newark	Lyons	Sodus	Wolcott			
Total Population	8,993 ^{Ave1}	3,496	2,640 ^{Ave2}	1,499	90,013	20M	331M

Data Type	BROWNFIELD TARGET AREA				Wayne County	New York State	United States
	Newark	Lyons	Sodus	Wolcott			
Senior Population	18%	19%	16%	59%	20%	11.4%	16.8%
Labor Force Participation	60%	65%	57	56%	60%	63.2%	63.4%
Median Household Income	\$51,178	\$50,104	\$44,760	\$36,316	\$62,003	\$74,314*R	\$64,994*
Poverty Rates	14.7%	23.4%	18.9%	24%	12%	13%	11.6%
Child/Youth Poverty Rate (age <18 Years)	13.3%	36.7%	unavailable	36%	9.2%	17%	9%
Disabled Population	21.9%	22.7%	9.2%	34%	14.7%	11.3%	26%

Data reflect July 2021 Quick Facts, October 17, 2022 EJ Screen, and US Census Bureau, American Community Survey 2016-2020. **Bold** indicates distress factors above or below (depending on factor) US averages. **Shaded** indicates distress factors above or below (depending on factor) State averages. * Data taken from US Department of Housing and Urban Development April 2021 (*R=rural NYS). ^{Av1} Average Census Tracts 211 and 212, ^{Av2} 208 and 209.

Since 2008 there has been a decline in business activity which has impacted property tax revenues, further straining the Target Area’s ability to maintain aging infrastructure that typifies older municipalities. A decrease in jobs and population has added to community blight as the number of vacant (“zombie”) homes has also increased. These economic factors/challenges have had a cumulative negative impact on the ability of the target communities to provide necessary resources such as police and fire services. As communities with small populations, Lyons and Newark have limited financial resources and are unable to draw on other sources of environmental funding. Tax delinquent sites have a substantial impact on these communities, and they cannot be foreclosed upon without performing necessary due diligence to understand environmental risks. Without the use of ACG funds to supplement other sources, the momentum created by site assessments using current CWA funds will stall and existing brownfields will remain dormant increasing the probability that additional abandoned/vacant sites will be created.

2.a.ii. Threats to Sensitive Populations:

(1) Health or Welfare of Sensitive Populations: The table here shows the TAs are home to multiple sensitive populations and are challenged with high levels of poverty and unemployment as compared to other areas

of the County, NYS, and US. Group homes for 70 residents of the NYS Developmental Disabilities Services Office are located within the NDC Priority Site. **Children are another sensitive group** with an above average population facing high rates of poverty. **Welfare concerns** in the Target Area include blight, homelessness, unemployment, lack of quality affordable housing, health insurance, healthy food choices and recreational amenities. As detailed in Sections 2.a.ii (2) & (3) below, **health concerns** in the TAs include asthma, lead poisoning, obesity, pre-mature death, and poor mental/physical health. **Aging buildings and lack of safe and quality housing** are also problems as over half the area’s housing stock was built pre-1960 (increasing the likelihood of exposure to RBMs). The grant will be used to address multiple contaminated sites within the TAs for which threats to the health or welfare of sensitive populations are known or are identified because of assessments completed using the County’s FY20 EPA CWA Grant. Cleanup of these sites will help to eliminate exposure risks, and advance completion of projects that will help to reduce or address the public health and welfare concerns identified in the preceding paragraph.

Sensitive Population Categories ^d	Percentile in NYS/US				
	Newark	Lyons	Sodus	Wolcott	County
Demographic Index	53/52	53/52	58/59	47/47	33/30
Low Income Population	73/67	69/63	81/76	77/72	56/50
Sr. Population (age 64+)	60/60	64/64	50/54	59/59	64/63
Disabled Persons *	21.9%	22.7%	9.2%	34%	14.7%

Data pulled from EJ Screen (version 2022) 10/27/22. **Bold** indicates distress factors ≥ 50th % tile. **Shaded** indicates distress factors ≥ 60th % tile. *% exceeds NYS values.

(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions: Wayne County ranks in the lower middle range (41 of 62) of NY counties in Health Outcomes¹. Table 2 summarizes prevalence rates for several chronic disease and health indicators for Wayne County residents. A County Health Department report shows that several cancer incidence and mortality indicators rank the County in the bottom quarter as compared to other NYS counties. Specifically, lung and bronchus, prostate, breast, and colorectal cancer have the highest incidence and mortality rates in Wayne County, with lung and bronchus cancers accounting for 29.6% of all Wayne County cancer deaths.

Health Measure Indicators	Wayne County	New York State	U.S.
Cancer Incidence ² (per 100,000)	634	484	442
Lung and Bronchus Cancer ² (per 100,000)	94	61	42
Chronic Kidney Hospitalization ⁴ (per 10,000)	189	137	150
Chronic Lower Respiratory Disease Mortality ³ (per 100K)	44	29	25
Female Breast Cancer ¹ (per 100,000)	201	128	19.4

Health Measure Indicators	Wayne County	New York State	U.S.
Diabetes ⁴ (per 100,000)	127	92	112
Adult Obesity ¹	32%	27%	30%
Premature Death	7,100	6,000	5,600

¹ County Health Rankings and Roadmaps 2022, ²Cancer Incidence and Mortality Trends, NYSDOH (1976-2019), ³ NYSDOH Community Health Indicator Reports 2020, ⁴ Institute for Health Metrics and Evaluation, Wayne County Profile. **Bold** indicates distress factors above or below (depending on factor) US averages. *Shaded* indicates distress factors above or below (depending on factor) State averages. *Specific data for Target area communities not available.

Wayne County residents are also at a higher risk for mortality from Chronic Lower Respiratory Disease (CLRD) and have a higher hospitalization rate than NYS. Asthma is a specific concern in the Town of Lyons, which has a rate of 64.6 asthma-related emergency department (ED) visits per 10,000 per year as compared to the rest of Wayne County with a rate of 36.7. With the history of industrial activity (including coal burning utilities), homes built before 1960 (with RBMs/vapor intrusion) and brownfields located near residents, there is a strong case to link the noted health indicators to historical contamination and current brownfields. The TAs also have a disproportionate number of families headed solely by females and poverty rates are higher than state and national averages. The high poverty rate for female led households limits current housing options in the Target Area.

Negative Health impacts will be reduced as exposure pathways to contaminants are mitigated using the ACG, our existing RLF and other funding sources. Removal of soil impacts will reduce exposure to hazardous substances from ingestion of particulates and inhalation of vapors; removal of dissolved contaminants that threaten aquifers and surface water will reduce potential exposure to carcinogens; and abatement of asbestos from aging/decaying structures like the NDC will reduce the risk of respiratory disease.

(3) Promoting Environmental Justice: Industrial growth along the Erie Canal in the TAs has resulted in long-term environmental justice impacts and threats that are still present today. Demographic data shows income and poverty levels in the Target Area above national averages. EPA’s EJSCREEN Tool shows that these sensitive populations fall above the 60th percentile (US and NYS average) for disproportionate burden/vulnerability to exposure to lead paint, wastewater discharges and risk management planning. Exposure to lead paint is higher in the Target Area with Newark, Lyons, and the Sodus region at 78, 85 and 86 of the US %tile respectively. Newark and Lyons rank 90 and 89 respectively for the US %tile for exposure to wastewater discharges and Newark is in the 64th percentile for proximity to underground tanks while Lyons it at 62.

The ACG integrated with RLF, and other funding will be used to address legacy contamination associated with brownfields in the Target Area and identify remedial measures necessary to address threats at priority sites. ACG funds will be used to complete Phase I/II ESAs and RBM surveys and our existing RLF will be used to promote removal of asbestos/lead-based paint from structures in the Target Area. These actions will support demolition and adaptive reuse at priority sites. The RLF will fill local funding gaps providing a bridge between ACG funds and cleanup allowing revitalization of brownfields in the Target Area. ACG integrated with RLF funding will address longstanding environmental issues that disproportionately impact low-income, disabled, and elderly residents.

Environmental Justice Indicators (EJI)	Percentile in US				
	Newark	Lyons	Sodus	Wolcott	County
Lead Paint Indicator	78	85	86	70	69
RMP Proximity	17	62	93	49	49
Wastewater discharge	90	89	1	11	86

Bold indicates distress factors ≥ 60th %tile. Shaded indicates distress factors ≥ 70th %tile. RMP=Risk Management Plan. Data pulled from EJ Screen (version 2022) 10/27/22.

2.b. Community Engagement: The County and coalition members have set a strong foundation for community engagement through the CWA Grant program. The County works with our towns and villages, project partners and community stakeholders to form strong partnerships for our grant projects. Community involvement in planning and implementation ensures the community has a voice in the decisions affecting them and that residents will benefit from the revitalization of brownfields in their neighborhoods. Over the last three years, the County and its coalition partners have had at least 15-20 grant related public meetings with over 150 in-person attendees. COVID impacts have helped the County and partners elevate the use of hybrid meetings on multimedia platforms to enable community engagement. The County engages the community in multiple ways that best fit the needs of each group to feel informed, voice concerns, raise questions, understand project status, and have a say in reuse plans. For the FY20 CWA Grant, the County holds monthly meetings with the coalition members to share project information, discuss site prioritization and selection strategies, share regional challenges and successes, and discuss revitalization and economic development opportunities. Due to COVID 19, we have made a practice of hosting monthly progress meetings via conference calls to ensure engagement from a broad group of stakeholders. This approach will be continued for the FY2022 EPA RLF project, and any in-person meetings will follow local COVID guidelines. The County’s Project Director (Brian Pincelli) and Project Manager (Ora Rothfuss) are also members of several regional groups where they regularly share project updates.

The County will continue to advertise all engagement opportunities through public notices, email blasts to project partners, Board of Supervisors and select board meetings, and through word of mouth in existing community networks. This toolbox of community engagement methods will allow stakeholders to provide informed feedback that can influence the next phase of work. Strong public involvement will lead to community buy-in and more effective and representative redevelopment projects. Additional elements of the County's engagement plan will include:

- **Webpage & Fact Sheets:** The County will continue to update its brownfields webpage with fact sheets, informative details about the site assessment and cleanup process and a streamlined approach to the site nomination process. Fact sheets will be updated to summarize FY23 ACG Grant accomplishments.
- **Meetings with Property Owners & Developers:** The County and other project partners regularly conduct meetings with property/business owners and developers to solicit interest and participation from potential end users and investors. GRE collaborates with local businesses, universities, not-for-profit organizations, and government leaders to support business attraction and expansion throughout the 9-county region.
- **Email & Newsletters:** A stakeholder distribution list will be created, and periodic emails will be sent out. Project partners will also communicate progress via regular meetings/organizational newsletters.
- **Special Events:** Tactical events, realtor breakfasts, loan officer tours and meetings with Wayne County Business Council and local Chambers of Commerce and Rotary Clubs (e.g., over lunch and breakfast), are tools the County uses to capture busy parents, business owners and residents without regular access to the Internet. This will allow stakeholders to provide meaningful input during the grant lifecycle.

2.b.i. Project Involvement & 2.b.ii. Project Roles: The coalition works with numerous community partners to guide grant implementation and bring important community voices to the table. Many of the partners for the FY20 Grant have confirmed their continued involvement on the Brownfield Advisory Committee (BAC) for the FY23 Grant. Below is a summary of project partners and their roles. Additional partners will be recruited throughout the project.

	Partner Name	Organization Purpose	Point of Contact	Project Role
Health	Wayne County Department of Health	Protect health, disease prevention	Diane Devlin, MS, BSN, RN 315.946.5749	Outreach, site selection, evaluating health issues & planning
Economic	WCLB	Address vacant abandoned, contaminated or tax delinquent properties, market them for reuse.	Mark Humbert, PhD Director 315.946.5495	Can take ownership with NYS MOU limiting liability. Leverage funding for Environmental Assessment and site cleanups/reuse.
	Wayne Industrial Development Agency	Develop, promote, advance sustainable economic growth	Jamie Corteville 315.946.5917	Outreach, Site Selection, Land use, revitalization, funding support
	WEDC	Promote and integrate the existing EPA RLF	Ariel Cardiel, 315.946.5975	Underwriting, servicing loan, PILOT payments, for RLF, job reports and business data.
	Newark Housing Authority	Promote quality affordable housing, economic opp.	George Getman 315.331.1574	Input on area housing needs, education, community outreach
CBOs	Lyons Main Street Program	Promote business opportunities in Lyons	Kim Howell 315-882-1521	Site Selection, Marketing
	The ARC of Wayne	Support people with developmental disabilities	David Calhoun 315.331.7741	Input on demographics, housing, education, employment, community outreach

In the first four years of its existence, the WCLB has breathed life into the process of returning brownfield properties back to productive use. With a unique memorandum of agreement (MOA) with NYSDEC, the WCLB can take ownership of properties with environmental concerns without the threat of state liability. As a property owner of seven cluster catalyst sites requiring assessment and cleanup, the WCLB is pursuing a Multi-purpose Grant (MPG) in this year's grant cycle and as a result will not be a coalition member in this grant. The WCLB remains a critical partner in addressing brownfields across the County. With all these accomplishments, there is still work to be done to continue growth and sustainability for our program. Through our existing work and community outreach efforts our team has identified additional work to be completed using remaining funding under our existing CWA. Additional partners pledging involvement include County Towns and Villages, The County Business Council, Wayne County Consortium of Schools, and Finger Lakes Board of Cooperative Educational Services (BOCES).

2.b.iii. Incorporating Community Input: Our existing CWA public outreach campaign has put us in excellent position to keep citizens of Wayne County and the TAs informed of brownfield initiatives and to provide them with a means to provide input. Project fact sheets and reference materials are available on the webpage and distributed at public facilities (e.g., libraries, community centers, churches, transit stations) and literature includes a statement that citizens may request alternative formats or special accommodations. The webpage also has a mechanism for soliciting project input on the RLF. The County will continue to utilize our webpage and media outlets including local daily and weekly newspapers,

cable access television, public libraries in the TAs, the County Economic Development and Planning Committee, and regularly scheduled Town Board meetings to seek public input on our brownfield revitalization program and the use of the RLF. The County will also utilize its social media accounts to provide the public real time information about the project. Community meetings will be held during all phases of the project and will be accessible to those who rely on public transportation and will be held at ADA-compliant facilities in the Target Area to ensure equal access to sensitive populations and Target Area residents. Special outreach efforts (e.g., translation services for non-English speaking and hearing impaired) will also be used to provide equal access to project information. These community input methods offer viable alternatives to in-person meetings and promote overall safety to minimize the impacts of COVID-19.

The County will use project partners to assist with distributing project-related information on their websites, social media pages, newsletters and other avenues offered. Furthermore, the County anticipates hosting 2-3 brownfield action committee (BAC) meetings/year and 3-4 neighborhood meetings/year. These items will provide an “information out, feedback in” process that will continue throughout the brownfield assessment, cleanup and redevelopment processes. The County will compile community input on a quarterly basis and circulate the summary to the BAC to develop response options. Public input and the County’s response will be summarized in quarterly project progress reports and on the project webpage.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

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

Task 1 – Project Management, Reporting & Other Eligible Activities
i. Project Implementation: The County will oversee consultant activities and manage all aspects of the project in accordance with the terms and conditions established in the Cooperative Agreement (CA) with EPA. At the County’s direction, the consultant will assist with compliance reporting (quarterly and final reports, ACRES updates, annual Disadvantaged Business Enterprise [DBE] and Financial Reports, etc.) and other eligible project activities identified in the CA Work Plan. The County will facilitate monthly check-in meetings with the consultant to ensure the project is progressing as planned. We anticipate up to three coalition personnel will attend one regional and two national brownfields conference.
ii. Identifying Additional Sites: Not applicable to this task.
iii. Anticipated Project Schedule: Activities will be ongoing throughout the 4-year project period.
iv. Task/Activity Lead(s): Wayne County with support from the consultant.
v. Output(s): 16 Quarterly Reports; 1 Final Performance Report; 4 DBE Utilization Reports; 4 Federal Financial Reports; prompt ACRES updates; 3 brownfield conferences attended by 3 coalition personnel; and monthly check-in meetings.
Task 2 – Community Engagement & Site Inventory/Prioritization
i. Project Implementation: The community engagement program (described in 2.b.iii) includes establishing a new Public Participation Plan (PPP) and expanding the BAC by inviting additional CBOs, property/business owners and residents. The existing project webpage, fact sheets and site nomination form will be updated. The coalition will review and prioritize sites nominated for grant funding. The existing inventory of brownfields sites will be updated for the TAs. The coalition will use the County BF Roadmap and will be asked to establish site prioritization criteria that will be incorporated with the inventory to identify the highest priority sites for assessment and cleanup/reuse planning. Inventory data will be leveraged to identify catalyst projects that are most likely to spur reinvestment and provide direct, near-term benefits for the residents in the TAs. The inventory will be linked to the County’s geographic information system (GIS) to maximize its long-term value as a planning resource.
ii. Identifying Additional Sites: The consultant will update the existing inventory of brownfield sites in the TAs. The coalition will use the updated inventory to identify and prioritize additional catalyst sites in need of assessment activities. The coalition will prioritize grant funds for sites with the greatest near-term community benefit in the TAs. Sites that have a potential purchaser or developer with redevelopment plans that align with community goals will be prioritized for funding. The coalition will also accept site nominations from property owners and prospective purchasers. The updated inventory and site nominations will be reviewed and prioritized using the criteria established in our 2019 inventory project and ranked by the coalition. This includes (1) site location within the TAs; (2) likelihood of the project moving forward based on other funding sources secured or identified; (3) number of affordable housing units anticipated; (4) number of permanent new jobs anticipated; (5) plans to improve access to critical goods or services in underserved areas; (6) alignment with local revitalization goals; (7) reduction of human health risks; (8) reduction of blight or public safety hazards; (9) proximity to existing transit networks; and (10) adaptive reuse of existing structure(s) and infrastructure.
iii. Anticipated Project Schedule: The PPP, project webpage & fact sheets will be updated during first quarter (1Q). The coalition will have monthly check-in meetings. The BAC will be convened 3-4 times per year with the first meeting during 2Q. Updates to the existing inventory of brownfield sites will be completed by 2Q.
iv. Task/Activity Lead(s): The County will lead outreach with support from project partners (as in-kind services). The County will facilitate stakeholder, BAC and public meetings with assistance from the consultant. The coalition will

lead site prioritization efforts. The Consultant will fill-in data gaps to refine the existing inventory and develop/maintain a short-list of all sites nominated/prioritized/approved for grant funding.

v. Output(s): Updated PPP, webpage, fact sheets & site nomination form; monthly check-in meetings with coalition members; ~12 BAC meetings; ~12 other property owner/stakeholder meetings; Updated brownfield inventory; List of sites nominated/approved for funding, outcomes associated with grant-funded activities.

Task 3 – Phase I/II ESAs, RBM Surveys & Site-Specific Cleanup/Reuse Planning

i. Project Implementation: The County estimates 18-22 sites will be assessed (the final total will depend on the number of sites for which more than one type of activity is performed). The consultant will prepare Eligibility Determination (ED) requests for sites prioritized by the coalition. The consultant will conduct Phase I ESAs for ~15 sites in accordance with the AAI Final Rule and the ASTM E1527-21 and E1527-13 Phase I ESA Process. The consultant will complete Phase II ESAs for ~14 sites and RBM Surveys for ~8 sites. Since many of the priority sites identified for this project are contiguous parcels, our plan is to include multiple properties in Phase II ESA field events to reduce mobilization costs and maximize assessment tasks. Prior to initiating sampling or other field investigation activities, the consultant will update the existing Master Quality Assurance Project Plan (QAPP) for EPA approval. The consultant will prepare Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) for sites selected for a Phase II ESA and/or RBM Survey. The SAPs will be submitted to EPA for approval prior to fieldwork. The consultant will prepare ABCA/RAP Reports for ~8 sites where contamination is confirmed.

ii. Identifying Additional Sites: The process for identifying additional sites is described under Task 2. The County will accept site nominations throughout the 4-year project term. Each site nomination will be reviewed and approved by the coalition prior to ED requests being prepared and submitted to EPA.

iii. Anticipated Project Schedule: Year 1: Master QAPP, 6 Phase I ESAs, 4 Phase II ESAs, 3 RBM Surveys, 2 Cleanup Plans | Year 2: 6 Phase I ESAs, 5 Phase II ESAs, 3 RBM Surveys, 4 Cleanup Plans | Year 3: 3 Phase I ESAs, 3 Phase II ESAs, 2 RBM Surveys, 1 Cleanup Plan | Year 4: 2 Phase II ESAs, 1 Cleanup Plan

iv. Task/Activity Lead(s): The consultant will lead technical activities at the direction of the County. Site Access will be secured by the County and coalition members. The Access Agreement used for the FY20 Grant will be updated by the County. The consultant will prepare ED requests at the direction of the County.

v. Output(s): 18-22 ED requests; 1 Master QAPP; 15 Phase I ESAs; 14 Phase II ESAs; 8 RBM Surveys; 8 Cleanup Plans

Task 4 – Reuse Planning & AWP

i. Project Implementation: The consultant will develop site reuse plans/redevelopment feasibility studies for ~2 catalyst sites and one AWP in the *Town of Sodus* in support of advancing redevelopment goals and adaptive reuse of catalyst sites. The feasibility studies will assist the coalition with identifying the highest and best reuse for sites with unique redevelopment challenges.

ii. Identifying Additional Sites: The process for identifying additional sites is described under Task 2. This approach will be used for selecting additional catalyst sites in need of reuse plans. Should additional priority areas be nominated for AWP activities, the County will review the request with the BAC to determine if grant funds should be allocated for additional planning activities.

ii. Anticipated Project Schedule: Year 1: 1 Reuse Plan | Year 2: 1 Reuse Plan, 1 AWP

iii. Task/Activity Lead(s): The consultant will lead all technical activities at the direction of the County.

iv. Output(s): 2 Site Reuse Plans; 1 AWP deliverable

3.b. Cost Estimates: The table below provides a breakdown of estimated costs by task. An average rate of \$175/hour was used for contractual services. The County will not use grant funds for personnel/fringe costs to administer the grant and will contribute their own resources to manage the activities described herein. As demonstrated under Task 3, **74% of grant funds (\$740,500 of contractual services) are allocated for Phase I/II ESAs and RBM Surveys.**

Task 1 – Project Management, Reporting & Other Eligible Activities (Total = \$48,982)

Travel Total: \$12,882

- National Brownfields Conferences (Locations TBD): \$8,736 (\$1,456/person x 3 coalition personnel x 2 events)8
- Regional/State Brownfields Conference (Location TBD): \$4,146 (\$1,382/person x 3 coalition personnel)

Contractual Total: \$34,300

- 48 monthly check-in meetings: \$16,800 (48 hours x \$175/hr x 2 staff)
- Compliance Reporting: \$17,500 (100 hours x \$175/hr)

Other Total: \$1,800

- Conference Registration Fees: \$1,800 (\$200/person x 3 conferences x 3 coalition personnel)

Task 2 – Community Engagement & Site Inventory/Prioritization (Total = \$29,750)

Contractual Total: \$29,750

- BAC & Stakeholder Meetings: \$21,000 (60 hours x \$175/hr x 2 staff)
- Update Project Fact Sheets, Site Nomination Form & Webpage Content: \$3,500 (20 hours x \$175/hr)
- Update inventory of foreclosable brownfield sites: \$5,250 (30 hours x \$175/hr)

Task 3 – Phase I/II ESAs & Cleanup Planning (Total = \$845,268)	
Contractual Total: \$845,268	
<ul style="list-style-type: none"> • Site Eligibility Requests: \$12,250 (70 hours x \$175/hr) • Update Master QAPP: \$4,518 (1 QAPP x \$4,518) • Phase I ESAs: \$82,500 (15 sites x \$5,500/site) • RBM Surveys: \$72,000 (8 sites x \$9,000/site)^(a) 	<ul style="list-style-type: none"> • Phase II ESAs: \$150,000 (2 sites x \$75,000/site)^(a,b) • Phase II ESAs: \$136,000 (2 sites x \$68,000/site)^(a,b) • Phase II ESAs: \$300,000 (10 sites x \$30,000/site)^(a,b) • Cleanup Plans: \$88,000 (8 sites x \$11,000/site)
<p>^(a) Cost includes developing site-specific HASPs and SAPs to supplement the Master QAPP. ^(b) We anticipate sites 4 of our priority sites will require more complex Phase II ESAs have included higher budgets for these sites (\$75K each for NDC and the Malt House and \$68K each for Agway and Hill Road). We anticipate other Phase II ESAs will cost ~\$30K per site.</p>	
Task 4 – Site Reuse Planning & AWP (Total = \$76,000)	
Contractual Total: \$76,000	
<ul style="list-style-type: none"> • Reuse Plans: \$28,000 (2 sites x \$14,000/site) • AWP: \$48,000 (1 area x \$48,000/area) 	

A summary of the proposed budget for grant funded activities is provided below. Since grant funds are not requested for personnel, fringe, equipment, supplies, or indirect costs, those fees are not included.

Budget Categories	Task 1: Project Mgmt., Reporting & Other Eligible Activities	Task 2: Community Engagement & Site Inventory/Prioritization	Task 3: Phase I/II ESAs & Cleanup Planning	Task 4: Reuse Planning & AWP	Total
Travel*	\$12,882	\$0	\$0	\$0	\$12,882
Contractual	\$34,300	\$29,750	\$845,268	\$76,000	\$985,318
Other**	\$1,800	\$0	\$0	\$0	\$1,800
Total for Direct Costs	\$48,982	\$29,750	\$845,268	\$76,000	\$1,000,000
Total Budget (Direct Costs)	\$48,982	\$29,750	\$845,268	\$76,000	\$1,000,000

*Up to three personnel from the coalition will attend one regional and two national brownfield conferences.

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

3.c. Measuring Environmental Results: The status and estimated completion dates for outputs will be tracked and reported to EPA via Quarterly Performance Reports and ACRES. Between meetings and reports, the following **outputs** will be tracked on a spreadsheet maintained by the County: (1) # of sites nominated; (2) # of sites prioritized for funding; (3) # of Phase I ESAs; (4) # of Phase II ESAs; (5) # of RBM Surveys; (6) # of ABCAs/RAPs; (7) # of site reuse plans; and (8) # of community meetings. The anticipated **short- and long-term outcomes** identified in Section 1.b.ii (# of jobs, # affordable residential units, amount of tax revenue generated, etc.) will also be tracked and reported to EPA. Additionally, the County will update ACRES property profiles beyond the life of the Grant to fully capture long-term outcomes. The County 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. By using the detailed tracking mechanisms described above for the FY20 Grant, the County was able to confirm the project was progressing as planned and monitor key performance indicators. The same approach will be used for the FY23 Grant to track progress and ensure the project progresses on schedule and addresses EPA objectives and community goals.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a. Programmatic Capability: 4.a.i. Organizational Capacity & 4.a.ii. Organizational Structure: To maintain consistency and build on previous success the County will use the governance structure established for our current CWA project. The County will oversee a consultant to implement technical activities. A two-person management team will oversee all aspects of the project to ensure timely completion of key milestones.

Governance Structure: Immediately following notice of grant award, the County will update the existing Memorandum of Agreement (MOA) established for the FY20 Grant to add the new coalition member (GRE). The MOA documents roles and responsibilities of each coalition member and specifies grant funds will be used to conduct assessments at a minimum of one priority site within the TA of each member. The County will facilitate monthly check-in calls with coalition members, so each community is meaningfully involved in the project and to ensure clear objectives are established to support efficient expenditure of grant funds. The BAC (see Section 2.b.iii) will include a representative from each coalition member as well as other project partners that will guide site prioritization and assist with stakeholder outreach.

4.a.iii. Description of Key Staff: Key staff involved in the FY20 Grant will continue to serve in the same positions and at the same level of project involvement that has resulted in efficient and successful expenditure of grant funds. Brief descriptions of these key staff are provided below.

Brian Pincelli, AICP/EDFP, Director, Wayne County Economic Development and Planning, will be the Project Director and primary point of contact. He will approve all contracts and reports; coordinate BAC

meetings; secure assistance from other County staff; and oversee work consultants/contractors used to implement the grant. He has over 17 years of planning & economic development experience including as Project Director of the County CWA and City of Syracuse Brownfield Projects managing over \$1M in DEC funds for investigation /remediation of four sites. He has extensive experience in grant urban planning, project management, intergovernmental collaboration, public participation, and stakeholder engagement.

Ora Rothfuss, Planner, Wayne County Economic Development and Planning, will manage the ACG Grant program for the County. He is the current Project Manager for the Wayne County FY20 CWA grant and has comprehensive knowledge of all brownfield sites in the TAs. He works directly with the WCLB identifying priority sites, leveraging funding, and focusing community revitalization efforts. He also helped acquire and manage an additional \$26M in grant awards from federal/State sources.

Kathleen Bronson, Deputy Director, Wayne County Economic Development and Planning, will support project coordination, and funding acquisition. She has a master’s degree in urban planning and policy, from the University of Illinois at Chicago and undergraduate degree in Public Communication from The American University. Her previous work includes Director of Housing initiatives at Home HeadQuarters, Executive Director of the Albany County Land Bank, and Principal Planner at the City of Albany.

Mark Peake, Director of Economic Development, Village of Newark, is the primary contact for new businesses, business retention and expansion in Newark. He will be the direct contact to the coalition providing input on site selection, potential reuse, community need (housing, environmental impacts, sensitive populations) and community planning.

Richard Bogan, Code Enforcement Officer, Town of Lyons, will be the Lyons representative to the coalition. He will provide input on site selection, reuse, community need and community planning. He has been the Town Code Enforcement Officer since 2016, and previously was with the Lyons Police Dept. (2008-2015) and former Chief of Police for Newark (1976-2008).

Matt Hurlbutt, President and Chief Executive Officer, GRE, Matt guides business development strategies, resources, and outreach to position the 9-county Greater Rochester, region as a choice destination for business investment. Matt will work with corporate executives and national site selectors to promote TA brownfields as they consider locations for investment and job creation.

4.a.iv. Acquiring Additional Resources: The County human resources department has resources, experience, and expertise to recruit qualified replacements for key project staff that depart during the Project. The County routinely contracts out for engineering and consulting services and has management and procurement procedures in place to secure services through competitive processes compliant with 2 CFR 200.317-326, and the experience/expertise to manage contractors.

4.b. Past Performance & Accomplishments:

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: The County was awarded an EPA CWA Grant (FY20) that is starting the 3rd year of a 3-year contract with accomplishments provided below.

4.b.i.(1) Accomplishments: The following are descriptions for various recent and relevant grants: **EPA FY20 Brownfield Coalition CWA Grant (Year Awarded–2020: Grant Amount = \$600K; 10/1/2020 to 9/30/2022):** Project accomplishments are summarized below. Outputs and outcomes are reflected in ACRES. Additional ACRES updates will be made for additional outcomes and success stories beyond the life the of the grant.

33 sites nominated for grant funding.	Leveraged \$29M in abatement /demolition funds.
Completed ESAs for 13 sites in 7 towns/villages.	Property transfers for 2 priority sites
Created 18 property profiles in ACRES.	Completed county brownfield Inventory.
Developed project webpage and 5 fact sheets.	Hosted 23 Brownfield Advisory Committee meetings.
Completed 4 SAPs for priority Target Area sites.	Completed all required Performance Reports.
Completed 1 ABCA	Attended the 2022 National Brownfield Conference

Other Recent Funding Accomplishments: The County receives over \$750K of annual funding for a variety of projects. Recent revitalization funds include \$3M in CDBGs from NYS Department of Housing and Community Renewal. This includes a \$1M grant to replace farmworker housing, \$696K to address lakeshore flooding, \$745K for low-income families to access water/sewer and \$47K for derelict properties evaluation. WCIDA also utilized a state grant to develop a brownfields inventory. An additional \$748K was awarded by the County to the WCLB to demolish an abandoned building and complete ESAs, cleanup, and reuse plans.

4.b.i.(2) Compliance with Grant Requirements: **FY20 CWA Grant:** The County has complied with the workplan, schedule (10/01/20-09/30/23), terms & conditions and is ahead of schedule to achieve expected results in just over two years. We are on pace to expend all funding prior to the end of our grant period. We have completed 13 Phase I ESAs on priority sites paving the way for completion of multiple Phase II ESAs and reuse plans. Progress reports and deliverables have been submitted on time and in compliance with EPA standards. Property profiles in ACRES are updated within 30 days of completing grant activities. The County also annually undergoes a 2 CFR 200 audit, and our Treasurer received a 2020 cashVest® Award for handling equity, and saving, and earning money for our taxpayers.

ATTACHMENT A

Threshold Criteria Responses

1. APPLICANT ELIGIBILITY:

a) Applicant Type: County Government

b) Eligibility: Wayne County, New York is eligible as a County Government to apply for grant funding under the criteria as a General Purpose Unit of Local Government. Wayne County qualifies as a local government as defined under 2 § CFR 200.64

2. NUMBER OF NON-LEAD COALITION MEMBERS AND TARGET AREAS: Wayne County has formed a Coalition with three non-lead members, and each represent separate geographic areas (referenced as Target Areas) of the county where brownfield revitalization projects will be focused. The ***non-lead members include:*** the Town of Lyons, the Village of Newark, and Greater Rochester Enterprise (GRE), a community-based organization (CBO). These organizations were identified as key partners for the EPA Brownfield Assessment Coalition Grant project because of ongoing partnerships with the County and our collective goals of improving economic conditions, addressing housing shortages, making our communities safer, and preserving greenspace through infill development. The target areas are described below.

Town of Lyons Target Area - Town of Lyons (pop. 3,496, census tract 214): Two large former manufacturing sites where reuse promotes the Town's 2021 Comprehensive Plan.

Village of Newark Target Area - Village of Newark (pop. 8,993, census tracts 211 and 212): Three key revitalizations sites located in the central business district.

GRE Target Area - Town of Wolcott (pop 1,499, census tract 215.02) A large former prison that has the potential to create hundreds of new commercial/educational jobs.

Wayne County Target Area - Town of Sodus (pop. 2,640, census tracts 208 and 209): Two waterfront industrial properties that have been abandoned for years are essential pieces to meeting the goals of the Town and Regional Master Plan. Revitalization will create jobs and create waterfront green space.

3. ELIGIBILITY OF NON-LEAD COALITION MEMBERS: All three non-lead Coalition members are eligible applicants for EPA Brownfield Assessment Grants. Detailed eligibility information is provided below:

The ***Town of Lyons, New York*** is eligible to apply for grant funding under the criteria as a General Purpose Unit of Local Government. The Town of Lyons qualifies as a local government as defined under 2 § CFR 200.64. The Town of Lyons is not the recipient of an open cooperative agreement for MARC Grant funding or a MARC Grant that closed in 2015 or later.

Eligibility documentation for The Town of Lyons is provided below:

- The Town of Lyons is a General Purpose Unit of Government as defined under 2 § CFR 200.64. A Town Board resolution authorizing participation as a coalition member is provided in Attachment B.

The ***Village of Newark, New York*** is eligible to apply for grant funding under the criteria as a General Purpose Unit of Local Government. The Village of Newark qualifies as a local government as defined under 2 § CFR 200.64. The Village of Newark is not the recipient of an open cooperative agreement for MARC Grant funding or a MARC Grant that closed in 2015 or later.

Eligibility documentation for The Village of Newark is provided below:

- The Village of Newark is a General Purpose Unit of Government as defined under 2 § CFR 200.64. A Village Board resolution authorizing participation as a coalition member is provided in Attachment B.

The **Greater Rochester Enterprise** (GRE) is a not-for-profit economic development organization with tax exempt status under section 501(c)(3) of the Internal Revenue Code. GRE works to position the Greater Rochester, NY 9 county region (including Wayne) as one of the most innovative regions in the world, to attract new private investment and economic growth. The Greater Rochester Enterprise is not the recipient of an open cooperative agreement for MARC Grant funding or a MARC Grant that closed in 2015 or later.

GRE's IRS Determination of 501 (c) (3) status can be found in Attachment B.

4. EXISTING BROWNFIELDS GRANTS TO NON-LEAD MEMBERS:

None of the non-lead coalition members have ever been awarded an EPA Brownfield Grant. None of the non-lead members are a recipient of an open Cooperative Agreement for Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant funding and none were awarded a MARC Grant that closed in 2015 or later.

5. COALITION AGREEMENT:

Letters of commitment confirming the membership of the Town of Lyons, The Village of Newark and GRE in the Coalition are provided as Attachment C. Following grant award, Wayne County will update the Memorandum of Agreement (MOA) created for the Fiscal Year 2020 (FY20) EPA Brownfield Assessment Coalition Grant project in accordance with the terms and conditions issued by EPA for the FY23 Grant.

6. COMMUNITY INVOLVEMENT:

The Coalition is committed to a transparent and inclusive public process that actively engages project partners, stakeholders, and community members. As such, our Community Involvement Plan includes a comprehensive outreach approach that ensures citizens are given the opportunity to provide meaningful input that shapes the future of their community. Key elements of our plan include:

- **Webpage & Fact Sheets:** Wayne County will continue to update its brownfields webpage with fact sheets and informative details about the site nomination, assessment and cleanup process. Fact sheets will be updated to summarize accomplishments of the past EPA Grants and goals for the FY23 Grant.
- **Brownfield Advisory Committee (BAC):** The County will continue to utilize the services of the FY20 CWA BAC that includes a diverse group of stakeholders with an emphasis on neighborhood advocacy groups representing residents in the target areas. Additional BAC members will be recruited to represent the geographically and diverse Target Areas. The BAC will meet 2-3x/year and will be instrumental in connecting their constituents to the project, inviting new voices to the table, facilitating the site selection process and informing redevelopment strategies for individual sites (described in Section 1.b.i of the grant narrative).
- **Project Partners:** The County will also use the support of project partners to assist with distributing project-related information on their websites, social media pages, newsletters and other avenues offered. Furthermore, the County anticipates hosting 2-3 brownfield action committee (BAC) meetings/year and 3-4 neighborhood meetings/year. Public input and the County's response will be summarized in quarterly project progress reports and on the project webpage.
- **Meetings with Property Owners & Developers:** Wayne County and other project partners regularly conduct meetings with property/business owners and developers and will leverage these relationships to solicit interest and participation from potential end users and investors.
- **Email and Newsletters:** Wayne County will include project updates in its newsletter to its stakeholders. Project partners will also communicate progress via regular meetings and organizational newsletters.

7. EXPENDITURE OF EXISTING GRANT FUNDS:

As of September 30, 2022, Wayne County has expended 70.99% of the initial CWA grant. See Compass Document in Attachment D. Documentation of our asap.gov Account Settlement Report is provided and shows a total remaining balance of \$174,011.18 (demonstrating a total drawdown of \$425,988.82). Remaining funds are being used to complete Phase I Environmental Site Assessments (ESA) for six sites, Phase II ESAs for four sites, a Brownfield Revitalization Area-Wide Planning Study, prepare Quarterly Progress Reports, complete ACRES updates, and prepare a Final Performance Report and Final Financial Report. Formal project closeout will occur is projected for the Summer of 2023.

8. CONTRACTORS AND NAMED SUBRECIPIENTS:

a) Contractors: Prior to submitting this grant application, Wayne County completed a qualifications-based procurement process to select a consultant team to provide comprehensive services (grant writing and implementation assistance). The procurement process was completed in accordance the *Best Practice Guide for Procuring Services Under EPA Assistance Agreements*. The Request for Qualifications (RFQ) was published July 26, 2022 and advertised via New York State Contract Reporter- a public outreach platform by New York State) with responses due on August 25, 2022 (providing a response period of 30 days). There were two responses received and considered. The proposals were scored by a team including County Economic Development & Planning, County Purchasing (who oversaw the procurement process) and the Wayne County Land Bank. **b) Subrecipients:** There are no named subrecipients in the proposal.