NARRATIVE INFORMATION SHEET

1. Applicant Identification

Safe Harbors of the Hudson, Inc. (SHoH)
111 Broadway
Newburgh, NY 12550
(845) 784-1103

2. Funding Requested:
   a. Assessment Grant Type Community Wide Assessment Grant
   b. Federal Funds Requested
      i. $500,000
      ii. SHoH is not requesting a site-specific Assessment Grant waiver of the $200,000 limit

3. Location
   a. Safe Harbors of the Hudson, Inc. (SHoH), 111 Broadway, Newburgh, NY 12550
   b. Orange County
   c. New York State

4. Target Area and Priority Site/Property Information

The **Target Area (TA)** consists of 1 mile of City waterfront (approximately 600 acres including census tracts 36071000400 and 36071000502) including 30+ acres of vacant parcels (known as Clinton Square) that were demolished in the 1970s and never redeveloped. The TA’s population is poor (31% poverty rate-US Census 2018), and according to EPA EJSCREEN exceeds the 90 percentiles for people of color that are Linguistically Isolated (Spanish Primary Language) and have a less than a high school education. The area includes an Opportunity Zone (OZ) and HUBZone (see section 1.c.i) and is the subject of local planning efforts.

Target Area Names/Addresses:

1. 7-11 Johnes Street, 7-11 Johnes Street, Newburgh, NY 12550
2. 350/352 Liberty Street, 350/352 Liberty Street, Newburgh, NY 12550
3. Clinton Square, Water and Colden Streets, Newburgh, NY 12550
4. Newburgh Ferry Terminal, 2 Washington Street, Newburgh, NY 12550

Census Tract Numbers: 36071000300 and 36071000400
5. Contacts:
   c. **Project Director:**
      Lisa Silverstone, Executive Director
      Safe Harbors of the Hudson, Inc. (SHoH)
      111 Broadway
      Newburgh, NY 12550
      lsilverstone@safe-harbors.org
      (845) 784-1103

   d. **Chief Executive/Highest Ranking Official**
      Lisa Silverstone, Executive Director
      Safe Harbors of the Hudson, Inc. (SHoH)
      111 Broadway
      Newburgh, NY 12550
      lsilverstone@safe-harbors.org
      (845) 784-1103

6. Population = 28,143

7. Other Factors

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<th>Other Factors Checklist</th>
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<tr>
<td>Community Population is 10,000 or less</td>
<td>n/a</td>
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<td>The applicant is, or will assist a federally recognized Indian tribe or United States territory</td>
<td>n/a</td>
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<td>The priority site(s) is impacted by mine-scarred land</td>
<td>n/a</td>
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<td>The priority site(s) is adjacent to a body of water (i.e. the border of the priority site(s) is 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).</td>
<td>1,2</td>
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<td>The priority site(s) is in a federally designated flood plain.</td>
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<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar or geothermal energy.</td>
<td>n/a</td>
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<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>3</td>
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<td>30% or more of the overall project budget will be spent on eligible reuse/areawide planning activities, as described in Section I.A. for priority site(s) within the target area.</td>
<td>n/a</td>
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<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing</td>
<td>n/a</td>
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8. Letter from State (see attached)

9. Releasing Copies of Applications: Not Applicable
Narrative Attachment:
Letter from State Environmental Authority
October 28, 2021

Lisa Silverstone
Safe Harbors of the Hudson
111 Broadway
Newburgh, NY 12550

Dear Ms. Silverstone:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from HRP Associates on behalf of Safe Harbors of the Hudson, dated October 19, 2021, for a state acknowledgement letter for a Federal Year 2022 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that Safe Harbors of the Hudson, a 501(c)(3) nonprofit organization, plans to submit a Brownfield Community-wide Assessment grant application for hazardous substances and petroleum in the amount of $500,000. Focus of the funding will be to conduct Phase I and II Environmental Site Assessments at four sites within the City of Newburgh with known metals, mercury, PAHs, VOC, PFOA, PFAS, lead paint, chlorinated solvents, asbestos, and PCB contamination. Funding will also be allocated to conduct inventory characterization and for associated planning (including reuse and/or remediation planning) and community involvement activities. Please note that the USEPA criteria for an assessment grant specifies that, if selected, Safe Harbors of the Hudson may only expend up to $200,000 of the grant on a specific site.

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

c: T. Wesley, USEPA Region 2
A. Devine, USEPA Region 2
J. Brown, DEC Albany
D. Bendell, DEC Region 3
D. Lisa, HRP Associates
A. Church, City of Newburgh
B. Fioravanti, Orange County Economic Development
Brownfield Assessment Grant Narrative
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION
1.a. Target Area and Brownfields
1.a.i Background and Description of Target Area
Founded in 2000, Safe Harbors of the Hudson, Inc. (SHoH), an anchor 501(c)(3) Nonprofit in the City of Newburgh is committed to transforming and building a better community within Newburgh. SHoH is a developer/owner of affordable housing, a half-acre park for public recreation and events, and an operator of arts and job training programs for Newburgh’s physically disabled, veterans, homeless, and very low-income working adults. As demonstrated below, Newburgh needs assistance to complete an investigation of its waterfront which it acquired in the 1970s. Unfortunately, the City of Newburgh is ineligible to apply for an EPA Brownfield Grant due to their participation in a building demolition project. However, SHoH recognizes the importance and need for the grant for Newburgh’s waterfront revitalization and agreed to assist the City as the Applicant.

At just 3.8 mi² and located along the shores of the Hudson River within Orange County 75 miles north of New York City, Newburgh, NY (28,143) is a poor (31% below poverty rate), extremely diverse City that is mapped as a NYS Department of Environmental Conversation (NYSDEC) Environmental Justice area. Newburgh was once a significant industrial and import/export center with activities focused along the City’s waterfront thanks to its natural harbor and navigation access to the Hudson River and the Atlantic Ocean. Due to its once thriving economy, Newburgh is one of the most architecturally significant US cities with important architecture from the second half of the 19th century including ornate public buildings and mansions that rival anything seen elsewhere in the country. But its once thriving economy has been undermined by crime, drugs, and decay since the 1960s.

Incorporated in 1865, Newburgh was a thriving center of industry, with more than 100 manufacturing plants including several ship-building facilities by the end of the 19th century. The City grew with the expansion of the City’s shipyards and manufacturing facilities to meet the needs of WWI, WWII, and the Vietnam War, as well as the conversion of the local airport into Stewart Airforce Base in 1948. As the economy grew, people migrated to Newburgh for low-skill manufacturing jobs, and the City’s population peaked at 31,956 in the 1950s. However, population fell thereafter from a combination of national and regional factors, including closure of wartime factories, development of the interstate highway system, utility and taxation incentives that pulled industry south and west and the closing of the near-by Stewart Air Force Base in 1970 that employed over 6,000 people. Between 1971 and 1973, the City demolished nearly 1,300 buildings and spread contaminants, in a failed urban renewal attempt, mostly along its waterfront and downtown commercial district in the area known as Clinton Square. Many large sections of Newburgh were reduced to rubble. Many minorities and impoverished residents were uprooted without any new suitable housing to move to, and the effects of these actions still ripple through the community today. As if the loss of jobs was not enough, the City recently discovered that its water supply contains PFAS/PFOS due to the use of firefighting foams at the Stewart Air Force base which is located adjacent to the City water supply. Due to the lack of financial resources, the PFAS could potentially have dramatic impacts on the impoverished population’s ability to obtain and purchase uncontaminated bottled water.

The Target Area (TA) consists of 1 mile of City waterfront (approximately 600 acres including census tracts 3607100400 and 36071000502) including 30+ acres of vacant parcels (known as Clinton Square) that were demolished in the 1970s and never redeveloped. The TA’s population is poor (31% poverty rate-US Census 2018), and according to EPA EJSCREEN exceeds the 90 percentiles for people of color that are Linguistically Isolated (Spanish Primary Language) and have a less than a high school education. The area includes an Opportunity Zone (OZ) and HUBZone (see section 1.c.i) and is the subject of local planning efforts.

1.a. ii. Description of the Priority Brownfield Site(s)
Newburgh’s waterfront is an industrial graveyard of vacant lots and abandoned buildings (estimated 50 lots), with at least 25 documented brownfields that once housed numerous manufacturing activities. Large swaths of buildings within Newburgh’s waterfront were demolished in the early 1970s, spreading industrial contaminants including metals, volatile organic compounds (VOCs), polycyclic aromatic Hydrocarbons (PAHs) throughout the area. Priority brownfields include:
7-11 Johnes Street: This abandoned, unsecured 0.18-acre site included a dry cleaner that was demolished in 2013 under a NYS funding program. Dry-cleaning fluids and petroleum released from leaky underground storage tanks have impacted soil and groundwater with VOCs, PAHs, as well as lead and mercury. While surficial soil was remediated, groundwater remains impacted, and the extent of groundwater contamination has not been fully delineated. This Site presents known and unknown risks to adjacent residents in this densely populated area. This site is a Priority as the redevelopment would demonstrate a commitment to the residents and be a catalyst for revitalization as adjacent properties are vacant and/or abandoned housing units.

350/352 Liberty Street: This unsecured 0.12-acre vacant corner lot, adjacent to an apartment building, was historically occupied by a gasoline station. The site is contaminated with VOCs, PAHs, chlorinated solvent, lead and other metals. In addition to the contamination of soil and groundwater, VOCs may volatilize and off-gas into the adjacent apartments and other buildings. This site is a Priority due to the location and visibility of this site in a dense neighborhood; it will serve as a catalyst for the area's revitalization. Cleanup of this site is necessary to eliminate exposure of area residents to known contaminants and carcinogens.

Clinton Square, Water and Colden Streets: This 30-acre vacant overgrown area, demolished in a failed attempt at urban renewal in the 1970s, was once the City’s vibrant center and area and housed numerous commercial/industrial operations. The demolition was a rushed process completed prior to environmental requirements, therefore hazardous building materials (lead paint, asbestos, and PCBs), as well as hazardous chemicals (VOCs, PAHs, metals) and petroleum associated with former industrial processes and tanks were not addressed. Numerous environmental concerns including soil and groundwater contamination associated with VOCs, PAHs, metals, asbestos, PCBs etc. are expected to be present. Redevelopment of this area is a Priority since the contaminated site presents a barrier in connecting the City’s waterfront and current downtown.

Newburgh Ferry Terminal, 2 Washington Street: This 12-acre underutilized waterfront parcel, located within a federally designated flood plain, consisting of surface parking and a ferry dock and several ancillary buildings was used for ferry service between Newburgh and Beacon from 1743 until its retirement in 1963. The ferry ships were scrapped on-site and the port area (maintenance shop, fuel tanks, etc.) was demolished in the early 1970s as part of a failed urban renewal project. Potential contamination including metals, PCBs, VOC, PAHs, etc. have not been investigated to date. This site is a Priority as development of this site is critical to the City waterfront appearance, ability to manage additional ferry traffic, create trails, open space, and generate tourism along the waterfront. Further assessment of the site is critical due to the public use and to delineate any contaminants that could impact development of this site.

1.b. Revitalization of the Target Area
1.b.i. Reuse Strategy and Alignment with Revitalization Plans
Redevelopment is guided by the City’s Local Waterfront Program (LWRP- NYS program assists communities in conducting outreach and redevelopment plans) and Comprehensive Master Plan (CMP) which divides the TA area into 2 zones:

1) Planned Waterfront District (PWD) - 300 acres along a 1 mile stretch of Newburgh waterfront consisting of approximately 100 acres of vacant parcels and abandoned industrial sites interrupted by parking lots and waterfront restaurants, marinas, and retail uses. The community has set a goal of revitalizing the waterfront with a walkway along the waterfront that will connect pedestrian friendly restaurants, marinas, retail/commercial operations, and open spaces that will establish the City as a regional destination along the Hudson River. A pedestrian bridge will be used to span the main road and connect the waterfront area to Waterfront Gateway. Newburgh Ferry Terminal (Priority Site) returned to service in 2005; providing ferry service to a railroad station (across the river). To date, ridership on the ferry has been phenomenally successful and the City of Newburgh anticipates it will continue to rise. The ferry has the potential to serve as a commercial center and serve as a vital component in linking the Newburgh Riverfront, Stewart Airport, Newburgh Bus System, and the Metro North Train Station.
2) **Waterfront Gateway** - Revitalization plans for these 300 acres between the riverfront and downtown, including Clinton Square, 7-11 Johnes St. and 350/352 Liberty St. will encourage residential and commercial development that capitalizes on the dramatic views of the Hudson River and form a transition between the waterfront and the downtown neighborhood districts. Development will provide public spaces that encourage pedestrian activity and include pedestrian bridges to connect to the waterfront. Pursuant to Newburgh’s Master Plan, the area will consist of low-income and special needs housing, co-operative ownership housing, retail shops including fresh food and jobs for residents. The zones numerous vacant and underutilized parcels provide an opportunity to creatively plan its redevelopment.

Based on the LWRP, CMP and comments obtained by the Mayor’s Strategic Economic Development Advisory Committee (SEDAC):

- **7-11 Johnes Street and 350/352 Liberty Street**: located in the Waterfront Gateway are underutilized and potentially expose the area’s children to environmental contaminants. Addressing environmental issues and redeveloping these sites as affordable housing in accordance with the CMP will provide affordable lead-free housing and provide a psychological lift to the area residents.

- **Clinton Square**: The area is comprised of 30 acres, 20 parcels along Water and Colden streets, consisting of overgrown lots that contain building rubble from historical building demolition. This area will serve as fill in development to connect the waterfront with the rest of the City. Alembic Community Development Inc. has proposed to construct up to 50 apartments, 20 affordable housing units, 30,000 ft² of commercial space and provide walkable connections to Orange County Community College and the Newburgh Ferry which accesses the New York Waterway Ferry System with connections to Grand Central Terminal in Manhattan.

- **Newburgh Ferry Terminal**: Expansion of this underutilized site will provide additional parking for NYC commuters and tourists, a waterfront walkway and additional hospitality and commercial space.

1.b. ii. Outcomes and Benefits of Redevelopment Strategy:

The grant will provide environmental due diligence, cleanup planning, and reuse planning services to stimulate economic development in a federally designated Opportunity Zone, and HUBZone upon completion of the cleanup of priority properties. The development of the waterfront will remove blight, legacy pollution, revitalize properties, encourage new businesses that will create jobs and attract residents of various incomes and ethnic backgrounds; resulting in decreased linguistic isolation and racial residential segregation. Development of the waterfront area will create a greenway along the riverfront, open spaces for recreation, provide a mix of housing types across a range of incomes, and access to fresh food. An increase in mixed-use development will promote an urban lifestyle typical of thriving urban areas where residences, related commercial and entertainment uses support one another. Further, by promoting mixed-use development and increasing residential density in this area, the City will re-establish a physical and walkable connection between downtown and the waterfront. No information is available regarding economic impacts of the entire waterfront redevelopment, however data provided by Alembic Community Development Co. indicated that the Clinton Square project would be a $70M project, annual revenue to the City would be $300,000 in the first year and concluding at more than $500,000 in the 30th and final year, creating 300 full-time construction jobs and at least 60 permanent jobs.

Energy efficiency will be realized due to the application of current building code requirements (NYS Energy Code Chapter 4 Section C4102-C408) for business renovations, or construction of new affordable housing. Renewable energy such as roof mounted solar energy will be utilized where feasible and the use of EV charging stations will be considered. Local ordinances that incorporate Green Infrastructure design principles will minimize stormwater generation and potential impacts to the Hudson River.

1.c. Strategy for Leveraging Resources
1.c.i Resources Needed for Site Reuse

A robust “Resource Roadmap” of available brownfields and community revitalization funding sources to assist in revitalization of the TA is outlined below.

- **RESTORE NY** provides cleanup/demolition funds ($150M+) to municipalities via an annual application process.
• NYS Environmental Restoration Program (NYSERP) - provides 90% of funding to remediate eligible municipality owned sites (remediation costs up to $3.5M).
• EPA cleanup grants - provides up $500,000 for clean-up of NYS eligible brownfield sites.
• NYSDEC Brownfield Cleanup Program Tax Credits (NYSBCP) - provides tax credits for site remediation and development to taxpayers at contaminated sites that require remediation via an application process.
• NYS HOME Program - provides tax credits, up to 9% for land acquisition and affordable housing development.
• NYS Office of Community Renewal (NYSOCR) - provides grants up to $1.75M for infrastructure upgrades and up to $900k in grants to design and construct trails.
• NYS Parks, Preservation and Heritage (NYSPPH) - funds up to 75% of the total eligible project cost (capped at $500,000) for design and construction of a park.
• NYS Energy Research Development Agency (NYSERDA) - provides grants for energy efficiency, EV Stations and renewable energy installation.
• USDOT Recreational Trails Program (RTP) - provides 20% cost share (up to $250,000) for design and construction of trails.
• Orange County IDA - offers Payments in Lieu of Taxes (PILOTs); tax credits for job creation.
• OZ - provides tax incentives for investment in underserved communities.
• HUBZone - provides federal contracting advantages to business that local in disadvantaged areas.

The following funds will be sought to complete the project: RESTORE NY to demolish structures; EPA/NYSERP to fund cleanup of City owned sites; NYS HOME to fund affordable housing; NYSOCR/NYSPPH/RTP to fund design/construct trails an open space; NYSBCP tax credits to attract private investment to clean up municipal owned sites; and NYSERDA to fund renewable energy and energy efficiency. In addition, existing HUBZone and OZ tax credits will be used to attracted and expand businesses in the TA. Further, the recently enacted Infrastructure Investment and Jobs Act will be reviewed for cleanup, redevelopment, and energy funding.

1.c.ii. Use of Existing Infrastructure
Existing infrastructure (sewer, water, natural gas, sidewalks, roads, and electricity) in the TA and at priority sites is available and adequate and will be used to leverage revitalization. An infrastructure review completed as part of the CMP, revealed the following conditions in the TA:
• Public water and natural gas supply are adequate (may require extensions).
• Sewage capacity is adequate for future development; however, the sanitary sewers (currently combined with storm water) cross lots and need to be relocated to right of ways to separate stormwater and sewage to create developable land while maintaining the street grid system. The City will utilize $3,120,000 of American Rescue Plan funds to reconstruct and realign the sewer and repave the roadways along the project’s corridor.
• Electricity is adequate to serve future development.
• Public transit services the area with bus routes.

Funding is also available through Orange County IDA (local agency with ability to provide financial assistance via bonding) and the New York State Homes and Community Renewal (provide grants up $1.75M) to upgrade existing infrastructure.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
2.a. Community Need
2.a.i. The Community’s Need for Funding:
Newburgh does not have the funds for site assessment in its budget. Faced with the task of handling several urban issues (high poverty, lower household income) while grappling with installing treatment to remove PFAS and PFOS from the City’s water supply, Newburgh is plagued by financial hardships. With per capita income of $20,595 versus $39,326 for NYS, poverty at 25.4% vs.13% for NYS and median home values of $159,000 vs. $313,700 for NYS (US Census 2018), Newburgh simply does not have the ability to procure additional funds from taxes to dedicate to brownfields assessment, cleanup, and reuse. Additionally, many targeted industrial sites are now closed or abandoned, limiting their taxable value, while many more sites are publicly owned, also limiting their taxable value.
Further, the City estimates a sales tax revenue loss of up to $3.7 million and a property tax revenue loss of up to $5.5 million due to employment loss, though it was noted that property tax payments will improve once recently laid-off workers regain their jobs. Without EPA grant assistance, Newburgh is severely limited in its abilities to assess and plan for the reuse of these catalytic brownfields, delaying an economic upturn for a City in need. This grant will allow SHoH to assist Newburgh to realize its brownfield cleanup and revitalization goals.

2.a. ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Population

EPA's EJSCREEN tool indicated that sensitive populations residing within the TA (census tracts 36071000400 and 36071000502) include:

- People of color population 79, 81, 88 percentile of NYS/Region 2/USA
- Low income is in the 83, 85, 82 percentile of NYS/Region 2/USA
- Linguistically Isolated (40% speak Spanish) Population 90, 91, 96 percentile of NYS/Region 2/USA
- Less than high school education 97, 97, 97 percentile of NYS/Region 2/USA
- Population less then age 5; 84, 85, 84 percentiles for NYS/Region 2/USA

The noted sensitive populations are exposed to:

- Lead paint is in the 86, 89, 96 percentiles of NYS/Region 2/USA
- Superfund proximity is in the 56 percentiles of NYS
- Proximity is in the 92, 89, 93 percentiles of NYS/Region 2/USA
- Hazardous waste proximity is in the 74 percentiles of NYS
- Wastewater Discharge is 85, 82 and 79 percentiles of NYS/Region 2/USA

Pregnant women and children under 5 years of age are exposed to various sources of lead due the City’s pre-1960 housing stock and numerous brownfields. Testing has indicated elevated blood lead levels (Newburgh 39.2/1000 vs 7.0/1000 Orange County as reported by NYSDOH). According to the U.S. CDC, lead interferes with the development of the body’s organs, especially in young children, where it impedes learning. In addition, residents including children under 5 and pregnant women are exposed to VOCs, metals, and PAH due to the numerous nearby brownfields and a superfund site (Consolidated Iron) with contaminated soils and groundwater. In addition, industrial facilities (Central Gas and Electric, Viking Building Products, Alcar Industries, etc.) are actively generating wastewater and/or hazardous waste within and adjacent to the TA.

As jobs dried up, drugs and crime made their way through the community, leaving a depressed City, with many fleeing and those remaining struggling in an atmosphere of diminished employment, and an ever-spiraling tax burden. Newburgh’s crime rate in 2019; was 1.6 times greater than the U.S. average (City-Data.com crime index). It was higher than 92.6% of U.S. Cities. Further, the City, until recently, ranked as the state’s murder capital on a per capita basis. Successive economic crises, including the 2008 recession, which affected Newburgh catastrophically, would eventually lead to more than 600 abandoned buildings, many owned by large lenders after they foreclosed on the owners’ mortgages, still empty or used as bases for the City’s drug trade. This EPA grant will help identify, investigate, and develop cleanup plans for sites that are sources of contaminants that are adversely impacting the community.

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

NYS DOH indicates Newburgh suffers greater rates of the following Disease and Adverse Health Conditions when compared to NYS:

- Asthma emergency room visits exceed NY by 230% (234.0 Newburgh vs. 100.8 NYS)
- High Blood levels- 2.7% of Newburgh children have high lead blood levels (>10mg/dL) vs. 0.6% for NYS
- Preterm birth is 30% above NYS (13.0% Newburgh vs 10.9% NYS)
- Premature deaths (under age 65) are almost twice NYS (40% Newburgh vs 24% NYS)
- Age-adjusted heart attack hospitalization exceeds NYS by 23% (18.8/10,000 Newburgh vs 14.610,000 NYS).
  - Cancer death is 20% higher than NYS (185/100,000 Newburgh vs 157/100,000 NYS).
Elevated asthma (impacts the ability to breathe) emergency department visits are caused by the prevalence of pollution from brownfields, traffic proximity, and industry in the area. The presence of lead paint in the numerous homes constructed prior to 1960 and the presence of lead in the areas soils due to industrial discharges have caused the elevated blood incidences. High blood lead levels have been proven to cause brain developmental issues, especially when exposure occurs at young ages. Elevated rates of preterm births and heart attacks are linked to the presence of PAHs and metals such as lead, cadmium, and arsenic within the areas soils and groundwater which have been detected and can contribute to heart disease. Premature deaths, cancer and heart attacks are caused by the presence of environmental contaminants. It is suspected that the elevated cancer deaths are linked to the area’s brownfield contamination and industrial discharges including VOCs, SVOCs, PAHs and metals. Each of the noted issues and contaminants have been detected within the target areas soils and groundwater.

This grant will provide funding to identify sources of contaminants, delineate their extent and develop cleanup plans to remove contaminants and barriers to site redevelopment. Site remediation will mitigate residence dermal and inhalation exposure to contaminants. Revitalization of 7-11 Johnes Street, 350/352 Liberty Street, and Clinton Square as affordable housing will remove children’s exposure to lead, while revitalization of the Ferry site will assist in the creation of a walking trail and provide safe outdoor space for fresh air and exercise that would improve the health of residents, mothers, and their children.

(3) Promoting Environmental Justice
EJScreen listed the following populations that disproportionately share the negative consensuses from industrial, governmental and/or commercial operation or policies: low income; less then high school education; children less than 5; people of color; and Linguistically Isolated. To ensure these individuals have an appropriate opportunity to participate and can influence rulemaking decisions that impact them, SHoH will ensure that groups and agency’s representing their issues and concerns are included on all information distribution, meetings, and events. Key in this effort will be the Mayor’s Strategic Economic Development Advisory Committee (SEDAC) a volunteer, community-led, non-chartered advisory board of residents, business owners, community leaders, and stakeholders tasked with analyzing, reviewing, and advising the City Council on economic development opportunities that are effective, inclusive, and equitable. The group is committed to prioritizing strategies, projects, and programs that encourage economic and community development throughout the City. Throughout the process SHoH will encourage the reuse of brownfields to advance Environmental Justice objectives, eliminate blight, provide jobs, create affordable housing, integrate Spanish speaking population, and improve quality of life (eliminate food deserts, reverse population loss trend, improve property values and increase investment) to ensure the populations benefit from development that shapes their neighborhoods. As needed, SHoH will recommend program, policy and ordinance revisions to address concerns and ensure proposed revitalization is responsive to underserved populations and vulnerable groups. This grant will assist in obtaining community input regarding site remediation and reuse planning. Completing these items will assist in cleaning up contaminated sites that will provide lead free affordable housing, jobs at revitalized businesses, open and elimination of exposure to hazardous chemicals at legacy sites.

2.b. Community Engagement
2.b.i. Project Involvement and 2.b.ii. Project Roles
SHoH will develop a written Community Involvement Plan to document and formalize the process to share information and seek public input to decision-making. Input will be sought on site selection, project planning, and cleanup/reuse planning. The public will be given ample opportunity to submit suggested sites for assessment through community meeting participation. The community can participate in the prioritization process through planning charrettes and public meetings. The table below includes local organizations that will be included in the Community engagement and be involved in decisions involved with respect to roles in the project.
### Partner Name | Point of Contact | Specific Role in the Project
---|---|---
Mayor’s Strategic Economic Development Advisory Committee (SEDAC) | Genesis Ramos | Group of residents, business owners and community leaders that will communicate with sensitive populations to ensure effective, inclusive, equitable development
RUPCO | Kevin O’Connor, CEO, koconnor@rupco.org | Serve as member to evaluate and prioritize sites for rehabilitation/construction of affordable housing.
Orange County Health Dept. | Barbara Clifford, Health Equity Director 845-645-7088 | Provide health info to evaluate impacts/effectiveness
Hudson River Keeper | Rebecca Martin, Director of Community Partnerships 800-21-RIVER | Serve as member to ensure sustainable features are included in waterfront design
Mid-Hudson Sierra Club | JoyAnn Savino, Publicity Chair, mhsierraprograms@yahoo.com | Assist with trail design
The Arc Greater Hudson Valley | Marie Fitzmaurice, Executive Director 845-635-8084 | Provide outreach to the sensitive populations and based on outreach, assist with site selection
Outdoor Promise | Ronald Zorrilla, info@outdoorpromise.org | Ensure equitable access for families/individuals that have been traditionally under-represented

2.b.iii Incorporating Community Input

SHoH will utilize SEDAC to complete a concerted community involvement campaign to raise public awareness, involve the community in the site assessments’ decision-making processes for priority sites and other sites as selected. The plan will include three primary efforts: 1) SHoH will announce the award in a press release to the local newspaper and in ads placed on local radio stations and the local Public Access Television station to reach residents at all education and access levels. The announcement will also be posted on SHoH and partners’ (Section 2.b.i) websites. 2) SHoH in collaboration with the SEDAC will host an initial outreach and “kick-off” meeting to acquaint key community organizations, environmental organizations, educational institutions, and the media with the project. Stakeholders will be asked to identify key brownfields they believe are impacting their health and welfare. These sites will be added to the list of potential sites for funding. Meeting outcomes, community input and project progress will be distributed through the SHoH and partner’s websites and community social media pages and a newsletter. 3) SHoH will continue communication with stakeholders. SHoH will conduct quarterly public meetings and presentations to provide project progress updates and obtain input and comments from the community. SHoH will evaluate the inputs in consideration of the task goals, strategy and reuse and provide written responses.

If requested, news releases, web postings, written materials, etc. will be available in other languages for residents whose first language is not English. If community participation meetings are not possible due to COVID-19 the following will be completed at the frequencies noted above:

- **Appropriate COVID-19 procedures will be implemented** (i.e., masks, social distancing, etc.).
- **Video stream meetings, and link agendas and documents** - To create an effective online meeting, video segments will be timestamped and linked to agendas, minutes, and supporting documentation; and
- **Optimize for accessibility** - Meeting web pages and content will be checked to ensure documents are screen-reader friendly for accessibility, and closed captioning will be used when streaming video. Public online participation tools, including conference calls for those without digital access, will be used to solicit public comment at each event. Comments submitted during meetings will be responded to immediately. Written or online comments will be responded to individually and presented at the next meeting.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/ Activities and Outputs

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<th>Task 1: Project Management:</th>
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<tbody>
<tr>
<td>i. Project Implementation: Upon receipt, SHoH with partners listed in section 2.b.i, NYSDEC and EPA to formalize plans and decision-making processes, disseminate information at milestones (completion of tasks 3,4,5,6, and 7) to make informed decisions. Project Reporting and Coordination – SHoH will prepare required grant reports, ACRES input, selection of QEP (through RFP/RFQ process) and oversight, project coordination with EPA and NYSDEC, access agreements (if required) attending roundtables and the National Brownfield Conference. <strong>In-kind services</strong> - Task Force Creation, procurement of QEP and City attorney services (e.g., access agreements)</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: Task force creation Quarter 1 of Year 1 / Reports completed other services yrs. 1-3</td>
</tr>
</tbody>
</table>
iii. Task/Activity Lead(s): SHoH
iv. Output(s): Brownfield Task Force Formation, Conference Attendance, ACRES reporting and QEP Selection

Task 2: Community Outreach:

i. Project Implementation: SHoH will complete outreach in cooperation with entities identified in Section 2.b. ii. Participation will involve the community in the decision-making process and in identifying sites and potential reuse options. Planned outreach includes providing up-to-date project information quarterly on SHoH and partner websites, creating/disseminating information via flyers at community meetings, bulletin boards, and releasing articles to newspapers, radio stations, and conducting outreach with community organizations at milestones. If necessary, handicap and hearing impediments will be addressed, and Spanish translation services provided. Also, on-line/conference call meeting options will be implemented to address COVID concerns. In-kind services – SHoH and Partner meeting attendance and meeting supplies.

ii. Anticipated Project Schedule: Information provided quarterly, and outreach meetings conducted at milestones per 3c.

iii. Task/Activity Lead(s): SHoH
iv. Output(s): Outreach material and reports are available for stakeholders.

Task 3: Site Data Collection

i. Project Implementation: An inventory of TA sites (50 est.) will be completed to evaluate environmental conditions, site characteristics, economic potential, etc. Non-priority sites will be added to the inventory. In-kind Services: SHoH, partner and City to assist with site prioritization.

ii. Anticipated Project Schedule: Completed within first 6 months of initiation

iii. Task/Activity Lead(s): SHoH
iv. Output(s): Brownfield Site Inventory (approx. 50)

Task 4: Site Selection

i. Project Implementation: The Task Force will review the inventory and work through the community participation and outreach process to identify potential public and private sites for assessments and inspections in addition to the listed Priority Sites. In-kind services: Site selection

ii. Anticipated Project Schedule: Completed within first 6 months of initiation

iii. Task/Activity Lead(s): SHoH

Task 5: Phase I ESAs:

i. Project Implementation: QEP will conduct Phase I ESAs in accordance with ASTM 1527-13 and All Appropriate Inquiries (AAI) rule to evaluate the potential for on-site contamination and hazardous building materials at the 4 priority sites (7-11 Johnes St., 350/352 Liberty St., Clinton Sq., Ferry Terminal) plus 10 others. If site is privately owned, QEP will work with the City attorney and site owner to obtain an Access Agreement prior to initiating work.

ii. Anticipated Project Schedule: Quarter 4 of Year 1 / Completed within first 12 months of initiation

iii. Task/Activity Lead(s): SHoH
iv. Output(s): 14 Phase I ESAs

Task 6: Phase II ESAs

i. Project Implementation: QEP will complete Phase II ESAs at priority sites (7-11 Johnes St., 350/352 Liberty St., Clinton Sq., Ferry Terminal) plus 1 more (5 sites). Initially QEP will provide EPA-Compliant, site-specific QAPPS, sampling and analysis plans, and site-specific Health & Safety Plans (HASPs). All documents will be submitted for EPA review and approval prior to implementation.

ii. Anticipated Project Schedule: Quarters 1 and 2 of Year 2 / Completed by Quarter 4 of Year 2, ongoing

iii. Task/Activity Lead(s): SHoH
iv. Output(s): 5 Phase II ESAs, QAPP, SAAP, HASP, Building Hazardous Materials Assessments

Task 7: Reuse and Remediation Planning

i. Project Implementation: The QEP will complete remedial action plans and reuse plans and appropriate clean-up alternatives for the 4 priority sites including sustainable design and real estate market analysis. These plans can be leveraged with other grant funds or future EPA Brownfield Clean-Up grants. Reuse plans/visions usually takes place prior to sampling, it informs the investigation and remediation.

ii. Anticipated Project Schedule: Quarter 1 of Year 3 / Completed by end of Quarter 1, Year 3, ongoing

iii. Task/Activity Lead(s): SHoH
iv. Output(s): four reuse plans

3.b. Cost Estimates

<table>
<thead>
<tr>
<th>TASK</th>
<th>COST DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1: Project Management</td>
<td><strong>In-Kind:</strong> Task Force Creation and QEP Consultant selection: 60 hrs. x $30/hr. =$1,800 Service Agreements: $4,000 lump sum attorney fees <strong>EPA Fund:</strong> Roundtable (4)/National Brownfield Conference (2): $6,000 in travel costs Reports ($2,500); QEP Oversight; ($2,500) Project Coordination ($1,800) =$6,880 ($13,485 Personnel; + $5,779 Fringe Benefits)</td>
</tr>
</tbody>
</table>
2: Community Outreach

**In-Kind:** Meeting attendance 2 people - 12 meetings x 3 hr./meeting x $30/hr. = $2,160

**Supplies:** Outreach Supplies (poster displays, brochures, other educ. mat.) = $1,500

**EPA Fund:** Create outreach materials, organize/facilitate public outreach and training sessions (12 sessions X $1,200 each): $14,400; Prepare/disseminate materials (12 sessions X $300 each): $3,600; Hearing impaired service 12 meetings 2 hr. meeting: $2,400

3: Site Data Collection

**In-Kind:** Service: File Review 60 hrs. x $30/hr. = $1,800

**EPA Fund:** Site Inventory data collection, review, and presentation: $6,000 (approximately 50 sites)

4: Site Selection

**In-Kind:** Review, Discuss, Selected Site s for Assessment: 80 hr. x $30/hr. = $2,400

**EPA Fund:** $5,000

5: Phase I ESAs

**EPA Fund:** 14 x $4,100 average/ PI = $57,400 (7-11 Johnes St., 350/352 Liberty St., Clinton Sq., Ferry Terminal).

6: Phase II ESAs

**EPA Fund:** Based on review of available Phase I the following costs were developed: 7-11 Johnes St., 350/352 Liberty St., 2 Phase II’s ($73,808 and $62,500); Clinton Sq., 2 Phase II’s ($40,000 and $51,520); Ferry Terminal, Phase II ($97,308) = $325,136

7: Reuse/Remed/Planning

**EPA Fund:** 4 sites x $15,200 (Johnes Street, 350/352 Liberty Street, Clinton Sq., Ferry Terminal, one additional site) = $60,800

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### Budget Categories

<table>
<thead>
<tr>
<th>Project Tasks</th>
<th>Task 1 Project Management</th>
<th>Task 2 Community Outreach</th>
<th>Task 3 Site Data Collection</th>
<th>Task 4 Site Selection</th>
<th>Task 5 Phase I ESAs</th>
<th>Task 6 Phase II ESAs</th>
<th>Task 7 Reuse/Rem. Planning</th>
<th>Total</th>
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<tr>
<td>Personnel</td>
<td>$13,485</td>
<td>$2,400</td>
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<td>Travel¹</td>
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<td>Equipment²</td>
<td>$3,600</td>
<td>$14,400</td>
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<td>$5,000</td>
<td>$57,400</td>
<td>$325,136</td>
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<td>Supplies</td>
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<td>Other</td>
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<tr>
<td><strong>Total Direct Costs³</strong></td>
<td>$25,264</td>
<td>$20,400</td>
<td>$6,000</td>
<td>$5,000</td>
<td>$57,400</td>
<td>$325,136</td>
<td>$60,800</td>
<td>$500,000</td>
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<tr>
<td><strong>Total Budget³</strong> (Direct/ Indirect)</td>
<td>$25,264</td>
<td>$20,400</td>
<td>$11,000</td>
<td>$5,000</td>
<td>$57,400</td>
<td>$325,136</td>
<td>$60,800</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

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Traveling to brownfields-related training conferences is an acceptable use of these grant funds.

1 EPA defines equipment as items that cost $5,000 or more with a useful life of more than one year. Items costing less than $5,000 are considered supplies. Generally, equipment is not required for Brownfield Grants.

2 Administrative costs (direct and/or indirect) cannot exceed 5% of the total EPA-requested funds. No Indirect costs requested.

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### 3.c. Measuring Environmental Results

SHoH will track, measure, and report outputs (e.g., the number of completed Phase I and Phase II ESAs and public meetings) and outcomes (e.g., acres of land assessed; land remediated and redeveloped; number of jobs created or retained; tax revenue generated; redevelopment investment value; and other funding leveraged) in ACRES. The actual outputs will be compared to the estimated number of outputs listed in Section 3.b. SHoH will document outcomes/outputs that cannot be easily entered into ACRES (i.e., website updates, staff training, and community outreach/meetings) and in quarterly reports. SHoH will evaluate the project progress semi-annually and, if goals are not being met, will meet with EPA project manager, local stakeholders and the QEP(s) to discuss the shortcomings and adjust the project approach. A spreadsheet will be developed that identifies outputs as noted in Section 3.a and associated milestones (Phase I completion, meeting conducted, etc.) will be shared quarterly with the Brownfield Task Force.

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### 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

#### 4.a. Programmatic Capability

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

SHoH, has the internal, organizational capacity to manage the grant. Administration of grant activities will be fully undertaken by SHoH which maintains a staff of 22 members including an Executive Director, a Director of Finance and Administration, a Finance Associate, and a Director of Operations. SHoH will be responsible for the timely and
successful expenditure of funds in three years, and completion of all technical, administrative, and financial requirements of the project and grant. SHoH has a professional and capable staff to manage this and other grants. The structure of the organization is team-based. The SHoH organization is led by a board of directors which provides fiduciary oversight. SHoH will be further supported by SEDAC. SHoH also has an excellent relationship with municipal partners and the private sector, who will undoubtedly be utilized for assistance with the successful completion of the project. All these parties; in house staff; municipal partners; and private sector comprise the project team. SHoH has the executive authority of the group’s board to administer the grant. SHoH has experience in the administration of grants funds at local, state, and federal levels as noted in 4.a.ii (1). The Project Director will be Ms. Lisa Silverstone. She will oversee grant administration, fiscal accounting, and compliance. Ms. Silverstone has worked for SHoH for 15 years; managed the finances for the $21 million housing project, handles grant administration, compliance, and finances for SHoH. Ms. Silverstone will be assisted by:

- Ramona Monteverde, SHOH Director of Facilities Operations will assist with project management. She has worked for SHoH for over 16 years; served as project manager for development of housing projects and continues to serve as project manager for Safe Harbors’ growth projects including $121k build out of two commercial spaces, installation of a $340k theater marquee; $325k development of an urban park; and a $1.3M roof restoration on the Ritz Theater.
- Gina Babbage, SHoH Marketing and Public Relations Coordinator, will coordinate public outreach with SEDAC and partners. Ms. Babbage has 8 yrs. of experience marketing events, maintaining contacts and organizing events.

4.a.iv. Acquiring Additional Resources: SHoH will secure additional resources as needed to successfully complete the project, following the SHoH’s Procurement Administrative Rules which involve a competitive qualifications-based procurement process in compliance with the EPA’s “Professional Service” procurement process (2 CFR 200.317-326). This will include the contracted services of an environmental consultant meeting the definition of a QEP to provide ASTM/AAI-Compliant Phase I/II Assessments, SAP/QAPP preparation, and Cleanup Planning as well as contracted services of others in completing community outreach assistance and site inventory database creation goals.

4.b. Past Performance and Accomplishments
4.b. ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments: SHoH has not received an EPA Brownfield Grant but has received other Non-Federal Assistance agreements. Previous grants have been successfully completed, on time, on budget, and in compliance with all regulations. The scope of the challenges facing the City necessitates the funding requested by this proposal.

<table>
<thead>
<tr>
<th>Granting Agency</th>
<th>Awarded Grant $</th>
<th>Date</th>
<th>Purpose</th>
<th>Outputs</th>
<th>Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>NYS Office of Parks, Recreation and Historic Preservation</td>
<td>$0.5M</td>
<td>2019</td>
<td>Design for re-habilitation of historic Ritz Theater into performing arts, events entertainment venue</td>
<td>Schematic Design completed on-time and on-budget</td>
<td>Active theater</td>
</tr>
<tr>
<td>NYS Office of Homes and Community Renewal</td>
<td>$0.5M</td>
<td>2019</td>
<td>Roof replacement and stabilization of Safe Harbors historic Ritz Theater</td>
<td>Roof replaced; stabilized and designed to funnel rainwater to rainwater gardens</td>
<td>Roof replaced and stormwater management enhancements</td>
</tr>
<tr>
<td>Dormitory Authority of the NYS</td>
<td>$0.25M</td>
<td>2016</td>
<td>Redevelopment of vacant lot into a sustainable urban green space</td>
<td>Vacant space redeveloped</td>
<td>Creation of open space for residents</td>
</tr>
</tbody>
</table>

(2) Compliance with Grant Requirements: During the administration of the above-mentioned grants, meetings were held at milestones by SHoH officials and interested/invested parties to determine progress and implement necessary changes. At the conclusion of the grants, a review was completed to determine the overall success and/or areas for improvement. These reports were submitted to the awarding agency per grant requirements. Reporting requirements within each grant (monthly or quarterly), were completed on time and submitted in the required report formats. No corrective actions were required during the administration of the grants.
Threshold Criteria
Threshold Criteria Response

1. Applicant Eligibility

Safe Harbors of the Hudson, Inc. (SHoH) is a mixed-use non-profit housing and arts redevelopment project and is eligible as 501 (c)(3) Non-Profit Organization - see attached paperwork.

2. Community Involvement

SHoH will utilize SEDAC to complete a concerted community involvement campaign to raise public awareness, involve the community in the decision-making process, and identify sites and potential reuse options. Planned outreach includes providing up-to-date project information on SHoH and Newburgh’s websites, creating/disseminating information via flyers distributed at community meetings and utilizing social media. Articles and information will be released through local newspapers and radio stations. Public outreach meetings at each project milestone to inform the public and solicit public input on site selection; Phase I and Phase II completion; and site redevelopment planning. The meetings will be advertised via local media outlets, the City website, social media outlets, and notices posted at public meeting places (i.e., church halls, stores, community service organizations, etc.). Handicap and hearing-impaired services can be provided at the meetings. All public meetings held as part of the community outreach program will allow for public comment, which will be considered when selecting sites, completing site evaluation, and preparing site redevelopment plans. This ensures that public concerns are addressed, and the public understands and embraces the site’s redevelopment plans. All subsequent meetings will create a feedback loop by detailing the consideration and response to previous public input and allow for additional response. Community Partners will assist in informing and obtaining input from sensitive populations to ensure they have a say in the project decisions. If community participation meetings are not possible due to COVID-19 the following will be completed:

- Video stream meetings, and link agendas and documents - To create an effective online meeting, video segments will be timestamped and linked to agendas, minutes, and supporting documentation; and
- Optimize for accessibility - Meeting web pages and content will be checked to ensure documents are screen-reader friendly for accessibility, and closed captioning will be used when streaming video. Public meeting online participation tools will be used to solicit public comment at each event. Comments will be responded to during the meeting, and meeting or project revisions will be forwarded for consideration.

3. Named Contractor/subrecipient

Safe Harbors of the Hudson, Inc. (the applicant) has not procured a contractor or subrecipient.

4. Expenditure of Existing Grant Funds

Safe Harbors of the Hudson, Inc. does not have an open EPA Brownfield Assessment Grant or Multipurpose Grant.