Staten Island Economic Development Corporation (SIEDC)  
Application to the US Environmental Protection Agency  
Brownfield Community-wide Assessment Grant Program  
Rossville/Charleston/Richmond Valley, Staten Island, New York (Richmond County)  
December 2021

NARRATIVE INFORMATION SHEET

1. APPLICANT IDENTIFICATION
Staten Island Economic Development Corporation (SIEDC)  
201 Edward Curry Avenue, Suite 103  
Staten Island, New York 10314

2. FUNDING REQUESTED
Community-wide Assessment  
Federal Funds Requested $500,000 (All from EPA)  
Requesting a waiver of the $200,000 limit - No, site-specific Assessment Grant applicants only

3. LOCATION
Borough of Staten Island, Coterminous with Richmond County, State of New York

4. TARGET AREA AND PRIORITY SITE/PROPERTY INFORMATION
Target area(s) – The neighborhoods of Rossville, Charleston and Richmond Valley located in the southwestern part of the borough bounded by NY-440 (West Shore Expressway) and the Arthur Kill waterway. Census tracts 226 & 248

Provide the address of the priority site(s) proposed in the Narrative.
1. 2911 Arthur Kill Road (State Superfund)
2. 3000 Arthur Kill Road (State Superfund)
3. 4101 Arthur Kill Road (State Superfund)
4. 286 Richmond Valley Road (State Superfund)
5. 1 Nassau Place (State Superfund)

5. CONTACTS/PROJECT DIRECTOR
Staten Island Economic Development Corporation (SIEDC)  
Niles French  
First Vice President of Projects  
201 Edward Curry Avenue, Suite 103, Staten Island, New York 10314  
niles@siedc.org  
718-477-1400 x 812
6. POPULATION
The estimated population of Richmond County (Staten Island) is 474,000. The SIEDC is the non-profit economic development organization for the borough and serves all areas and businesses within the jurisdiction. In the 10307 and 10309 ZIP codes 11,700 and 27,200 residents respectively for a total of 38,900.

7. OTHER FACTORS

<table>
<thead>
<tr>
<th>Factor</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less</td>
<td>Yes</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>The priority site(s) is impacted by mine-scarred land</td>
<td>No</td>
</tr>
<tr>
<td>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).</td>
<td>Yes</td>
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<tr>
<td>The priority site(s) is in a federally designated flood plain</td>
<td>Yes, Priority sites are wholly or partially located within the FEMA Sandy Inundation Zone, FEMA 2050 500 Year Floodplain, FEMA 2050 100 Year Floodplain, FEMA 2020 500 Year Floodplain and FEMA 2020 100 Year Floodplain</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy</td>
<td>Potentially based on results of the assessment</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures</td>
<td>Potentially based on results of the assessment</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area wide planning activities, as described in Section I.A., for priority site(s) within the target area</td>
<td>Yes, the study will focus on local priorities, market conditions, infrastructure adaptability, environmental contaminations, public health and reuse opportunities</td>
</tr>
<tr>
<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>No</td>
</tr>
</tbody>
</table>
January 11, 2022

Anisa Bekteshi
Staten Island Economic Development Corporation (SIEDC)
201 Edward Curry Avenue, Suite 103
Staten Island, NY 10314

Dear Ms. Bekteshi:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from the Staten Island Economic Development Corporation (SIEDC), dated January 3, 2022, for a state acknowledgement letter for a Federal Year 2022 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the SIEDC plans to submit a Brownfield Community-wide Assessment grant application for hazardous substances and petroleum. Focus of the funding will be to conduct assessment activities at multiple brownfield sites within the Rossville, Charleston and Richmond Valley sections of the borough. This area along the Arthur Kill waterway was historically very industrial. Sites will be inventoried and characterized. Funding will also be allocated to conduct 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, the SIEDC 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

cc: T. Wesley, USEPA Region 2
A. Devine, USEPA Region 2
G. Burke, DEC Albany
J. O'Connell, DEC Region 2
R. Austin, DEC Region 2
V. Brevdo, DEC Region 2
N. French, SIEDC
Staten Island Economic Development Corporation (SIEDC)
Application to the US Environmental Protection Agency
Brownfield Community-wide Assessment Grant Program
Rossville/Charleston/Richmond Valley, Staten Island, New York (Richmond County)
December 2021

The Staten Island Economic Development Corporation (SIEDC) is excited to present this submission to the US Environmental Protection Agency Brownfield Community-wide Assessment Grant Program for the Rossville, Charleston and Richmond Valley sections of the borough.

SIEDC is the 501c3 non-profit economic development organization for the borough of Staten Island in New York City and has spearheaded various business development, transportation, land use and capital project efforts throughout the borough for over 25 years. The organization has a team of urban planners who are dedicated to community development especially through a lens of environmental justice and sustainability. This is especially true regarding brownfield redevelopment and master planning.

Over the past 10 years, SIEDC has completed two master plans for the borough (including a USEDA funded Comprehensive Economic Development Strategy), secured a $10 million community development planning grant from the New York State Regional Economic Development Council (REDC) and completed a New York State designated Brownfield Opportunity Area (BOA) study for the industrial sector of the northwest part of the borough. No organization on Staten Island has the pedigree, experience or knowledge to complete a Brownfield Community-wide Assessment study like SIEDC. SIEDC is requesting $488,500 to conduct a Brownfield Community-wide Assessment Grant over a period of three years to execute this project.

1) PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION
1.a.i - Background & Description of Target Area
Rossville, Charleston and Richmond Valley are neighborhoods which comprise the southwestern portion of the borough. Traditionally these areas - located along the Arthur Kill waterway separating Staten Island from New Jersey - have been heavily industrial. Due to its proximity to this narrow river, the area was a critical point for bi-state commerce and ferries.

The general area was originally known as “Blazing Star” and during the American Revolution, was an important ferry site which connected stagecoach routes from New York to Philadelphia. The maritime history of the area is still present including the famed “Staten Island Boat Graveyard” located near the J. Witte Marine Scrap site.

During the 1850s, Balthasar Kreischer opened a brick works which specialized in fire-proof bricks made to withstand high temperatures in chimneys and furnaces and required a specific type of raw material known as “fire clay.” Within a few decades the sleepy maritime community grew into an industrial boomtown, producing 20,000 bricks a day. As the brick works prospered, the neighborhood came to be known as Kreischerville.
Poor transportation and changing economic factors transformed the area from a prospering company town to a sleepy hamlet of New York City between the turn of the 20th century and the mid-1970s. With the completion of the West Shore Expressway (NY-440) in 1976, the area began to see new residential development. However, the western portion of the three neighborhoods between the expressway and the Arthur Kill remained - and still serves as - a core industrial hub for the borough. Large industrial sites, especially those suited for energy development, logistics and large-scale construction are few and far between in New York City and Rossville, Charleston and Richmond Valley represent one of the last opportunities for these economic sectors in the city.

Today, a number of large sites including the former LNG tank site (66 acres), the adjacent New York City owned parcel (33 acres), the former Arthur Kill Prison (now a film studio), the Kinder Morgan terminal (and associated solar field) and the former Nassau Smelting site (42 acres) are some of the best example of large pad sites for industrial development in New York City. However, each comes with its own environmental constraints as do many smaller locations scattered through the area, each with their own challenging environmental, contamination and development history.

As noted in the following chart, the population of the area remains overwhelmingly White, mainly due to a lack of housing density, transportation access and local job availability. From an equity standpoint, it is critical that this area experience planned investment in these categories in order to encourage and support minority housing and economic opportunities.

<table>
<thead>
<tr>
<th>Census Tract 226.02 Population by Race</th>
<th>2010 Total</th>
<th>2010%</th>
<th>2020 Total</th>
<th>2020%</th>
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<tr>
<td>White</td>
<td>977.0</td>
<td>70.3</td>
<td>1286.0</td>
<td>53.8</td>
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<tr>
<td>Black</td>
<td>19.0</td>
<td>1.4</td>
<td>513.0</td>
<td>21.5</td>
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<tr>
<td>Hispanic Latino</td>
<td>167.0</td>
<td>12.0</td>
<td>353.0</td>
<td>14.8</td>
</tr>
<tr>
<td>All Other</td>
<td>227.0</td>
<td>16.3</td>
<td>238.0</td>
<td>10.0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1390.0</strong></td>
<td><strong>100.0</strong></td>
<td><strong>2390.0</strong></td>
<td><strong>100.0</strong></td>
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</table>

<table>
<thead>
<tr>
<th>Census Tract 248 Population by Race</th>
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<th>2010%</th>
<th>2020 Total</th>
<th>2020%</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>3816.0</td>
<td>68.0</td>
<td>4324.0</td>
<td>81.4</td>
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<tr>
<td>Black</td>
<td>67.0</td>
<td>1.2</td>
<td>26.0</td>
<td>0.5</td>
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<tr>
<td>Hispanic Latino</td>
<td>816.0</td>
<td>14.5</td>
<td>571.0</td>
<td>10.7</td>
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<tr>
<td>All Other</td>
<td>915.0</td>
<td>16.3</td>
<td>391.0</td>
<td>7.4</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>5614.0</strong></td>
<td><strong>100.0</strong></td>
<td><strong>5312.0</strong></td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>

Source - Census Tract 248, Richmond County, New York Demographics and Housing 2020 Decennial Census | elpasotimes.com
1.a.ii - Description of Priority Brownfield Sites

**Site Name:** Arthur Kill Correctional Facility  
**Program:** Brownfield Cleanup Program  
**Address:** 2911 Arthur Kill Road  
**Estimated Size:** 1.84 Acres  
**Current Owner:** Broadway Stages, 203 Meserole Ave, Brooklyn, NY

The Site is an approximately 1.84-acre section of a larger 81-acre facility which currently operates as a film and television studio. A former firing range was used starting in 1979 until approximately 2005 when a new firing range was constructed immediately to the west. According to the New York State Department of Environmental Conservation (DEC), information submitted with the BCP application regarding the environmental condition at the site are currently under review and will be revised as additional information becomes available.

**Site Name:** Vigliarolo Bros. (Onyx Chemical Co.)  
**Program:** State Superfund Program  
**Address:** 3000 Arthur Kill Road  
**Estimated Size:** 12 Acres  
**Current Owner Name:** 11 Johnson Street Realty Corp., 369 West John Street, Hicksville, NY

From 1947 to 1963, the site was used by Onyx Chemical for the manufacture of textile-processing materials and to produce germicides and fungicides. A State Superfund Phase I Investigation was completed in 1984 and a Phase II was completed in 1992. No evidence of listed hazardous waste disposal was found during the Phase II although groundwater contamination from vehicle maintenance related activities were noted. The site would serve as a critical maritime/logistics site along the Arthur Kill if effectively built-out and marketed.

**Site Name:** Former Port Mobil Terminal  
**Program:** Resource Conservation and Recovery  
**Address:** 4101 Arthur Kill Road  
**Current Owner Name:** NorthPoint Development, 4825 NW 41st Street, Riverside, MO

The site was a major oil storage facility designed for the distribution of gasoline and distillate fuels. The site encompasses approximately 203 acres, of which 120 acres were used for petroleum storage and transfer operations dating back to 1934. The facility has stored and transferred gasoline and distillate fuels such as No. 6 fuel oil, No. 2 fuel oil, marine lubricating oils, and kerosene. Over the past 25 years a RCRA Facility Investigation (1998), Corrective Measures Studies (2013), A CMI Workplan (2015), CMI Workplan addenda (2016/2017), and an updated CMI Workplan (2017) have been completed and approved by the USEPA. Currently, closure is ongoing which includes taking various tanks and equipment out of service in advance of the proposed redevelopment project. The responsible parties are anticipated to enter into a Consent Order with NYSDEC in September 2020 and the full nature and extent of contamination will be determined during the remedial investigation.
Site Name: Nassau Smelting
Program: State Superfund Program
Address: 1 Nassau Place & 286 Richmond Valley Road
Estimated Size: 42 Acres
Current Owner Name: Everwest Real Estate Investments, 1099 18th Street, Denver, CO

Between 1900 and the 1970s the site had such activities as lead refining and copper smelting. An investigation was completed in 1998 and a remedial action work plan was finalized in 2002. The remediation consisted of an encapsulation of the upland areas of the site, placement of a bulkhead on the southern bank of Mill Creek, bank stabilization (using geotextiles and a soil cap) of the northern bank of Mill Creek, removal of one foot of contaminated sediment from Mill Creek, capping of Mill Creek with one foot of clean sediment, and implementation of a deed restriction. Since hazardous wastes have been left on site (encapsulated) and continuous monitoring will be required, the Site is listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites as a Class 4 at the time remedial work is satisfactorily completed. The mobilization for remediation began in September 2006. This site is now being managed under the Voluntary Cleanup Program as site no. V00159. Controls include Groundwater Use Restriction, Soil Management Plan, Cover System, Land Use Restriction, Building Use Restriction, Monitoring Plan and Site Management Plan.

Additional Sites
In addition to the five priority sites, there are a number of smaller sites which have seen significant industrial uses over the past 50 years. If funded through this program, SIEDC will engage these various property owners and determine what efforts (if any) have been undertaken to promote highest and best use of the sites and to address contamination, flooding and infrastructure issues. SIEDC will also work with owners (including the City of New York) to address underutilized or development challenges non-brownfield sites. These include the former LNG tank site (66 acres), the adjacent New York City owned parcel (33 acres) which have sat dormant for decades and could benefit from environmental investigation resources.

Source: Environmental Site Remediation Database Search (ny.gov)
1.b.i – Reuse Strategy and Alignment with Revitalization Plans

One of the lasting challenges for the effective development of the area has been an overall lack of planning and a strategic vision for activating large industrial parcels – especially those with the potential of maritime activities. There are two core strategies that this proposal will leverage when considering site evaluation – restricting high density development and promoting industrial activation in line with current regional and national demands.

Zoning Requirements - The Special South Richmond Development District was established in 1975 to guide the development of the southern part of Staten Island. To avoid destruction of the natural and recreational resources, the district mandates tree preservation and planting requirements, controls changes to topography and designated open spaces to be left in a natural state as well as promote public parks and waterfront esplanades. Numerous sites within the proposed study area could be activated to eliminate potential unwanted residential development while also providing potential hybrid industrial/open spaces uses including along the waterfront.

Industrial Development - Staten Island’s West Shore is designated as an Industrial Business Zone and an Industrial Business District (the only industrial BID in New York City). The West Shore is currently home to 18,500 industrial jobs. The Matrix Global Logistics Park is home to Amazon and IKEA distribution centers. $1 billion in e-commerce sales causes 1.25 million square feet of absorption of industrial and logistics space. The proposed study area is well positioned to capitalize on the demand for warehousing as e-commerce grows.

Vacant Land - Staten Island is approximately 5.5% vacant land. The average vacant parcel is 0.34 acres and there are large swaths of vacant land in the study area (more than 30 acres). While these sites need to be hardened for resiliency and updated with utility infrastructure, these sites present an incredible opportunity for industrial and maritime development and job creation to compete with adjacent New Jersey.

Transit Oriented Development - As more Staten Island residents are working in the borough mass transit options need to be expanded. A major obstacle to serious transit investment has been the lack of economic nodes which demand significant transit access. Various agencies and nonprofits including SIEDC have advanced efforts to create a Bus Rapid Transit/Light Rail System along the West Shore Expressway but a lack of activated sites has remained a challenge in acquiring development funds. As seen at the Amazon/Ikea site on the northwestern shore – which had a dedicated bus line provided for the over 5,000 workers – large site activation can and should allow for transit expansion.

SIEDC believes that effective Brownfield remediation and targeted activities led by the organization will engage property owners, develop an understanding of the need to investigate and/or remediate sites and encourage development that is both congruous with land use/zoning goals and economic development strategies accepted by local stakeholders.
1.b.ii – Outcomes & Benefits of Reuse Strategy

Effective Brownfield remediation through this program will allow for several critical outcomes and benefits:

Community Master Planning – This work will help Staten Island better realize the various plans that have been developed by agencies over the past decade including a) Continue the cleanup and redevelopment of brownfield sites (OneNYC 2050), b) Create well-paying job opportunities throughout the region (The Fourth Regional Plan, RPA), c) Continue the cleanup and redevelopment of brownfield sites (OneNYC 2050), d) Encourage mixed uses and public access on the waterfront (Vision 2020: Comprehensive Waterfront Plan) e) Include waterfront connections in new waterfront development (Vision 2020: Comprehensive Waterfront Plan)

Waterfront Activation & Accessibility - Staten Island’s waterfront must be leveraged for a variety of uses - from open space to housing to economic development. Many manufacturing-zoned waterfront sites are underutilized and could be intensified. Brownfield remediation work along the southwestern shore will allow for the borough to create a waterfront that balances a range of uses (maritime, residential, recreational) and which will enhance waterfront access.

Job Creation – The logistics, maritime and industrial sectors are some of the most rapidly growing areas of the local, regional and national economy. However, a lack of available and developable tracts of large parcels is a challenge in the New York City region. By activating former industrial sites and converting them to new modern uses via strategies including environmental remediation, the borough can become more competitive in the regional economy and promote local job creation.

Industrial Cluster Development - Cluster development has been a successful model in nearby New Jersey – especially in Union and Middlesex counties – which host numerous industrial parks along the New Jersey Turnpike corridor. Staten Island is positioned along the entrance to New York Harbor and along a navigable river (the Arthur Kill) and hosts a freight rail line into New Jersey. These factors allow for significant growth in the maritime, light manufacturing and logistics sectors. The main barrier to this development and job creation has been the lack of shovel-ready development sites. The work associated with this grant would unlock the potential for development and create the position for essential cluster development in these sectors.

Mass Transit Development – Mass transit development on the southwestern shore of Staten Island has been stalled for decades due to a lack of significant employment nodes. Regional transportation agencies have frequently cited the lack of major industrial hubs as a reason for a lack of potential investment in light rail and bus rapid transit systems. By improving the environmental condition of sites in the study area and activating them for economic use, there will be a spin-off environmental improvement in the future through new potential investment in mass transit. This was a successful model on the northwestern shore of the borough at the Amazon/Ikea site which currently has over 5,000 employees and a new bus line serving the site.
c.i – Resources Needed for Site Reuse
SIEDC has been very successful over the past decade in securing supplemental resources and funds to advance and complete projects. If awarded by EPA, SIEDC will immediately begin the process of evaluating funding opportunities with previous supporters including the New York City Office of Environmental Remediation (multiple time funder), the New York State Department of State (NYS BOA Program) and the New York State Regional Economic Development Council (multiple time funder). SIEDC will work with local elected officials to develop smaller scale projects related to community engagement, public infrastructure and overall policy enhancements related to housing, land use/zoning and transportation.

c.ii – Use of Existing Infrastructure
The proposed study area lacks modern infrastructure to handle the needs of large-scale industrial, maritime and logistics projects. Each site will need to be evaluated for capacity issues related to natural gas, electric, sewer and stormwater management best practices. Additionally, road access for large trucks and larger commuting fleets will need to be evaluated as well as maritime support such as improved bulkheads and potential changes to draught.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
2.a.i – The Community’s Need for Funding
Staten Island has historically been underfunded compared to the other four boroughs - especially in terms of public infrastructure and transit. It is essential that SIEDC apply for funds from new sources (USEPA) and develop projects that are not typically undertaken by local government or private developers. Various sites have sat dormant due to a lack of funding availability to take on investigations and remediations. As witnessed in the West Shore BOA, once a master plan was developed, a policy framework resulted in private investment and infrastructure improvements.

2.a.ii – Threats to Sensitive Populations & Promoting Environmental Justice
Staten Island’s population tends to experience higher than average incidences of obesity, diabetes and various types of cancers and nearly 25% of residents report little or no time for recreation. These factors tend to arise from the suburban lifestyle (long commutes, limited time to exercise and a strong car culture). Strategies to improve these conditions include opportunities for employees to work closer to home, new recreational activities along the waterfront by developing multi-use sites (consistent with the South Richmond zoning) and remediating contaminated sites. which currently pose a threat to air, water and soil. A recent study by the Waterfront Alliance discussed environmental justice recommendations which match well with the proposed EPA study area. Guidance includes community-planning, connectivity, educational programming, open space, workforce development and climate resiliency.

Source - REDC Report 2021 (waterfrontalliance.org)
2b - Community Engagement (Project Involvement & Project Roles)
As noted earlier, SIEDC led a successful effort called the West Shore BOA which was funded through a New York State Department of State. This project required significant community engagement which SIEDC intends to mirror for this project. SIEDC will employ public outreach methods and techniques used to ensure public participation through three different approaches - regular steering committee meetings, media or website updates and business conferences.

Meetings will be led by SIEDC and will be comprised of local residents, elected officials, city agencies, business owners and tenants, nonprofit organizations, and specific stakeholder groups. To foster participation from all representative stakeholders and community members throughout the study process, SIEDC will develop comprehensive engagement methods including various meetings, interviews, visioning sessions, and an outreach campaign strategy. Specific to priority and secondary sites, SIEDC will conduct visioning sessions with the community, one and one interviews with owners in the area and outreach with key municipal organizations and agencies. The

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS
3.a – Description of Tasks/Activities & Outputs
The goals of the project will incorporate numerous best practices from previous planning efforts:

Priority Goals:
- Land Use Opportunities – Address vacant, blighted, and underutilized properties as well as uncertain environmental site conditions such as levels of contaminants
- Transportation Planning - Increase circulation and lack of optimal street infrastructure
- Access to Transportation – Use cluster development to promote public transit investment
- Stormwater Management – Ensure that coastal properties address flooding concerns including the potential need for wetland/shoreline improvements and open space
- Business Development – Engage owners to drive site preparation and investment

Secondary Goals:
- Increase job opportunities for residents through key growth industries
- Decrease environmental hazards and facilitate the remediation and redevelopment of key brownfield and vacant properties
- Work with area businesses, the City and the State to develop a streamlined process for permitting of development as well as best practices in sustainability
- Create relationships with public and private entities to further redevelopment

3.a.i – Project Implementation
SIEDC will release a Request for Proposals to consultants in the urban planning, economic development and environmental remediation fields. Once a consultant is selected and all requirements of the EPA funding are understood and established, the core project tasks, activities and goals will be codified, and priority and secondary sites will undergo initial evaluation. Milestones for project delivery including public outreach, mapping, site investigations and property owner communications will be established at the outset of the project and updated periodically.
3.a.ii – **Anticipated Project Schedule**
Based on previous experience with the New York State BOA program, SIEDC anticipates a three (3) year period of work. Year 1 will focus on developing a scope of work, Request for Proposals, evaluating consultant responses, stakeholder meetings, site prioritization, determination of project goals and a final scope of work. Year 2 will focus on site investigations, research related to project goals and significant stakeholder outreach and site analysis. Year 3 will focus on the development of a final report, an initial presentation to various stakeholders and a final report drafted for review by EPA and various agencies which includes an action plan for all sites and potential funding mechanisms to be employed during remediation and development.

3.a.iii – **Task/Activity Lead**
SIEDC will be the project lead and will utilize a consultant team to perform the analysis related to the project. SIEDC will take an active role in community and stakeholder engagement, securing political and agency support and evaluating potential funding resources.

3.a.iv – **Outputs**
SIEDC anticipates that quarterly reports on the status of the project will be produced and provided to relevant stakeholders. Public meetings will be held on a regular basis to ensure that the community is engaged in the process. SIEDC will plan to submit applications to various entities including NYCOER and the NYSREDC for funding opportunities on a rolling basis.

3.b – **Cost Estimates**
SIEDC’s First Vice President Niles French and Project Manager Anisa Bekteshi will be managing the project and community outreach. An itemized cost estimate is attachment with the application. As mentioned previously, SIEDC will issue Request for Proposals to consultants in the urban planning, economic development and environmental remediation fields.

3.c – **Measuring Environmental Results**
SIEDC is a results-driven organization that has always prided itself on producing tangible and useful reports which result in real world action and additional funding awards. SIEDC will determine the success of the project not only through the resulting development of sites, but also how effectively that development utilizes leveraged sources. These may include enrollment in NYCOER programs, a BOA grant and New York State REDC funding. SIEDC will utilize stakeholder engagement to bring its successful merchant organizing efforts to this area which has proven an effective way of securing partnerships and advancing site development.

4. **PROGRAMMATIC CAPABILITY & PAST PERFORMANCE**
SIEDC is well-known for its hands-on, tailored assistance to stimulate business opportunities. Recently, SIEDC was the lead author of the Downtown Revitalization Initiative (DRI) application. The $10 million funding award secured through the highly competitive program will now allow the borough to invest in community improvements and physical development along a critical mixed-use corridor. SIEDC leveraged that award with funding from the City for a brownfield analysis of the same area.

SIEDC is a 501c3 non-profit with a 40-member board of directors and a dozen employees and maintains a team of urban planners with significant community development experience. SIEDC
has 225 business members, and many are urban planning, economic development and environmental remediation firms who can serve multiple roles including evaluating a work plan, interviewing RFP respondents, and serving on project committees. SIEDC has managed dozens of grant funded studies at the federal, state and city level and serves as a contractor for the New York City Department of Small Business Services. This experience has led to excellent institutional knowledge in terms of contract management and reporting, financial oversight, consultant selection and community engagement.

Cesar J. Claro has served as the President & CEO of SIEDC for over 25 years. His work has fostered partnerships between the private and public sectors on Staten Island to promote economic development opportunities. Niles French is the SIEDC First Vice President of Projects and oversees all major projects and grant applications. He has obtained funding and managed environmental projects including ground solar, master energy efficient planning, brownfield opportunities, environmental justice programs and green infrastructure improvements.

4.b – Past Performance & Accomplishments
SIEDC has never received an EPA Brownfield Multipurpose Grant. Therefore, in response to Section 4.b.ii, please see below

<table>
<thead>
<tr>
<th>Funder/Grant</th>
<th>Amount</th>
<th>Scope of Work</th>
<th>Outcomes Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>New York State Consolidating Funding Application – Downtown Revitalization Initiative (DRI) 2020</td>
<td>$10M</td>
<td>Won a highly competitive grant application that brought $10M of capital improvements and grants to small businesses in underserved areas in the St. George, Tompkinsville, and Stapleton areas of Staten Island.</td>
<td>All outcomes were met, and reports submitted</td>
</tr>
<tr>
<td>United States Economic Development Administration – Comprehensive Economic Development Strategy (CEDS) 2020</td>
<td>$70,000</td>
<td>The CEDS provides a foundation to prime Staten Island for regional economic prosperity. As per the requirements of a CEDS, SIEDC first performed an analysis and summary of existing socio-demographic factors as well as economic conditions and indicators. SIEDC then conducted a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis of the area to help create a Strategic Direction and Action Plan.</td>
<td>All outcomes were met, and reports submitted. This helped SIEDC obtain the above CFA grant.</td>
</tr>
<tr>
<td>New York City Mayor's Office of Environmental Remediation (OER) – Place-Based Community Brownfield Planning Report 2019</td>
<td>$25,000</td>
<td>The grant received by SIEDC was used to carry out the scope of work associated with this report and secure a consulting firm to assist in the report's production. The report provided crucial environmental research and place analysis</td>
<td>All outcomes were met, and reports submitted.</td>
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November 29, 2021

U.S. Environmental Protection Agency
1200 Pennsylvania Avenue, N.W.,
Washington, DC 20460

To Whom It May Concern:

I am writing today to express my strong support for the Staten Island Economic Development Corporation's (SIEDC) application to the Environmental Protection Agency (EPA) for funding of a Brownfield Assessment Grant for Fiscal Year 2022.

The neighborhoods of Rossville, Charleston, and Richmond Valley comprise the southwestern portion of Staten Island. Located along the Arthur Kill waterway, separating Staten Island from New Jersey, these areas have historically been heavily industrial.

Today, a number of large sites, including the former LNG tank site (66 acres), an adjacent parcel owned by the City of New York (33 acres), the former Arthur Kill Correctional Facility (now a film studio), the Kinder Morgan Terminal (and associated solar field), and the former Nassau Smelting site (42 acres) are just some of the best examples of large pad sites for industrial development in New York City. That said, each comes with its own environmental constraints as do many smaller locations scattered through the area, each with their own challenging environmental, contamination, and development history. I cannot stress enough that assessing these sites is necessary so that their full potential can be unlocked.

As the State Assemblymember representing those neighborhoods, I fully support the SIEDC's assessment proposal.

Yours in Service,

Michael Reilly
Member of Assembly
62nd District
Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make a final determination of your foundation status.

If we publish a notice in the Internal Revenue Bulletin stating that we

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will no longer treat you as a publicly supported organization, grantors and contributors may not rely on this determination after the date we publish the notice. In addition, if you lose your status as a publicly supported organization, and a grantor or contributor was responsible for, or was aware of, the act or failure to act, that resulted in your loss of such status, that person may not rely on this determination from the date of the act or failure to act. Also, if a grantor or contributor learned that we had given notice that you would be removed from classification as a publicly supported organization, then that person may not rely on this determination as of the date he or she acquired such knowledge.

If you change your sources of support, your purposes, character, or method of operation, please let us know so we can consider the effect of the change on your exempt status and foundation status. If you amend your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, let us know all changes in your name or address.

As of January 1, 1984, you are liable for social securities taxes under the Federal Insurance Contributions Act on amounts of $100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the private foundation excise taxes under Chapter 42 of the Internal Revenue Code. However, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Internal Revenue Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Donors may deduct contributions to you only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, gives guidelines regarding when taxpayers may deduct payments for admission to, or other participation in, fundraising activities for charity.

Contributions to you are deductible by donors beginning March 17, 1993.

You are not required to file Form 990, Return of Organization Exempt From Income Tax, if your gross receipts each year are normally $25,000 or less. If you receive a Form 990 package in the mail, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally $25,000 or less, and sign the return.

If you are required to file a return you must file it by the 15th day of
the fifth month after the end of your annual accounting period. We charge a penalty of $10 a day when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty we charge cannot exceed $5,000 or 5 percent of your gross receipts for the year, whichever is less. We may also charge this penalty if a return is not complete. So, please be sure your return is complete before you file it.

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, we will assign a number to you and advise you of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

In accordance with section 508(a) of the Code, the effective date of this determination letter is March 17, 1993.

This determination is based on evidence that your funds are dedicated to the purposes listed in section 501(c)(3) of the Code. To assure your continued exemption, you should keep records to show that funds are spent only for those purposes. If you distribute funds to other organizations, your records should show whether they are exempt under section 501(c)(3). In cases where the recipient organization is not exempt under section 501(c)(3), you must have evidence that the funds will remain dedicated to the required purposes and that the recipient will use the funds for those purposes.

If you distribute funds to individuals, you should keep case histories showing the recipients' names, addresses, purposes of awards, manner of selection, and relationship (if any) to members, officers, trustees or donors of funds to you, so that you can substantiate upon request by the Internal Revenue Service any and all distributions you made to individuals. (Revenue Ruling 56-304, C.B. 1956-2, page 306.)

If we said in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help us resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.
If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,

Herbert J. Huff
District Director

Enclosure(s):
Addendum
Form 872-C