FY2022 EPA Brownfields Community-wide Assessment Grant Proposal
Greater Syracuse Land Bank

Narrative Information Sheet

1. **Applicant Identification:**
   Greater Syracuse Property Development Corporation (DBA Greater Syracuse Land Bank)
   431 E. Fayette Street, Suite 375
   Syracuse, NY 13202

2. **Funding Requested**
   a. Community-Wide Assessment Grant
   b. Federal Funds Requested
      a. $500,000
      b. n/a

3. **Location**
   a) City - Syracuse
   b) County - Onondaga
   c) State – New York

4. **Target Area and Priority Site/Property Information**
   - **Target Areas:** Gateway Neighborhood (CT 42 & 53), South Ave. Area (CT 57), Hawley-Green Area (CT24)
   - **Address of Priority Sites:**
     i. Gateway Neighborhood
        1. 1146 S. Salina St., 1202-04 S. Salina St., 1208-18 S. Salina St., 1300-40 S. Salina St., 1350-72 S. Salina St.
        2. 109, 111, 113 MLK East; 1311-17, 1321-23, 1329-31, 1335-37, 1343, 1357, 1363-75 S Salina St.; 1121, 1119, 1114 Montgomery St.
     ii. South Ave. Area
        1. 1917-1919, 1921, 1931-1933 South Ave.
     iii. Hawley-Green Area
        1. 207-209 N. Crouse Ave., 539 Burnet Ave., 547-549 Burnet Ave.
        2. 500 Hawley Ave.

5. **Contacts**
   a. **Project Director:**
      Katelyn Wright, Executive Director
      (315) 422-2302
      kwright@syracuselandbank.org
      431 E. Fayette Street, Suite 375
      Syracuse, NY 13202
b. **Chief Executive**
   Katelyn Wright, Executive Director
   (315) 422-2302
   kwright@syracuselandbank.org
   431 E. Fayette Street, Suite 375
   Syracuse, NY 13202

6. **Population:** City of Syracuse, 148,620

7. **Other Factors**

<table>
<thead>
<tr>
<th>Community population is 10,000 or less.</th>
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<tbody>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory;</td>
<td></td>
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<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td></td>
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<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>2</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain</td>
<td>2</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy</td>
<td></td>
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<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.</td>
<td></td>
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<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></td>
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</tbody>
</table>

8. **Letter from the State or Tribal Environmental Authority:** Attached

9. **Releasing Copies of Applications:** n/a
November 30, 2021

Katelyn Wright, Executive Director
Greater Syracuse Land Bank
431 E Fayette St, Suite 375
Syracuse, NY 13202

Dear Ms. Wright:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from C&S Companies on behalf of the Greater Syracuse Land Bank, dated November 12, 2021, for a state acknowledgement letter for a Federal Year 2022 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the Greater Syracuse Land Bank 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 Phase II Environmental Site Assessments at targeted areas including sites within the Gateway Neighborhood, South Avenue Area and Hawley-Green Area. Associated reuse and remediation planning and community involvement activities will also be conducted. Please note that the USEPA criteria for an assessment grant specifies that, if selected, the Greater Syracuse Land Bank 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

ec: T. Wesley, USEPA Region 2
A. Devine, USEPA Region 2
S. Edwards, DEC Albany
S. Lizlovs, DEC Region 7
E. Phillips, C&S Companies
1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background & Description of Target Area: The City of Syracuse (pop. 148,620) is the fifth largest city in New York State and the governmental seat and economic engine of Onondaga County (pop. 476,516). Construction of the Erie Canal and railroads in the 1820s resulted in an immediate influx of salt mining and heavy industry that radiated outward from the Canal and expanded to surrounding villages. The City played a critical role during the Civil War, becoming a sanctuary city for recently freed slaves. By the mid-1900s, the City had established itself as the manufacturing hub of Central New York (CNY) due to economic expansion in the steel, machining, electronics, and automobile industries that occurred during World War II. However, the end of the war was the beginning of the City’s steep economic decline. A mass exodus of factory jobs that sustained workers with little education began and residents without the financial means to relocate were left behind. In addition, the development of Interstate-81 ripped through a working-class Black neighborhood. As a result, the urban core of the City became racially and economically segregated, as it remains today. The focus of brownfield revitalization efforts will be in three Target Areas within the urban core of Syracuse. The Target Areas hold high concentrations of vacant and blighted properties with suspected contamination along heavily traveled commuter corridors and business districts serving surrounding residential neighborhoods. Brownfield sites are not only a threat to those who live in the Target Areas, they also impede on economic development and redevelopment of properties. Two Target Area Census Tracts are recognized as Disadvantaged Communities due to low median incomes of residents and high levels of poverty and all three Target Areas meet the NYSDEC’s definition of a Potential Environmental Justice Area.

Gateway Neighborhood (CT 42&53) – South Salina Street is a highly visible commuter corridor and business district leading into Syracuse’s downtown. Once devastated by the construction of Interstate-81, causing concentrated poverty and limited growth. Recent focus of the NYS Brownfield Opportunity Area and new potential to be a critical gateway connection to Downtown Syracuse.

South Ave. Area (CT 57) - Highly trafficked transportation corridor surrounded by residential uses and a high number of visible vacant and underutilized lots. Site reuse can attract development that serves neighboring residents, captures retail spending by commuters, and improves public perception of the City by reducing abandoned properties along these gateway corridors

Hawley-Green Area (24) – Burnet Ave. corridor has an industrial legacy that persists illustrated by many abandoned properties despite the adjacent neighborhood’s well preserved historic character; if assessed and transformed this corridor could become a key gateway into downtown Syracuse.

All three Target Areas have been areas of focus for planning work within the City. If assessed and redeveloped, the Target Areas above would better contribute to improved quality of life and healthier living environments for residents and improved perception of the city among commuters.

1.a.ii. Description of Priority Brownfield Sites: Based on extensive previous revitalization planning (see 1.b.i), the following sites have been identified as Priority Sites for economic development due to their size, the ability to combine multiple parcels, and the impact of planned site reuse:

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1. https://www.nyserda.ny.gov/ny/disadvantaged-communities NYS defines Disadvantaged Communities as block groups with median incomes at or below HUD’s 50% AMI threshold, that are also located in DEC Potential Environmental Justice Areas or in NYS Opportunity Zones.

2. https://www.dec.ny.gov/public/911.html Potential EJ Areas are U.S. Census block groups of 250 to 500 households each, in the Census, had populations that met or exceeded at least one of the following statistical thresholds:
   - At least 52.42% of the population in an urban area reported themselves to be members of minority groups; or
   - At least 26.28% of the population in a rural area reported themselves to be members of minority groups; or
   - At least 22.82% of the population in an urban or rural area had household incomes below the federal poverty level.

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<table>
<thead>
<tr>
<th>Priority Site Name &amp; Address (*notes already completed Phase 1)</th>
<th>Site Description &amp; Contaminants of Concern (COCs) due to past uses</th>
<th>Planned Site Reuse</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>NE Corner of Salina and MLK (1357 S. Salina St.*)</td>
<td>Auto repair, gas station, adjacent waste generator and dry cleaners: (VOCs, SVOCs, urban fill)</td>
<td>Infill development including retail, office space, fitness center and 60 residential units</td>
<td>4</td>
</tr>
<tr>
<td>**Sears Block: 1200-1300 Block of S Salina (1208-18 S. Salina St.*)</td>
<td>Retail sales, gas station and auto repair, paint shop: (VOCs and SVOCs)</td>
<td>Adaptive reuse of the historic Sears building w/mixed use development: retail, office and residential units (50-60)</td>
<td>4.7</td>
</tr>
<tr>
<td>South Ave Area Site (1917-1919 South Ave.*, 1921 South Ave., 1931-1933 South Ave.)</td>
<td>Former Dry Cleaners: VOCs (solvents) and former Gas Station: (VOCs, SCOVs)</td>
<td>3-story mixed-use redevelopment including retail and apartments (16 units). Transit-oriented development node</td>
<td>.55</td>
</tr>
<tr>
<td>N. Crouse and Burnet Ave. Site (207-209 N. Crouse Ave., 539 Burnet Ave., 547-549 Burnet Ave.)</td>
<td>Gas station, Auto repair, Junk Yard/Waste Storage: (VOCs, SVOCs)</td>
<td>Neighborhood-scale retail</td>
<td>.21</td>
</tr>
<tr>
<td>500 Hawley Ave.*</td>
<td>Dry cleaners, and Auto Repair: (VOCs, SVOCs, historic fill)</td>
<td>Adaptive reuse for retail or office space</td>
<td>.22</td>
</tr>
</tbody>
</table>

**Notes Site is within 100-year floodplain**

1.b. Revitalization of Target Area/1.b.i. Reuse Strategy & Alignment with Revitalization Plans: The selection of the three Target Areas reflect a strategy that aims to focus EPA Community-wide Assessment (CWA) funds in areas where extensive planning is already complete and redevelopment is the next step towards revitalization. Examples of completed planning that the Reuse Strategies will capitalize on are: Blueprint 15, the South Salina Gateway Neighborhood BOA, the South Ave. Economic Development Corridor Study, Syracuse 2040 Comprehensive Plan, and the Hawley-Green Neighborhood Plan. All suggested reuse is consistent with the City’s adopted Land Use and Development plan. Planned reuse strategies and their alignment with completed planning is shown below:

<table>
<thead>
<tr>
<th>Site</th>
<th>Reuse Strategy</th>
<th>Alignment with Local Land Use &amp; Revitalization Plans</th>
</tr>
</thead>
<tbody>
<tr>
<td>NE Corner of Salina and MLK</td>
<td>Infill development including retail, office space, fitness center and 60 residential units</td>
<td>Supports South Salina BOA Implementation Strategy goal of infilling development on the corner to increase walkability and convey a stronger sense of place. Supports Blueprint 15 and the Syracuse Housing Authority to use amenities to attract residents at a range of income levels making this a “neighborhood of choice” and reducing concentrated poverty, consistent with their plan to apply to the HUD Choice Neighborhoods program</td>
</tr>
</tbody>
</table>
The Reuse Strategies listed in the table above will benefit residents of Census Tracts defined by NYS as either Disadvantaged Communities or Environmental Justice Areas.

### 1.b.ii. Outcomes & Benefits of Redevelopment Strategy

**Development of Diverse Housing Options**: New development will create over 150 new units of housing options for residents and potential new residents, much of which will be affordable housing creating safe healthy housing that will help residents build pathways out of poverty.

**Reduce Poverty & Create Jobs**: New commercial development will create jobs within the area thus lowering the poverty rate. This will improve quality of life for Syracuse residents.

**Generate New Tax Revenue**: Vacant, tax-delinquent residential properties returned to productive use by the GSLB generate $1.7M of property taxes per year for local governments. This number will significantly increase as returning larger industrial/commercial parcels to productive use will increase property value and generate higher tax revenues. Development of the priority sites will return over $4 million in assessed property value to the tax rolls.

**Stimulate Private Investment**: Quantifying environmental liabilities will allow the GSLB to take ownership of certain properties, remove barriers to their redevelopment (e.g. liens, fractured ownership, title flaws), and proactively market them for redevelopment. GSLB has a proven track record doing this.

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3 Planned for in the Syracuse Metropolitan Transportation Council (SMTC, our Metropolitan Planning Org)’s Long Range Transportation Plan (LRTP), which informs the allocation of state and federal transportation funding.

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1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: As a public authority, GSLB is eligible for funding from a variety of sources including:

- **Private Investment:** The GSLB has leveraged public funding with private investment nearly dollar-for-dollar. Since 2012, ~$48M of local/state funding appropriated to the GSLB has leveraged ~$45M of private investment provided by banks, developers, and other investors.

- **EPA & NY National Grid Cleanup Grants:** If assessments identify remediation costs exceed what a private developer might invest, the GSLB will pursue cleanup grants.

- **NYS Brownfield Cleanup Program (BCP):** Encourages private-sector cleanup of brownfields as an alternative to greenfield development. Removes barriers to contaminated property reuse.

- **Historic Tax Credits:** Owners of income producing real properties listed on the National Register of Historic Places may be eligible for 20% federal income tax credit and 20% state income tax credit for rehabilitation of historic properties.

- **NYS DEC Restoration Program:** Provides 90% funding for investigation/remediation of municipally owned sites.

- **NY State Energy Research and Development Authority:** Funding available for the implementation of renewable energy initiatives.

- **NYS Empire State Development (ESD):** Projects that will lead to job creation and direct investment will be able to apply for competitive grants awarded by the state.

1.c.ii. Use of Existing Infrastructure: As one of the earliest developed communities in the region, the City of Syracuse and our Target Areas have the most robust infrastructure (water, sewer, highway access, rail access, public transit access, broadband, etc.) and, therefore, provide great opportunity for infrastructure reuse. From 2012-21, the GSLB acquired 1,902 blighted and/or tax delinquent properties. Of these properties, only 22% were demolished and 37% were rehabilitated to maximize reuse of existing infrastructure (the remaining 40% are still held by the GSLB and are either vacant lots, buildings awaiting demolition or buildings listed for sale). When demolition is necessary, the GSLB first performs architectural salvage, minimizing materials sent to landfills.

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2. COMMUNITY NEED & COMMUNITY ENGAGEMENT

2.a. Community Need / 2.a.i The Community’s Need for Funding: The GSLB is funded annually by the City of Syracuse and Onondaga County, but is projected to run a budget deficit for the next four years. The GSLB is not financially equipped to bear the cost of assessments without a CWA Grant.

Decades of population loss (over 100,000 since 1950) and other persistent economic challenges have reduced the local tax base and resulted in in nearly 10% of properties in the City being at least 2-years tax-delinquent and eligible for foreclosure; many of these seizable properties in commercial and industrial areas are suspected brownfields. A disproportionate number of seizable suspected brownfields are located in the Target Areas. Two of our Target Areas are located in Disadvantaged Communities as defined by NYS and all three Target Areas meet the NYSDEC’s definition of a Potential Environmental Justice Area. The City of Syracuse has consistently been one of the most poverty-stricken cities within the United States with 31% of its population living in poverty.\(^4\) As shown below in section 2.a.ii., the median household income in the city is 56% of the NYS median income. Further diminishing sources of municipal revenue is Syracuse’s position as the regional seat of government, higher education, and medicine, resulting in tax exemptions for ~50% of the City’s tax base.\(^5\) As described in 1.b.i, extensive planning has been completed in the Syracuse target areas via the BOA studies and other planning studies. However, the NYSDEC BOA Program does not fund Phase II ESAs. The CWA Grant will fill this gap by allowing the GSLB to conduct assessments and position sites for redevelopment. These seizable brownfields cannot be foreclosed upon and conveyed to the GSLB without performing necessary due diligence to understand

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\(^5\) City of Syracuse. *Land Use & Development Plan 2040, A Component of the Syracuse Comprehensive Plan.*
environmental risks. However, NYS regulations prevent municipalities and public authorities from using their revenues for investigative work on sites they do not own. Furthermore, the NYSDEC Environmental Restoration Program (ERP) that provides financial assistance to local governments to investigate and remediate brownfields has not accepted new projects for the past five years. There are simply no financial resources available for brownfield assessments without an EPA CWA Grant.

2.a.ii. Threats to Sensitive Populations:

1. Health or Welfare of Sensitive Populations: As shown in the table below, Syracuse and our Target Areas are disproportionally home to sensitive populations (children and minorities) and are challenged with elevated rates of poverty, unemployment, and abandoned properties. Children in particular are much more likely to live in poverty in Syracuse and our Target Areas than elsewhere.6

<table>
<thead>
<tr>
<th>Target Areas</th>
<th>Hawley-Green (CT 24)</th>
<th>South Ave. Target Area (CT 57)</th>
<th>Gateway Area (CT 53)</th>
<th>City of Syracuse</th>
<th>Onondaga County</th>
<th>New York State</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>2,022</td>
<td>1,794</td>
<td>1,784</td>
<td>128,804</td>
<td>443,667</td>
<td>19M</td>
<td>317M</td>
</tr>
<tr>
<td>Poverty rate</td>
<td>42.1%</td>
<td>26.3%</td>
<td>51.1%</td>
<td>31%</td>
<td>14.1%</td>
<td>14.1%</td>
<td>13.4%</td>
</tr>
<tr>
<td>Median Income</td>
<td>$29,493</td>
<td>$44,821</td>
<td>$24,449</td>
<td>$38,276</td>
<td>$61,359</td>
<td>$68,486</td>
<td>$62,843</td>
</tr>
<tr>
<td>% minority</td>
<td>62.3%</td>
<td>70.3%</td>
<td>84.2%</td>
<td>54.1%</td>
<td>27.1%</td>
<td>47.5%</td>
<td>42.2%</td>
</tr>
<tr>
<td>% Black or African American</td>
<td>33.2%</td>
<td>56.9%</td>
<td>72.6%</td>
<td>33%</td>
<td>13.5%</td>
<td>15.1%</td>
<td>13.4%</td>
</tr>
<tr>
<td>% Hispanic or Latino</td>
<td>17.2%</td>
<td>9.3%</td>
<td>9.5%</td>
<td>10.5%</td>
<td>5.6%</td>
<td>19.5%</td>
<td>18.7%</td>
</tr>
<tr>
<td>% &lt;18 yrs</td>
<td>28.9%</td>
<td>23.3%</td>
<td>41.9%</td>
<td>23.3%</td>
<td>21.9%</td>
<td>21.1%</td>
<td>22.8%</td>
</tr>
<tr>
<td>Child Poverty Rate</td>
<td>58.6%</td>
<td>32.7%</td>
<td>64.3%</td>
<td>45.8%</td>
<td>20.5%</td>
<td>19.6%</td>
<td>18.5%</td>
</tr>
<tr>
<td>Unemployment Rate</td>
<td>6.3%</td>
<td>10.2%</td>
<td>23.9%</td>
<td>9.3%</td>
<td>5.3%</td>
<td>5.5%</td>
<td>5.3%</td>
</tr>
<tr>
<td>Housing Vacancy Rate</td>
<td>16.3%</td>
<td>17.8%</td>
<td>25.5%</td>
<td>18.5%</td>
<td>11.1%</td>
<td>11.8%</td>
<td>12.1%</td>
</tr>
</tbody>
</table>

Note: Shaded values indicate distress measures above or below (depending on factor) Onondaga County averages. Bold values indicate distress measures above or below (depending on factor) NYS averages.

2019 ACS Five-Year Summaries except Race/ethnicity data, which is from the 2020 Census

The CWA Grant will help address the above challenges by returning brownfields to productive uses that create jobs for residents in all the target areas (thus reducing unemployment, poverty levels and need for public assistance), and create quality, affordable housing.

2. Greater Than Normal Incidence of Disease & Adverse Health Conditions: As an industrial legacy city with >50% of its housing stock built prior to 1940, Syracuse residents are at higher risk of exposure to hazardous airborne particulates from lead and asbestos found in pre-1970s building materials.7 Much of the housing stock in our target areas was constructed in the late 1800s/early 1900s and the high percentage of vacancies (see table above) illustrates the prevalence of uninhabitable and deteriorating structures. From 2009-15, Syracuse had the nation’s highest lead poisoning rate in children <6 yrs. The study found 56% of Syracuse children had blood lead levels greater than the lead poisoning threshold of 5 mcg/dL, compared to the U.S. average of 3%.8 The crisis continues to plague the City’s poorest families and a 2017 study confirmed 11% of Syracuse children under 2 yrs old had elevated levels of lead in their blood.9 Childhood lead toxicity has long-lasting effects, including lower

IQ, developmental delays, seizures and more. Projects such as the proposed new residential units will help address the lead poisoning crisis by creating affordable, quality housing options that reduce exposure to unsafe building materials. Lung and bronchus cancer are the leading cause of death in Onondaga County with incidence and mortality rates 21% higher than the NYS averages. The assessment and subsequent remediation of priority sites within the Targeted Areas will assist with decreasing the exposure to harmful contaminants and improve the health of community members.

(3) Promoting Environmental Justice: Urban renewal programs of the 1960s cleared blighted areas for new highways and modern buildings. The most dramatic example is the construction of I-81, an elevated viaduct that cut through the center of Downtown Syracuse. I-81 walled off minority and low-income families from jobs, public spaces, and basic goods and services resulting in decades of residential and income segregation disproportionately impacting minorities. As mentioned previously, the city’s poverty rate (31%) is more than double that of NYS (14.1%). Furthermore, all of the priority sites (see 1.a.ii) are located within NYSDEC’s list of Environmental Justice Areas. The EPA CWA Grant will fill local funding gaps and provide the resources needed for assessment of catalyst sites so redevelopment can move forward and reduce the disproportionate impacts of brownfields on residents living in these areas. Redevelopment of sites will provide opportunity for employment, an increase in the City’s tax base, which will allow the City to focus funding efforts on social programs, and increase surrounding property values by eliminating blight, increasing existing neighborhood homeowners’ home equity.

2.b.i. Community Involvement: Project partners that have pledged to serve on the Brownfield Advisory Committee (BAC):

<table>
<thead>
<tr>
<th>City of Syracuse</th>
<th>Eric Ennis, Director of Business Development <a href="mailto:eennis@syrgov.net">eennis@syrgov.net</a></th>
<th>Coordinate use of grant funds with City plans and City-supported projects.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Syracuse Onondaga County Planning Agency (SOCPA)</td>
<td>Owen Kerney, Assistant Director, City Planning Division (315)448-8110; <a href="mailto:OKerney@syrgov.net">OKerney@syrgov.net</a></td>
<td>Advise on re-use options and zoning approvals that may be needed for redevelopment.</td>
</tr>
<tr>
<td>Northeast Hawley Development Association</td>
<td>Andrea B. Wandersee, Executive Director (315)425-1032 <a href="mailto:andrea@nehda.org">andrea@nehda.org</a></td>
<td>Connect with possible buyers to redevelop properties and to neighborhood residents for engagement.</td>
</tr>
<tr>
<td>Center State Corp. for Economic Opportunity</td>
<td>Cal Corridors, Manager of Neighborhood Economic Development <a href="mailto:Ccorridors@centerstateceo.com">Ccorridors@centerstateceo.com</a></td>
<td>Recruiting/assisting local/minority-owned businesses to open in the Gateway neighborhood; assistance with marketing sites.</td>
</tr>
<tr>
<td>Syracuse United Neighbors</td>
<td>Rich Puchalski, Executive Director <a href="mailto:rich@sunaction.org">rich@sunaction.org</a></td>
<td>Will assist with community outreach and engagement</td>
</tr>
<tr>
<td>Blueprint 15</td>
<td>Stephanie Pasquale, Chief Strategy Officer, Blueprint 15, Inc.; <a href="mailto:spasquale@allynfoundation.org">spasquale@allynfoundation.org</a></td>
<td>Connect Land Bank with the Housing Authority/selected developer and facilitate coordination between those entities to advance local visions of an economically and socially revitalized neighborhood of choice.</td>
</tr>
</tbody>
</table>

11 NYSDOH. Lung and bronchus cancer incidence rate per 100,000; 2012-2014 Cancer Registry Data as of July 2017. 2017.
2.b.ii. Incorporating Community Input: GSLB has made a great effort to encourage community involvement in their 2019 EPA CWA grant and will continue to do so while maintaining safety during COVID-19. Continued Community Input will include:

- **Steering Committee Meetings (every 8-12 weeks):** Virtual meetings with individuals identified above (2.b.i) to discuss reuse alternatives and select strategic sites for ESAs.

- **Public Meetings (biannual):** To inform the community of reuse planning progress, obtain community input on reuse alternatives and ESA priority sites. The public meetings will be held virtually via Zoom as well as at multiple locations throughout Syracuse (schools/libraries) to ensure ample participation and opportunities for distancing from all community members. These meetings will be held within walking distance of the target areas.

- **Press Releases (quarterly):** Local and regional news media releases will be utilized to keep the public informed relative to program progress and upcoming meetings. They will be posted at schools, community centers and local businesses to increase visibility and awareness.

- **Social Media (monthly):** Press releases and notifications of Public Meetings will be posted on various social media outlets such as Twitter, Facebook and Instagram and the GSLB website.

During public engagement activities, minutes will be recorded and all materials created by the community will be tabulated or photographed. Materials will also be posted on the GSLB website, at the local libraries, and community centers. Community members can ask questions regarding the grant any time via info@syracuselandbank.org and GSLB will be able to reply promptly.

3. TASK DESCRIPTION, COST ESTIMATES & MEASURING PROGRESS

3.a. Description of Tasks & Activities:

3.a.i. Project Implementation

**Task 1 – Cooperative Agreement Oversight and Consultant Selection:** Katelyn Wright, Executive Director, will manage the grant to ensure all tasks are completed in a timely manner and within budget. In order to start work immediately upon execution of the Cooperative Agreement, following award of the grant the GSLB has already solicited proposals from qualified environmental consultants via a publicly advertised bid process, consistent with the Land Bank’s procurement policy and EPA procurement guidelines. Other tasks include project management and reporting, ACRES input, site access agreements, and being a liaison between the consultant and regulatory agencies. The GSLB has experience with this and there is no cost for this task.

**Task 2 – Staff Training/Travel:** Although GSLB staff has extensive brownfield knowledge, they will enhance their expertise by attending events, workshops, roundtables, and other programs such as the bi-annual EPA brownfields conference should they take place during the time of COVID 19. They will present on the CWA grant whenever possible.

**Task 3 – Reuse Planning, Site Prioritization and Community Outreach:** GSLB has been diligent about discussing brownfield sites during community outreach throughout its current EPA Coalition Brownfield CWA grant process. GSLB plans to continue to make the EPA grant a focus of future public meetings and other outreach activities, including updates to the GSLB’s website. Expected outputs in this task include bi-annual public meetings, press releases, updates to social media, and the development of a detailed plan of priority site assessments and reuse.

**Task 4 – Phase I Environmental Site Assessments:** Phase I ESAs will be completed by the selected consultant in accordance with current ASTM Standards and EPA’s All Appropriate Inquiries Rule. Phase I ESAs will be completed on up to 24 sites based on the level of funding required for each site. The funding requested for Task 4 consists of consultant’s fees to conduct the Phase I ESAs ($4,000/site for up to 24 sites, totaling $96,000). A Phase I includes a site visit, records, environmental, historical review, past ownership interviews and a written report with findings.

**Task 5 – Phase II Environmental Site Assessments:** Based on previous strategic planning and the Phase I ESAs that will be completed under Task 4, GSLB will work with its Brownfield Advisory Committee to select...
approximately 10 sites to conduct Phase II ESAs. The scope of work for each Phase II ESA will vary and depend on Phase I findings for each site. Each is expected to include project planning, QAPP preparation, drilling and/or excavation, analysis of soil and/or groundwater samples, reporting, and, in some cases, remedial cost estimating. The funding requested for Task 5 consists of consultant’s fees to conduct the Phase II ESAs ($40,000/site for up to 10 sites, totaling $400,000).

3.a.ii Anticipated Project Schedule: The table below displays the timeline of the Work Plan:

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Responsible Party</th>
<th>Target Date (month/year)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cooperative Agreement Oversight and Consultant Selection (Prior to Cooperative Agreement)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Solicitation of Consultant (completed)</td>
<td>GSLB Staff</td>
<td>9/21 to 10/21</td>
</tr>
<tr>
<td>Cooperative agreement oversight completed throughout grant period</td>
<td>GSLB Staff</td>
<td>6/22 to 9/25</td>
</tr>
<tr>
<td><strong>Staff Training</strong> will be completed as events occur throughout the grant period</td>
<td>GSLB Staff</td>
<td>6/22 to 9/25</td>
</tr>
<tr>
<td><strong>Assessment Process</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cooperative agreement oversight completed throughout grant period</td>
<td>GSLB Staff</td>
<td>9/22 to 9/25</td>
</tr>
<tr>
<td>Review of Priority Sites and Reprioritize (Based on Public Comment)</td>
<td>GSLB Staff / Public / Consultant</td>
<td>5/22 to 6/24</td>
</tr>
<tr>
<td>Draft 38 Site Access Agreements and Disperse to Property Owners</td>
<td>GSLB Staff / Consultant</td>
<td>6/22 to 9/22</td>
</tr>
<tr>
<td>Creation of Property Approval Forms and Submission to EPA</td>
<td>Consultant</td>
<td>6/22 to 9/22</td>
</tr>
<tr>
<td>Public Forums / Site Tours (every 3-6 months)</td>
<td>GSLB Staff / Consultant</td>
<td>9/22 to 9/25</td>
</tr>
<tr>
<td>Phase I ESAs (2 months each – concurrent)</td>
<td>GSLB Staff / Consultant</td>
<td>11/22 to 11/24</td>
</tr>
<tr>
<td>Completion of 38 Phase I ESAs</td>
<td>GSLB Staff / Consultant</td>
<td>11/24</td>
</tr>
<tr>
<td>Preparation of Phase II ESA Work Plans</td>
<td>GSLB Staff / Consultant</td>
<td>1/23 to 11/24</td>
</tr>
<tr>
<td>Phase II ESAs (8 months each – concurrent)</td>
<td>GSLB Staff / Consultant</td>
<td>1/23 to 9/25</td>
</tr>
<tr>
<td>Completion of 12 Phase II ESAs</td>
<td>GSLB Staff / Consultant</td>
<td>9/25</td>
</tr>
</tbody>
</table>

Phase I ESAs are estimated to be complete within 30 days prior to EPA review which will then take an additional 20 to 30 days. If a Phase II ESA is necessary, the use of a Master QAPP or new QAPP preparation will take 15 days and a Phase II will take two to three months. GSLB will manage project timelines and financials to ensure full implementation of funds within 3 years. When possible, multiple site assessments will be grouped to use EPA funds most efficiently.

3.a.iii. Task/Activity Lead: Ms. Wright is currently leading the GSLB 2019 EPA Community Wide Assessment Coalition Grant. This will continue as she will oversee this Brownfield CWA grant to ensure all tasks are completed in a timely manner and within budget. Planning and environmental assessment activities are being conducted by a team of consultants reporting to Ms. Wright. GSLB will submit high priority sites for approval to the EPA. GSLB will oversee qualified environmental consultants, already procured through a publicly advertised bid process consistent with 2 CFR 200.317 through 200.327 to conduct the Phase I/II ESAs.

3.a.iv. Outputs

<table>
<thead>
<tr>
<th>Task 1-Cooperative Agreement Oversight and Consultant Selection</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Quarterly, semi-annual, and annual reports</td>
</tr>
<tr>
<td>b. Documented consultant selection process</td>
</tr>
</tbody>
</table>

Task 2-Staff Training-Event agendas, attendees’ lists, and written summaries of the seminars. Electronic versions of any brownfield assessment grant presentations given by GSLB staff.
Task 3 - Planning, Prioritization, and Outreach

a. Brownfield reuse plan containing market analysis; brownfield site profiles; urban designs; conceptual reuse plans; and short-, mid-, and long-term reuse recommendations.

b. Brownfield site inventory with prioritization criteria and ranking results.

c. Agendas, presentations, minutes and sign-in sheets of public meetings, questionnaire results and other recorded public input.

Task 4 - Phase I ESAs – Up to 38 Phase I Environmental Site Assessments

Task 5 - Phase 2 ESAs – Up to 12 Phase II Environmental Site Assessments, some of which may include remediation plans and cost estimates.

3.b. Cost Estimates: The GSLB is requesting $500,000 to be used to complete staff training and Phase I/II ESAs. While EPA grants can also be used for creating inventories and completing strategic planning, the GSLB works alongside the City of Syracuse and other regional agencies to ensure redevelopment goals and inventories are up to date. GSLB staff will provide Grant Oversight and Planning/Outreach as an in-kind contribution.

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1 Grant Oversight</th>
<th>Task 2 Staff Training</th>
<th>Task 3 Planning/Outreach</th>
<th>Task 4 Phase I ESAs</th>
<th>Task 5 Phase II ESAs</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Travel</td>
<td>$0</td>
<td>$4,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$4,000</td>
</tr>
<tr>
<td>Contractual</td>
<td>$0</td>
<td>--</td>
<td>$0</td>
<td>$96,000</td>
<td>$400,000</td>
<td>$496,000</td>
</tr>
<tr>
<td>Total</td>
<td>$0</td>
<td>$4,000</td>
<td>$0</td>
<td>$96,000</td>
<td>$400,000</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

Total cost for four attendees to the bi-annual EPA conference equals $4,000 ($1,000/person). This includes $200/person for attendance registration, $200/person for food, $300/person for air transportation, and $300/person for hotel expenses. Due to COVID 19, if the conferences were to be virtual, the $4,000 would go towards ESAs. The estimated Phase I and II ESA costs were based on ranges given by local environmental consulting firms.

3.c. Measuring Environmental Results: The GSLB will establish a project schedule for the key milestones defined. The status and estimated completion dates for outputs identified in 3.a.ii will be tracked and reported to EPA via Quarterly and Final Performance Reports and regular ACRES updates. Between meetings and reports, the following outputs will be tracked on a spreadsheet maintained by the GSLB and Consultant: # of brownfield sites nominated/considered for funding; # of brownfield sites prioritized for funding; # of Phase I ESAs; # of Phase II ESAs; and # of community meetings. Sites assessed will be linked to parcel numbers to allow for efficient and accurate tracking, documentation and analysis of project outcomes using GIS. The anticipated short- and long-term outcomes identified in 1.b.ii (# of jobs created, total industrial/commercial/residential space created, etc.) will also be tracked and reported to EPA. With support from the Consultant, the GSLB will track and evaluate the following outcomes: (1) # of sites cleaned up; (2) # of sites for which off-site risks are identified; (3) # of sites for which property title transfers are facilitated; (4) # of sites and acres redeveloped; (5) # of acres of parks/greenspace created; (6) $ of private investment and other funding leveraged; (7) # of jobs created or retained; (8) increased property and sales tax revenue generated; (9) increased property value; and (10) # of in-kind hours contributed to the project by. The GSLB will use these detailed tracking mechanisms to monitor key performance indicators and confirm the project progresses as planned. Should the project be delayed for any reason – the GSLB is aware that they can take corrective measures such as EPA contract extension as well as create a corrective measures action plan with goals and strategies to ensure the grant expenditure meets EPA timeline expectations.
4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Capacity & 4.a.iii. Description of Key Staff: GSLB will be in charge of handling all requirements of the EPA Brownfield CWA Grant. Key Staff include Katelyn Wright and Luke Avery-Dougherty. Katelyn’s responsibilities at GSLB include supervising a staff of eight full-time employees, procuring subcontracted services, managing formulation of redevelopment strategies for tax-foreclosed properties, supervising 200-400 property acquisitions and sales annually, and serving as the public-facing representative of the Land Bank. Luke’s responsibilities include processing all accounts payable and receivable, supervising preparation of monthly financial statements, and providing data to outside auditors and overseeing the Land Bank’s annual audits, grant compliance and reimbursements.

Organizational Structure: Katelyn Wright will be the Project Manager for the Assessment Grant. Ms. Wright has existing experience working on EPA CWA grants and working alongside the EPA. Katelyn holds a Masters of Regional Planning from Cornell University and is the founding Executive Director of the GSLB where she has worked for 8 years. Katelyn is the current administrator of the GSLB 2019 CWA Coalition Grant and serves as Treasurer of the NY Land Bank Assoc. Luke Avery-Dougherty, Director of Administration/CFO, has 10+ years of experience complying with grant requirements, preparing fiscal/programmatic reports, and implementing grant-funded programs. He holds a Master of Public Administration from Syracuse University. Luke will prepare and submit quarterly and annual progress reports, process invoices and payments to consultants/contractors, submit reimbursement requests, and ensure compliance, as he has done for the duration of our FY2019 grant.

4.a.ii. Acquiring Additional Resources: The GSLB and City of Syracuse will enter into a Memorandum of Understanding (MOU) to codify their plans to coordinate the deployment of these funds. The City and Land Bank previously entered into a MOU with NYS DEC which will continue to allow the City of Syracuse to proceed with foreclosure on tax-delinquent suspected brownfields and briefly enter the chain of title without fear of prosecution by NYSDEC. NYS Land Banks have also recently gotten legislative permission to create single-asset LLCs in order to take title to foreclosable suspected brownfields. This legislative change and the MOU will enable the GSLB to collaborate with the City to acquire clear title to brownfields just as they have done with 1,500+ other tax delinquent properties. To position this project for early kick-off, the GSLB completed a qualifications-based procurement process in conformance with 2 CFR 200.317 - 200.326 to contract with a team of environmental consultants. The Consultant will provide public outreach, management and compliance reporting support as well as conducting Phase I/II ESAs.

4.b. Past Performance and Accomplishments: The GSLB was awarded an EPA Brownfields Assessment Grant in 2019. The grant awarded totaled $600,000.

(1) Accomplishments – Grant funding awarded to the GSLB was dedicated to the Phase I and Phase II assessments throughout the City of Syracuse and Onondaga County. The GSLB has completed 17 Phase I ESAs totaling 34.4 acres, completed two Phase II ESAs totaling 1.9 acres, and two more Phase II ESAs underway totaling to .9 acres on properties including industrial manufacturing facilities, an old railroad bed, auto repair shops, gas stations, vacant commercial land, and a dry cleaner. As a result of the Phase I/II ESAs that have been completed to date, purchase offers have been received on six brownfields and several other brownfields are presently on the market for sale and redevelopment.

(2) Compliance with Grant Requirements: GSLB has been diligent in its reporting efforts for the 21 assessments described above. Information has been clearly reported detailing the various outputs and outcomes from the previous assessment grant. The Key Staff outlined in this proposal have the experience to manage this grant and its funding in an efficient manor to ensure compliance with current requirements. An Account Balance Inquiry from ASAP.gov attached shows that 74% of our FY2019 grant has been spent as of 10/1/21.
Threshold Criteria

1. Applicant Eligibility:
The Greater Syracuse Property Development Corporation (doing business as the Greater Syracuse Land Bank [GSLB]) is a local public authority established by the authority of the New York State (NYS) Land Bank Act signed into law in 2011 under Article 16 of the NYS Not-for-Profit Corporation Law. Article 16 allows municipalities to establish land banks as a local public authority for the purpose of acquiring real property that is tax delinquent, tax foreclosed, vacant, or abandoned. Once they establish a land bank, municipalities can then design, develop, construct, demolish, reconstruct, rehabilitate, renovate, relocate, and otherwise improve upon banked real property. Pursuant to Article 16, Section 1610, a land bank may receive funding from the federal government.

The GSLB was established by the City of Syracuse and Onondaga County in 2012 (under the name of the Greater Syracuse Property Development Corporation) as a minor government district. Pursuant to Article 16 and agreement among its members, the GSLB has all the rights and privileges granted to a “general purpose unit of local government” as defined in 2 CFR 200.64.

The Eligibility documentation for the GSLB is attached following this Threshold Criteria section and includes:
- Intergovernmental Agreement between the City of Syracuse and Onondaga County (2012)
- Bylaws (adopted July 2012)
- IRS documentation of Tax-Exempt Status
- Governmental Code (Article 16 of NYS Not-for-Profit Corporation Law).

2. Description of Community Involvement: GSLB has made a great effort to encourage community involvement in their 2019 EPA CWA grant and will continue to do so while maintaining safety during COVID-19. Continued Community Input will include:
- Steering Committee Meetings (every 8-12 weeks): Virtual meetings with project partners (identified in section 2.b.i of the narrative) to discuss reuse alternatives and select strategic sites for ESAs.
- Public Meetings (biannual): To inform the community of reuse planning progress, obtain community input on reuse alternatives and ESA priority sites. The public meetings will be held virtually via Zoom as well as at multiple locations throughout Syracuse (schools/libraries) to ensure ample participation and opportunities for distancing from all community members. These meetings will be held within walking distance of the target areas.
- Press Releases (quarterly): Local and regional news media releases will be utilized to keep the public informed relative to program progress and upcoming meetings. They will be posted at schools, community centers and local businesses to increase visibility and awareness.
• **Social Media (monthly):** Press releases and notifications of Public Meetings will be posted on various social media outlets such as Twitter, Facebook and Instagram and the GSLB website.

During public engagement activities, minutes will be recorded and all materials created by the community will be tabulated or photographed. Materials will also be posted on the GSLB website, at the local libraries, and community centers. Community members can ask questions regarding the grant any time via info@syracuselandbank.org and GSLB will be able to reply promptly.

3. **Discussion on named contractors and sub recipients:** To position this project for early kick-off, the GSLB completed a qualifications-based procurement process in conformance with 2 CFR 200.317 - 200.326 to contract with a team of environmental consultants. The Consultant will provide public outreach, project management and compliance reporting support as well as technical management of Phase I/II ESAs.

4. **Documentation of the available balance on each open Assessment Grant and Multipurpose Grant:** The GSLB was awarded an EPA Brownfields Assessment Grant in 2019. The grant awarded totaled $600,000 in two cooperative agreements – $450,000 for hazardous and $150,000 for petroleum. Grant funding awarded to the GSLB was dedicated to the Phase I and Phase II assessments throughout the City of Syracuse and Onondaga County.

The GSLB has completed 17 Phase I ESAs totaling 34.4 acres, completed two Phase II ESAs totaling 1.9 acres, and two more Phase II ESAs underway totaling to .9 acres on properties including industrial manufacturing facilities, an old railroad bed, auto repair shops, gas stations, vacant commercial land, and a dry cleaner. As a result of the Phase I/II ESAs that have been completed to date, purchase offers have been received on six brownfields and several other brownfields are presently on the market for sale and redevelopment.

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