1. **Applicant Identification:** City of Dunkirk, 342 Central Ave, Dunkirk NY 14048

2. **Funding Requested**
   a. Community-Wide Assessment Grant
   b. Federal Funds Requested
      a. $300,000
      b. N/A

3. **Location**
   a) City - Dunkirk
   b) County - Chautauqua
   c) State – New York

4. **Target Area and Priority Site/Property Information**
   - **Target Areas:** Lake Erie Waterfront, Central Business District, Post Industrial Sites
   - **Census Tract Numbers:** 354, 355, 356, 357
   - **Address of Priority Sites:** Point Drive N, Lake Shore Dr, Route 5, Central Ave, W 3rd St, Franklin Ave.

5. **Contacts**
   a. **Project Director**
      Vince DeJoy, Director of Planning and Development
      (716) 366-9879
      vdejoy@cityofdunkirk.com
      Second Floor, Stearns Building
      338 Central Ave.
      Dunkirk, NY 14048

   b. **Chief Executive/Higher Ranking Elected Official**
      Wilfred Rosas, Mayor
      (716) 366-0452
      wrosas@cityofdunkirk.com
      Second Floor, Stearns Building
      342 Central Ave
      Dunkirk, NY 14048

6. **Population:** 11,756
7. **Other Factors**

<table>
<thead>
<tr>
<th>Factor</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td></td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory;</td>
<td></td>
</tr>
<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td></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>1,2,3</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain</td>
<td></td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy</td>
<td>3</td>
</tr>
<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>
</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>2</td>
</tr>
</tbody>
</table>

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

9. **Releasing Copies of Applications:** N/A
November 23, 2021

EJ Hayes
Deputy Director of Planning and Development
338 Central Ave.
Second Floor
Dunkirk, NY 14048

Dear Mr. Hayes:

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 City of Dunkirk, 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 City of Dunkirk plans to submit a Brownfield Community-wide Assessment grant application for hazardous substances and petroleum in the amount of $300,000. Focus of the funding will be to conduct Phase I and Phase II Environmental Site Assessments at sites within the City's Brownfield Opportunity Area (BOA). Funding will also be allocated for reuse and remediation planning and to conduct associated community involvement activities. Please note that the USEPA criteria for an assessment grant specifies that, if selected, the City of Dunkirk 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
M. Cruden, DEC Albany
M. McIntosh, DEC Region 9
S. Radon, DEC Region 9
A. Caprio, DEC Region 9
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields
1.a.i. Background and Description of Target Area: The City of Dunkirk is located on the shores of Lake Erie and is the western-most city in New York State. Dunkirk is located in Chautauqua County’s Southern Tier region and has a population of 11,756 people. It is approximately half-way between Buffalo, New York and Erie, Pennsylvania. Dunkirk began to develop as a shipping port in the 1840s due to the City’s large, natural harbor on Lake Erie and as a result, the Erie Railroad selected Dunkirk as its western terminus. Construction of the railroad brought thousands of settlers to the region. Dunkirk became a transportation and shipping center and as Dunkirk continued to grow, a locomotive manufacturing facility was built in the City and operated until the end of WWII. The success of the rail and steel industry fostered development and created a population of 20,000.

The global economy shifted in the 1970s, forcing manufacturing out of City. As a result, Dunkirk saw a 9.2% population loss. As the economic base shifted, the City’s businesses and residents moved out of the city and into the surrounding suburbs. Locomotive assembly plants, metal foundries, steel manufacturing and metal fabrication facilities formerly employed thousands and occupied what are currently clusters of abandoned or underutilized brownfield industrial sites that the City must deal with. Now, 50% of the City’s industrial-zoned land is vacant or underutilized and the City of Dunkirk is suffering the consequences of loss of the historical manufacturing base. The City contains multiple Census Tracts that qualify as Disadvantaged Communities according to HUD’s threshold and the City received designation as a Brownfield Opportunity Area Community by NYS Department of State in the 2018. BOA Communities are a result of the Brownfield Opportunity Areas Program created specifically for communities that contain a high number of brownfields that negatively impact economic prosperity and quality of life. The Dunkirk BOA Boundary focused on three specific Target Areas including: the Lake Erie waterfront, Dunkirk’s Central Business District (CBD), and large industrial sites located on highly trafficked pedestrian and automotive thoroughfares including Central Avenue and Route 5. These areas, already vetted and approved by the local community, will be the Target Areas for the Community-Wide Phase I and Phase II assessments.

1.a.ii. Description of the Priority Brownfield Site(s): The community-backed BOA Boundary identified sites that are clustered in three main focus areas mentioned above: the waterfront, CBD, and post-industrial sites. These sites have been detrimental to the City’s economy, contribute to blight and have sat vacant for decades. The following selection of sites below have been identified as Priority Brownfield Sites for Phase I and Phase II ESAs under this grant:

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Acres</th>
<th>Former Land Use</th>
<th>Potential/Known Contaminants</th>
<th>Planned Reuse</th>
<th>Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>NRG Power Plant Site</td>
<td>75.9</td>
<td>Coal-fired power plant</td>
<td>VOC, SVOCs, PCBs, Metals</td>
<td>Reusable energy alternatives</td>
<td>X</td>
</tr>
<tr>
<td>Woodlands Site</td>
<td>99</td>
<td>Vacant</td>
<td>SVOCs, Metals</td>
<td>Housing</td>
<td>X</td>
</tr>
<tr>
<td>Stefans Block</td>
<td>1.91</td>
<td>Tire Shop</td>
<td>Petroleum</td>
<td>Retail</td>
<td>X</td>
</tr>
</tbody>
</table>

Focus Area one: Dunkirk’s Waterfront

Focus Area two: Central Business District
1.1. Revitalization of the Target Area

1.b. Reuse Strategy and Alignment with Revitalization Plans: The City of Dunkirk completed the BOA Step 2 Nomination Study in 2018 and an updated Comprehensive Plan in 2019. Due to these two plans being completed within one year of each other, they were able to help establish the specific goal of working towards the reuse of long-standing brownfield properties. Within these two plans, reuse strategies were developed for priority brownfield sites within the focus areas listed above. This sets up the City of Dunkirk to align Phase I and Phase II assessments with established revitalization plans to seamlessly move reuse forward.

Dunkirk’s BOA Nomination Study gives a detailed reuse strategy for Dunkirk’s Waterfront target area. The vision includes maintaining public access to the waterfront, while working with private developers to bring in mixed-use development along Route 5 which sees high auto and pedestrian traffic. Based on community feedback, the public expressed the need for retail, dining, a new hotel, diverse housing, and an improved marina facility.

The CBD’s target sites are being considered for reuse as a new location for Jamestown Community College’s North Campus. The City’s Comprehensive Plan supports this reuse calling out the recommendation to enhance and bring in new forms of educational institutions to Downtown Dunkirk. The redevelopment of these sites as a community college campus would have a great impact by increasing the demand for new student and faculty housing, provide an influx of spending within the City and provide job security for the local community both at the campus and supporting services. Suggested reuse for this area also includes adaptive mixed-use and commercial development (noted in section 1.a.ii) to support and complement a new North Campus. A feasibility study and redevelopment strategy for the coal-powered NRG site was recently completed in June 2021. The feasibility study is a necessary step and will help guide Chautauqua County and the City in the next direction for the reuse of the site. The redevelopment strategy identified alternatives including an industrial business park, data center and off-shore wind.

The City is also currently working with New York State to complete a Brownfields Marketing Plan for its most visible and complicated brownfield sites. The Plan will market long-standing vacant sites to local and regional developers with the suggested reuse alternatives shown above in 1.a.ii. and with more detail below:

- **NRG Power Plant** – Planned reuse alternatives include an industrial business park, data center and off-shore wind. As well as reactivating the waterfront for visitors and community members.
- **Stefans Block** – Retail reuse with a focus on waterfront activities, including a boating and tackle store, to assist with creating a walkable atmosphere and increase tourism spending.
• Former Masonic Temple – long-standing vacant and grassy lot across from Dunkirk’s City Hall – this property will be transformed into a mixed use development with residential and retail options to accommodate the new JCC Campus and employees in the CBD
• Former Al-Tech – Planned reuse includes solar energy installation

1.b.ii. Outcomes and Benefits of Reuse Strategy: Reinvestment in Dunkirk’s targeted BOA boundary areas will result in economic development in a disadvantaged community that will revitalize vacant and underutilized sites, increase the tax base, bring in new businesses and jobs, create sustainable development in Dunkirk’s CBD, and enhance Dunkirk’s Waterfront. The reuse strategies slated for the Waterfront target area will produce mixed-use redevelopment of over 1.35 acres of vacant land that includes new restaurants and shops, as well as new, diverse housing options. Dunkirk is currently lacking new market rate apartments and senior housing. Community recommendations include the need for more market rate housing choices for empty nesters, young professionals, and seniors. Having these choices along the waterfront will fill this gap. Additionally the reuse strategy for the waterfront brownfield sites includes enhancing the private waterfront land and maintaining access to the waterfront for both those in the community and visitors. This should assist in increasing tourism within the City and provide an influx in spending at existing local restaurants, shops and attractions. The identified reuse for the NRG will utilize the site’s current structure and infrastructure for redevelopment. This includes renewable energy. The City will be able to better understand the site with Phase I and Phase II ESA funding. In addition to adding a form of renewable energy, the site is located on the shores of Lake Erie and the community has stressed a continuation of the waterfront trail that is present on all of Dunkirk’s waterfront except at the NRG site. Having a continuous trail system will add an additional 1.8 miles of recreation and would highly benefit the health of Dunkirk’s residents. Assessments could also lead to the City of Dunkirk owning less vacant land and putting more properties back to being privately-owned and thus on the City of Dunkirk tax rolls. This would relieve the City of fiscal responsibility, increase the tax base, and allow the City to focus investment into community services and other improvements.

1.c. Strategy for Leveraging Resources

1.c.i. Resources needed for Site Reuse: Federal, state, and local funding and incentives will be used to further the communities reuse strategies. The City has already leveraged funding from NYS Department of State to conduct the BOA Step 2 Nomination Study and funding from the Appalachian Regional Commission to conduct the NRG Feasibility and Redevelopment Plan. The City is currently leveraging $135,000 NYS Department of State to continue development plans for both the Waterfront and CBD Focus Areas including a marketing campaign specifically for brownfield sites to attract private investment (mentioned previously in section 1.b.i.). The sources below indicates additional resources and incentives that the City will use for the reuse of sites:
• NYS Brownfield Cleanup Program – Encourages private-sector cleanups of brownfields and promotes their redevelopment as a means to revitalize economically blighted communities. An alternative to greenfield development and intended to remove barriers surrounding redevelopment of contaminated properties.
• Historic Tax Credits - Owners of income producing real properties listed on the National Register of Historic Places may be eligible for a 20% federal income tax credit for the substantial rehabilitation of historic properties.
• National Grid Brownfield Redevelopment – Brownfield redevelopment program that provides grants to fund utility related infrastructure and other costs to aid in redevelopment of a vacant brownfield site or abandoned building.
• NYS BOA Implementation (Step 3) - funding source for further analysis of reuse projects identified through the Step 2 of the BOA.
• NYS DEC Environmental Restoration Program - for 90% funding for investigation and remediation of municipally owned sites.
• NY State Energy Research and Development Authority - for implementation of renewable energy initiatives that are supported and funded through NYSERDA.
• NYS Consolidated Funding Application - Allows applicants to be considered for multiple sources of funding for a project by filling out just one application yearly.
• Housing and Urban Development - funding for affordable housing development and community development initiatives including Community Development Block Grants.

1.c.ii. Use of Existing Infrastructure: The City of Dunkirk is committed to sustainable redevelopment. All target brownfield sites contain existing power, water, natural gas, and sanitary sewer infrastructure. In some priority sites, the utilities may be connected, yet may require services to be turned on. The City has made major improvements to its existing roadways. Central Avenue was recently paved in 2019. The street was also restriped with bike lanes and new colorful crosswalks to visually enhance the corridor and create new transportation methods. The City received a $1.5 million dollar grant through NYS Department of Transportation to create more of a ‘boulevard feel’ along Lake Shore Drive in the Waterfront district. Design on this project is complete and construction will began in the spring of 2022. Waterfront targeted brownfield sites will highly benefit from this complete street makeover with the goal of increased safety, walkability, and mobility throughout the City.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community’s Need for Funding: The City of Dunkirk is small community of 11,756 people. It is estimated that Dunkirk has lost 6.4% of its population from 2010 to 2019. 25.1% of Dunkirk’s current population is below the poverty level (14% higher than the United States poverty level and almost double the NYS poverty level of 13%). In addition, Dunkirk has a median household income at just $35,146 (over $20,000 lower than the national median income of $57,652). The City also has a low percentage of those who have received their Bachelor’s Degree or higher (16.1%) compared to NYS (36.6%). Dunkirk is unique in the fact that there is a high Hispanic population of 30.9% and the City prides itself on its diversity, yet understands that there are many challenges that impact the Hispanic community. Many of the City’s low-income residents are Hispanic and need new opportunities to improve their overall quality of life. Within the targeted brownfield areas, higher percentages of the City’s low-income housing are present, meaning low-income residents are subject to higher risk of exposure. The City is struggling with higher than average poverty rates, low median household income, and low educational attainment. Dunkirk needs this funding to stop these current downward socioeconomic trends. The City’s tax revenues continue to fall and therefore the City cannot afford to fund community wide Phase I and Phase II Environmental Site Assessments on their own. The City’s local budget is constrained and if the City does not receive funding for the target sites, then Dunkirk will continue down a negative slope of poverty and vacancy.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: The City’s most sensitive populations include the previously mentioned low-income Hispanic population as well as low-income seniors. The City of Dunkirk is located within Chautauqua County. According to the Community Needs Assessment (2019) published by Chautauqua Opportunities, Inc., there are significant challenges
in Chautauqua County in terms of health and mental health care access, exacerbated by a shortage of practitioners, lack of transportation and an ever-increasing elderly population. Those over 65 make up 17% of Dunkirk’s population and the Hispanic population is 30.9% of the population. A large percentage of Dunkirk’s low-income seniors and Hispanic population live in Dunkirk’s low-income apartments. These housing authority apartments are located directly next to and surrounding the targeted brownfield sites near the Waterfront and CBD focus areas.

It is also crucial to note that 20.7% of the Dunkirk’s population is under 18 years old, and the presence of brownfield sites puts schoolchildren at risk for indoor issues such as lead-poisoning and vapor intrusion, as well as outdoor exposure while near or playing in contaminated properties. This creates a combined 37.7% of sensitive populations within Dunkirk. The assessment and successful reuse of brownfield sites throughout the City will result in a much safer environment for all ages but is crucial for Dunkirk’s sensitive populations.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: According to the Chautauqua County 2016-2018 Community Health Assessment and Improvement Plan, the age-adjusted incidence rate for all cancers was significantly higher in Chautauqua County than New York State for all cancers (559.4 per 100,000, compared to 489.2, respectively).

- Chronic lower respiratory diseases is the third leading cause of death in Chautauqua County. The county has a higher rate of chronic lower respiratory diseases (44/100,000) than NYS’s average (29/100,000).
- Heart Disease: Heart disease is the leading cause of death in Chautauqua County with a rate of 215 per 100,000 compared to the NYS (excluding NYC) rate of 173 per 100,000.
- Premature Death (before 65) – 29.5% of Dunkirk’s population died before the age of 65 compared to NYS average of 22%.
- Asthma: 11.2% of adults within Chautauqua County suffer from adult Asthma compared to the NYS average of 9.6%.

The performance of environmental site assessments, will lead to a better understanding of potential contamination and reduction in exposure rates to improve health within the County.

(3) Promoting Environmental Justice: Environmental justice is a major concern in low income, minority and disadvantaged communities that often times carry the additional burden of possessing a disproportionate number of sites that have environmental contamination/pollution. Many of the sites within the City of Dunkirk are located in environmental justice sensitive communities. The EPA’s Environmental Justice Screening Tool notes a number of environmental justice indicators are present within Chautauqua County (there is no data for the City) including:

- Lead Levels – 70.2% of homes in Chautauqua County were built prior to 1970. Due to lead paint being more common in older homes, childhood lead poisoning is a concern within the County. Incidence of elevated blood lead levels among children less than 72 months old was 12.9 per 1,000 compared to the NYS average of 4.3 per 1,000. The City of Dunkirk has a EJ Lead Paint indicator value of .8 compared to the NYS average of .56 and EPA Region 2 average of .51
- Child Obesity Rate – 29.1% compared to the NYS average of 17.2% and the Chautauqua County rate of 20.7%
- Preterm birth rate – 13.8% compared to the NYS average of 10.5% and the Chautauqua County average of 10.6%.

The Community Wide Assessment grant is needed to ensure that no further harmful side effects continue due to brownfield sites and their contaminants. The brownfield grant will allow for
assessment and remediation of potentially contaminated sites which will decrease exposure to existing harmful contamination and pollution resulting in a healthier community.

2.b. Community Engagement

2.b.i. Project Involvement & 2.b.ii. Project Roles: The City of Dunkirk is committed to working with local and regional partners and community organizations to keep them updated and informed and to allow input throughout all phases of the project. Below is a list of partners committed to participating in a Brownfields Committee:

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of Contact</th>
<th>Specific Role in the Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Dunkirk Planning and Development</td>
<td>Vince DeJoy <a href="mailto:vdejoy@cityofdunkirk.com">vdejoy@cityofdunkirk.com</a></td>
<td>Will manage brownfields grant and facilitate Committee meetings</td>
</tr>
<tr>
<td>Chautauqua Region Economic Development Corporation</td>
<td>Mark Geise <a href="mailto:GeiseM@co.chautauqua.ny.us">GeiseM@co.chautauqua.ny.us</a> 716-661-8902</td>
<td>Facilitate development by attracting new businesses, while promoting the City’s priority brownfield sites.</td>
</tr>
<tr>
<td>Northern Chautauqua Community Foundation Local Economic Dev. Initiative</td>
<td>Patty Hammond <a href="mailto:phammond@nccfoundation.org">phammond@nccfoundation.org</a> 716-366-4892</td>
<td>Help develop/reassess the brownfield site list and help determine if any sites are missing.</td>
</tr>
<tr>
<td>Revitalize Dunkirk</td>
<td>Steve Rees 716-366-0505</td>
<td>Will help with community outreach and attend all community meetings as a community liaison/connection.</td>
</tr>
<tr>
<td>Lake Erie Management Commission</td>
<td>Dave McCoy <a href="mailto:McCoyD@co.chautauqua.ny.us">McCoyD@co.chautauqua.ny.us</a> 716-661-8915</td>
<td>Guidance during the redevelopment planning process of priority sites in Dunkirk’s waterfront target area due to the proximity to Lake Erie.</td>
</tr>
<tr>
<td>Dunkirk Chamber of Commerce</td>
<td>David Kleparek <a href="mailto:dkleparek@chautauquachamber.org">dkleparek@chautauquachamber.org</a> 716-672-9873</td>
<td>Assistance with community outreach efforts for the priority sites and interface between the city and the local business community.</td>
</tr>
<tr>
<td>Chautauqua County Land Bank</td>
<td>Gina Paradis <a href="mailto:gparadis@CHQlandbank.org">gparadis@CHQlandbank.org</a> 716.969.7843</td>
<td>Will assist with prioritization of sites and site reuse.</td>
</tr>
</tbody>
</table>

2.b.iii. Incorporating Community Input: The City of Dunkirk has and will continue to engage the community in the planning, implementation, and other brownfield assessment activities needed to revitalize brownfield sites. The City has recently completed its Brownfield Opportunity Area (BOA) Step 2 Nomination Study, which included a community outreach plan that comprised of newspaper, radio, and online updates on the study. The City plans to build on the success of the BOA Study by providing its citizens and community organizations ample opportunity to provide continued input throughout the duration of the Community-Wide Assessment Grant. Due to COVID 19, distancing measures will be taken to ensure safety for all residents and participants in the grant process including virtual meetings and distancing. If awarded, the City of Dunkirk will:

- Announce the grant funding in the local newspaper (www.observertoday.com), a notice on the City’s website (www.cityofdunkirk.com), and advertised on the local access 12 cable
channel and local radio stations. The City of Dunkirk has a large Hispanic population; therefore, materials will be circulated in Spanish as well.

- Hold public economic development meetings once a month. The project will be on the agenda at each meeting to be discussed, updated, and to hear from the public and other departments. These meetings will be available via live stream and held virtually if necessary.
- Provide quarterly assessment updates on the City website and a comment box to receive input online.
- Utilize existing social media pages (Facebook/Instagram) weekly to reach larger audiences and add another channel to receive comments and respond to input or questions.

During engagement activities, minutes will be recorded and materials will be tabulated, or photographed. These materials will be continually added to a new Brownfield’s Reuse document. This document will be on the City’s website with hardcopies at City Hall, local libraries and local community centers such as the Boys and Girls Club and the Incubator. An email will also be created to ensure a continuous loop of communication between the community and the City.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

3a.i. Project Implementation

Task 1 – Cooperative Agreement Oversight and Consultant Selection: Vince DeJoy, City of Dunkirk Director of Planning and Development, with the assistance of Edward Hayes, Deputy Director of Planning & Development, 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 but prior to the grant period, the City will solicit proposals from qualified environmental consultants via a publicly advertised bid process, consistent with 40 CFR 31.36. There is no cost for this task.

Task 2 – Staff Training/Travel: Although City staff has brownfield experience, they plan to enhance understanding of brownfields via attendance at virtual brownfield events, virtual workshops and other programs such as the bi-annual EPA conference (virtual or in person/two staff members).

Task 3 – Reuse Planning, Site Prioritization and Community Outreach: The City has discussed its brownfield prioritization process in recent public meetings and via survey in 2020. As Dunkirk plans to continue these brownfield reuses, it will integrate the EPA grant into future public meetings and other outreach activities, including updates to the City’s website. An expected output from this brownfield planning grant includes a detailed reuse plan and revised list of priority sites, from which the sites for assessment under this EPA grant will be selected. The active New York State planning grant, will bear the costs of the planning and outreach efforts.

Task 4 – Phase I Environmental Site Assessments: Phase I ESAs will be completed in accordance with current ASTM Standards and EPA’s All Appropriate Inquiry. Phase I ESAs will be completed at as many brownfield properties as possible during this project, based on the actual costs of the ESAs. The funding requested for this task consists of consultant’s fees to conduct the Phase I ESAs ($3,000/site for up to 19 sites, totaling $57,000).

Task 5 – Phase II Environmental Site Assessments: Based on previous strategic planning and the Phase I ESAs that will be completed under Task 4, the City will select approximately six sites for further evaluation via the performance of Phase II ESAs. Phase II ESAs scope will vary and will depend on Phase I ESAs findings for each site, although each is expected to include drilling and/or excavation and the analysis of soil and/or groundwater samples. The funding requested for
this task consists of $240,000 for consultant’s fees to conduct the Phase II ESAs ($40,000/site for up to 6 sites).

3a.ii. Anticipated Project Schedule
The City intends to complete the grant activities within the three-year period, as shown below:

<table>
<thead>
<tr>
<th>Task</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Cooperative Agreement Oversight and Consultant Selection</td>
<td></td>
</tr>
</tbody>
</table>
    a. Cooperative agreement oversight completed throughout grant period: (10/22 to 9/25)  
    b. Solicitation of proposals and selection of consultant(s): (6/22 to 9/22)  
| 2-Staff Training will be completed as events occur throughout the grant period: (10/22 to 9/25)  
| 3-Planning, Prioritization, and Outreach |  
    a. Brownfield reuse planning efforts conducted now through 6/24  
    b. Site prioritization to occur 5/22 to 6/24, including selection of sites for Phase I/II ESAs  
    c. Outreach efforts to be conducted every three to six months now to 9/25  
| 4-Phase I ESAs |  
    a. Submission of Property Approval Forms to EPA: 8 to 10 forms expected in 10/22, then quarterly until 6/24  
    b. Preparation of Phase I ESAs – Two months each (some will be concurrent): 11/22 to 11/24  
| 5-Phase II ESAs |  
    a. Submission of requests for EPA approval to conduct Phase II ESAs: 1/23 through 11/24 (immediately after each Phase I ESA completed)  
    b. Completion of Phase II ESAs – Eight months each (some will be concurrent): 1/23 to 9/25  

3a.iii Task/Activity Lead

<table>
<thead>
<tr>
<th>Task</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Cooperative Agreement Oversight and Consultant Selection – CED Director</td>
<td></td>
</tr>
<tr>
<td>2-Staff Training – Director of Development and other City of Dunkirk staff</td>
<td></td>
</tr>
<tr>
<td>3-Planning, Prioritization, and Outreach – Lead is ultimately City of Dunkirk CED Director, while the planning activities are being conducted by a team of consultants (urban planners, environmental engineers, landscape architects, and an environmental attorney) that report to Development Director.</td>
<td></td>
</tr>
<tr>
<td>4-Phase I ESAs – The environmental consultant/Environmental Professional selected in Task 1.</td>
<td></td>
</tr>
<tr>
<td>5-Phase II ESAs – The environmental consultant/Environmental Professional selected in Task 1.</td>
<td></td>
</tr>
</tbody>
</table>

3a.iv. Outputs

<table>
<thead>
<tr>
<th>Task</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Cooperative Agreement Oversight and Consultant Selection</td>
<td></td>
</tr>
</tbody>
</table>
    a. Quarterly, semi-annual, and annual reports  
    b. Documented consultant selection process  
| 2-Staff Training – Event agendas, attendees’ lists, and written summaries of the seminars. |  
| 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. |
Phase I ESAs–Up to 19 Phase I Environmental Site Assessments

Phase II ESAs–Up to 6 Phase II Environmental Site Assessments, some of which may include remediation plans and cost estimates.

3.b. Cost Estimates: The City is requesting $300,000 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 City has already undertaken these activities under the NYS BOA Program and intends to advance these activities under additional state grants.

<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>
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</thead>
<tbody>
<tr>
<td>Travel to Brownfield Conferences (EPA/CCLR/KSU Tab)</td>
<td>$0</td>
<td>$3,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
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<tr>
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<td>$0</td>
<td>$0</td>
<td>$57,000</td>
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<td>$297,000</td>
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<tr>
<td>Total</td>
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<td>$3,000</td>
<td>$0</td>
<td>$57,000</td>
<td>$240,000</td>
<td>$300,000</td>
</tr>
</tbody>
</table>

Total cost for two attendees to the bi-annual EPA conference equals $3,000. This includes $200/person for attendance registration, $350/person for food, $350/person for air transportation, and $600/person for hotel expenses. Staff will also attend brownfield roundtables in Albany.

3c. Measuring Environmental Results: The City’s Director of Planning and Economic Development will track the following outputs including the number of Phase I/II ESAs completed, the amount of the budget utilized, project schedule, and number of public meetings held and community members in attendance. These will be recorded in ACRES and quarterly reports that will be submitted to the EPA as well as the following outputs that will be monitored by the City and tracked internally using Microsoft excel:

- The number and size of greenspaces created on former brownfield sites.
- Green infrastructure in terms of areas created and estimated volume of annual runoff.
- The type and extent of contaminants and the types and volumes of remediated media.
- The acreage of brownfield property that is remediated.
- The amount of private investment funds used to redevelop sites.
- The number of jobs created on remediated brownfield sites.

Should the project go off-track, the City is prepared to work with the EPA and its hired consultant to create a corrective measures action plan with established target goals and updated timeline in order to successfully draw down its grant funding within the three year timeline.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Capacity & 4.a.iii. Description of Key Staff: The Planning and Development Department’s key staff that will be working on this project include: Vincent DeJoy, Director of Planning & Development and Edward Hayes, Deputy Director. Mr. DeJoy served as the Director of Development for the City of Jamestown from 2013 through 2019 where he oversaw a staff of ten people that he directed and managed state and federal projects, as well as provided direction to other departments within the administration to deploy key assets. Mr. DeJoy has existing experience with EPA Community-Wide Assessment grants as he facilitated the City of Jamestown’s during his tenure there. Additionally, Deputy Hayes has administered many projects that have been successfully completed in the past 4 years with the City of Dunkirk including the
Step 2 BOA and City Pier Improvements. Mayor Rosas is in his second term and was involved in past BOA studies as well as the City’s brownfield marketing plan and County wide brownfield marketing plan.

4.a.ii Organizational Structure: Dunkirk Department of Planning and Development will be in charge of handling all requirements of the EPA Brownfield Assessment grant. Mr. DeJoy will act as the project manager and lead for project. For this EPA grant he will be in charge of the Cooperative Agreement and consultant selection, give regular updates to the City’s Council and economic development boards, coordinate work with the consultant, and communicate progress to other city departments and community. Mr. DeJoy will track grant progress and attend future EPA conferences and webinars to stay up to date on all grant requirements. Deputy Hayes will assist Mr. DeJoy with consultant selection, consultant coordination, internal progress tracking and attendance at conferences. Mayor Rosas will attend project meetings and community meetings.

4.a.iv. Acquiring Additional Resources: When additional expertise is required during the assessment, the City will use a competitive procurement process, consistent with 40 CFR 31.36, to select a contractor/consultant to assist with environmental assessments or complete other necessary activities such as assistance with quarterly reporting/ACRES/meetings with the EPA.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: The City has not received an EPA Brownfields Grant in the past, but has successfully obtained and managed many state and federal grants shown below:

(1) Purpose and Accomplishments

- **NYS Department of State Grant** (2014-2018) - $303,750 for the City’s Step 2 Brownfield Opportunity Area (BOA) Nomination Study to establish a BOA boundary, priority Sites and site reuse options. (2020 – 2023) - $135,000 for the City’s Step 2 Brownfield Opportunity Area Marketing Plan to develop a strategic plan for the waterfront and CBD, as well as market brownfield sites to developers.

- **Appalachian Regional Commission POWER Grant** (2018-2019) - $60,000 to conduct a NRG feasibility study and redevelopment plan for a long-vacant, brownfield power plant in the City of Dunkirk.

- **HUD CDBG Grant** (2019) - $474,831 in funding for homeownership programs, slum /blight removal, low-income afterschool programs, and infrastructure improvements and repairs.

The projects above reflect the City’s commitment and ability to administer and implement projects that are working towards eliminating brownfields and revitalizing Dunkirk’s neighborhoods.

(2) Compliance with Grant Requirements

The City of Dunkirk has successfully complied with not only the federal, state and local grants listed above; but has also, complied and implemented 22 additional grant funded projects under the leadership of Mayor Rosas and the Planning Department over the past 4 years. The City has no issue with complying with the grant requirements established in this assessment grant. The City will develop a work plan, sign off on terms and conditions, complete QAPP and Site Specific QAPP approvals, follow eligibility determinations, develop Health and Safety Plans, produce quarterly reports, utilize the ACRES system, and submit financial status reports.
Threshold Criteria

1. **Applicant Eligibility:** The City of Dunkirk, New York, is eligible to apply for this assessment grant as the City is a general purpose unit of local government.

2. **Documentation of applicant eligibility if other than a city, county, state or tribe:** N/A

3. **Description of Community Involvement:** The City of Dunkirk has and will continue to engage the community in the planning, implementation, and other brownfield assessment activities needed to revitalize brownfield sites. The City has recently completed its Brownfield Opportunity Area (BOA) Step 2 Nomination Study, which included a community outreach plan that comprised of newspaper, radio, and online updates on the study. The City plans to build on the success of the BOA Study by providing its citizens and community organizations ample opportunity to provide continued input throughout the duration of the Community-Wide Assessment Grant. Due to COVID 19, distancing measures will be taken to ensure safety for all residents and participants in the grant process including virtual meetings and distancing. If awarded, the City of Dunkirk will:
   - Announce the grant funding in the local newspaper (www.observertoday.com), a notice on the City’s website (www.cityofdunkirk.com), and advertised on the local access 12 cable channel and local radio stations. The City of Dunkirk has a large Hispanic population; therefore, materials will be circulated in Spanish as well.
   - Hold public economic development meetings once a month. The project will be on the agenda at each meeting to be discussed, updated, and to hear from the public and other departments. These meetings will be available via live stream and held virtually if necessary.
   - Provide quarterly assessment updates on the City website and a comment box to receive input online
   - Utilize existing social media pages (Facebook/Instagram) weekly to reach larger audiences and add another channel to receive comments and respond to input or questions.

During engagement activities, minutes will be recorded and materials will be tabulated, or photographed. These materials will be continually added to a new Brownfield’s Reuse document. This document will be on the City’s website with hardcopies at City Hall, local libraries and local community centers such as the Boys and Girls Club and the Incubator. An email will also be created to ensure a continuous loop of communication between the community and the City.

4. **Discussion on named contractors and sub recipients:** n/a

5. **Documentation of the available balance on each open Assessment Grant and Multipurpose Grant:** The City of Dunkirk does not have an active EPA Brownfields Assessment or Multipurpose Grant.