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Monticello, NY 12701
(845)807-0541

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MISSION STATEMENT

Our mission is to strategically acquire tax delinquent, foreclosed, vacant and abandoned properties; eliminate barriers to their redevelopment; and sell the rehabilitated properties to new, responsible owners in a transparent manner that results in outcomes consistent with County and local land use goals and priorities. Initial work will focus on the Villages of Monticello and Liberty, where the need is greatest.

2024 EPA Brownfield Assessment Grant Application Sullivan County Land Bank Narrative Information Sheet

1. Applicant Identification:
Sullivan County Land Bank (SCLB)
100 North Street, PO Box 5012
Monticello, NY 12701
Email: info@sullivancountylandbank.org
Phone: 845-807-0527
2. Funding Requested:
 - a) Grant Type—Community-wide Assessment
 - b) Federal Funds Requested—\$300,000.00
3. Location: Sullivan County, New York
4. Target Area and Priority Site Information:
The target area is the core population center of Sullivan County at the Villages of Monticello and Liberty with priority sites at the following locations:
 1. Liberty: 389 Ferndale Loomis Rd (Census Tract 36105950702)
 2. Monticello: 51-57 Waverly Ave (Census Tract 36105951801)
 3. Thompson: 557 Thompson Road (Census Tract 36105951701)
5. Contacts:
 - a) Project Director:
Jill M. Weyer
Chair, Board of Directors
Sullivan County Land Bank
100 North Street, PO Box 5012
Monticello, NY 12701
845-807-0541
Jweyer@townofthompson.com
 - b) Chief Executive:
Jill M. Weyer,
Chair, Board of Directors
Sullivan County Land Bank
100 North Street, PO Box 5012
Monticello, NY 12701
845-807-0541
Jweyer@townofthompson.com
6. Population:
Sullivan County: 78,230, Liberty Village: 4,956, and Monticello Village: 7,199 (U.S. Census Bureau, 2021 ACS 5-year estimates)

Narrative Information Sheet *continued*

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
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).	6
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar or geothermal energy	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	9
The target area(s) is located within a community in which a coal-fired power plant recently closed (2013 or later) or is closing.	NA

8. Letter from the State or Tribal Environmental Authority: Please find attached a letter from the New York State Department of Environmental Conservation acknowledging that the applicant plans to apply for FY24 federal brownfields grant funds.
9. Releasing Copies of Applications: Not Applicable. Application does not have any confidential, privileged, or sensitive information.



LETTER FROM STATE ENVIRONMENTAL AUTHORITY

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management
625 Broadway, 12th Floor, Albany, NY 12233-7012
P: (518) 402-9764 | F: (518) 402-9722
www.dec.ny.gov

November 6, 2023

Jill M. Weyer, Executive Director
Sullivan County Land Bank Corporation
100 North Street, Monticello, NY 12701

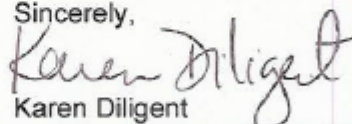
Dear Ms. Weyer:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from BRS Inc. on behalf of the Sullivan County Land Bank Corporation dated November 3, 2023, for a state acknowledgement letter for a Federal Year 2024 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the Sullivan County Land Bank plans to submit a Community-wide Assessment grant application for \$300,000. Funding will be used to complete Phase I and II Environmental Site Assessments and petroleum and/or hazardous substance cleanup at sites throughout Sullivan County. Known contamination includes VOCs, SVOCs, and metals. Funding will also be allocated for assessment of brownfield sites and community involvement activities. Please note that the USEPA criteria for an assessment grant specifies that, if selected, the Sullivan County 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
M. O'Connor, DEC Region 3
D. Pollock, DEC Region 3
H. Brown, Sullivan County
K. Brownstone, Sullivan County
L. Yasenchak, BRS Inc.
K. Nolan, BRS Inc.



Department of
Environmental
Conservation

SULLIVAN COUNTY LAND BANK
FY24 EPA BROWNFIELD ASSESSMENT APPLICATION

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Targeted Area and Brownfields

i. Overview of Brownfield Challenges and Description of Target Area: Sullivan County is a poor rural county located in the Catskill Mountains on the border of Pennsylvania, about 70 miles northwest of New York City. The 1,011 square mile county includes fifteen towns and six villages, and is one of only five areas nationally designated by the US Department of Agriculture (USDA) as a Rural Economic Area Partnership (REAP) Zone, indicating continued population loss, out-migration, and economic distress. Sullivan County has a rich tourism heritage as the home to grand resort hotels, summer homes and bungalow colonies. Sadly, this industry experienced a significant decline in the 70s and 80s - from 1985 to 1995 the hospitality industry here experienced over a 50% decrease in jobs¹. The Villages of Monticello and Liberty are at the heart of this vanished hospitality industry and suffer from extreme poverty resulting from the significant job losses from the closures of hundreds of hotels. When these resorts shuttered, businesses in Monticello and Liberty also closed, resulting in large vacancy rates and compounded job losses; abandoned residential sites and a continued cycle of disinvestment. In addition to contamination from arson, asbestos, petroleum storage, lead from lead-based paint (LBP) and other sources, the remote nature of this community has also resulted in other environmental issues, such as widespread illegal dumping and the operation of unlicensed landfills. This has created significant contamination issues that must be addressed for the County to realize its revitalization goals.

In addition to the loss of resorts, the area's manufacturing base declined significantly in the 1980s due to globalization. This decline exacerbated the high unemployment and resulted in another round of empty storefronts, abandoned homes, graffiti-adorned bungalows and numerous vacant/underutilized commercial buildings, most of which have environmental concerns as well. The NYSDEC has documented 124 spill sites within the County in the last year alone. Generally these sites range from a tenth of an acre to tens of acres and exhibit volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals including lead. These brownfields detract from the area's potential to build a new economic future. This has contributed to an outward migration of residents, leaving vacant and abandoned homes that need to be assessed, remediated, renovated and returned to the tax base. Known as "zombie homes," the cost to make these properties livable is greater than the value of the home, thus perpetuating the deterioration of the structure. The issue is so prevalent in New York that the state has passed laws and issued guidance on how to address zombie properties²; however, those in rural distressed Sullivan County continue to decay until public funds are brought to bear.

Fortunately, there has been renewed interest in the County, as evidenced by the recent ribbon cuttings at Resorts World Catskills casino/hotel and YO1 health resort and spa, which opened on previously abandoned sites near the Village of Monticello. These developments have generated over \$1.5 billion in investment and created 2,300 new jobs. However, this development is threatened by the lack of quality housing available to workers. Targeted investments are needed to address the decades of substandard abandoned and blighted housing stock and to clear up the hazardous materials and contaminated sites that dot the community. Sullivan County Land Bank (SCLB), in cooperation with the County and local non profits, is working to tackle these distressed and blighted properties to re-activate them by cleaning them up and creating affordable homeownership opportunities. To date SCLB has acquired 75 potentially contaminated properties

¹ US Census County Business Patterns

² https://www.dfs.ny.gov/apps_and_licensing/mortgage_companies/zombie_prop_home

that were vacant, abandoned and tax delinquent. The SCLB continues to acquire properties each year through foreclosure and we anticipate 5 additional properties to be transferred from the County in 2024 that need to be addressed, creating an ongoing pipeline of properties. Accordingly, this Brownfield grant will focus on the zombie housing acquired by SCLB, particularly in the more populated county center in and around the Villages of Monticello and Liberty, to facilitate the development of affordable, quality housing necessary to sustain recent investments and continue to attract more development to the area.

ii. Description of Priority Brownfield Site(s): Our County’s economic decline has led to an outward migration of residents from Sullivan County leaving empty downtowns and abandoned homes with negative property values due to their age, decaying condition, devaluation of real estate, and the cost associated with addressing lead, asbestos, and petroleum contamination. Such “zombie housing” sites sit idle until they can be addressed by public sector entities. Sullivan County has a very high percentage of vacant houses (41.5%) as compared to New York (10.9%) and the US (11.2%)³. Many of these vacant houses are uninhabitable or unsafe and have a high potential for contamination. As the SCLB acquires more properties, assessment and remediation planning are necessary to ensure proper redevelopment. Priority sites include:

- *389 Ferndale Loomis Rd, Liberty, NY* is a vacant 2-bedroom, 1 bath, 960 sq ft home built in 1960 on about .6 of an acre in a rural, residential and wooded area. It has been determined to be an unsafe structure and requires demolition. Contaminants include lead from LBP and asbestos.
- *The Turick property* at 51-57 Waverly Ave, Monticello, NY is a vacant property consisting of five parcels totaling 6.9 acres. The site is zoned suburban residential and is in a floodplain with wetlands present on site. The site contains abandoned buildings and vehicles. Previously it was a mechanical garage, and from 2004-2007 it was an illegal dump site. Contaminants include demolition debris, household waste, lead-acid batteries, scrap metal and automobile parts.
- *557 Thompson Rd, Thompson, NY* is a multifamily collection of eleven 1 bedroom 1 bath units in four buildings, built in 1890 on about .75 acres, four miles outside of the Village of Monticello. The property is less than 200 feet from the Kauneonga Creek and about 500 feet from the Neversink River, a major tributary to the Delaware River. It has a laundry list of 15 open violations spanning from 2013-2019, including unsafe structure, unsafe conditions, garbage, dumpsters, discharge, junkyards, and motor vehicles. Contaminants include metals, petroleum, lead, asbestos.

iii. Identifying Additional Sites: There are approximately 200 properties in the County classified by the New York State Division of Financial Services as “Zombie” properties, and the inventory developed by the County through a 2017 EPA Assessment Grant identified 42 brownfield sites. The SCLB has an aggressive program of acquiring derelict property for reuse, and currently has 51 properties requiring action to move them to redevelopment. Most of these properties were blighted abandoned homes requiring demolition due to environmental conditions to include dumping, underground storage tanks, and lead and asbestos contamination. These properties require assessment and remediation in order to transform these “zombie houses” into homes that can provide safe, affordable workforce housing. The threat of exposure to petroleum and other contaminants from these sites is intensified by the fact that they are frequently located near schools, residences and waterbodies. Additional sites will be selected from the inventory of sites, with priority given to those likely to pose a threat to water sources and with redevelopment potential to meet the desperate need for safe housing in the County. Location within the six census tracts in

³ ACS 5 year estimates 2017-2021

the county that are considered disadvantaged as per the Climate and Economic Justice Screening Tool (CEJST) will be prioritized, however as the entire county is located in one of only five federally designated REAP Zones, every site redeveloped within the county will help in addressing the extreme level of rural poverty found here. The sites will be prioritized by the Sullivan County Brownfield Task Force through an open and transparent process.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: The project reuse for the target sites is for the development of affordable workforce housing, identified as a pressing need by a variety of plans. Sullivan County recently completed a *Comprehensive Housing Strategy* that outlines the need to increase affordable quality housing units to attract people to the County. According to the Plan “The most affordable homeownership options in Sullivan County tend to come with a big caveat: the properties are relatively inexpensive because they have long been neglected and require significant and costly upgrades.” In addition, the NYSDOH Behavioral Risk Factor Surveillance System reported that in 2016, 42.5% of adults in Sullivan County experienced housing insecurity in the prior year, more than any other county in the mid-Hudson region.⁴ “*Grow the Gateways: A Strategic Plan for the Gateway Corridor of the Village of Monticello and Town of Thompson,*” was completed in 2018, funded by a USDA grant. This plan envisioned quality affordable housing in the downtown area, the rejuvenation of the village core, infill re-development, and the transformation of a contaminated, blighted property into a safe, clean and well-maintained residential use returned to the tax rolls. Goals of the *2020 Sullivan County Comprehensive Plan*, also support the target reuse of housing, as per the “Community Development and Housing Goal: Improve the availability, affordability, and quality of housing through creation, preservation, and code development and enforcement”. This project also aligns with the *Sullivan County – REAP Zone Strategic Plan, Climate Action Plan, and the Mid-Hudson Regional Economic Council Strategic Plan*. Reactivating blighted and abandoned properties allows adaptive reuse of long vacant buildings and increases housing and other community development activities. Further, as these zombie homes had previously been developed as housing, their rehabilitation for residential use is in conformance with existing local planning and zoning.

ii. Outcomes and Benefits of Reuse Strategy: It is anticipated that the primary reuse of these parcels will be to provide quality affordable workforce housing. This allows us to remove blighted zombie houses that are unable to attract investment and bring down the overall value of the neighborhood and replace them with much needed housing. The availability of attractive, safe housing stimulates the economy and attracts commercial uses to the surrounding area. Our identified priority sites are expected to have benefits as described in the table below. The last column extrapolates the potential benefits of the proposed fourteen site assessments:

Anticipated Metrics	557 Thompson Rd	Turick Property	389 Ferndale Loomis Rd	Estimated Program Total
New Tax Revenue (\$) ⁵	\$53,000	\$5,160	\$2,430	\$89,000
New Housing (# units)	5	1	1	19
Recreational (# Acres)	0	6.9	0	10
Investment	\$1.5 million	\$300,000	\$250,000	\$5.7 million
Acres Remediated	.75	6.9	.6	14

⁴ <https://health.data.ny.gov/Health/Behavioral-Risk-Factor-Surveillance-System-BRFSS-H/jsy7-eb4n/data>

⁵ Based on average home value for Sullivan County of \$280,547

This doesn't take into account the significant spillover effects of overall increased property values in the neighborhood, or the health and quality of life benefits that accrue to the residents who now have safe quality housing as well as restored dignity and pride of place.

SCLB adopted a Green Building Strategy which establishes requirements for energy-efficient and climate resilient construction for both new and rehabilitated structures, including the use of energy efficient appliances, renewable materials and renewable energy. For example, three homes that were recently built through our program utilized heat pumps instead of relying on heating oil as fuel. In addition, in 2014 the Sullivan County Legislature published the Sullivan County Climate Action Plan. It made a strong commitment to climate resiliency in government operations and throughout the community. At the state level, the state Climate Justice Working Group released draft criteria for identifying Disadvantaged Communities to implement New York's Climate Act. Eight census tracts in Sullivan County have been designated as disadvantaged through this process, based on 45 indicators that assess environmental burdens, climate change risks, socioeconomic factors, and health vulnerabilities.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: Upon completion of assessment, the SCLB will be able to access Sullivan County's recently awarded \$800,000 US EPA Revolving Loan Fund to address remediation requirements for these sites. In addition, the County has contributed \$200,000 per year for the past two years to SCLB to demolish unsafe structures on their properties, and annually contributes \$100,000 to assist with administrative and property maintenance expenses and to provide required match funding for grants allowing SCLB to continue to move these sites forward. Additional sources of funds include the NYS Land Bank Initiative and other State grant programs such as CDBG, AHC and Small Building Participation Loan Program. SCLB also anticipates accessing housing funds available through USDA, and given the County's REAP Zone designation, Sullivan County receives priority for this funding. SCLB also has a successful track record in leveraging Community Revitalization Funds from the NYS Attorney General's Office, along with 2017 County Assessment funds, HUD HOPE VI Main Street funding, and Empire State Development funding. However, these funds are generally not available where environmental uncertainty exists, so EPA funds are necessary to unlock these additional funds.

ii. Use of Existing Infrastructure: Sullivan County is rural, however the target area is located in and around the two most populous Villages in the County: Monticello and Liberty. The target properties are all reuses of previously developed land and are served by municipal utility or have existing potable well supplies and septic systems. The target sites are all convenient to significant transportation infrastructure including NYS Route 17 (future Interstate 86), Route 55, and Route 52. No additional infrastructure construction or upgrades are expected to be needed beyond hookups to existing infrastructure.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding: Rural areas face economic and community development issues such as geographic isolation, low-density settlement, historical dependence on agricultural industry, population loss, and economic distress. These issues are so impactful in our area that USDA has designated the area a part of the Sullivan-Wawarsing REAP Zone—1 of only 5 in the US. Abandoned buildings, illegal dumping, poor health outcomes, and economic indices combine to make Sullivan County a poster child for rural disinvestment and poverty. The County lacks sufficient and affordable ready-to-develop sites and capital for rehabilitating older facilities

to revitalize downtown areas. Deteriorating buildings have contributed to a cycle of declining private investments, eroding tax bases, and funds to make repairs. Given the target areas' small populations and low income, the communities lack the capital needed to conduct environmental assessments, thus hindering the ability to redevelop the sites. SCLB provides services to carry out these projects that the villages and towns don't have the capacity to complete. SCLB has no committed recurring funding in its budget and relies on competitive grant funding to complete its work. Additionally, Sullivan County is not an entitlement area and any funds must compete against urban areas with larger populations. Therefore, without the EPA Brownfield grant, this critical work would not be possible.

ii. Threats to Sensitive Populations

(1) **Health or Welfare of Sensitive Populations:** Sullivan County, especially the target Monticello and Liberty communities, have high concentrations of sensitive populations and face significant issues impacting the overall health and welfare of the residents. Sullivan County has higher percentages of residents aged 65 and older (18.8%) than the US overall (16%), and higher percentages of people without a high school diploma (13.4%) compared to the national percentage of 11.1%.⁶ Sullivan County also has teen pregnancy rates (32.9/1,000 females) more than three times the state average of 9.1/1,000. Families in Monticello and Liberty have high poverty rates—34.2% and 12.8% respectively—that have resulted in both villages' school districts qualifying for free lunch for all students (ACS 2017-2021). These communities also have a higher percentage of people of color - 59% in Monticello and 58% in Liberty, greater than both the state (42%) and nation (39%). Additionally, USDA considers Liberty and Monticello food deserts that do not have access to quality healthy food. Sullivan County residents also experience the greatest food insecurity of any of the mid-Hudson Counties, at 11.7%.⁷ Table 1 provides additional information on poverty levels within our County.

Table 1: Economically Impoverished Populations in Liberty and Monticello, NY

Measurement	US	NY	County	Monticello	Liberty
Income					
Median Household	\$69,021	\$75,157	\$63,393	\$38,885	\$34,651
Per Capita	\$37,638	\$43,208	\$33,037	\$23,867	\$18,138
Below Poverty Status					
Families	8.9%	9.8%	10.1%	34.2%	12.8%
W/ female householder, no husband present, related children <18 yrs	33.6%	33.0%	36.8%	87.0%	33.9%
Individuals	12.6%	13.5%	14.1%	27.0%	19.6%
Individuals 65+	8.7%	11.7%	9.9%	13.0%	23.4%
Households receiving SNAP	11.4%	14.3%	15.9%	37.7%	38.2%
Housing Cost-Burden					
Mortgages	27.0%	32.4%	27.3%	4.1%	28.2%
Rent	46.0%	48.8%	43.7%	59.4%	48.2%
No High School Degree	11.1%	12.6%	13.4%	25.5%	18.4%
With a disability, under 65 yrs	12.6%	11.6%	15.5%	22.2%	17.2%

Source: 2017-2021 ACS Estimates.

The lack of quality affordable housing and the presence of brownfield sites scattered throughout the county contribute to the overall exposure to unsafe conditions. The proposed reuses for the

⁶ American Community Survey, 2017-2021.

⁷ <https://sullivanny.us/sites/default/files/departments/PHS/2022%20CHIP%20Final%20Sullivan%20County.pdf>

sites targeted by this grant will directly reduce these exposures and provide a healthier quality of life for residents. Further, the availability of such housing will enable investment in the county to accelerate, thus providing living wage jobs for residents.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The Robert Wood Johnson Foundation has ranked Sullivan County at the bottom for Health Outcomes in New York state since 2010, better only than Bronx and Cattaraugus counties.⁸ These health rankings use measures in two categories: Health Outcomes (length and quality of life) and Health Factors (health behaviors, clinical care, social and economic factors, and physical environment). The New York State Community Health Indicator Dashboard⁹ reports that in Sullivan County:

- The leading cause of death is heart disease and then cancer at higher rates than the state.
- The mortality rates for cancer were 210.7/100,000 people compared to 173.1 for the state.
- Low birthweights under 3.5 kg are higher-than-average (8.6%) compared to the state (8.1%), and neighboring Rockland County (5.6%).
- The 2021 asthma rate for the county (12.3%) is higher than the state average of 10.1%.
- 6.5% of children <72 months old have had an incidence of confirmed high blood lead level—nearly double the state rate (3.5%).

These poor health outcomes are due in part to the high poverty and low access to health care and healthy foods, but are exacerbated by the presence of contaminants at brownfields. The assessment of brownfield sites—especially for the creation of safe, high-quality housing—will work toward eliminating potential contaminant exposures which contribute to these poor health outcomes.

(3) Environmental Justice: (a) Identification of Environmental Justice Issues. According to the EPA EJScreen Tool, Sullivan County contains both an EPA Inflation Reduction Act (IRA) Disadvantaged Community and Justice40 Climate and Economic Justice Screening Tool (CEJST) disadvantaged community. There are several CTs in Monticello and Liberty that rank above the 84th percentile in Lead Paint and 86th percentile in Underground Storage Tanks. Liberty ranks in the 79th percentile in the US for hazardous waste proximity; while Monticello ranks in the 91st percentile in the state for RMP Facility proximity. These high numbers are likely because more than 60% of the County's building stock pre-dates 1980. Removing contamination at the target sites and other brownfields will reduce exposure to harmful substances. Monticello and Liberty are both located adjacent to a major state highway (NY-17) that is being converted into Interstate 86. The residents in these communities experience increased traffic proximity compared to other parts of the country. For example, Monticello ranks in the 70-80% percentile for this metric when compared to the rest of the country. Both villages have economic challenges defined by their geographic isolation, absence of an active commercial center, low-density settlement patterns, historic dependence on tourism, continued population loss, outmigration, and economic distress. The Turick Site is located in a CJEST designated disadvantaged census tract in the categories of water and wastewater, and workforce development. The other two priority sites are each directly adjacent to disadvantaged census tracts, in the categories of energy, workforce development, and water and wastewater. According to EnviroAtlas the Monticello community has impaired waterways by mercury, nuisance species, and nutrients (as does most of the County). Both the Monticello and Liberty areas have waterways impaired by pH, acidity, or caustic conditions, as well as cancer risks associated with Arsenic and air toxins above the 0.109 threshold.

⁸ <https://www.countyhealthrankings.org/explore-health-rankings/new-york/data-and-resources>

⁹ <https://www.health.ny.gov/statistics/chac/indicators/index.htm>

(b) Advancing Environmental Justice. The assessment of the priority sites would enable the removal of contamination associated with the prevalence of lead paint and underground storage tanks and return of the land to productive use. These three target sites need assessment to advance the redevelopment, which will increase affordable housing. This would not displace current residents or businesses, as the sites have been abandoned.

b. Community Engagement

i. Project Involvement and ii. Project Roles: The SCLB believes that effective community transformation requires the active involvement of the community. As such, we will continue to engage with the Sullivan County Brownfield Task Force, an organization that was created with the express purpose of bringing together organizations from across the county that represent the diverse stakeholders impacted by brownfields. This group was created to assist in the implementation of the County’s first assessment grant in 2017, and continues to be engaged in the implementation of their 2023 RLF, as well as the SCLB 2019 Cleanup grant. The following organizations are part of this ongoing group, which meets on a regular basis to guide implementation. Member organizations represent rural needs, economic / business interests, grass roots advocacy, homeless support, health, and low income housing.

Name of organization	Contact (name and Email)	Involvement in Project
RSHCO (Rural Sullivan Housing Corporation)	Serra McDowall, Operations Director, 845-794-0348, smcdowall@rupco.org	Assist SCLB with housing redevelopment projects, as well as resource for homeowners
Sullivan – Wawarsing REAP Zone Board	Roberta Lockwood, 845-747-4449 rbl@scva.net	Assist in community outreach; provide input on site locations
Sullivan County Partnership for Economic Development	Marc Baez, 845-794-1110 marc@scpartnership.com	Lead engagement with business, marketing, outreach
Sullivan County Federation for the Homeless	Kathy Kreiter, 845-794-2604 scfh@hvc.rr.com	Community outreach, disseminate info, participation in Planning Activities
Sullivan 180	Denise Frangipane, 845-295-2680 denise@sullivan180.org	Advise on health aspects and disseminate info.
RUPCO (Rural Ulster Preservation Company)	Kevin O’Connor, CEO, 845-331-2140 x 281, koconnor@rupo.org	RSHCO, assist SCLB in housing development projects
Sullivan County Planning Department	Heather Jacksy, Chief Planner, 845-807-0527, heather.jacksy@sullivanny.us	Coordination with County EPA Revolving Loan Fund

iii. Incorporating Community Input: Since 2017, SCLB has been working and will continue to work with local stakeholders regarding the remediation and redevelopment of sites in the target areas. SCLB will continue to attend local community meetings and meet with community leaders to ensure public awareness of the ongoing remediation, receive input on reuse, and address concerns. The Brownfield Task Force will meet quarterly to discuss sites, progress, and broader outreach. For each site to be addressed, SCLB will identify sensitive populations around the site and provide information on our website that is available to the public. Information on the assessment work will also be posted on the SCLB Instagram and Facebook pages, important social media tools that allow SCLB to respond directly to comments by the public. All monthly SCLB Board meetings are offered as an in-person and online option to allow maximum participation, which has been particularly helpful for those who have difficulty appearing in person, such as

parents and elderly. All project status updates are shared at monthly meetings and highlighted on social media platforms. The SCLB has also been using SurveyMonkey to solicit input on projects.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Task 1: Program Management
<i>i. Project Implementation:</i> EPA funded activities: travel to EPA and regional brownfield conferences; competitive procurement of a project management consultant with experience in housing development projects, and a grant consultant with experience in EPA reporting. Non-EPA grant resources will include in-kind contributions of SCLB, estimated at \$9,000 (100 hours per program year for 3 years at \$30/hour.)
<i>iii. Anticipated Project Schedule:</i> Three year duration of the grant
<i>iv. Task/Activity Lead(s):</i> SCLB assisted by Contractual Project and Grant Managers
<i>v. Output(s):</i> Conferences attended; ACRES reporting; quarterly reports; MBE/WBE Reports; Financial Reports; sites vetted and approved; request for proposals issued for contracted support and grant closeout documentation.
Task 2: Community Outreach
<i>i. Project Implementation:</i> EPA funded efforts for this task include the development of a Community Participation Plan, monthly Task Force Meetings, quarterly meetings with individual communities, and postings on social media and on the SCLB website. Non-EPA grant resources will include SCLB and Task Force members time to participate in meetings and outreach activities estimated at \$12,960 (assuming 144 hours per program year @ \$30/hr.)
<i>iii. Anticipated Project Schedule:</i> Years 1-2 of the grant
<i>iv. Task/Activity Lead(s):</i> SCLB assisted by Contractual Outreach Consultant
<i>v. Output(s):</i> Number of Task Force meetings, social media postings, community meetings.
Task 3: Phase 1 ESAs
<i>i. Project Implementation:</i> EPA funded efforts for this task are an estimated 14 Phase I ESAs in accordance with ASTM 1527-13.
<i>iii. Anticipated Project Schedule:</i> Years 1- 3 of the grant
<i>iv. Task/Activity Lead(s):</i> SCLB assisted by Qualified Environmental Professional Consultant
<i>v. Output(s):</i> Phase 1 ESAs
Task 4: Phase 2 ESAs
<i>i. Project Implementation:</i> Consultant will complete up to three Phase II ESAs. EPA-compliant, site-specific quality assurance project plans (QAPPs), sampling and analysis plans, and site-specific health and safety plans (HASP) will be prepared for each site. All documents will be submitted for EPA review and approval prior to implementation.
<i>iii. Anticipated Project Schedule:</i> Years 2- 3 of the grant
<i>iv. Task/Activity Lead(s):</i> SCLB assisted by Qualified Environmental Professional Consultant
<i>v. Output(s):</i> Phase 2 ESAs
Task 5: Reuse and Remediation Planning
<i>i. Project Implementation:</i> The consultant will complete remedial action plans and reuse plans for an estimated three sites including sustainable design and real estate market analysis.
<i>iii. Anticipated Project Schedule:</i> Years 2- 3 of the grant
<i>iv. Task/Activity Lead(s):</i> SCLB assisted by Qualified Environmental Contractor/Consultant
<i>v. Output(s):</i> Remedial Action Plans and Redevelopment Plans

Note: All contractors/consultants will be procured on a competitive basis in accordance with applicable local, state, and federal regulations, as well as SCLB's procurement policy.

b. Cost Estimates

Task 1 Program Management:		
Travel: Attendance at 2 National EPA Brownfield Conferences, 2 people @ \$1,675		\$6,700
EPA Roundtables, 2 per year for three years @\$500		\$3,000
Contractual: Grant reporting 3 years @ \$5,000		\$15,000
Contractual: Program Management 3 years @ \$5,200		\$15,600
	<i>Task 1 Subtotal</i>	<u>\$40,400</u>
Task 2 Community Outreach:		
Contractual: Community relations plan		\$3,000
Supplies: handouts, maps, and other meeting materials average estimate cost for 3 years est. @\$400/year		\$1,200
Contractual: Monthly Task Force Meetings 12 per year for three years @ \$750 each		\$27,000
Contractual: Social Media postings \$1,500 per year for 3 years		\$4,500
Contractual: Community meetings 4 per year for 3 years @ \$1,500		\$18,000
	<i>Task 2 Subtotal</i>	<u>\$53,700</u>
Task 3 Phase 1 ESAs:		
Contractual: Cost: 14 @ \$2,500 per site.		\$35,000
	<i>Task 3 Subtotal</i>	<u>\$35,000</u>
Task 4 Phase 2 ESAs:		
Contractual: Cost: 3 @ \$27,000 per site		\$81,000
	<i>Task 4 Subtotal</i>	<u>\$81,000</u>
Task 5: Reuse and Remediation Planning		
Contractual: Cost 3 @ \$30,000		\$90,000
	<i>Task 5 Subtotal</i>	<u>\$90,000</u>

Costs are based on similar work conducted recently in the County. The budget is presented below:

Budget Categories		Project Tasks					Total
		Task 1	Task 2	Task 3	Task 4	Task 5	
Direct Costs	Personnel						
	Fringe Benefits						
	Travel	\$ 9,700					\$ 9,700
	Equipment						\$ -
	Supplies		\$ 1,200				\$ 1,200
	Contractual	\$ 30,600	\$ 52,500	\$ 35,000	\$ 81,000	\$ 90,000	\$ 289,100
	Other						
Total Direct Costs		\$ 40,300	\$ 53,700	\$ 35,000	\$ 81,000	\$ 90,000	\$ 300,000
Indirect Costs							
Total Budget		\$ 40,300	\$ 53,700	\$ 35,000	\$ 81,000	\$ 90,000	\$ 300,000

c. Measuring Environmental Results

The outputs listed above will be monitored via documentation provided by the contractor and consultants. SCLB will maintain close coordination with all work to be funded under this project, and will pay careful attention to tracking important EPA output metrics such as funding leveraged, acres addressed, and sites completed. SCLB will track, measure and evaluate progress toward achieving the project outputs primarily through EPA’s ACRES system. In addition to the project

outputs, SLCB will track and report on project results and outcomes to include funding leveraged, housing developed, contamination removed, and tax dollars generated.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Capacity, ii. Organizational Structure and iii. Description of Key Staff: The grant will be administered by SCLB, a not-for-profit/public authority. Jill Weyer, Chair of the Board of Directors of SCLB will lead this project. Ms. Weyer has extensive experience developing budgets, performing accounting functions, submitting planning grants, managing all aspects of grants, and working with federal, state and local government officials. She previously led the implementation of Sullivan County's 2017 EPA Brownfield Assessment grant, and the SCLB's 2019 Brownfield Cleanup Grant, as well as many programs and initiatives to promote planning, protection of open space and farmland, community development and watershed management, such as CDBG Housing Rehab and CDBG Economic Development/Small Business grants, as well as USDA Rural Development (RD) grants. SCLB has the organizational capacity to implement this grant program in addition to the programs it is currently administering. SCLB will continue to work with the established 2017 Task Force Committee and will retain qualified consultants in compliance with Federal procurement guidelines in 40 CFR 31.36 to implement this program.

iv. Acquiring Additional Resources: If additional resources are required, SCLB will work with project partners RUPCO/RSHCO and the County and their procurement offices to identify the vendors necessary to provide additional expertise and resources as needed. Any additional resources needed will be acquired in accordance with local, state and federal procurement requirements.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfield Grant:

(1) Accomplishments: SCLB is the recipient of a 2019 EPA Clean-Up Grant for Monticello Manor. Since award of the cooperative agreement, SCLB has identified a developer for the site, and has assisted in application by the developer to the State for the New York Historic and Brownfield tax credit programs. This is a two year process, and it is anticipated that a decision on this is imminent. The ABCA and bid documents for remediation are currently being drafted. This project is on schedule, and will result in a seamless transition from remediation to redevelopment. Site progress has been entered in ACRES in a timely manner and the database is up to date.

(2) Compliance with Grant Requirements: The 2019 Clean-Up grant has a performance period from 7/1/20 – 6/30/24. Funding has been expended in the amount of \$24,290 on grant administration and project management and oversight. The remaining balance of \$475,710 will be expended through remediation, which will go out to bid shortly. SCLB has complied with all programmatic and financial reporting requirements in a timely and acceptable manner, and has provided regular updates in ACRES. All terms and conditions have been complied with, and the project is on track with the program set out in the EPA approved workplan. The schedule was delayed initially due to disruptions caused by the coronavirus pandemic, and then by the fortunate identification of a developer partner for the site. Working with the developer to obtain State tax credits to leverage EPA grant funds caused a delay in implementation of the remediation, but will result in a stronger project with certain results. This delay has been fully communicated to the EPA Region 2 project manager, who has provided strong support for the project progress.



SULLIVAN COUNTY LAND BANK CORPORATION
EPA COMMUNITY-WIDE ASSESSMENT GRANT PROPOSAL
THRESHOLD DOCUMENTATION

**SULLIVAN COUNTY LAND BANK (SCLB) CORPORATION
2024 U.S. ENVIRONMENTAL PROTECTION AGENCY
COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION**

Threshold Criteria Documentation

- 1. Applicant Eligibility:** The Sullivan County Land Bank (SCLB) Corporation is an eligible entity for a Cleanup Grant. The Sullivan County Land Bank Corporation is a not-for-profit organization under Section 501(c)(3) of the Internal Revenue Code. Please find documentation attached to the narrative demonstrating tax-exempt status. SCLB is also a quasi-governmental agency and NYS Public Authority created by New York State as per the New York State Land Bank Act.
- 2. Community Involvement:** SCLB holds monthly board meetings that are open to the public and provide an opportunity for public input. We also have a robust social media presence and regularly post updates on projects and solicit input via surveys and other means for input. We will expand upon the Brownfield Task Force identified in the 2017 Sullivan County Assessment Grant. A list of organizations is provided in the application who will also be utilized for outreach and feedback. Since the Coronavirus pandemic, all monthly Land Bank Board meetings have a zoom option to allow maximum participation by the public. All project status updates will be shared at monthly meetings and highlighted on the website and social media platforms.
- 3. Expenditure of Existing Grant Funds:** SCLB does not have an open EPA Brownfields Assessment Grant or Multipurpose grant but does have an open EPA Brownfield Single Site Cleanup Grant for the Monticello Manor Site at 15 High Street, Monticello, NY 12701 which is currently underway.
- 4. Named Contractors and Subrecipients:** SCLBC has not identified a contractor, but if awarded, will follow Federal procurement requirements, as well as our own Procurement Policy to request proposals from qualified professionals to contract with to complete the workplan.