



VILLAGE OF CANTON, NEW YORK

60 Main Street, Canton, New York 13617

Narrative Information Sheet

1. Applicant Identification

Village of Canton
60 Main Street
Canton, NY 13617

2. Funding Requested

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested: \$300,000

3. Location

- a. City (Village) – Canton
- b. County – St. Lawrence
- c. State – New York

4. Target Area and Priority Site/Property Information

- Target Areas: Village of Canton Brownfield Opportunity Area (Riverside Drive/Main Street, Jubilee Area, Gouverneur St. Gateway, County Highway Area, Bend in the River Park Area)
- Census Tract Numbers: CT12331
- Address of Priority Sites: 11 Riverside Drive, 18 Riverside Drive, 25/27/29 Riverside Drive, 30 Riverside Drive, 64 Main Street, 2 Main Street, 4 Main Street, 58 Main Street, 4 W Main Street, 19 Miner Street, 30 Buck Street, 78/84/86 Lincoln Street, 80 Lincoln Street, 25/27 Gouverneur Street

5. Contacts

- a. Project Director
Leigh Rodriguez
(315) 386-2871 x5
lrodriguez@cantonny.gov
60 Main Street, Canton, NY 13617
- b. Chief Executive/Higher Ranking Elected Official
Michael Dalton, Village Mayor
315-386-2871
mdalton@cantonny.gov
60 Main Street, Canton NY 13617

6. Population: 7,195

7. Other Factors

Other Factors	Page Number
Community population is 10,000 or less.	1, 5
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	n/a
The priority site(s) is impacted by mine-scarred land.	n/a
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).	1, 2, 3, 4, 5
The priority site(s) is in a federally designated flood plain.	n/a
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	n/a
The reuse of the priority site(s) will incorporate energy efficiency measures.	n/a
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	n/a
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 has recently closed (2012 or later) or is closing.	n/a

8. Letter from the State or Tribal Environmental Authority – attached

9. Releasing Copies of Applications – n/a

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management

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November 13, 2023

Leigh Rodriguez, Director of Economic Development
Village of Canton
60 Main Street
Canton, NY 13617

Dear Ms. Rodriguez:

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 Village of Canton 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 Village of Canton 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 at targeted sites throughout the Village of Canton. Funding will also be allocated for reuse and remediation planning and community engagement activities. Please note that the USEPA criteria for an assessment grant specifies that, if selected, the Village of Canton may only expend up to \$200,000 of the grant on a specific site.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,



Karen Diligent
Director, Bureau of Program Management

cc: T. Wesley, USEPA Region 2
A. Devine, USEPA Region 2
S. Stewart, C&S Companies



Department of
Environmental
Conservation

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Overview of Brownfield Challenges and Description of Target Area: The Village of Canton is a rural community of about 7,000, encompassing 3 square miles. Located in northern New York State (NYS) between the foothills of the Adirondacks and the St. Lawrence River, Canton serves as the St. Lawrence County seat in the heart of NY's North Country region. Originally, the Village was the North Country's industrial center due to the power of the Grasse River, with booming grist and saw mill activity. In 1856, the educational sector became more prominent with the founding of St. Lawrence University and State University of New York at Canton. Today, the schools host 6,000 students and operate as major employers in the area.

Like many upstate NY communities, industrial operations in Canton began to dwindle, leaving a number of downtown and waterfront properties vacant. A derelict commercial plaza in the heart of downtown has been an eyesore for nearly two decades and the recent departure of a fast-food chain restaurant from Main Street is a vacancy that has proven difficult to fill. Many of the properties along the picturesque Grasse River, which flows through downtown Canton, have been underutilized and have fallen into disrepair. With abundant parking and easy access to Main Street, the derelict properties have severely impacted downtown appearance and prosperity for nearly two decades and have been widely cited by the public as being in urgent need of attention.

There has been interest in redevelopment, but brownfield concerns have become a major barrier. Unaddressed brownfields and unidentified contamination have limited site reuse and economic investment and have potentially put community members' health and safety at risk. As Canton continues to foster its identity as a central North County community and a bustling college town, productive reuse of sites to contribute to the local economy are needed now more than ever. To begin to address this, the Village completed brownfield planning projects funded through NYS's Brownfield Opportunity Area (BOA) program, which established five distinct target areas:

Riverside Drive/Main Street—This area represents the Village's busiest corridor. Vacant and abandoned sites are highly visible and contribute to blight surrounding the Grasse River, making it difficult for Canton to establish eco-recreation and tourism in the area. Known VOC contamination on Main Street also poses a threat to community members.

Jubilee Area—This area consists of a vacant plaza and associated lots located between Main Street to the north and residential neighborhoods to the south. The vacancies in this plaza have impacted downtown as a source of blight and a symbol of continued economic struggle.

Gouverneur Street Gateway—Gouverneur Street is a critical gateway into the Village, but has multiple run-down properties, including a vacant auto dealer and abandoned lumber yard.

County Highway Area—This area consists of a mix of residential and industrial sites, including the former Kraft Food plant, storage sheds and the St. Lawrence County Highway facility.

Bend in the River Park Area—Bend in the River Park is intended as an area of recreation, but a former co-generation facility, former landfill and vacant water treatment facility are within walking distance along the Grasse River and are highly visible to visitors.

1.a.ii. Description of the Priority Brownfield Site(s): Through community planning efforts, including the BOA program, Canton has identified over 30 brownfield, abandoned or underutilized sites (totaling 67 acres) within the Village. A selection of priority sites is below:

Property Address	Acres	Former Use	Current Use	Potential/Known Contaminants
11 Riverside Drive	0.37	Auto service	Pike's Auto Service	VOC, SVOC
18 Riverside Drive	0.4	Service station	Canton Tire	VOC, SVOC

25, 27, 29 Riverside Drive	0.17	Laundromat	Vacant lot directly abutting Grasse River	VOC, SVOC
30 Riverside Drive	0.14	Bell's Service Station/Gas station	Vacant lot along major thoroughfare	VOC, SVOC
64 Main Street		Gas station/McDonald's	Vacant	Petroleum
2 Main Street	0.92	Family Dollar	Vacant commercial lot directly abutting Grasse River	VOC, SVOC
4 Main Street	0.21	Gas station	H&R Block	VOC, SVOC
58 Main Street	0.53	Gas station	Gas station	VOC, SVOC
4 West Main Street	1.8	Grist mill	Cascade Inn and diner	CFM*, VOC, SVOC
19 Miner Street Road	1.9	Jubilee Plaza	Vacant commercial plaza in downtown	CFM*
30 Buck Street	6.7	Kraft Plant	St. Lawrence County Manufacturing	CFM*, VOC, SVOC
78, 84, 86 Lincoln Street	17.1	Landfill	Park/garage	CFM*, VOC, SVOC, Metals
80 Lincoln Street	7.03	Co-Gen Facility	Commercial business directly north of neighborhood park	CFM*, VOC, SVOC
25, 27 Gouverneur Street	3.7	Mace Motors Inc.	Vacant commercial lot along river	Metals, VOC, SVOC

* CFM - Contaminated Fill Material

Two key priority sites for the Village are the Jubilee Plaza (19 Miner Street Road) and 25, 27 and 29 Riverside Drive. Jubilee Plaza is a large vacant space in Canton's downtown core that was once a bustling retail center. It shows signs of deterioration, including crumbling facades and parking lots, making it a source of blight located in the heart of the Village. Revitalization of this space has strong community support and has been identified in several Village planning documents (see section 1.b.i). It is suspected that the site contains contaminated fill material, which creates a potential hazardous situation for anyone coming into direct contact with the soil or who are exposed to the air when soil and dust is disturbed due to wind or other means. Due to its central and prominent location in the Village, addressing these risks are of vital importance.

The properties on Riverside Drive represent another priority area that once hosted a wide variety of downtown activities due to its close proximity to Canton's Main Street corridor. They have suffered from neglect and have deteriorated in the last decade. The lots have strong community support for redevelopment, as their location in the downtown area and along the Grasse River make them a prime setting for waterfront revitalization. However, being down gradient from a former auto body shop that was demolished, they are suspected to have VOC/SVOC contamination. VOC/SVOC contamination in the soils presents similar risks that are evident at the Jubilee Plaza, creating a potential for exposure through skin contact and inhalation.

1.a.iii. Identifying Additional Sites: Upon grant award, the Village will establish a plan to identify additional sites in the event that grant funds remain once initial priority sites have been addressed. The Village will ensure that questions regarding additional sites will be incorporated

into community engagement events and posed to the Economic Development Steering Committee through the duration of the grant period. Therefore, if the Village anticipates remaining funds by Year 2 of the grant period, it will have information to draw from for consideration of additional sites. Final prioritization and selection of additional sites will lie with the grant team, who will consider public and committee recommendations, as well as the following criteria: proximity to underserved areas and potential community benefits of redevelopment (e.g., services for underserved communities), avoidance of resident displacement, extent of potential contaminants, prior planning recommendations, extent of potential economic benefits of reuse options and property owner commitment.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: The Village of Canton has been the focus of several planning and strategy efforts in the past few years, which involved substantial community input. Through this extensive work, the following reuse strategies have been identified:

- *19 Miner Street, vacant Jubilee Plaza located between Main Street and residential homes.* Planned adaptive reuse includes an educational incubator, commercial space and housing units. The incubator would create jobs and attract businesses. Reuse would also fill a need for diverse and safe housing; a priority because the Village is home to a large student population.
- *25, 27 and 29 Riverside Drive, former drycleaner along Grasse River; demolished in 2019.* The site is slated for mixed-use development, including a restaurant and residential units, as well as public access and connections to the waterfront.
- *64 Main Street, formerly a gas station that was developed into a McDonald's.* The McDonald's has been vacant since 2019 and is just east of the Village's municipal building. Planned site reuse includes a new municipal building containing a community gathering area and green space along Canton's highly utilized Main Street.

These reuse plans align with goals and objectives of prior planning efforts. In 2019, the Town and Village of Canton completed a joint Comprehensive Plan Update, which specifically emphasizes redevelopment of brownfield and waterfront properties to foster economic growth. The document lays out a goal of making its downtown more “vibrant, active and functional”, which is reflected in the plans to revitalize Jubilee Plaza and other sites in its downtown, like those on Riverside Drive. Converting the plaza into a mix of commercial and housing spaces aligns with the Comprehensive Plan's objectives to promote reinvestment in the downtown area to attract and retain businesses and bolster job opportunities, as well as provide safe, quality housing choices.

The 2018 Canton Grasse River Local Waterfront Revitalization Plan (LWRP) defines a vision and strategy for Canton's waterfront land use, which includes encouraging transformation of waterfront properties, like those on Riverside Drive, into a mix of uses. Plans to redevelop these waterfront sites also support the goals of the Comprehensive Plan, which aims to achieve a “mix of uses and densities that are compatible with the waterfront and historic Village of Canton.”

The Village of Canton's 2021 BOA Nomination Study also specifically identified the intended reuse strategies for the priority sites, including a mix of commercial and residential spaces. The BOA also included a Housing Study which identified Canton's gap in diverse housing for its senior and college student population.

Further, the Comprehensive Plan advanced the Village's recently completed Zoning Update, which took the Village's BOA, Comprehensive Plan and LWRP into consideration, setting the Village up to smoothly implement its intended reuse strategies.

The completed planning documents reflect vast public input and provide the framework for site reuse and target area revitalization. These documents have also established steering committees and partnerships to assist with prioritization of sites and identified site reuse.

1.b.ii. Outcomes and Benefits of Reuse Strategy: The Village of Canton has tremendous economic and social needs, which are only exacerbated by vacant and blighted sites. Much of the Village is in NYS DEC-designated Environmental Justice Areas and has high occurrence of poverty and adverse health effects (see section 2). Previous planning efforts highlighted strategies to address economic needs in Canton, including new senior and student housing, waterfront dining, additional outdoor recreation and vacant site marketing, as well as associated environmental activities such as remediation, green infrastructure initiatives and conducting Phase I/II ESAs.

Benefits of the reuse strategy are many—most importantly the reduction of potential to expose residents, especially children and the older population, and visitors to hazardous materials found in the soils and air. Redevelopment will improve the housing gap prevalent in many communities such as Canton, by adding at least 30 new affordable and diverse housing units. Redevelopment of vacant space along Main Street, Canton’s busiest thoroughfare, will consist of a new municipal building, community gathering space and green space, as well as a new entrepreneurial center that will create jobs and diverse housing options. The reuse of the vacant lots on Canton’s gateway corridor, Main Street and Grasse River, will increase tourism and the flow of capital within the Village. This will not only impact the Village but also the North Country as a whole, reinvigorating the region’s commercial and educational sectors.

Canton’s Comprehensive Plan and BOA Nomination Study emphasize the importance of sustainability and climate resiliency. The Village is a designated NYS Climate Smart Community and a NYS Clean Energy Community and has a Sustainability Committee in place to ensure growth and revitalization advanced through brownfield redevelopment adhere to the Village’s values of conservation and sustainability. Therefore, the Village will guide reuse strategies to incorporate sustainability and resiliency principles, generating positive benefits for the community.

There is no expectation of residential or business displacement through this project; however, potential occurrences will be reviewed thoroughly by the grant team and the Village’s Economic Steering Committee and will be discussed in public forums. Displacement strategies will aim to minimize impacts on residents and businesses.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: Canton has utilized considerable resources in the advancement of its brownfield program and intends to leverage its limited local funds to obtain additional financial support. The Village recently completed a BOA Nomination Study using \$176,000 of NYS Department of State (DOS) grant funding and leveraging \$21,250 of local matching funds. The Village expects to use this EPA grant to continue efforts in the brownfield program, spurring economic activity and ensuring resident welfare. This EPA grant will stimulate the availability of additional funds, including:

- NYS BOA Implementation—funding source for further planning and engineering analyses for reuse projects identified through the BOA Nomination Study
- EPA Cleanup Grant—funding source following Community-Wide Assessment
- NYS DEC Brownfield Cleanup Program—significant tax credits for privately funded investigation, remediation and reuse of brownfield sites
- NYS DEC Environmental Restoration Program—funding for investigation and remediation of municipally-owned sites

- NY Downtown Revitalization Initiative—for site reuse after ESAs, as the Village has contamination and vacancy issues in their downtown corridor (up to \$10 million)
- NYS Energy Research and Development Authority (NYSERDA)—for implementation of renewable energy initiatives
- NYS 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: Canton’s brownfield reuse strategy reinforces smart growth principles including the use of existing infrastructure, sustainable development and the removal of hazardous materials. There is existing infrastructure within the target areas such as gas and electric, municipal sewer and water, roads, internet access and cellular service. Canton’s Complete Streets initiative supports planning and design of safe roadways that allows for multi modal transportation in target areas. The majority of brownfield priority sites are located within the Grasse River Waterfront Revitalization Area, which focuses on the improvement of several parks, increases public access to the river and fosters economic development along the waterfront. The Village has secured several grants for infrastructure including utility expansion to allow for future development near Bend in the River Park (a priority site).

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community’s Need for Funding: Canton is a small community (< 10,000 residents) with nearly 65% of the tax base as tax exempt. More than 18% of the population is living below the federal poverty level, which is much higher than the US average of 11.5%. In St. Lawrence County, more than one quarter (27%) of children under 18 live in poverty (2022 County Health Assessment and Improvement Plan). The median household income in the Village is \$13,000 less than the NYS median. These factors, coupled with a number of brownfield properties not on the tax rolls, means that securing public funding for projects extremely challenging. This grant opportunity will allow Canton to advance remediation and reuse of the identified brownfield properties and will assist in spurring increased commercial development, an expanded tax base and employment opportunities, as well as improve quality of life. It will also allow the Village to focus their tax dollars and budget on serving low-income residents and providing services.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: While the Village of Canton is not designated as a disadvantaged community by CJEST, it is home to various sensitive populations and has high occurrence of several health issues. Individuals under 18 and over 65 years old encompass more than 20% of Canton’s population (2022 US Census estimate), placing a fifth of the Village at a high health and welfare risk. St. Lawrence County has a higher proportion of persons living with a disability when compared to the state (16% in the county, 12% in NYS). The incidence of high blood lead levels in children in St. Lawrence County far exceeds NYS (27/1,000 tested children vs. 15/1,000 tested children), where it continues to trend upward as many other municipalities trend downward (NYS Community Health Indicator Report). More than 25% of the local population under 18 years are living in poverty and over 6% of the low-income population live more than 10 miles from a grocery store and fresh produce (NYS Community Health Indicator Report).

After assessment, cleanup of metal contamination at sites will reduce exposure and is expected to reduce the growing blood lead levels in the Village. Suggested reuse of the assessed sites includes a grocery store to increase local access to fresh food, as well as 24-hour health and dental care to address the issue of increased visits to the emergency department for dental cases.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The presence of sites contaminated with hazardous substances in close proximity to the community has the potential to increase both disease and illness rates. Water and air pollution were listed as the third and fourth leading environmental risk factors affecting health by county. Due to Canton’s small size, health data for the Village is limited; however, NYS Community Health Indicator Report data for St. Lawrence County is useful to understand local public health. Within the county, cancer is the leading cause of premature death. Oral cavity, pharynx and colorectal cancer rates in St. Lawrence County are all higher than NYS. Other disease and adverse health indicators include:

Health Indicator	St. Lawrence County	NYS
Lung and bronchus cancer incidence	100/100,00	73/100,000
Chronic lower respiratory disease deaths	67/100,000	36/100,000
Childhood obesity rates (students in elementary, middle and high schools)	23.9%	17.3%
Cardiovascular disease mortality rate*	308/100,000	217/100,000

**All cardiovascular disease indicators for St. Lawrence County are higher than NYS. This is one example.*

The goal of ESAs funded by this grant would identify the extent of contamination in the target areas. Sites can then be appropriately managed to mitigate community exposure to contamination via skin contact and ingestion, allowing Canton to focus on protecting vulnerable populations and creating access and new development that contribute to improved health. Improved access to walkable spaces and safer buildings will be established at priority sites such as Bend in the River Park and along Riverside Drive, helping to decrease obesity rates, lower chronic respiratory diseases and allow for increased heart health through exercise and river access.

(3) Environmental Justice: Much of the Village of Canton falls into a NYS-designated Potential Environmental Justice Area (PJEA). Additionally, Riverside Drive and Gouverneur Street properties are in close proximity to low-income, disabled and senior housing. The populations living in these complexes are subject to a much higher rate of exposure and may not be able to move due to financial and mobility constraints.

According to the EPA’s EJScreen, multiple properties surrounding Grasse River are in the 80-90th and 90-95th percentile for housing with lead paint indicators. Miner Street is in close proximity to underground storage tanks (80-90th percentile). Further, pockets of high unemployment (90-100th percentile) exist throughout the Village. Asthma rates are also high (80-90th percentile) along Riverside Drive and along Grasse River. ESAs will help progress the cleanup of potentially contaminated sites and allow for safe reuse within the Village of Canton, decreasing harmful exposure, particularly for the most vulnerable populations.

2.b. Community Engagement

2.b.i. Project Involvement & 2.b.ii. Project Roles: Canton has been working with local and regional citizens, business groups and community organizations on brownfield planning and reuse projects for several years. The Village will continue to foster these relationships as well as develop new partnerships for this grant. Many groups will have an active role in the EPA grant including:

Partner Name	Contact	Specific Role in the Project
NYS Department of Environmental Conservation (DEC)		NYS DEC will provide technical assistance regarding known spill sites and other hazards and will review cleanup activities to advance the Village’s brownfield reuse strategy.

NYS DOS Office of Planning and Development	Lesley Zlatev Lesley.zlatev@dos.ny.gov (518) 474-4949	NYS DOS has worked closely with the Village on its BOA. Their guidance will provide outside support in brownfield reuse.
Town of Canton	Leigh Rodriguez Director of Economic Development lrodriguez@cantonny.gov (315) 386-2871	Town contributions will guide property reuse proposals to assist with increasing tax rolls and decreasing blight. The Town of Canton will also actively work towards applying for other grants to forward reuse of sites.
SUNY Canton	Lenore VanderZee Executive Director for Community Relations vanderzeel@canton.edu (315) 286-7109	Lenore is the past Chair of the Village Economic Development/BOA Steering Committee and will gather local stakeholder input and assist with community and student outreach.
St. Lawrence University	Paul Redfern Coordinator of Regional Department bdixon@stlawu.edu (315) 854-2693	Paul is a member of the Village Economic Development Steering Committee. He will participate in meetings, attend outreach events and assist with notifying the local community about ongoing grant activities.
Canton Chamber of Commerce	John Gray jgray@graycpas.com	The Chamber is a member of the Village Economic Development Steering Committee and will assist with priority site identification and potential reuse.
Grasse River Heritage	Varick Chittenden vchitten@twcny.rr.com	This is a non-profit organization involved in the Steering Committee and LWRP. They will have meaningful involvement in the reuse of priority sites along Grasse River.

2.b.iii. Incorporating Community Input: Incorporating and maintaining community input throughout the duration of the grant is a high priority for Canton. The Village’s past approach has been robust, engaging the community through walking tours, conversations around town as well as traditional approaches such as public/steering committee meetings. The Village has encouraged active involvement in brownfield reuse projects showing successful turnout including close to 300 survey responses. Based on past successes with community input, a public engagement plan for the Brownfield Assessment Grant will leverage previous input and will include the following:

- Bi-annual public information meetings (6 total) will be held to provide progress updates, solicit input and educate. Meetings will be offered virtually and in-person, and will be scheduled at varying times of the day to encourage ample participation. In-person meetings will be held at public locations like senior centers, schools and libraries.
- Canton’s Economic Development Steering Committee will discuss the brownfield grant during their monthly meetings and advise the Village on options for site reuse and additional sites in need of environmental assessments.
- Project documents will be available on the Village website and at the public library.
- Annual (3 total) visioning tours will be offered to solicit feedback regarding sites that have been a source of blight and their potential reuse options. Tour packets will be available online and at the local library for those who cannot participate.
- Press releases, Village website updates, social media postings and paper flyers will be circulated widely to inform the public of project progress and upcoming meetings.

Public meetings and workshops will be open forums with time for questions and answers regarding the EPA grant. An interpreter will be present for all meetings. A brownfields comment box will be created on the Village’s website to gain insight regarding brownfield reuse and will allow the Village to respond directly to community members. Feedback received during community outreach will be compiled into summary documents and posted with other project documents.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

3.a.i., a.ii., a.iii. & a.iv.

The following table outlines the tasks (3.a.i), schedule (3.a.ii), responsible parties (3.a.iii) and outputs (3.iv) associated with the proposed project. The Village of Canton is proposing a 3-year work plan for the EPA Community-wide Assessment Grant.

<i>i. Project Implementation</i>	<i>ii. Anticipated Schedule</i>	<i>iii. Task Lead</i>	<i>iv. Outputs</i>
Task 1-Cooperative Agreement Oversight, Consultant Selection and Reporting			
EPA-funded tasks/activities: None			
Non-EPA tasks/activities: To be conducted using Village funds			
• General grant administration	6/24-9/27	Leigh Rodriguez	Executed contract
• Consultant selection	6/24-8/24	Leigh Rodriguez	RFP, bid documents
• Progress reporting to EPA	6/24-9/27	Leigh Rodriguez	ACRES input, quarterly reports
• Final report completion	9/27	Leigh Rodriguez	Final report
Task 2-Staff Training/Travel			
EPA-funded tasks/activities:			
• EPA Brownfield Conference Attendance	8/25	Leigh Rodriguez	
Non-EPA tasks/activities: To be conducted using Village funds			
• Other brownfield training events, TBD	6/24-9/27	Leigh Rodriguez	Event agendas, attendee lists, seminar summaries
Task 3-Reuse Planning, Site Prioritization, and Outreach			
EPA-funded tasks/activities:			
• Completion of brownfield site inventories on up to 19 sites	6/24-6/25	Consultant	Site inventories
• Development of Site Access Agreements on up to 19 sites	6/24-12/24	Leigh Rodriguez/ Consultant	Site Access Agreements

<ul style="list-style-type: none"> Development of Property Approval Forms on up to 19 sites 	6/24-12/24	Consultant	Property Approval Forms
<ul style="list-style-type: none"> Hosting of public meetings, presentations and distribution of public surveys 	6/24-9/27 (every 3-6 months)	Leigh Rodriguez/ Consultant	Meeting agendas and summaries, survey results
<ul style="list-style-type: none"> Selection of additional sites, if needed 	6/27-3/27	Leigh Rodriguez/ Consultant	List of additional sites
Task 4-Phase I ESAs			
EPA-funded tasks/activities:			
<ul style="list-style-type: none"> Completion of up to 19 Phase I ESAs, including site visit, records review, environmental review, historical review, past ownership interviews 	11/24-11/26	Consultant	Written reports, work plans for each Phase I ESA
Task 5-Phase II ESAs			
EPA-funded tasks/activities:			
<ul style="list-style-type: none"> Completion of up to 6 Phase II ESAs, including project planning, QAPP preparation, drilling and/or excavation, analysis of soil and/or groundwater samples, reporting and remedial cost estimating 	1/24-3/27	Consultant	Written reports for each Phase II ESA

3.b. Cost Estimates: The Village is requesting \$300,000 to complete 19 Phase I ESAs (\$3,000/site) and 6 Phase II ESAs (\$40,000/site). Funding for ESAs is not available under Steps 1 or 2 of the NY BOA program, so the EPA grant will complement the planning activities already undertaken. Further, total cost for two attendees to the bi-annual EPA conference equals \$3,000, which includes \$200/person for registration, \$350/person for food, \$350/person for air travel, and \$600/person for hotel expenses. Staff will also attend brownfield roundtables in Albany.

Budget Categories	Task 1 Oversight	Task 2 Travel	Task 3 Outreach	Task 4 Phase I ESAs	Task 5 Phase II ESAs	Total
Travel	\$0	\$3,000	\$0	\$0	\$0	\$3,000
Contractual	\$0	\$0	\$0	\$57,000	\$240,000	\$297,000
Total	\$0	\$3,000	\$0	\$57,000	\$240,000	\$300,000

3.c. Measuring Environmental Results: The Village expects to finalize a prioritization list of assessment sites, as well as complete 19 Phase I ESAs and 6 QAPPs/Phase II ESAs. The amount of budget utilized, timeline of the project and the number of community members reached will be tracked and recorded on a biweekly basis by Leigh Rodriguez. The grant team will utilize shared tracking methods, such as Google Docs, as well as EPA's ACRES system, to track and manage assessments and outcomes, and create quarterly reports. Ms. Rodriguez will lead monthly conference calls with team members and the contracted consultant to ensure all components are accomplished. Outcomes of this grant will include assessment results on over 67 acres of land,

increased access to Canton’s waterfront, the protection of human health by minimizing exposure to hazardous substances, potential teaming with St. Lawrence Department of Health to track and monitor health indicators and a strong community consensus on reuse goals following outreach. Should the project deviate from its expected schedule or financial track, the Village will work with the EPA and its selected consultant to create a corrective measures plan that outlines specific spending and timeline goals.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Capacity, 4.a.ii. Organizational Structure & 4.a.iii. Description of Key Staff:

The Canton Office of Community Economic Development will be responsible for administration of the grant. The office is led by Leigh Rodriguez, Director of Economic Development, and part-time assistant, Jeni Reed. Ms. Rodriguez will be the Project Manager for the duration of the project. She is currently responsible for managing the department, economic development and program planning and managing federal and state grant programs. Ms. Rodriguez has a BS in Business Administration and a Certificate of Paralegal Studies. She has 10+ years of experience in the administration and delivery of grant-funded development programs, such as the USDA RBEG, New York Main Street, Empire State Development, National Grid funding, NYS DOS LWRP and NYS BOA, through her previous employment with the St. Lawrence County Industrial Development Agency and over 5 years in Canton. Ms. Reed will assist Ms. Rodriguez with all administrative and financial requirements for the grant including the ACRES system, EPA correspondence, quarterly reporting responsibilities and internal tracking. Mayor Michael Dalton will also provide high-level oversight and input on grant activities.

4.a.iv. Acquiring Additional Resources: When additional expertise is required during the assessment, the Village will use a competitive procurement process, consistent with 40 CFR 31.36, to select a contractor/consultant to assist with assessments or other necessary activities.

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 Village has not received an EPA Brownfields Grant in the past, but has successfully obtained and managed many state and federal grants similar to the size, scope and relevance. For each grant program listed there were no adverse findings.

- *NYS DOS BOA Grants.* Step 1 (\$47,547) was completed in 2011 and Step 2 (\$176,000) was completed in 2021. The grants provided 90% of costs for an in-depth assessment and evaluation to determine potential strategies for brownfield site reuse. Results are available on the Village’s website. All funds were expended.
- *NYS Home and Community Renewal (HCR) Community Development Block Grant (CDBG).* In 2018, a \$200,000 CDBG micro-enterprise program assisted in the startup of three new enterprises in the Village and bolstered three existing businesses.
- *HCR New York Main Street grants (\$300,000 in 2015) (\$500,000 in 2020).* The award required private investment to leverage public funds and was successful in transforming 15 downtown structures, including historic buildings, along and adjacent to Main Street. This led to the improvement of façades and building interiors, as well as streetscape enhancements. Required progress and completion documentation was submitted for disbursement and completion of the grant (all 2015 funds expended).

Threshold Criteria

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

2. Community Involvement: Incorporating and maintaining community input throughout the duration of the grant is a high priority for Canton. A Public Engagement Plan (PEP) was created through Step 2 of the BOA which includes COVID 19 safety and distancing measures. The Village's approach has been unique; engaging the community through walking tours, conversations around town as well as traditional approaches such as through public/steering committee meetings. The Village has encouraged active involvement in brownfield reuse projects showing successful turnout including close to 300 survey responses. The Public Engagement Plan will be built on and leverage previous input. It will also include:

- Bi-annual public information meetings (6 total) to provide progress, solicit input, and educate. Meetings will be virtual and in person and span throughout the day to ensure ample participation. In person meetings will be held at Senior Centers, schools, and libraries.
- Canton's Economic Development Committee will discuss the brownfield grant during their monthly meeting and provide the Village with potential reuse of sites and potential new sites are in need of environmental assessments.
- Availability of project documents on the Village websites and at the public library as a repository that can be used to communicate questions where distancing is possible.
- Yearly (3 total), distanced visioning tours (no more than 10 people, required masks) to solicit potential reuse and feedback regarding sights that have been a source of blight. Tour packets will be available online and at the local library for those who cannot participate.
- Press releases, social media (Village website and BOA Facebook page), and flyers to inform the public regarding program progress and upcoming online meetings.

The Village will respond to community input by hosting virtual public meetings and workshops where there will be open forums and time for questions and answers regarding the EPA grant with an interpreter present. Feedback received during community outreach will be by assembling and producing meeting minutes and utilizing the data from the BOA survey as well as the market analysis and inventory provided from the BOA. A brownfields comment box will be created for the Village's website to gain insight regarding brownfield reuse and will allow the Village to respond directly to community members if they decide to provide contact information.

3. Expenditure of Existing Grant Funds: The Village does not currently have an open EPA Brownfields Assessment or Multipurpose grant.

4. Contractors and Named Subrecipients: n/a