



**MAYOR'S OFFICE OF ENVIRONMENTAL REMEDIATION**

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New York, New York 10038

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**Director**

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December 18, 2015

R02-16-A-017

Administrator Gina McCarthy  
United States Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Washington, DC 20460

Dear Administrator McCarthy:

Enclosed please find an application for an EPA Brownfields Community-Wide Assessment Grant for the City of New York, New York.

Pertinent applicant information follows:

- a. Applicant: New York City  
Mayor's Office of Environmental Remediation  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038
- b. Applicant DUNS number: 965048098
- c. Funding Requested: i) Grant Type - Assessment  
ii) Federal Funds Requested - \$400,000  
iii) Contamination - Hazardous Substances (\$200,000)  
Petroleum (\$200,000)  
iv) Community-Wide
- d. Location: City of New York, NY
- e. Site-Specific Address Not applicable
- f. Contacts i. Project Director  
Daniel Walsh, Director  
Mayor's Office of Environmental Remediation  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038  
Phone: (212) 676-0386  
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ii. Chief Executive  
Bill de Blasio, Mayor  
City Hall  
New York, NY 10007  
Phone: (212) 788-3000  
Fax: (212) 312-0885  
BdeBlasio@cityhall.nyc.gov

- g. Date submitted: December 18, 2015
- h. Project Period: October 1, 2016 - September 30, 2019
- i. Population: 8,268,999 (2009-2013 American Community Survey 5-Year Estimates)
- j. Regional Priorities Form/  
Other Factors Checklist: Please see attached.

I am excited about the opportunity this grant will provide to New York City and look forward to a favorable response. Thank you for your consideration.

Sincerely,



Daniel Walsh  
Director  
Mayor's Office of Environmental Remediation

## Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of New York, New York

### *Regional Priorities Other Factor*

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Climate Change Resiliency

Page Number(s): 4

### *Assessment Other Factors Checklist*

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

<b>Other Factor</b>	<b>Page #</b>
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	7-8
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	8-9
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	

<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b></p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

**CITY OF NEW YORK, NEW YORK  
US ENVIRONMENTAL PROTECTION AGENCY  
BROWNFIELDS COMMUNITY-WIDE ASSESSMENT GRANTS PROPOSAL  
DECEMBER 18, 2015**

**1. COMMUNITY NEED**

**a. Targeted Community & Brownfields**

- i. Targeted Community Description: New York City (NYC) is the most populous city in the country with over eight million residents, resulting in a population density more than 300 times the national average. NYC has an estimated 7,600 acres plus of brownfields, which includes approximately 4,000 acres of vacant manufacturing land and 1,700 acres of vacant land that contains contaminated historic fill. The NYC Department of Finance and Department of City Planning data from 2009 indicate that the City has over 3,150 vacant commercial and industrial lots, primarily brownfields due to suspected contamination from prior site operations. In addition, through its upzoning process for industrial areas, the City has identified more than 5,300 sites that require environmental contamination to be addressed as redevelopment occurs.

To tackle this problem, community-based organizations (CBOs) in 20 of NYC's economically distressed neighborhoods that bear the burden of a disproportionate number of brownfields have conducted area-wide brownfield planning through the New York State Brownfield Opportunity Areas (BOA) Program in City-designated Community Brownfield Planning Districts. NYC is working to establish 20 additional districts. EPA grant activities will be targeted within such disadvantaged neighborhoods that contain clusters of brownfields, suffer disproportionate impacts from multiple environmental stressors, and demonstrate community need and thoughtful planning by strong community-based organizations. Using this approach, we are able to focus the funds on the areas of greatest need, which includes such neighborhoods as the South Bronx, Harlem, and East New York in Brooklyn, along with communities that were badly impacted by Superstorm Sandy in October 2012, such as the Staten Island North Shore. These neighborhoods illustrate the focus areas for this grant funding; economically distressed areas with CBOs that have conducted area-wide planning studies and as a result have identified numerous brownfields.

- ii. Demographic Information: Demographic information contained below highlights sample census tracts to illustrate the demographics in the type of areas of need that will be targeted by the EPA funding. These areas include South Bronx census tract 145 that is home to the Port Morris BOA, Harlem census tract 232 that includes the Under the Viaduct/Bradhurst BOA, and East New York census tract 1116 that includes the East New York BOA. As is shown in the table below, nearly every major economic indicator of distress in these areas is significantly higher than the state and national averages, such as poverty and unemployment rates. Income levels are also significantly lower than state and national averages. According to the 2010 Census, the poorest congressional district in the country is the 16<sup>th</sup> District in the South Bronx, which in 2009 had 422 vacant commercial and industrial parcels, comprising 129 acres of underutilized and potentially contaminated land ([www.nyc.gov/SPEED](http://www.nyc.gov/SPEED)).

### Demographic Information for New York City<sup>1</sup>

	US	New York State	New York City	South Bronx <sup>2</sup> (CT 145)	Harlem <sup>2</sup> (CT 232)	East NY/ Brooklyn <sup>2</sup> (CT 1116)
Population	311,536,594	19,487,053	8,268,999	6,163	8,409	3,115
Unemployment Rate	5.3% <sup>3</sup>	9.2%	10.6%	23.4%	19.2%	10.4%
Families Below Poverty	11.3%	11.7%	17.3%	50.4%	32.1%	33.4%
Individuals Below Poverty	15.4%	15.3%	20.3%	50.3%	33.2%	40.8%
Individuals 65+ Below Poverty	9.4%	11.3%	18.3%	59.1%	45.2%	43.2%
Median Household Income	\$53,046	\$58,003	\$52,259	\$20,621	\$27,439	\$33,000
Per Capita Income	\$28,155	\$32,382	\$32,010	\$9,016	\$13,877	\$17,478
% Population Women of Childbearing Age	24.5%	25.3%	27.7%	35.7%	33.4%	33.4%
Households w/Children <18	32.9%	31.7%	31.2%	53.2%	42.9%	45.4%
Minority Population <sup>4</sup>	36.7%	42.2%	66.9%	98.6%	98.8%	97.7%
Language Other than English	20.7%	29.9%	48.8%	48.6%	38.3%	17.0%
Civilians 18-64 w/Disability	10.1%	8.5%	7.7%	23.5%	14.8%	6.8%
Civilians 65+ w/Disability	36.5%	34.2%	37.3%	63.9%	51.5%	61.0%
Households Using Food Stamps in the Past 12 Mos.	12.4%	14.5%	19.8%	60.3%	45.4%	28.6%
Population Lacking High School Diploma	14.0%	14.8%	20.2%	40.0%	27.1%	25.5%
% Occupied Housing w/No Vehicles Available	9.1%	29.2%	55.4%	72.9%	84.4%	46.9%
Vacancy Rate	12.5%	10.8%	9.2%	7.3%	8.1%	17.3%
Housing Stock Pre-1980	57.0%	79.5%	85.6%	84.3%	82.7%	71.5%
People per square mile	88.2	413.5	27,322.9	88,042.9	120,128.6	16,139.9
Violent Crime Per 100,000 People <sup>5</sup>	386.9	406.8	639.3	Not available	Not available	Not available

<sup>1</sup>Data from 2009-2013 American Communities Survey 5-Year Estimates unless otherwise indicated.

<sup>2</sup>Sample census tracts used to illustrate the demographics in areas that will be targeted by this EPA grant include: South Bronx census tract 145, Harlem census tract 232, and East Brooklyn census tract 1116.

<sup>3</sup>Data from Bureau of Labor Statistics per *FY16 Guidelines for Brownfields Assessment Grants*.

<sup>4</sup>Represents those not Hispanic or Latino-white alone per *FY16 Guidelines for Brownfields Assessment Grants*.

<sup>5</sup>Data from Federal Bureau of Investigation *2012 Uniform Crime Reports*.

iii. **Description of Brownfields:** Brownfields in NYC are typically clustered in poor and disadvantaged neighborhoods where land values are too low to support the cost of environmental investigation and cleanup. These include historically industrial areas and transportation corridors as well as residential areas not commonly associated with brownfields, due to the city's history of unregulated use of contaminated materials to fill lowlands, illegal dumping, and the absence of zoning regulations in the early part of the 20<sup>th</sup> Century when industrial activity was at its peak.

These practices have left a profound environmental legacy in these communities where few resources are available to address brownfields. The sizes of these sites range from several thousand square feet to several acres, some of which include vacant buildings and others of which are unimproved. These properties contain a wide assortment of contaminants commonly found in soils and groundwater, such as chlorinated solvents, polycyclic aromatic hydrocarbon (PAHs), metals, and petroleum products at concentrations exceeding health-based risk standards.

The fear of the costs of unknown environmental conditions, whether real or perceived, thwarts attempts to attract development and effectively prevent the revitalization of these communities.

iv. **Cumulative Environmental Issues:** In addition to brownfields, NYC faces a multitude of environmental issues. The environmental justice movement in NYC dates back several decades, as the environmental issues the city confronts include: old housing stock that results in exposure to lead-based paint; traffic congestion that impacts air quality and residents' health; industrial facilities both within NYC and upwind of it that negatively impact air quality; solid waste disposal; transportation impacts, including airports, seaport, rail, and highways; concerns about migration of stored chemicals during flood events; fossil fuel combustion and the associated air quality and climate change issues, along with a pronounced lack of greenspace. The targeted distressed communities tend to be co-located with the worst of these environmental ills, have the least access to greenspace, and suffer the greatest health impacts.

b. **Impacts on Targeted Community:** As is shown in the table above, these communities are home to women of childbearing age, children, minorities, non-English speaking individuals, and disabled adults and senior citizens. Health impacts on these sensitive populations include:

Lead Poisoning: Lead poisoning is a significant health problem in NYC. A 2012 NYC Department of Health and Mental Hygiene (DOHMH) report concluded that 1,183 children under the age of six were newly identified with a blood lead level of 10µg/dL or higher, at which point adverse health effects such as lowered reading levels, impaired hearing, reduced attention span, and hyperactivity have been shown to occur. NYC children remain at risk for lead exposure due primarily to the prevalence of old housing stock (as is shown in the table above, over 85% of NYC's housing stock was built before the lead-based paint ban in 1978) in combination with other environmental exposure factors, which could include lead-contaminated soils from brownfields in their neighborhoods.

Asthma: The 2009 *New York State Asthma Surveillance Summary Report* stated that compared to the rest of the country, NYC has higher asthma emergency room visits and hospital discharge rates for all age groups. Children in NYC were more than twice as likely to be hospitalized for asthma as children in the rest of the country. DOHMH 2007-2008 data showed 51,711 hospitalizations of children 14 or under for asthma in NYC. Moreover, asthma-related hospitalization rates in NYC are more than three times higher for low-income neighborhoods, like those represented by the targeted areas containing substantial numbers of brownfields, compared to the most affluent neighborhoods (*DOHMH Statewide Planning and Research Cooperative System*). According to DOHMH's 2015 *Community Health Profile*, the Harlem neighborhood covering the Under the Viaduct/Bradhurst BOA has an asthma hospitalization rate among children ages 5 to 14 that is almost twice the citywide rate.

PAH Impacts on Infants: According to a study conducted in the South Bronx, high prenatal exposure to PAHs, a known carcinogen found throughout the target areas in historic fill material on brownfields, is associated with lower IQ and childhood asthma (*Columbia Center for Children's Environmental Health*). Work from other researchers at this institute further drew a link that exposure to PAH pollution during pregnancy is related to adverse birth outcomes including low birth weight, premature delivery, and heart malformations. According to

DOHMH's 2015 *Community Health Profile*, in the neighborhood including the East New York BOA, the rate of premature delivery, a key driver of infant death, is the fourth highest in the city. As is shown in the table above, the high percentages of women of childbearing age in the target neighborhoods underline the importance of this finding for NYC's communities of need. Follow-up studies show a higher level of developmental delays at age three and lower scores on IQ tests and increased behavioral problems at ages six and eight. The prevalence of PAHs in NYC's brownfields provides a possible correlation to low educational attainment levels found in distressed areas with multiple brownfields where the EPA grant funding would be targeted.

Diabetes & Obesity: According to Centers for Disease Control 2010 data, the national prevalence of adult onset diabetes is 6.95%; DOHMH's 2010 data shows NYC's adult onset diabetes prevalence at 9.7%. Diabetes disproportionately affects African-American and Latino New Yorkers (12.3% and 12.0% respectively), vs. White (6.9%) and Asian (7.8%) residents (*NYC Community Health Survey 2010*). According to DOHMH, 34% of adult New Yorkers are overweight and 22% are obese. Data show that obesity begins early in life, as in NYC, one in five kindergarten students and one in four Head Start children is obese. According to DOHMH's 2015 *Community Health Profiles*, the neighborhood including the East New York BOA has a diabetes rate of 18% that is the highest in the entire city, and the rate of obesity in the South Bronx neighborhood covering Port Morris BOA is the highest in the city at 35%.

**c. Financial Need**

i. Economic Conditions: In 2010, the Empire Center for New York State Policy released a report documenting that New York's job loss relative to other states ranked as the worst in the nation from 1993 to 2007. The state's net job-migration loss was the worst of any state. The bulk of the outmigration loss—89%, or 129,560 jobs—was in NYC. The City's fiscal situation has required cutbacks in many areas. The City's dedicated brownfield funding was reduced by more than 50% over the past several years in a series of budget cuts, and the remaining funds are fully earmarked. Resources from the state to address brownfields have also been deeply cut. The State's Environmental Restoration Program (ERP) offered municipalities limited liability protection, indemnification by the State for third party liability, and, up to 90% of cleanup costs. The ERP was depleted in 2007. Passage of the 2015-2016 State budget makes available up to \$10 million a year in funding for the ERP; however, due to the backlog of applications accepted post-2008, the ERP is not currently accepting new applications.

The latest economic setback is the huge cost to restore the city after the devastation caused by Superstorm Sandy. Governor Cuomo reported that damage from Sandy cost New York \$42 billion dollars in property damage and economic losses, in a year where the state was already facing a \$1 billion deficit. Former Mayor Bloomberg estimated the costs to the City at \$19 billion, as entire neighborhoods needed to be rebuilt along with associated infrastructure. Questions pertaining to the effects of storm surges on waterfront brownfields continue to arise, and EPA funding will help us conduct the assessments needed to answer them. Since Sandy, resiliency has become a focal point of research and coordination for NYC.

ii. Economic Effects of Brownfields: Residents of the target neighborhoods are negatively impacted by a cycle of vacant and contaminated land that contributes to blight, resulting in an unwillingness of developers to invest in the neighborhoods. With City-owned property, the City

often needs to perform at least a Phase II environmental assessment before any developers are willing to take the land on. In addition, CBOs on behalf of private owners approach the City for assistance in assessing their privately owned brownfields, as without this assistance they are unable to attract a buyer to redevelop the site. Given the volume of brownfields in NYC, the City is not currently able to provide funding for this work; without EPA funding, these sites will remain vacant and underutilized as the owners are unable to finance the investigation themselves.

These brownfields are vacant and underutilized and represent not only lost tax revenue, but also a burden on local services because the City must continuously secure and monitor the buildings and maintain the grounds. Such brownfields are also an attractive nuisance for social ills like drug use and crime. According to the FBI, in 2012 the violent crime in NYC was one and a half times both the state and national violent crime rates (*Uniform Crime Reporting Statistics*). Homelessness and the associated squatting in abandoned buildings is also a major issue in NYC. According to the *US Department of Housing and Urban Development's 2015 Point-in-Time Estimates of Homelessness*, the NYC area included over 75,000 homeless individuals, up from 57,000 just three years prior.

## **2. PROJECT DESCRIPTION & FEASIBILITY OF SUCCESS**

### **a. Project Description**

- i. Project Description: *PlaNYC*, a sustainability plan designed to address the needs of NYC's expanding population, laid out the path forward for NYC's Brownfields Program. The Office of Environmental Remediation (OER) was created in 2008 to meet the 11 ambitious brownfield goals outlined in *PlaNYC*. OER launched the NYC Voluntary Cleanup Program (VCP), the nation's first municipally-run voluntary brownfield cleanup program, in January 2011, which has been formally recognized by EPA. As the steward of the City VCP, OER works closely with New York State to provide owners and developers of brownfields with the regulatory framework for remediation. Through the receipt of EPA Assessment Grant funding, CBOs will nominate sites identified through their prior planning efforts funded by state BOA grants, OER will use its consultants to assess these selected sites through the grant, and the sites will enroll in the City VCP program to ensure successful completion of remediation activities.

In recent years, funding for the BOA Program has slowed to a trickle, and the 2015-2016 State budget did not include any funding for the BOA Program whatsoever. NYC recognizes the value in conducting planning studies led by CBOs like those funded by the BOA Program. OER is therefore moving forward with providing possible technical assistance and/or small grants that would assist CBOs with this type of service. In this manner, the progress made under the BOA Program will be continued in other economically distressed neighborhoods using City resources.

Through the NYC Brownfield Program, OER has witnessed a clear pattern of brownfields clustering in communities of need, as over 60% of the 360 sites that have been enrolled in the City VCP are located in historically low to moderate-income neighborhoods. Entities that advance such projects are typically affordable housing developers, non-profit local economic development corporations, and community development corporations. While some limited environmental investigation resources are available through the state, CBOs routinely need additional investigation funding in order to jump-start priority brownfield redevelopment projects. Examples of sites that may be targeted for investigation under the EPA funding include:

3301 Atlantic Avenue in Brooklyn, a major affordable housing project on a hazardous substances site in East New York being led by the Cypress Hill Local Development Corporation that includes 1,200 planned units of affordable Housing; and 131-66 40<sup>th</sup> Road in Queens, a petroleum site that is slated for redevelopment as a new community health center.

ii. Project Timing: OER has created a program structure that has resulted in the efficient expenditure of prior EPA Assessment Grants. The timeline of key project activities over the three-year period of performance includes:

- OER undergoes a competitive annual process to prequalify environmental consulting firms who employ Qualified Environmental Professionals, in accordance with City, state, and federal procurement requirements. Thus, at the time of grant award, a team of consultants will already be in place and ready to move forward.
- Next CBOs will request assistance from OER for site assessment work through an established nomination process that is continuously marketed by OER to the CBOs. These sites, which have already been identified by the CBOs thanks to their BOA-funded planning efforts, are submitted to EPA for eligibility approval for grant-funded expenditures. Given the CBOs' involvement with the sites' redevelopment planning, by the time OER is approached about a site, site access has already been secured. Based on prior experience, it is expected that site selection will occur within three to six months of the grant award.
- Upon approval by EPA, OER's consultants then perform the site work, and the invoices are submitted for reimbursement to EPA. This model has proven effective in moving many sites through the process and will continue to be used in the implementation of this EPA funding.
- All sites will be addressed under the supervision of one of the prequalified consultants, in accordance with City, state, and federal regulations. Eleven petroleum Phase I assessments and 13 hazardous substances Phase Is will be performed within one and a half years of grant award, for a total of 24 Phase I assessments performed. Three Phase II assessments of both petroleum and hazardous substances sites will be performed within three years of grant award, for a total of six Phase II assessments performed. Site-specific Quality Assurance Project Plans and Phase II Work Plans will also be submitted to EPA for review as soon as they are developed.
- Coordination about the EPA grants will be conducted at the routine meetings of community-based organizations described in the Community Engagement and Partnership section below.

All activities will be overseen by the OER Director with assistance from OER staff members like the Deputy Director, General Counsel, Contracts and Budget Manager, and Chief of Planning.

iii. Site Selection: As per the approach described above, CBOs will nominate potential target sites for investigation. These sites have been identified through their BOA planning process, and site access has already been secured. The sites are then vetted, submitted to EPA for site eligibility determination, and prioritized based on funding availability, location of the site in targeted/distressed communities, potential impact of proposed reuse, and potential for health impacts from the site. EPA funding will therefore be directed toward those projects that are a priority of the community, have a local driver, and have a viable end use that benefits its neighborhood. The projects' end uses will be primarily affordable and supportive housing, open space, and public use facilities, such as community centers and health clinics. Special consideration will be given to projects in distressed areas impacted by Superstorm Sandy, as these neighborhoods struggle to rebuild and develop beneficial reuses on their brownfields.

**b. Task Description & Budget Table**

i. Task Description: The project tasks will include the following:

**Task 1 – Cooperative Agreement Oversight**: Activities will include compliance with EPA reporting, oversight of assessment activities, addressing any legal issues, capacity-building activities, and conference attendance. These will be conducted through a combination of OER staff efforts and an environmental consultant. The consultant has been procured on a competitive basis in accordance with applicable regulations. The outputs for this task include the number of site eligibility determinations submitted to EPA, updates to ACRES, quarterly reports, MBE/WBE reports, financial reports, grant close out documentation, and the number of brownfield-related conferences attended by staff.

Task 1 cost estimate for each grant:

- Consultant for 3 years @ \$4,500/year for Programmatic Management = \$13,500/grant
- Three OER attendees to attend BF conference @ \$1,000 = \$3,000/grant (6 attendees total)

**Task 2 – Community Outreach**: Activities will include assisting stakeholders in becoming more meaningfully involved in NYC brownfield projects and opportunities. These will include meeting notices and materials, meeting space rental, webinar services, educational materials in various media, safety supplies for site visits, and community discussions about priority sites. This task includes funding for a database contractor for enhancements to OER’s Searchable Property Environmental Electronic Database (SPEED) that allows the public to see environmental data and information about vacant sites. Outputs from this task are number of community meetings/webinars held, and number of maps, handouts, and other materials produced, as well as improved functionality of OER’s website and databases, including SPEED.

Task 2 cost estimate for each grant:

- 3 years of supplies such as maps, handouts, brochures, est. @ \$500/year = \$1,500/grant
- Webinar and video services (other) @ \$1,250/year = \$2,500/grant
- Database consultant est. \$10,000/grant

**Task 3 – Phase I Assessment Activities**: Activities to be conducted include conducting Phase I hazardous substance and petroleum assessments in disadvantaged neighborhoods. We anticipate performing 11 petroleum assessments and 13 hazardous substances grant assessments. The site assessments will comply with the most current City, state, and federal standards. Estimated costs are based on prior experience with actual site costs. We have established, in accordance with federal and local procurement standards, a pre-qualified pool of consultants to conduct the Phase Is. This contractor pool will be updated annually. Outputs from this task are Phase I reports.

- Petroleum grant Task 3 cost estimate: 11 sites est. @ \$4,000/site = \$44,000
- Hazardous substances grant Task 3 cost estimate: 13 sites est. @ \$4,000/site = \$52,000

**Task 4 – Phase II Assessment Activities**: Phase II assessments will be conducted based on results of the Phase I assessments and stakeholder input. Sites will be chosen based on community advocacy, local brownfield planning goals, alignment with *PlaNYC*, the ability to attract a developer, the extent of contamination, the likelihood of enrollment in the State Brownfield Cleanup Program or the City VCP, and the impact to the community. It is anticipated that three priority sites under both grants will move to a Phase II Investigation. The site assessments will comply with the most current City, state, and federal standards. Estimates are

based on prior experience with Phase II costs on typical sites in the city. The contractor pool mentioned above will be utilized for this task as well. Outputs from this task are Phase II reports.

- Petroleum grant Task 4 cost estimate: 3 sites est. @ \$41,833/site = \$125,500
- Hazardous substances grant Task 4 cost estimate: 3 sites est. @ \$39,167/site = \$117,500

ii. Budget Table

**Budget for Petroleum Assessment Grant Funds**

Categories	Project Tasks				
	Task 1 Cooperative Agreement Oversight	Task 2 Community Outreach	Task 3 Phase I Assessments	Task 4 Phase II Assessments	Total
Personnel					\$0
Fringe Benefits					\$0
Travel	\$3,000				\$3,000
Equipment					\$0
Supplies		\$1,500			\$1,500
Contractual	\$13,500	\$10,000	\$44,000	\$125,500	\$193,000
Other (specify)		\$2,500			\$2,500
<b>TOTAL</b>	<b>\$16,500</b>	<b>\$14,000</b>	<b>\$44,000</b>	<b>\$125,500</b>	<b>\$200,000</b>

**Budget for Hazardous Substances Assessment Grant Funds**

Categories	Project Tasks				
	Task 1 Cooperative Agreement Oversight	Task 2 Community Outreach	Task 3 Phase I Assessments	Task 4 Phase II Assessments	Total
Personnel					\$0
Fringe Benefits					\$0
Travel	\$3,000				\$3,000
Equipment					\$0
Supplies		\$1,500			\$1,500
Contractual	\$13,500	\$10,000	\$52,000	\$117,500	\$193,000
Other (specify)		\$2,500			\$2,500
<b>TOTAL</b>	<b>\$16,500</b>	<b>\$14,000</b>	<b>\$52,000</b>	<b>\$117,500</b>	<b>\$200,000</b>

**c. Ability to Leverage:** EPA Assessment Grant funds will play a critical role in OER’s ability to provide access to further funding to ensure the success of the brownfields projects. The following programs are currently available, and we expect that each of them will be utilized by one or more of the EPA-funded sites (please see Attachment D for additional documentation):

Community Outreach and Planning: New York State's BOA Program has funded CBOs to conduct community engagement, planning, and economic development studies in economically distressed areas burdened by clusters of brownfields that serve as catalysts for neighborhood revitalization. To date, \$10.7 million has been awarded by New York State to CBOs for 20 areas throughout NYC, with awards ranging from \$45,000 to \$1.5 million, which represent the areas where we will target our EPA funds. EPA Assessment Grant funds will build upon the work done through these BOA grants. A sample of these award letters is contained in Attachment D.

CBOs can also access the resources of the local brownfields community through the NYC Brownfield Partnership, a non-profit association of more than 60 environmental businesses, brownfield-savvy community groups, environmental consultants, attorneys, and others that have agreed to provide pro-bono technical assistance to non-profit brownfield developers. This allows the CBOs to better prioritize sites and ensures they have the technical assistance available to interpret the results of the EPA-funded assessments.

In addition, NYC will assist CBOs that use EPA Assessment funds by providing small city-funded grants via the BIG program, pending continued availability of funding, for predevelopment costs of up to \$10,000 to cover such costs as title searches, market analysis, site surveys, etc. to non-profit developers, as well as to assist in understanding the environmental process. This will set the CBOs up for success by ensuring that the EPA-funded assessment work is applied to sites that are ready to move to redevelopment.

Remediation: Developers of projects in the City’s VCP have invested an estimated \$63 million on remediation activities to date, and it is anticipated that private investment will continue to be an important source of remediation funds. In addition, NYC has dedicated funding via the BIG Program for modest grants of up to \$35,000 per site to reimburse a portion of the costs of cleanup, funded partially through the city and partially through a New York State Regional Economic Development Council grant. Remediation projects can also take advantage of the NYC Clean Soil Bank, which is an innovative mechanism designed by OER to reduce the costs of remediation. This program matches developers who have clean native soil they need to excavate with other projects that require clean fill for capping, thereby saving projects money.

Redevelopment: The bulk of funding for construction and redevelopment will come from developers. Approximately \$10 billion in capital construction costs have been invested by developers in 360 brownfield projects to date. Developers of City-supported redevelopment projects entering the state Brownfield Cleanup Program (BCP), such as affordable housing projects or those with large job creation potential, are also now eligible for small grants from OER that will provide up-front funding to expedite submission of the project’s enrollment in the BCP. City tax abatement programs are also available to some projects, including: property tax reductions for multi-family affordable housing, green roofs, and solar panels; triple tax-exempt bond financing and/or tax benefits through the NYC Industrial Development Agency for capital assets; and multiple financial and zoning incentives for developers locating or renovating a grocery store in certain designated food desert areas. Development on a brownfield is one criterion that the NYC Board of Standards and Appeals takes into account when deciding whether to grant a hardship variance, such as allowing for additional floor area ratios or waivers of the side yard requirement; these variances can make redevelopment in poor communities more profitable and make brownfields more competitive.

### **3. COMMUNITY ENGAGEMENT & PARTNERSHIPS**

#### **a. Community Involvement Plan & Communicating Project Progress**

- i. Community Involvement Plan: Community planning efforts are already well underway in disadvantaged neighborhoods throughout the city, primarily through NYC’s robust support for

CBOs working in City-Designated Community Brownfield Planning Districts through the state's BOA Program. The BOA Program provides planning grants (upon which EPA's Area-Wide Planning grants were based) to communities addressing brownfields on an area-wide basis. BOA grants include holding a series of community outreach and visioning meetings prior to development of the resulting BOA studies. These groups have a rich history of advocating on behalf of their neighborhoods and have the trust and attention of the people they represent. Through this structure, all land use planning and environmental decision making will be driven by the communities, and they will involve OER as needed to advance their redevelopment and revitalization goals. Rather than OER involving the affected community in cleanup decisions or reuse planning, the affected communities will be involving OER. Working with BOA CBOs allows OER to leverage substantial investments and efforts already underway and to capitalize on existing partnerships and relationships. OER has strong relationships with the CBOs and works regularly with them to advance their brownfield redevelopment efforts.

These CBOs are best situated to deliver information to and solicit feedback from their diverse neighborhoods. Offering evening meetings with transportation assistance, childcare, and/or refreshments are examples of how CBOs tailor their meetings to what works best in their communities. As is shown in the table above, NYC has a large non-English speaking population of nearly 49%, and these CBOs are able to meet these needs through multilingual notices, translators at meetings, or partnerships with the City's Language Bank volunteers. The City has resources to assist with this, including a 2008 Mayoral Executive Order requiring agencies to provide language assistance in the top seven languages spoken by New Yorkers (English, Spanish, Chinese, Russian, Korean, Italian, and Haitian Creole), which is increasing the City's capacity to communicate to all of its citizens. Finally, the Mayor's Office for People with Disabilities can provide assistance for communicating with deaf or blind persons if needed.

ii. Communicating Progress: OER committed to making information about NYC's Brownfields Program available to the community. OER will reach out to these CBOs through routine direct communications, webinars, conferences, postings on our website, and attendance at neighborhood meetings to invite them to nominate sites for assessment under the EPA grant program whereby OER's consultants will investigate the sites.

At the annual NYC Big Apple Brownfield Conference and large community brownfield workshops, OER educates community members on our programs and resources. Our prior conferences have included over 250 participants. Other ongoing outreach efforts include: webinars; periodic newsletters to our email list of over 3,000 community stakeholders; a regularly updated website; SPEED, the interactive online property database previously discussed; and online site document repositories which are linked to our public library systems. OER has also produced four short brownfield videos, available on our website, to educate the public on site investigations, the importance of community involvement, brownfields planning, and environmental justice issues.

**b. Partnerships with Governmental Agencies**

i. Local/State/Tribal Environmental Authority: OER enjoys a strong and collaborative relationship with the State Department of Environmental Conservation (NYSDEC). The City

VCP employs State cleanup standards, and we work with NYSDEC to ensure that public health issues are addressed and that remedies are protective at the City’s brownfields.

ii. Other Relevant Governmental Partnerships: OER works jointly with the NYC Department of Health and Mental Hygiene (DOHMH) to ensure that public health is protected at each site that is enrolled in the NYC VCP. OER consults with DOHMH staff on every Remedial Action Work Plan that goes through the NYC VCP to ensure that cleanups overseen by OER are protective of human health and the environment. OER has worked closely with EPA, particularly since the development of the NYC VCP, and this cooperative relationship is demonstrated by an August 17, 2011 letter from EPA recognizing our VCP. We have also worked with the EPA Office of Superfund Remediation and Technology Innovation to jointly publish “*Streamlining Site Cleanup in New York City*” in 2010 focusing on moving projects effectively through our VCP. OER will continue to work with EPA Region 2 personnel. OER also works in close coordination with the New York State Department of State through the BOA Program on several initiatives that support community brownfield planning. With additional EPA Assessment funding, these relationships will be continued and strengthened as projects move forward.

**c. Partnerships with Community Organizations**

i. Community Organization Description & Role: OER has developed strong partnerships with CBOs to support us in grant implementation. A sampling of our partners include:

<b>CBO Name</b>	<b>Description of CBO</b>	<b>Role in Implementing Grant</b>
Bronx Council for Environmental Quality	CBO facilitating improved environment for residents.	Active in community-based brownfield reuse planning and outreach in Bronx BOA. Has identified sites for potential EPA grant use, and will partner with OER to use funds to address sites that will benefit the community.
Cypress Hills Local Development Corp.	CBO provides comprehensive community service programs and neighborhood development project.	Community-based brownfield reuse planning in East NY/Brooklyn BOA. Has identified priority sites that are candidates for EPA funding. Will partner with OER to communicate assessment activities with the community. Recipients of a Partnership for Sustainable Communities grant, and will target sites from that project for EPA funding where synergies between the two programs make sense.
Flushing Willets Point Corona Local Development Corp.	CBO focused on economic development in Queens.	Community-based brownfield reuse planning and outreach in Flushing River Waterfront BOA. Has identified several priority sites for potential use of EPA funds.
Greater Jamaica Development Corporation	CBO plans, promotes, coordinates and advances responsible development, including coordination of Jamaica BOA.	Has identified possible sites and assist with developing marketing materials, and leveraging resources.
Staten Island Economic Development Corporation	CBO whose mission is to promote and/or facilitate commercial and industrial development, brownfields planning and redevelopment	Community based brownfield reuse planning and outreach in Staten Island BOA. Has identified several priority sites for RLF use; is potential RLF loan or sub-grantee recipient. Will also market RLF for developers working in their area.

<b>CBO Name</b>	<b>Description of CBO</b>	<b>Role in Implementing Grant</b>
NYC Brownfield Partnership	Association of NYC Brownfield stakeholders working to promote education and training on the benefits of brownfield reuse.	Will provide technical assistance to non-profit developers of brownfields in NYC, including recipients of EPA-funded assessments; provides scholarships and internships to future brownfield leaders (see Attachment D for letter).
Bronx Overall Economic Development Corporation	CBO that supports business development in Queens.	Will provide support for activities needed to expand business opportunities in the Bronx.
Queens College/Globe NY Metro	Four-year college of the City University of New York. Globe NY Metro works to improve K-12 science teaching.	Will communicate information on the NYC brownfields program, internship opportunities, and specific sites as applicable to students.
New York University	NYU is one of the largest private universities in the United States, located within NYC.	Will assist in identifying priority sites and communicate with neighborhood groups to ensure successful implementation of the grant.

ii. Letters of Commitment: Letters from the entities listed above are found in Attachment C.

#### **4. PROJECT BENEFITS**

##### **a. Health &/or Welfare & Environment**

i. Health &/or Welfare Benefits: These grants will pave the way for cleanup and redevelopment of brownfields in densely populated, socioeconomically disadvantaged neighborhoods. Removal of exposures to these contaminants will have a measurable positive impact on the health of the community. Blood lead levels are expected to decrease, as possible sources for lead poisoning will be eliminated by remediating lead-contaminated soils as well as facilitating the redevelopment of new and improved housing stock free of lead-based paint. Such measures will also help reduce asthma rates in the targeted communities, as remediation mitigates possible environmental triggers for asthma, such as contaminated dust from brownfields. This could improve educational attainment levels for future generations, as environmental exposures linked to lower IQs and developmental delays would be eliminated, thus potentially improving residents' chances of obtaining higher wage jobs. New parks and recreational amenities that will be created as a result of investigations and following remediation will provide safe opportunities for play and exercise, reducing incidence of diabetes and obesity.

ii. Environmental Benefits: EPA-funded investigations will ultimately lead to the elimination to contaminants including those known to be carcinogens and those known to be contributors to asthma, such as PAHs, chlorinated solvents, pesticides, PCBs, metals, and petroleum that are found on brownfields in our communities of need. However, the environmental benefits of these proposed activities go beyond the important benefit of removing contaminants from the ecosystem.

Further, remediation projects can take advantage of the NYC Clean Soil Bank that matches developments with an excess of clean native soil to projects that need clean soil for capping. This greatly reduces truck transport mileage and associated vehicular emissions and eliminates the transfer of soil through registration facilities often located in environmental justice communities, thus reducing the emission burdens in these neighborhoods.

**b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

- i. Planning, Policies, & Other Tools: NYC is highly developed, which provides a framework of gas, sewer, water, and electric utilities, and sites that are all connected to the city's extensive transportation network of subways and busses. US Green Building Council tenets have recently been codified in NYC's Building Code that include:
- City-funded construction projects with an estimated cost of more than \$2 million must meet LEED Silver Certification standards;
  - Renovations of existing buildings must meet minimum energy conservation standards;
  - Building owners must perform energy and water use benchmarking;
  - Building owners must upgrade the lighting systems in all existing buildings; and
  - Building owners must perform energy audits and retro-commissioning on all existing buildings to include the building envelope and HVAC, water, electrical, and lighting systems.

All of OER's efforts are plan-driven, and these plans are supportive of sustainable development practices. The aforementioned *PlaNYC* sets priorities on a city-wide basis and addressed how NYC could absorb almost a million more residents by 2030 without overtaxing its infrastructure and resources. In 2010, the NYC Green Codes Task Force released a sophisticated and comprehensive analysis of building codes. The Task Force was charged with recommending changes to laws and regulations affecting NYC's buildings to bring them to the next level of energy and sustainability performance. The Task Force's 111 recommendations impacted new construction and renovations and removed impediments to green practices. Four years after the release of the report, 64 recommendations have been implemented or were under consideration.

- ii. Integrating Equitable Development or Livability Principles: End uses for sites addressed through this grant will be in accordance with prior planning efforts. End uses will focus principally on affordable and supportive housing, community facilities (i.e., greenspace, senior centers, schools, places of worship, medical offices, improved access to fresh produce, etc.), projects consistent with the local community's planning vision, and other developments that create jobs located in economically distressed neighborhoods. As such, they are designed to improve the lives of the people who live there and will not displace or further disadvantage existing residents through neighborhood gentrification.

**c. Economic & Community Benefits (Long-Term Benefits)**

- i. Economic or Other Benefits: According to the SPEED database, NYC has over 3,150 vacant commercial and industrial sites and another 5,300 potential sites where zoning changes allow for formerly commercially or industrially zoned property to be redeveloped as residential. Most of these sites are located in distressed areas to be targeted by these grant funds. Such sites currently contribute little to nothing to the City tax rolls and represent lost opportunities for needed jobs, services, open spaces, and housing. Redevelopment of these sites will result in profound economic benefits with regard to property tax, sales tax, and income tax. For example, the 360 projects enrolled in the city's VCP were vacant for an average of 10 years and in total supported less than 70 permanent jobs. New development enabled by the assessment and cleanup of these sites is expected to generate: over 8,200 permanent new jobs (an average of 23 new jobs for each new development); 29,500 construction jobs; over 17,900 units of new housing (including 5,300 affordable units); and over \$10 billion of direct capital investment for

construction. Financial modeling of these 360 projects shows that over the next 30 years, these projects will collectively contribute an additional \$1.9 billion in sales, income, and property taxes to the City above current tax revenue projections, and \$850 million above current tax revenue projections to the State. Increased tax revenues will also mean that there will be more funds available to provide other needed community services and support in these poor areas, such as education, police, and improved municipal infrastructure.

Based on the high density of NYC, even a small brownfield once properly remediated and redeveloped can provide living space for more individuals than in any other place in the nation. It is expected that many of the sites to be assessed through this program will be redeveloped as mixed-use, providing both quality affordable housing in addition to community services and jobs. A recent example developed by the Bluestone Organization in the City VCP is a .4 -acre vacant lot that was developed into two nine-story towers, providing retail, office space and housing. The new development provided 101 residential apartments, including 20 affordable units, generated 25 permanent jobs, and leveraged \$31 million in private investment. This type of compact development provides significant economic benefits to the community and is expected to be replicated on the sites anticipated to be remediated with this EPA funding.

- ii. Job Creation Potential: OER has a strong commitment to encouraging hiring of local job training graduates. To facilitate this, NYC's Brownfield WORKS! Program was established by OER in 2014 and provides a wage subsidy when funding is available to firms which employ graduates of EPA job training grant programs. This program worked closely with recipients of EPA brownfield job training grants to place 10 trainees in professional environmental positions in the NYC area in the past two years, resulting in 2 full time jobs. Participating employers received up to three months of subsidy at \$12/hour for each trainee.

## **5. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE**

a. **Programmatic Capability**: The Mayor's Office of Environmental Remediation (OER) was created in 2008 to implement NYC's brownfield revitalization efforts and includes a staff of 20 scientists, engineers, and analysts. Dr. Daniel Walsh is a contaminant geochemist who serves as the OER Director. Dr. Walsh was previously the Chief of the NYC Superfund and Brownfield Program for NYSDEC. In OER's seven years, we have developed and implemented the nation's first municipal brownfield voluntary cleanup program, municipal brownfield grant programs, and a public database of vacant properties, in addition to over 20 other programs and initiatives. Thanks to Dr. Walsh's innovative leadership, he was honored as Person of the Year by *Brownfield Renewal* magazine in 2013. Dr. Walsh is assisted in the implementation of the EPA grants by Lee Ilan, Chief of Planning at OER. Ms. Ilan has 17 years of experience working on brownfield projects, including EPA Brownfield Grants, and has been involved with area-wide brownfield planning since 2003. OER's 17 technical program managers have over 100 years of collective cleanup regulatory experience in NYC. The staff possesses the in-house capacity to oversee efforts that would be funded by the EPA funding, including contractual management and oversight of the technical work performed under the City VCP.

OER has contracted with an experienced environmental management firm to support the implementation of EPA grants. This firm assists with such programmatic activities as EPA quarterly reporting, preparation of site eligibility requests, and financial reporting. In the event of

staff turnover, this use of an outside contractor will ensure the continued success of EPA-funded activities. In addition, the number of staff members cross-trained in OER on brownfield program management ensures that any turnover will not negatively impact the program.

**b. Audit Findings:** The City of New York has not had any adverse audit findings for any of its brownfield grants.

**c. Past Performance & Accomplishments**

i. Has Received an EPA Brownfield Grant: NYC has previously received EPA Brownfields Grants, including Assessment Grants in calendar years 2006, 2007, and 2014. OER is in a position to quickly and effectively implement grant activities. To date, 22 hazardous substances (including one site covering 26 parcels) and nine petroleum sites have been approved by EPA. EPA funded accomplishments to date include conducting 21 Phase Is, eight Phase IIs, and five supplemental investigations. The following is the status for our five most recent grants:

Grant	Funds Remaining	Compliance with Requirements	Accomplishments
2014 Hazardous Substances Assessment BF 96281015	\$198,621.91 remaining	All grant requirements to date, including reporting and routine drawdown submissions, have been completed.	Total of 22 sites approved to date and has funded groundwater investigation with invoices pending submission to EPA. Site activities will resume in the 1 <sup>st</sup> quarter of 2016 following completion of procurement.
2014 Petroleum Assessment BF 96281115	\$193,051.64 remaining	All grant requirements to date, including reporting and routine drawdown submissions, have been completed.	Total of nine sites approved to date and has funded multipole investigations with invoices pending submission to EPA. Site activities will resume in the 1 <sup>st</sup> quarter of 2016 following completion of procurement.
2013 Revolving Loan Fund incl. Supplemental BF 96287213	\$1,060,978.66; all remaining funds are fully encumbered.	All grant requirements to date, including reporting and routine drawdown submissions, have been completed.	Two loans closed totaling \$388,785.50. Remaining loan budget is encumbered, but not drawdown. Additional pending subgrants/loans have been approved by EPA.
2012 Revolving Loan Fund BF 96295712	\$170,660.50; all remaining funds are fully encumbered.	All grant requirements to date, including reporting and routine drawdown submissions, have been completed.	All loan funding has been drawn down, and 45% of the subgrant budget remains, but is encumbered. Projects funded include a charter school and 86 units of supportive affordable housing for the homeless. Nine sites have been approved by EPA.
2007 Hazardous Substances Assessment BF 97249607	\$0 remaining	All grant requirements, terms, and conditions have been complied with, and the grant has been closed out.	Funded Supplemental Phase II assessment and Remedial Action Plan for the 107-acre Mariners Marsh site that will partially become usable parkland. Site-specific Phase I & Phase IIs conducted are on table above.

ii. Has Not Received an EPA Brownfields Grant: The City of New York has received prior EPA Brownfields Grants, and thus this section is not applicable.

iii. Has Never Received Any Federal Assistance: The City of New York has received prior federal funding, and thus this section is not applicable.



**City of New York, New York  
Community-Wide Assessment Grants Proposal**

**Attachment A**

-

**Threshold Criteria**

**CITY OF NEW YORK, NEW YORK**  
**US ENVIRONMENTAL PROTECTION AGENCY**  
**BROWNFIELDS COMMUNITY-WIDE ASSESSMENT GRANTS PROPOSAL**  
**DECEMBER 18, 2015**

1. **Applicant Eligibility:** The City of New York is a General Purpose Unit of Local Government, as defined in 40 CFR, part 31, and as such is an eligible applicant.
  
2. **Letter from the State or Tribal Authority:** A letter of support was received from the New York State Department of Environmental Conservation and is found in Attachment 2.
  
3. **Community Involvement:** Community planning efforts are already well underway in disadvantaged neighborhoods throughout the city, primarily through NYC's robust support for community-based organizations (CBOs) working in City-Designated Community Brownfield Planning Districts through the state's Brownfield Opportunity Area (BOA) Program. The BOA Program provides planning grants to communities addressing brownfields on an area-wide basis. BOA grants include holding a series of community outreach and visioning meetings prior to development of the resulting BOA studies. These groups have a rich history of advocating on behalf of their neighborhoods and have the trust and attention of the people they represent. Through this structure, all land use planning and environmental decision making will be driven by the communities, and they will involve OER as needed to advance their redevelopment and revitalization goals. Rather than OER involving the affected community in cleanup decisions or reuse planning, the affected communities will be involving OER. Working with BOA CBOs allows OER to leverage substantial investments and efforts already underway and to capitalize on existing partnerships and relationships. OER has strong relationships with the CBOs and works regularly with them to advance their brownfield redevelopment efforts.

These CBOs are best situated to deliver information to and solicit feedback from their diverse neighborhoods. Offering evening meetings with transportation assistance, childcare, and/or refreshments are examples of how CBOs tailor their meetings to what works best in their communities. As is shown in the table above, NYC has a large non-English speaking population of nearly 49%, and these CBOs are able to meet these needs through multilingual notices, translators at meetings, or partnerships with the City's Language Bank volunteers. The City has resources to assist with this, including a 2008 Mayoral Executive Order requiring agencies to provide language assistance in the top seven languages spoken by New Yorkers, which is increasing the City's capacity to communicate to all of its citizens. Finally, the Mayor's Office for People with Disabilities can provide assistance for communicating with deaf or blind persons if needed.

4. **Site Eligibility & Property Ownership Eligibility (Site-Specific Proposals Only):** Not applicable, as this is a community-wide application.



**City of New York, New York  
Community-Wide Assessment Grants Proposal**

**Attachment B**

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**Letter from  
New York State Department of Environmental Conservation**

# 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](http://www.dec.ny.gov)

NOV 20 2015

Mr. Daniel Walsh, Director  
New York City Mayor's Office  
Of Environmental Remediation  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038

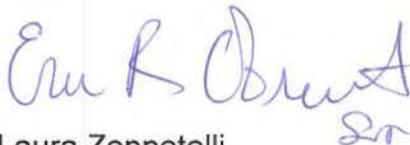
Dear Mr. Walsh:

This is to acknowledge that the New York State Department of Environmental Conservation (Department) received a request from the City's consultant, BRS, Inc., dated November 19, 2015, for a state acknowledgement letter for United States Environmental Protection Agency (USEPA) brownfield grant applications.

I understand that City plans to submit applications for: a community-wide hazardous substances assessment grant in the amount of \$200,000; a community-wide petroleum assessment grant in the amount of \$200,000; and a Revolving Loan Fund grant of up to \$1,000,000.

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

Sincerely,



Laura Zeppetelli  
Director  
Bureau of Program Management

ec: T. Wesley, USEPA Region 2, [wesley.terry@epa.gov](mailto:wesley.terry@epa.gov)  
A. Goren, BRS, Inc., [alisa@brsinc.com](mailto:alisa@brsinc.com)  
B. Morris, BRS., Inc., [beth@brsinc.com](mailto:beth@brsinc.com)  
A. Austin/J. Connell/R. Cozzy, NYSDEC



**City of New York, New York  
Community-Wide Assessment Grants Proposal**

**Attachment C**

-

**Community Organization  
Letters of Commitment**



**Post Office Box 265  
The Bronx, New York  
10464-0265  
[www.bceq.org](http://www.bceq.org)**

January 14, 2014

Administrator Gina McCarthy  
U.S. Environmental Protection Agency  
Ariel Rios Building  
1200 Pennsylvania Avenue, NW  
Washington, DC 20460

Re: New York City EPA Assessment Grants Application

Dear Administrator McCarthy:

The Bronx Council for Environmental Quality, (BCEQ) is a non-profit membership organization located in New York City's only mainland borough—The Bronx. We are a diverse collection of individuals all seeking to leave our great-grandchildren better air, land, and water quality than we have at present.

The New York State Brownfield Areas Opportunity (BOA) Program is the redevelopment planning arm of the Superfund/Brownfield Law. We've received a New York BOA award in the amount of \$109,877 for a Step 1: Pre-Nomination Study and an award in the amount of \$355,230 for a Step 2: Nomination Study. The BOA along the Harlem River came out of BCEQ's previous Harlem River conferences and was developed in partnership with broad community participation. The Harlem River and its neighboring communities are poised for a long-overdue revival.

The strategic sites along the Harlem River identified through the BOA program are considered Preferred Community Development sites by the city, and would be eligible to receive assessment support funded through the EPA grant. BCEQ supports this grant application and any sites addressed by the EPA grant in the Harlem River BOA will leverage the planning funds already awarded by the State. Should this program come to fruition, we will help the city promote successful investigations funded by the program in the Bronx. We will also seek to find tenants for the redeveloped sites as appropriate.

Thank you.

Sincerely,

*Dart Westphal*

Dart Westphal

BCEQ Water Committee Chairs

*Karen Argenti*

Karen Argenti



December 9, 2015

625 Jamaica Avenue  
Brooklyn, NY 11208-1203

T 718 647 2800  
F 718 647 2805

[cypresshills.org](http://cypresshills.org)

Daniel Walsh, Ph.D.  
Director of the Mayor's Office of Environmental Remediation  
City of New York  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038-1605

Dear Dr. Walsh,

This letter is in support of New York City's application for US Environmental Protection Agency grants for the investigation and cleanup of brownfields.

My organization, the Cypress Hills Local Development Corporation (CHLDC), is a not-for-profit community organization in Brooklyn that was established in 1983. We serve approximately 8,000 residents a year through a comprehensive array of community service programs and neighborhood development projects. With the assistance of a \$412,743 Brownfield Opportunity Area (BOA) grant awarded by the State of New York for the East New York BOA's Nomination Study, we're working on preservation, stabilization and expansion of affordable housing, the creation of viable economic development opportunities, including green manufacturing and job training, safe and sustainable transportation routes and improved access to open space. These parcels are typically brownfields that need to be investigated and cleaned up.

We have a great need for funding these activities and support the city's efforts to obtain any additional public funding that would serve these purposes. If awarded, we will publicize the uses of these grants at local community meetings, particularly regarding the projects occurring in Brooklyn. We will also publicize city brownfields events as requested, such as on our website's event calendar. Any sites investigated in the East New York BOA will leverage the State BOA funding provided for planning and community outreach.

Daniel Walsh, Ph.D.  
December 9, 2015  
page two

I appreciate your consideration of my support for these grants. My telephone number is (718) 647-2800, extension 114 if you would like to contact me.

Regards,

A handwritten signature in blue ink, appearing to read "Michelle", with a long horizontal flourish extending to the right.

Michelle Neugebauer  
Executive Director



# Flushing Willets Point Corona LDC

136-65 Roosevelt Avenue, 2nd Floor, Flushing, NY 11354  
718-961-2610 (p) • 718-961-2611 (f) • www.queensalive.org

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John Racanelli  
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Carol Conslato  
Vice Chair

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Myra Baird Herce  
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Queens Borough President

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The Ciampa Organization

CITI

Con Edison

F & T Group

Farrell Fritz, P.C.

Flushing Development Center

Greater New York Automobile  
Dealers Association

The Mattone Group

New York Community Bank

New York Hall of Science

New York Hospital Queens

New York Mets

Onex Real Estate Partners

Posillico, Inc.

Queens Chamber of Commerce

TD Bank

United States Tennis Association

## IN MEMORIAM

Joel Miele

December 16, 2015

Dr. Daniel Walsh  
Mayor's Office of Environmental Remediation  
City of New York  
100 Gold Street, 2nd Floor  
New York, New York 10038

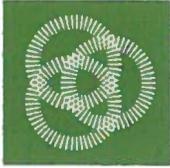
Queens is an amazing place with a long and rich history. It is home to people from more nations and of more backgrounds than any other community in the world, making it both an exciting and a unique place to live and work. Originally an agrarian area serving the needs of "New York City," Queens has steadily grown into a complex network of communities devoted to both industry and commerce, and provides domicile to more than 2 million New Yorkers. The Flushing Willets Point Corona Local Development Corporation has taken the helm of redevelopment in the north-central section of the borough. Having received a Brownfield Opportunity Area award in the amount of \$1,673,000, our primary community revitalization objectives to be achieved by this project include the development of a Final BOA Nomination Study, BOA Plan, Master Plan, and a Generic Impact Statement analyzing the impact of the proposed plan.

The Flushing Willets Point Corona Local Development Corporation is in full support of the Office of Environmental Remediation's Environmental Protection Agency's Brownfield Assessment Grant and Revolving Loan Fund Grant applications as they will create more opportunities for organizations such as ours to investigate strategic sites in our communities.

You can reach me at 718-961-2610 for further discussion.

Sincerely,

Nixxi Chen  
Project Manager



Greater Jamaica  
Development  
Corporation

December 15, 2015

Dr. Daniel Walsh  
Director of the Mayor's Office of Environmental Remediation  
City of New York  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038

Dear Dr. Walsh,

The Greater Jamaica Development Corporation (GJDC) is a community-building organization that plans, promotes, coordinates and advances responsible development. For more than 40 years, GJDC has been in the forefront of encouraging private and public investment for those who live and work in Jamaica, Queens. For many years, GJDC's work focused on business retention and revitalization of what had once been a flourishing commercial hub. GJDC's work expands economic opportunity and improves quality of life for the ethnically and economically diverse residents of Jamaica and for the region at large, which benefits from rational, well-planned, and sustainable metropolitan growth.

The New York State Department of State formally designated the Jamaica Brownfield Opportunity Area (BOA) on April 9, 2015. Concurrent with BOA Designation, GJDC rolled out a \$1.38M brownfield revitalization Implementation Strategy with \$1.25M State funds provided under the State's BOA program. The Strategy developed information and marketing tools and conducted outreach activities that helped catalyze development projects consistent with the Jamaica Station BOA plan. The Plan's objectives, as formulated with community input, included improved quality of life, retail mix, affordable housing and job creation. Three of the strategic development sites within the BOA boundaries, which include two hotels and a mixed-use affordable housing/retail project, will be in construction within one year.

GJDC is a membership organization with 75 members, governed by a Board of Directors of 31 business and community leaders. Together, our organization supports the applications for these EPA Grants. If received, GJDC can help in developing marketing materials, aid in leveraging resources, and to redevelop strategic sites and other necessary improvements to further revitalize the Jamaica community.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Nieves", with a long horizontal line extending to the right.

Mark Nieves  
Director of Capital Projects  
718.291.0282 ext 128



December 15, 2015

**Board of Directors**  
**Robert P. Moore**  
Chairman  
**Stanley M. Friedman**  
Sr. Executive Vice-Chairman  
**Ralph Branca**  
Victory State Bank  
Executive Vice-Chairman  
**James P. Molinaro**  
Vice-Chairman  
**John Alexander**  
Northfield Bank  
Secretary  
**Ed Birdie**  
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Membership Manager  
**Pamela Columbia**  
Treasurer  
**Anthony Ferrari**  
Staten Island University Hospital  
Executive Committee Member  
**Phil Guarnieri**  
Empire State Bank  
Executive Committee Member  
**Raymond Masucci**  
Raymond Homes, Inc.  
Executive Committee Member  
**Mark Tranchina**  
The Vanderbilt at South Beach  
Executive Committee Member  
**Victor E. Vientos**  
National Grid  
Executive Committee Member  
**Michael F. Manzulli**  
Richmond County Savings Bank  
Chairman Emeritus  
**R. Randy Lee**  
Chairman Emeritus  
**Walter Alvarado**  
Consolidated Edison  
**Frank Brigante**  
Time Warner Cable  
**Ram Cherukuri**  
NY Fragrance  
**Tom Corbett**  
Corbett Enterprises  
**Walter Daszkowski**  
Daszkowski, Tompkins, Weg  
& Carbonella PC  
**John DiFazio**  
Faztec Industries  
**Joseph Ferrara**  
BFC Partners  
**William Fritz, Ph.D.**  
College of Staten Island  
TD Bank  
**Eugene Garaventa, Ph.D.**  
College of Staten Island  
**Felix Gilroy, Esq.**  
**Brian Gomez**  
Investors Bank  
**Andy Gonchar**  
Shore to Shore Realty Partners  
**Charlie Greinsky**  
**Dr. Richard Guarasci**  
Wagner College  
**Gina Laine**  
Richmond County Savings Bank  
**Hank Levin**  
Pratt Industries  
**Crystal Lia**  
Capital One Bank  
**Kenneth Mitchell**  
**Daniel Messina, Ph.D.**  
Richmond University Medical Center  
**Paula Monteiro**  
Israel Discount Bank of NY  
**Frank Naso**  
The Naso Organization  
**Bob Nixon**  
Global Container Terminal of NY  
**James O'Keefe**  
St. John's University  
**Joan Risko**  
Santander Bank  
**Josephine Savastano**  
Wells Fargo  
**Joseph Torres**  
Merrill Lynch  
**Ryan Walsh**  
Walsh Electrical Contracting  
**Cesar J. Claro**  
President & CEO, SIEDC

Dr. Daniel Walsh  
Director of the Mayor's Office of Environmental Remediation  
City of New York City  
100 Gold Street 2<sup>nd</sup> Floor, New York, NY 10038

Dear Dr. Walsh:

Since 1993, the Staten Island Economic Development Corporation (SIEDC) has sought to enhance a thriving Staten Island economy by promoting public and private investment, and encouraging the development of commercial and industrial property and projects in an environmentally friendly manner.

Between both large- and smaller-scale development projects, SIEDC has been responsible for introducing over \$550 million in new investment and 3,500 jobs into the Staten Island economy. We are very proud of these accomplishments. And now, we have moved on to perhaps our most critical project to date – the launch of a Step 2 BOA on the West Shore of Staten Island.

This BOA is within an industrial area which battles a variety of environmental issues include a degraded waterfront, significantly impacted wetlands, illegal dumping and serious contamination, a lack of transportation and large tracks of vacant and under-utilized land. We are excited about this new effort and believe that the BOA will be the transformative effort the West Shore needs truly stand on equal footing with other industrial areas throughout New York City.

This monumental work could not be performed without the assistance and guidance of the Mayor's Office of Environmental Remediation. As such, I am pleased to provide this letter of support for your US EPA Brownfields Assessment and RLF Grant applications. These funds are particularly critical now, as Staten Island is still recovering from Hurricane Sandy. SIEDC will support implementation of these grants. We will gladly update the Staten Island community about your efforts through our newsletter. As you know, we interact with environmental consultants, the business community, developers, and other interested parties who could spread the word about assessment, cleanup, and future redevelopment of brownfields in the boroughs. Further, we will gladly support any efforts specific to Staten Island, such as community meetings or site histories.

I hope to learn that these applications are successful and wish you the sincerest of luck in being awarded these funds.

Regards,

Steven Grillo, M.U.P.  
First Vice President



December 15, 2015

Dr. Daniel Walsh  
Director of the Mayor's Office of Environmental Remediation  
City of New York City  
100 Gold Street, 2nd Floor  
New York, NY 10038

Re: EPA Brownfield Grants Applications

Dear Dr. Walsh:

Since 1981, The Bronx Overall Economic Development Corporation (BOEDC) has been working to assist existing Bronx based businesses to expand and encourage additional businesses to start-up and/or relocate to The Bronx. In fulfilling this mission, BOEDC seeks to maximize employment opportunities for Bronx residents. BOEDC also manages the Bronx Initiative for Energy and the Environment, working with businesses and building owners to reduce energy usage and utilize environmental technologies to reduce the environmental issues facing the Bronx.

We are pleased to provide this letter of support for your application of the US EPA Brownfields Assessment and RLF Grants. We hope that an award of these grants will assist in the further encouragement of brownfield assessment and clean-up in the City of New York but in particular, our borough that will further support additional business ventures in the area.

Should you have any questions, you can reach our environmental specialist, Michael Nixon at [mnixon@boedc.org](mailto:mnixon@boedc.org) or (718) 590-3498. I look forward to working with you more closely if granted this award.

Sincerely,

Marlene Cintron  
President





**School of Earth and Environmental Sciences**

December 15, 2015

Dr. Daniel Walsh  
New York City Mayor's Office of Environmental Remediation  
100 Gold Street, 2nd Floor  
New York, New York 10038

Dear Dr. Walsh:

I am writing to offer my support of the Office of Environmental Remediation's applications for Environmental Protection Agency Brownfields Assessment and Revolving Loan Fund grants. As former Chairman of the Queens College School of Earth and Environmental Sciences and as Queens County representative to the New York City Soil and Water Conservation District's Advisory Board, I am keenly aware of the impact of brownfields on the urban landscapes as well as how redevelopment of these lands reduces development pressure on greenspace outside the city.

In addition, I am the Director of GLOBE NY Metro, an organization that works to improve K-12 science teaching and learning by training teachers to guide their students in authentic research in global change. Students collect data following rigorous scientific protocols in five environmental areas: atmosphere, hydrology, soil, seasonal change, and land use. They send their data via the Internet to GLOBE scientists at national laboratories, federal agencies, and universities and can, in return, access data from more than 17,000 schools in 112 countries. GLOBE NY Metro has trained an estimated 2,400 teachers in 650 schools in the NYC metropolitan area and is completing a NOAA Environmental Literacy grant that trains elementary teachers to make use of street trees and the City's greenspaces in their classes.

By continuing the remediation and redevelopment of brownfields in New York City, opportunities for education, research, and green jobs will remain a focus for students, teachers, and residents alike. I would be delighted to work with you to communicate information on the NYC Brownfields Program and specific site information through this GLOBE-based network, and to Queens College students.

Sincerely,

A handwritten signature in cursive script that reads "Allan Ludman".

Allan Ludman  
Professor and Director, GLOBE NY Metro  
718-997-3324



NYU

SCHOOL OF  
PROFESSIONAL STUDIES

Schack Institute of Real Estate  
11 West 42nd Street, Room 518  
New York, NY 10036

P: 212 992 3335  
F: 212 992 3686

[www.sps.nyu.edu/schack](http://www.sps.nyu.edu/schack)

December 16, 2015

Dr. Daniel Walsh  
Director  
New York City Mayor's Office of Environmental Remediation  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038

Re: EPA Brownfields Assessment & Revolving Loan Fund Grant Applications

Dear Dr. Walsh:

I am pleased to provide this letter in support of the City of New York's EPA Assessment and Revolving Loan Fund Grant applications.

As a Clinical Associate Professor of Real Estate at New York University, I am privileged to educate graduate students in green building, property development, and sustainable development. As you know, besides my work at NYU, I have been personally committed to the continued work in the area of brownfields, as a speaker at national conferences and involvement in the implementation of the New York State Brownfields legislation.

In addition, through my work with community groups on brownfields planning efforts, such as SOBRO and Newtown Creek Alliance, among others, I have witnessed the relationships that your office has forged with residents, grassroots activists and developers. Should the City receive additional EPA grant funds, I will continue to work with you to identify priority sites and communicate with neighborhood groups.

If you would like to discuss further, you can reach me at 212-992-3256 or via email at [barry.hersh@nyu.edu](mailto:barry.hersh@nyu.edu). Thank you for the continued work on brownfields in New York City.

Sincerely,

Barry Hersh, AICP  
Clinical Associate Professor and Chair  
MS in Real Estate Development Program  
New York University, School of Professional Studies  
Schack Institute of Real Estate



**City of New York, New York  
Community-Wide Assessment Grants Proposal**

**Attachment D**

-

**Documentation of Leveraged Funds**

## FACE PAGE

<b>STATE AGENCY:</b> NYS Department of State One Commerce Plaza 99 Washington Avenue - Suite 1010 Albany, NY 12231-0001	<b>NYS COMPTROLLER'S #:</b> C106012  <b>ORIG. AGENCY CODE:</b> 19000  <b>TYPE OF PROGRAM:</b> Brownfield Opportunities Areas Program
<b>INITIAL CONTRACT PERIOD:</b>  FROM: 06/01/10 TO 05/31/13	<b>STATE SHARE FUNDING AMOUNT FOR INITIAL PERIOD</b> \$412,743  <b>LOCAL SHARE FUNDING AMOUNT FOR INITIAL PERIOD</b> \$45,860
<b>CONTRACTOR:</b>  Cypress Hills Local Development Corporation 625 Jamaica Ave. Brooklyn, NY 11208  <b>Federal Tax Identification Number:</b> <div style="text-align: center; font-size: 1.2em; margin-left: 100px;">11-2683663</div>  <b>Municipal Code #:</b>	<b>CONTRACTOR STATUS:</b> Sectarian Entity Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not-for-Profit Organization. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  <b>Charities Registration Number</b> <u>03 - 33 - 82</u> / (E-1) - ___ Estates, Powers and Trusts Laws Reporting (E-2) - ___  If you did not claim an exemption to both of the items above, you must circle appropriate response in the following statement:  Contractor has/has not timely filed with the Attorney General's Charities Bureau all required periodic or annual written reports.

### APPENDICES ATTACHED TO AND PART OF THIS AGREEMENT

- APPENDIX A: Standard clauses as required by the Attorney General for all state contracts
- APPENDIX A1: Agency-specific clauses; including:
  - Attachment 1: Final Project Summary Report
  - Attachment 2: Minority and Women-owned Business Enterprises (MWBE) Program Quarterly Contractor Report
  - Attachment 3: Project Status Form
  - Attachment 4: Procurement Certification
  - Attachment 5: Progress Report
- APPENDIX B: Budget
- APPENDIX C: Payment and Reporting Schedule
- APPENDIX D: Program Work Plan
  - Attachment A: Document Style Requirements
  - Attachment B: Information Sources for Descriptive Profiles
  - Attachment C: Descriptive Profile of Brownfield & Underutilized Properties
- APPENDIX E: Charities Bureau Registration and Reporting Exemptions
- APPENDIX F: Notices
- APPENDIX G: Electronic Payments
- APPENDIX X: Modification Agreement Form (to accompany modified appendices for changes in term or consideration on an existing period or for renewal periods)

STATE AGENCY:  
New York State Department of State

Contract No. C106012

By: *Judith E. Kenny*

Judith E. Kenny  
(Print Name)

Title: DOS Director of Administration  
and Management

Date: 11 / 29 / 11

State Agency Certification

"In addition to the acceptance of this contract, I also certify that original copies of this signature page will be attached to all other exact copies of this contract."

Approved:  
Attorney General:

By: *Lorraine I. Remo*  
Date: DEC 13 2011  
*Lorraine I. Remo*  
LORRAINE I. REMO  
PRINCIPAL ATTORNEY

Approved:  
State Comptroller

By: *Robert H. Miller*  
Date: JAN 06 2012  
*Robert H. Miller*  
FOR THE STATE COMPTROLLER

IN WITNESS THEREOF, the parties hereto have executed or approved this AGREEMENT on the dates below their signatures.

CONTRACTOR

Contract No. C106012

Cypress Hills Local Development Corporation

By: *Michelle Neugebauer*  
Michelle Neugebauer

(Print Name)

Title: Executive Director

Date: 9/8/11

ACKNOWLEDGMENT

State of New York )

County of Kings )ss:

On this 8<sup>th</sup> day of September, in the year 20 11, before me personally appeared Michelle Neugebauer, to me known, who being by me duly sworn, did depose and say that ~~he~~/she is the Executive Director of Cypress Hills Local Development Corp., the organization described in and which executed the above instrument; and that ~~he~~/she has the authority to sign on behalf of said organization; and that ~~he~~/she executed the foregoing agreement for and on behalf of said organization.

*Michelle Denise Brown*

NOTARY PUBLIC  
MICHELLE DENISE BROWN  
Notary Public, State of New York  
No. 01BR6051065  
Qualified in Queens County  
Commission Expires November 13, 2014

## FACE PAGE

<b>STATE AGENCY:</b> NYS Department of State One Commerce Plaza 99 Washington Avenue - Suite 1010 Albany, NY 12231-0001	<b>NYS COMPTROLLER'S #:</b> C303887  <b>ORIG. AGENCY CODE:</b> 19000  <b>TYPE OF PROGRAM:</b> Brownfield Opportunities Areas Program
<b>INITIAL CONTRACT PERIOD:</b>  FROM: 03/07/08 TO 10/06/14	<b>STATE SHARE FUNDING AMOUNT FOR INITIAL PERIOD</b> \$275,137  <b>LOCAL SHARE FUNDING AMOUNT FOR INITIAL PERIOD</b> \$30,571
<b>CONTRACTOR (Lead):</b>  Friends of Brooklyn Community Board 6, Inc. 250 Baltic Street Brooklyn, NY 11201  <b>Federal Tax Identification Number:</b>  04-3780020  <b>Municipal Code #:</b>	<b>CONTRACTOR STATUS:</b> Sectarian Entity Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not-for-Profit Organization. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  <b>Charities Registration Number</b> <u>21-00-94</u> /(E-1) - <u>3A</u> Estates, Powers and Trusts Laws Reporting (E-2) - <u>02</u>  If you did not claim an exemption to both of the items above, you must circle appropriate response in the following statement:  Contractor has/has not timely filed with the Attorney General's Charities Bureau all required periodic or annual written reports.  (Contractor is exempt from registration with the Attorney General's Charity Bureau..)
<b>APPENDICES ATTACHED TO AND PART OF THIS AGREEMENT</b>	
APPENDIX A: Standard clauses as required by the Attorney General for all state contracts APPENDIX A1: Agency-specific clauses; including: Attachment 1: Final Project Summary Report Attachment 2: Minority and Women-owned Business Enterprises (MWBE) Program Quarterly Contractor Report Attachment 3: Project Status Form Attachment 4: Procurement Certification APPENDIX B: Budget APPENDIX C: Payment and Reporting Schedule APPENDIX D: Program Work Plan Attachment A: Document Style Requirements Attachment B: Information Sources for Descriptive Profiles Attachment C: Descriptive Profile of Brownfield & Underutilized Properties APPENDIX E: Charities Bureau Registration and Reporting Exemptions APPENDIX F: Notices APPENDIX G: Electronic Payments APPENDIX X: Modification Agreement Form (to accompany modified appendices for changes in term or consideration on an existing period or for renewal periods)	

IN WITNESS THEREOF, the parties hereto have executed or approved this AGREEMENT on the dates below their signatures.

CONTRACTOR

Contract No. C303887

Friends of Brooklyn Community Board 6, Inc.

By: Craig R. Hammerman  
Craig R. Hammerman

(Print Name)

Title: Executive Director

Date: October 15, 2010

ACKNOWLEDGMENT

State of New York )  
County of KINGS )ss:

On this 15<sup>th</sup> day of OCTOBER, in the year 2010, before me personally appeared CRAIG R. HAMMERMAN, to me known, who being by me duly sworn, did depose and say that he/she is the EXECUTIVE DIRECTOR of FRIENDS OF CB 6, the organization described in and which executed the above instrument; and that he/she has the authority to sign on behalf of said organization; and that he/she executed the foregoing agreement for and on behalf of said organization.

[Signature]  
NOTARY PUBLIC

SASE N. NARAIN  
NOTARY PUBLIC, State of New York  
No. 01NA5085317  
Qualified in Kings County  
Commission Expires September 22, 2013

STATE AGENCY:

Contract No. C303887

New York State Department of State

By: *Judith E. Kenny*  
Judith E. Kenny  
(Print Name)

**DOS** Director of Administration  
and Management

Title: \_\_\_\_\_

Date: 2/17/11

State Agency Certification

"In addition to the acceptance of this contract, I also certify that original copies of this signature page will be attached to all other exact copies of this contract."

Approved:  
Attorney General:

By: APPROVED AS TO FORM  
NYS ATTORNEY GENERAL  
Date: MAR 10 2011  
Lorraine I. Remo  
LORRAINE I. REMO  
ASSOCIATE ATTORNEY

Approved:  
Thomas P. DiNapoli  
State Comptroller

By: APPROVED  
DEPT. OF AUDIT & CONTROL  
Date: MAR 26 2011  
Robert Hill  
FOR THE STATE COMPTROLLER

## FACE PAGE

<b>STATE AGENCY:</b> NYS Department of State One Commerce Plaza 99 Washington Avenue - Suite 1010 Albany, NY 12231-0001	<b>NYS COMPTROLLER'S #:</b> C106020  <b>ORIG. AGENCY CODE:</b> 19000  <b>TYPE OF PROGRAM:</b> Brownfield Opportunities Areas Program
<b>INITIAL CONTRACT PERIOD:</b>  FROM: 04/20/11 TO: 04/19/14	<b>STATE SHARE FUNDING AMOUNT FOR INITIAL PERIOD</b> \$1,241,312  <b>LOCAL SHARE FUNDING AMOUNT FOR INITIAL PERIOD</b> \$137,924
<b>CONTRACTOR:</b>  Greater Jamaica Development Corporation 90-04 161st Street Jamaica, NY 11432  <b>Federal Tax Identification Number:</b> 23-7021273  <b>Municipality Code #:</b>  V.D.F.D. 1000035716	<b>CONTRACTOR STATUS:</b> Sectarian Entity Yes ___ No <u>X</u> Not-for-Profit Organization Yes <u>X</u> No ___  <b>Charities Registration Number:</b> <u>02-05-75</u> /(E-1) - ___ Estates, Powers and Trusts Laws Reporting (E-2) - ___  If you did not claim an exemption to both of the items above, you must circle appropriate response in the following statement:  Contractor <u>has</u> has not timely filed with the Attorney General's Charities Bureau all required periodic or annual written reports.

### APPENDICES ATTACHED TO AND PART OF THIS AGREEMENT

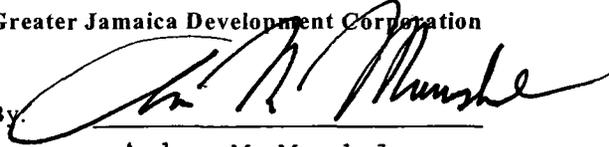
APPENDIX A: Standard clauses as required by the Attorney General for all state contracts
APPENDIX A1: Agency-specific clauses; including: Attachment 1: Final Project Summary Report Attachment 2: Minority and Women-owned Business Enterprises (MWBE) Program Quarterly Contractor Report Attachment 3: Project Status Form Attachment 4: Procurement Certification Attachment 5: Progress Report
APPENDIX B: Budget
APPENDIX C: Payment and Reporting Schedule
APPENDIX D: Program Work Plan; including: Attachment A: Document Style Requirements Attachment B: Information Sources for Descriptive Profiles Attachment C: Descriptive Profile of Brownfield & Underutilized Properties
APPENDIX E: Charities Bureau Registration and Reporting Exemptions
APPENDIX F: Notices
APPENDIX G: Electronic Payments
APPENDIX X: Modification Agreement Form

IN WITNESS THEREOF, the parties hereto have executed or approved this AGREEMENT on the dates below their signatures.

CONTRACTOR (Lead)

Contract No. C106020

Greater Jamaica Development Corporation

By: 

Andrew M. Manshel

(Print Name)

Title: Executive Vice President

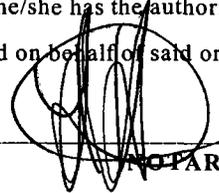
Date: 2/15/12

**ACKNOWLEDGMENT**

State of New York )

County of Queens )ss:

On this 15 day of February, in the year 2012, before me personally appeared Andrew M. Manshel, to me known, who being by me duly sworn, did depose and say that he/she is the Executive Vice President of Greater Jamaica Development Corp., the organization described in and which executed the above instrument; and that he/she has the authority to sign on behalf of said organization; and that he/she executed the foregoing agreement for and on behalf of said organization.

  
\_\_\_\_\_  
NOTARY PUBLIC

**LISANDRO KELLIS**  
Notary Public, State of New York  
No. 01KE6223117  
Qualified in Queens County  
Term Expires June 7, 2014

*[Faint, illegible text]*

STATE AGENCY:

Contract No. C106020

New York State Department of State

By: *Judith E. Kenny*  
Judith E. Kenny  
 Title: DOA Director of Administration  
and Management  
 Date: 3/9/12

State Agency Certification

"In addition to the acceptance of this contract, I also certify that original copies of this signature page will be attached to all other exact copies of this contract."

Approved:  
Attorney General:

Approved:  
Thomas P. DiNapoli  
State Comptroller

By: APPROVED AS TO FORM  
NYS ATTORNEY GENERAL  
 Date: MAR 19 2012  
*Lorraine I. Remo*  
 LORRAINE I. REMO  
 PRINCIPAL ATTORNEY

By: \_\_\_\_\_  
 Date: \_\_\_\_\_  
**APPROVED**  
 DEPT. OF AUDIT & CONTROL  
 MAR 26 2012  
*Patricia M. O'Donnell*  
 FOR THE STATE COMPTROLLER

**FACE PAGE**

<b>STATE AGENCY (Name and Address):</b>
NYS Department of State One Commerce Plaza 99 Washington Avenue - Suite 1010 Albany, NY 12231-0001

<b>NYS COMPTROLLER'S #:</b>	C303862
<b>ORIG. AGENCY CODE:</b>	19000
<b>TYPE OF PROGRAM:</b>	Brownfield Opportunities Area Program

<b>CONTRACTOR (Name and Address):</b>
Harlem Congregations for Community Improvement 2854 Frederick Douglass Boulevard New York, NY 10039

<b>STATE SHARE FUNDING AMOUNT FOR INITIAL PERIOD</b>	\$138,879
<b>LOCAL SHARE FUNDING AMOUNT FOR INITIAL PERIOD</b>	\$15,431

<b>FEDERAL TAX IDENTIFICATION NUMBER:</b>
13-3516262
<b>MUNICIPALITY # (If applicable)</b>

<b>INITIAL CONTRACT PERIOD:</b>
<b>FROM:</b> March 7, 2008
<b>TO:</b> March 6, 2013

<b>STATUS:</b>
Contractor is ( )/is not (X) a Sectarian Entity
Contractor is (X)/is not ( ) a Not-for-profit Organization.
Charities Registration Number <u>CA-49-08</u> /Exemption (E-1) - _____
Estates, Powers and Trusts Laws Reporting Exemption (E-2) - _____
If you did not claim an exemption to both of the items above, you must check the applicable response in the following statement: Contractor has (X)/has not ( ) timely filed with the Attorney General's Charities Bureau all required periodic or annual written reports.

**APPENDICES ATTACHED TO AND PART OF THIS AGREEMENT**

<b>APPENDIX A:</b>	Standard clauses as required by the Attorney General for all state contracts
<b>APPENDIX A1:</b>	Agency-specific clauses; including:
Attachment 1:	Final Project Summary Report
Attachment 2:	Minority and Women-owned Business Enterprises (MWBE) Program Quarterly Contractor Report
Attachment 3:	Project Status Form
<b>APPENDIX B:</b>	Budget
<b>APPENDIX C:</b>	Payment and Reporting Schedule
<b>APPENDIX D:</b>	Program Work Plan
<b>APPENDIX E:</b>	Charities Bureau Registration and Reporting Exemptions
<b>APPENDIX F:</b>	Notices
<b>APPENDIX X:</b>	Modification Agreement Form (to accompany modified appendices for changes in term or consideration on an existing period or for renewal periods)

IN WITNESS THEREOF, the parties hereto have executed or approved this AGREEMENT on the dates below their signatures.

Contract No. C303862

CONTRACTOR

Harlem Congregations for Community Improvement

By: Lucille L. McEwen  
(Print Name)

Title: President

Date: 8/26/09

STATE AGENCY:

New York State Department of State

By: Judith E. Kenny  
WS Director of Administration

Title: and Management

Date: 11/13/10

State Agency Certification

"In addition to the acceptance of this contract, I also certify that original copies of this signature page will be attached to all other exact copies of this contract."

ACKNOWLEDGMENT

State of New York )  
County of New York )ss:

On this 26<sup>th</sup> day of August, 2009, before me personally came Lucille L. McEwen to me known, who, being by me duly sworn, did depose and say that ~~he/she/they~~ reside(s) in 261 W. 138<sup>th</sup> Street, New York, NY (if the place of resident is in a city, include the street and street number, if any, thereof); that ~~he/she/they~~ is(are) the President (title of officer or employee) of the Harlem Congregations for Community Improvement, Inc. (name of municipal corporation), described in and which executed the above instrument; and that he/she/they signed his/her/their name(s) thereto by authority of the governing body of said municipal corporation.

[Signature]  
NOTARY PUBLIC

FRANCES CORDENO NOTARQUE  
Notary Public State Of New York  
No. 01906195550  
Qualified in Bronx County  
Commission Expires Oct. 27, 2012

Approved:

Attorney General:

By: [Signature]  
Date: JAN 29 2010  
LORRAINE I. REMO  
ASSOCIATE ATTORNEY

Approved:

Thomas P. DiNapoli  
State Comptroller

By: [Signature]  
Date: FEB 22 2010  
FOR THE STATE COMPTROLLER

APPROVED AS TO FORM  
NYS ATTORNEY GENERAL  
JAN 29 2010

APPROVED  
DEPT. OF AUDIT & CONTROL  
FEB 22 2010

**FACE PAGE**

<b>STATE AGENCY:</b> NYS Department of State One Commerce Plaza 99 Washington Avenue - Suite 1010 Albany, NY 12231-0001	<b>NYS COMPTROLLER'S #:</b> C096006  <b>ORIG. AGENCY CODE:</b> 19000  <b>TYPE OF PROGRAM:</b> Brownfield Opportunities Areas Program
<b>INITIAL CONTRACT PERIOD:</b>  FROM: 10/07/09 TO 10/06/14	<b>STATE SHARE FUNDING AMOUNT FOR INITIAL PERIOD</b> \$214,596  <b>LOCAL SHARE FUNDING AMOUNT FOR INITIAL PERIOD</b> \$23,844
<b>CONTRACTOR:</b>  UPROSE, Inc. 166 A, 22nd Street Brooklyn, NY 11232  <b>Federal Tax Identification Number:</b> 11-2490531  <b>Municipal Code #:</b>  For Non-Municipal Entities, complete Contractor Status Section.	<b>CONTRACTOR STATUS:</b> Sectarian Entity Yes ___ No <input checked="" type="checkbox"/> Not-for-Profit Organization. Yes <input checked="" type="checkbox"/> No ___  <b>Charities Registration Number</b> 05-79-98 (E-1) - ___ Estates, Powers and Trusts Laws Reporting (E-2) - ___  If you did not claim an exemption to both of the items above, you must circle appropriate response in the following statement:  Contractor <u>has</u> has not timely filed with the Attorney General's Charities Bureau all required periodic or annual written reports.
<p align="center"><b>APPENDICES ATTACHED TO AND PART OF THIS AGREEMENT</b></p> APPENDIX A: Standard clauses as required by the Attorney General for all state contracts APPENDIX A1: Agency-specific clauses; including: Attachment 1: Final Project Summary Report Attachment 2: Minority and Women-owned Business Enterprises (MWBE) Program Quarterly Contractor Report Attachment 3: Project Status Form Attachment 4: Procurement Certification APPENDIX B: Budget APPENDIX C: Payment and Reporting Schedule APPENDIX D: Program Work Plan Attachment A: Document Style Requirements Attachment B: Information Sources for Descriptive Profiles Attachment C: Descriptive Profile of Brownfield & Underutilized Properties APPENDIX E: Charities Bureau Registration and Reporting Exemptions APPENDIX F: Notices APPENDIX G: Electronic Payments APPENDIX X: Modification Agreement Form (to accompany modified appendices for changes in term or consideration on an existing period or for renewal periods)	

IN WITNESS THEREOF, the parties hereto have executed or approved this AGREEMENT on the dates below their signatures.

CONTRACTOR

Contract No. C096006

UPROSE, Inc.

By: Elizabeth C. Yeampierre  
Elizabeth C. Yeampierre  
(Print Name)

Title: Executive Director

Date: 5/13/10

ACKNOWLEDGMENT

State of New York )  
County of Kings )ss:

On this 13 day of May, in the year 20 10, before me personally appeared Elizabeth Yeampierre, to me known, who being by me duly sworn, did depose and say that he/she is the \_\_\_\_\_ of \_\_\_\_\_, the organization described in and which executed the above instrument; and that he/she has the authority to sign on behalf of said organization; and that he/she executed the foregoing agreement for and on behalf of said organization.

[Signature]  
NOTARY PUBLIC

MARINA OVTCHINNIKOVA  
Notary Public, State of New York  
No. 01OV6077008  
Qualified in Kings County  
Commission Expires July 1, 2010

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STATE AGENCY:  
New York State Department of State

Contract No. C096006

By: Judith E. Kenny  
Judith E. Kenny  
(Print Name)

DOS Director of Administration  
and Management

Title: \_\_\_\_\_  
Date: 10/8/10

State Agency Certification  
"In addition to the acceptance of this contract, I also certify that original copies of this signature page will be attached to all other exact copies of this contract."

Approved:  
Attorney General:

Approved:  
Thomas P. DiNapoli  
State Comptroller

By: \_\_\_\_\_  
Date: \_\_\_\_\_  
**APPROVED AS TO FORM  
NYS ATTORNEY GENERAL**  
**OCT 14 2010**  
*Lorraine I. Remo*  
LORRAINE I. REMO  
ASSOCIATE ATTORNEY

By: \_\_\_\_\_  
Date: \_\_\_\_\_  
**APPROVED**  
DEPT. OF AUDIT & CONTROL  
**NOV 23 2010**  
*Krista Clark*  
FOR THE STATE COMPTROLLER



December 18, 2015

Dr. Daniel Walsh  
Director of the Mayor's Office of Environmental Remediation  
City of New York  
100 Gold Street, 2nd Floor  
New York, New York 10038

Re: EPA Brownfields Grants Applications

Dear Dr. Walsh,

The NYC Brownfields Partnership is pleased to provide this letter of commitment to the City of New York in support of your EPA Assessment Grants and Revolving Loan Fund grant applications.

As you are aware, the NYC Brownfields Partnership is an association of comprised of community-based organizations, environmental businesses, brownfield industry professionals, consulting firms, publications, institutions of higher education, laboratories, and local community development corporations and community groups. Our mission is to serve the community by:

- Serving as a primary resource for information on brownfields and brownfields redevelopment in New York City.
- Advancing public awareness and understanding of benefits, opportunities, and best practices of brownfield redevelopment.
- Promoting excellence in brownfield redevelopment by honoring successful brownfield projects.
- Supporting the education and training of brownfield professionals, workers, and students.
- Fostering collaborative relationships among brownfield developers, property owners, government agencies, and community groups.

We applaud and wish to support the City's efforts to focus on funding of investigation and cleanup of brownfield sites slated to become preferred community development projects. To this end, the Partnership is prepared to make available to participants in such projects its pro-bono environmental referral service that provides



developers, land owners, local development corporations, and community-based organizations with advice on how to manage properties that require investigation and cleanup.

As you are aware, the Partnership also supports development of future brownfield leaders through our internships and scholarship program. Over the past five years, scholarship funding has been awarded through the Abbey Duncan Brownfield Scholarship program.

We thank you for the opportunity to partner with you on this new initiative to support these brownfield projects. Please contact me at [mraygorodetsky@langan.com](mailto:mraygorodetsky@langan.com) should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "Mimi Raygorodetsky". The signature is stylized with loops and a long horizontal stroke extending to the right.

Mimi Raygorodetsky  
President

## *What is the Brownfield Incentive Grant (BIG) Program?*

The NYC Brownfield Incentive Grant (BIG) Program provides an easy and flexible way to reduce the cost of Brownfield redevelopment in New York City. Grants assist brownfields throughout the development process, from the earliest stages of information gathering through environmental investigation and cleanup work. Grants are intended to make redevelopment on Brownfield sites more competitive with clean properties.

## *What services and activities are fundable?*

The BIG Program offers funding for over 100 individual environmental and land development services including Phase I Environmental Site Assessments, pro formas, geophysical studies, soil sampling, groundwater sampling, vapor sampling, Phase II Reports, Remedial Investigation Work Plans, soil removal, paving, contaminated soil removal and disposal, Remedial Action Work Plans and environmental insurance. For a comprehensive list of eligible services and activities see the BIG Program Technical Specifications document at [www.nyc.gov/BIGapplications](http://www.nyc.gov/BIGapplications).

## *What types of projects are eligible?*

Generally, eligible projects are sites within NYC with the presence or likely presence of any hazardous substance within the property boundary. The BIG Program provides greater funding to **Preferred Community Development Projects**, such as affordable housing developments, brownfield redevelopment projects within Brownfield Opportunity Area (BOA) boundaries and development projects that will provide amenities to local communities such as open space or community facilities. Projects must be enrolled in the NYC Brownfield Cleanup Program to be eligible for Cleanup or Environmental Insurance grants.

### ***Want to know more?***

For information on the BIG Program or to download a copy of the BIG Program Report visit:

- [www.nyc.gov/BIG](http://www.nyc.gov/BIG)

To submit an application to the BIG Program or for inquiries about how to become a Qualified Vendor contact the BIG Program Administrator at:

- [Grants@NYCBIG.info](mailto:Grants@NYCBIG.info)
- (212) 380-1562

## *How much funding is available per project?*

Most projects are eligible for up to \$60,000 in grant funding, with an add-on \$25,000 bonus grant for any site that is remediated to Track-1 (permanent) clean up standards. **Preferred Community Development Projects** are eligible for up to \$100,000 in grant funding, and are also eligible for the Track-1 bonus cleanup grant. In addition, a Preferred Community Development Project site designated by the NYS Department of State as a BOA Strategic Property is eligible for an additional add-on bonus grant of \$10,000.

## *Who chooses what vendor performs work at my site?*

You do. However, the BIG Program requires that all services and activities eligible for reimbursement be performed by a qualified professional who is registered with the BIG Program as a Qualified Vendor. Applying to become a BIG Program Qualified Vendor is a simple, non-competitive process and applications are accepted on a rolling basis.

## Brownfield Incentive Grant Program Technical Specifications

### Eligible Services and Activities Minimum Performance Standards & Required Qualifications for Professionals

The New York City Mayor’s Office of Environmental Remediation (OER) has established the New York City Brownfield Cleanup Program (NYC BCP) to promote the cleanup and redevelopment of brownfield properties in the City of New York. Through its Brownfield Incentive Grant (BIG) Program, OER provides financial incentives for public and private entities redeveloping local brownfields. These grants are available both for brownfield projects enrolled in the NYC BCP and those that are completing preliminary project pre-development design and environmental investigation work without being enrolled in the NYC BCP. Applications for grants may be found at the OER BIG Program website: [www.nyc.gov/BIGapplication](http://www.nyc.gov/BIGapplication).

This document presents important information about the BIG Program including a listing of all services and activities that are eligible for reimbursement under the BIG Program grants; reimbursement rates for qualified brownfield projects and preferred community development projects; minimum performance standards for work completed using BIG program funds; and a listing of required qualifications for those professionals completing work funded by the BIG Program.

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Eligible Services and Activities / Reimbursement Rates.....	<b>Table 1</b>
Minimum Performance Standards for Work Performance, Reporting.....	<b>Table 2</b>
Requirements and Deliverables	
Required Qualifications for Professionals.....	<b>Table 3</b>

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#### ***How to Receive More Information about BIG Program Grants***

The BIG Program offers several different types of grants aimed at providing assistance for various stages of brownfield redevelopment. Different types of projects are eligible for different grants at varying levels of funding, as described in the BIG Program regulations. For more information about BIG Program Grants, including details regarding eligibility, grant awards and grant-eligible activities and services, potential applicants are encouraged to review the regulations for the BIG Program at the OER web site: [www.nyc.gov/BIGapplication](http://www.nyc.gov/BIGapplication). For additional information or questions, contact the BIG Program Administrator at (212) 380-1562 or via email at [Grants@NYCBIG.info](mailto:Grants@NYCBIG.info).

**Table 1: Eligible Services and Activities / Reimbursable Allowance for Work Funded by the New York City Brownfield Incentive Grant Program**

All listed prices are inclusive of all subcontractor, professional oversight, materials and equipment costs. The Reimbursement Allowance amounts presented below represent the maximum amounts a specific service and/or activity will be funded. An eligible service and/or activity is funded after approval of submitted invoices by a Qualified Vendor, a requisition and minimum performance standards documentation.

Pre-Development Design Grant *and* Environmental Investigation Grant awards and award limits are increased for projects qualifying as a **Preferred Community Development Project**. Such projects include: *Affordable Housing Developments, Brownfield Opportunity Area compliant developments, and Community Facility Developments*. Technical Assistance Grants are available only to not-for-profit developers of a Preferred Community Development Project.

<b>Pre-Enrollment Grants</b>			
<b>Activity</b>	<b>Unit</b>	<b>Reimbursable Allowance for Qualified Brownfield Projects</b>	<b>Reimbursable Allowance for Preferred Community Development Projects<sup>1</sup></b>
<b>Pre-Development Design Grants</b>			
<i>Title insurance/ Title search</i>			
Full coverage	each	\$765	\$1,020
Limited coverage	each	\$382.50	\$510
Non-Insured reports	each	\$255	\$340
<i>Project Feasibility Study</i>			
Market analysis	each	\$765	\$1,020
Concept plans	each	\$765	\$1,020
Pro-forma financial	each	\$765	\$1,020
Zoning analysis	each	\$765	\$1,020
<i>Other Services</i>			
Community Outreach	each	\$956.25	\$1,275
Site survey	day	\$956.25	\$1,275
Phase 1 ESA	each	\$1,593.75	\$2,125

<sup>1</sup> This column applies to preferred community development projects.

**Table 1: Eligible Services and Activities / Reimbursable Allowance for Work Funded by the New York City Brownfield Incentive Grant Program**

<b>Enrollment Grants</b>		
<b>Activity</b>	<b>Unit</b>	<b>Reimbursable Allowance</b>
<b>Cleanup Grants</b>		
<i>Work plans</i>		
Remedial Action Work Plan or Remedial Action Plan (approved by OER)	each	\$2,500
<i>Soil Removal</i>		
Disposal - Soil, Hazardous (does not include trans.)	ton	\$102
Disposal - Soil, Non-Hazardous (does not include trans.)	ton	\$43
Waste characterization	sample	\$208
Mobilization/demobilization -one time allowable per site per machine	each	\$425
Loader/backhoe w/operator	day	\$808
Small Trackhoe w/operator J Deere 200LC or equivalent)	day	\$1,190
Large Trackhoe w/operator (Cat 325 or equivalent)	day	\$1,445
Skid Steer Loader w/operator	day	\$595
Dump Truck w/operator (approx. 12 yd3)	day	\$340
Dump Truck, Tandem - Triaxle w/operator (25 yd3)	day	\$765
Roll off Box (20 yd3)	each	\$510
Vacuum Truck w/operator	hr	\$77
Post-excavation soil sample collection	day	\$680
<i>Backfill</i>		
Recycled Concrete Aggregate	ton	\$13
Certified Clean Fill Material	ton	\$17
Top Soil	cy	\$21
<i>Engineering Controls (cap emplacement)</i>		
Clean fill/ gravel	ton	\$17
Top soil	cy	\$21
Asphalt (2in. compacted asphalt on 2 in gravel base minimum)	sf	\$3.80
Cement paving (4 in. minimum)	sf	\$4.25
<i>Institutional Controls</i>		
Declaration of Covenants and Restrictions	each	\$2,125
<i>Reports</i>		
Remedial Action Progress Report	each	\$850
Remedial Action Report or Closure Report (approved by OER)	each	\$2,500
<i>Lab Analysis</i>		
<i>Metals (Soil/Water)</i>		
Priority Pollutant metals (13 metals)	sample	\$83
Total RCRA metals (8 metals)	sample	\$53
Target Analyte List metals (23 Metals)	sample	\$129

**Table 1: Eligible Services and Activities / Reimbursable Allowance for Work Funded by the New York City Brownfield Incentive Grant Program**

<b>Enrollment Grants</b>		
<b>Activity</b>	<b>Unit</b>	<b>Reimbursable Allowance</b>
<b>Cleanup Grants</b>		
<i>Lab Analysis</i>		
Organics (Soil/Water)		
Base Neutrals	sample	\$115
Base Neutrals + 10 or 15	sample	\$128
Base Neutrals/Acid Extractables (Semi-volatile Organics)	sample	\$204
BTEX	sample	\$41
BTEX + MTBE + TBA	sample	\$41
Herbicides	sample	\$77
PAHs	sample	\$115
PCBs	sample	\$51
PCBs in Oil	sample	\$41
Pesticides	sample	\$51
Volatiles	sample	\$68
Volatiles + 10 or 15	sample	\$77
Volatiles (Drinking Water)	sample	\$105
Volatiles (Drinking Water) + 10 or 15	sample	\$115
Target Compound List (VO+10, BNAE+20, Pest/PCB)	sample	\$408
Organics (Air)		
TO-15	sample	\$272
<i>Group Tests</i>		
ID-27 (TCLP Metals, TPH, PCBs, Reactive CN & S, Ignitability, pH)	sample	\$183.75
Priority Pollutants + 40 (VO+15, BNAE+25, Pest/PCB, 13 Metals, CN, Phenol)	sample	\$471.75
RCRA Characteristics (Reactive CN & S, Ignitability, Corrosivity)	sample	\$45
TCLP-Full (8 Metals, VO, BNAE, Pesticides, Herbicides)	sample	\$449.25
<b>Environmental Insurance Grants</b>		
For environmental insurance grants, eligible services and/or activities shall include purchase of Pollution Legal Liability Insurance and Cleanup Cost Cap Insurance. <b>The total amount of reimbursable expenses may not surpass the grant limit established in Section §43-1422 or Schedule A of the BIG Rule.</b>		

**Table 1: Eligible Services and Activities / Reimbursable Allowance for Work Funded by the New York City Brownfield Incentive Grant Program**

<b>Enrollment Grants</b>		
<b>Activity</b>	<b>Unit</b>	<b>Reimbursable Allowance</b>
<b><i>Enrollment Technical Assistance Grants</i></b>		
Eligible services for Enrollment Technical Assistance Grants include consulting services for activities including, but not limited to, assistance in the planning and execution of a brownfield project; development and/or review of documents required by the brownfield financial incentive grant program or the NYC brownfield cleanup program, including applications, agreements, statements of work, scopes of work, work plans, or reports; selection of qualified vendors; preparation of a budget; project planning; and review of brownfield project sequencing and scheduling. . The BIG Program will fund \$71.25 per hour for professional consultation; any amount above this rate is the responsibility of the grantee. Professional consultation may be provided by, for example, environmental consultants, professional engineers, community based organizations, attorneys, architects, or planners.		
<b>Activity</b>	<b>Unit</b>	<b>Reimbursable Allowance<sup>3</sup></b>
Professional Services	hr	\$71.25

<b>Brownfield Opportunity Area Grants</b>		
<b><i>BOA Application Technical Assistance Grants</i></b>		
Eligible services for Brownfield Opportunity Area Application Technical Assistance Grants include professional services utilized to assist in preparation of the BOA application. The BIG Program will fund \$71.25 per hour for professional consultation; any amount above this rate is the responsibility of the grantee. Professional consultation may be provided by, for example, environmental consultants, grant writers, community based organizations, professional engineers, attorneys, architects, or planners.		
<b>Activity</b>	<b>Unit</b>	<b>Reimbursable Allowance</b>
Professional	hr	\$71.25
<b><i>BOA Local Match Grants</i></b>		
For Brownfield Opportunity Area (BOA) Local Match Grants, eligible services and/or activities must be reasonable, relevant, and directly related to the BOA scope of work. In order for these eligible costs to be disbursed, they must be for local match activities listed in a work plan approved by the New York State Department of State pursuant to an executed State Assistance Contract. See BOA Program guidance for questions or clarification regarding eligible and ineligible costs. <b>The total amount of reimbursable expenses may not surpass the grant limit of the lesser of \$25,000 or 10% of the Brownfield Opportunity Area Grant award.</b>		

<sup>3</sup> This column applies to preferred community development projects where the developer is a not-for-profit corporation.

**Table 1: Eligible Services and Activities / Reimbursable Allowance for Work Funded by the New York City Brownfield Incentive Grant Program**

<b>Hazardous Materials E-Designation or Restrictive Declaration Remediation Grants</b>		
Eligible activities for E-Designation or Restrictive Declaration Grants are shown below and are selected automatically. These projects are eligible for reimbursement at a maximum of \$5,000. Invoiced charges should be equal to or exceed \$2,500 for each Report to ensure maximum grant award.		
<b>Activity</b>	<b>Unit</b>	<b>Reimbursable Allowance</b>
Remedial Action Plan (Approved by NYCDEP or OER)	each	\$2,500
Closure Report (Approved by OER)	each	\$2,500



**Contact Information:**

Press Office: (800) 260-7313

pressoffice@esd.ny.gov

## **New York City Regional Economic Development Council Submits One-Year Progress Report**

*NYCREDC Endorses Five Priority Projects for 2012 CFA Round Competition*

(September 17, 2012)

## **New York City Regional Economic Development Council Submits One-Year Progress Report**

The New York City Regional Economic Development Council submitted its one-year progress report to the State on September 14, 2012, which provides detail on the Council's achievements in implementing its five year strategic plan. The report includes a description of how the Council established a framework to advance the plan, revisions to some of its strategies, an implementation agenda and a tracking of the advancement of priority job-creating projects awarded in 2011. Additionally, the NYCREDC provided the State with its list of the five priority projects the Council has endorsed for the second round of the Regional Council competition.

The progress report can be found at <http://regionalcouncils.ny.gov/content/new-york-city>.

"The Regional Council initiative has transformed economic development in our city and across New York State. The Council has become an invaluable forum for businesses, nonprofits, community groups, and individuals to discuss strategies and plans to create jobs and generate regional economic growth," said Matthew Goldstein, chancellor, The City University of New York and Regional Council co-chair. "The Council worked tirelessly last year to identify the region's best projects, and all of the projects funded in 2011 are successfully moving forward. This year we have focused on refining our strategies and strengthening our implementation program, and through robust public participation and Council discussion we have made important adjustments to ensure a strong, effective plan for a more prosperous New York City."

The New York City Regional Economic Development Council (NYCREDC) emerged in 2012 as an open and creative forum where community representatives, government agencies, business, labor, and academic leaders and project sponsors engaged in planning, discussion and debate over economic development proposals, policies and investment decisions for the five boroughs. During the 10 months since the completion of the Regional Strategic Plan for New York City, the Council has become more cohesive and more visible in the City and State, bringing additional transparency and ground-up engagement to local economic development planning and implementation. Council members themselves have become a new and unique point of access for project sponsors and advocates seeking to make the case for projects they believe will be transformational for their communities.

During the first three quarters of 2012, the NYC Regional Economic Development Council has updated its Strategic Plan in order to be responsive to Regional Council Guidelines and to the team of strategic plan reviewers, which assessed the region's original Strategic Plan submission. Key adjustments include:

Highly focused attention to measurable accomplishments to be achieved in "opportunity zones," those formerly distressed communities that the Council has targeted for priority investment in redevelopment;

A refined implementation program in which Council members are actively engaged in outreach to the broader community to identify and gather information about important economic development projects and to secure community and project sponsor feedback on progress and challenges; and

Amplification of the commitment to workforce development and training as a critical factor in economic growth and inclusiveness;

Priority projects identified in the 2011 plan are moving forward with accelerated implementation as a result of the attention and focus provided through the regional Council process:

The Hunts Point Terminal Produce Market redevelopment project has identified all needed funding; it is anticipated that the agreement to advance the redevelopment project will be finalized in fall 2012.

Food industry partnerships are emerging between upstate agricultural groups and local developers, including the potential location of a distribution center for Mid-Hudson Valley farmers at [Create@Harlem Green](#).

First-round State and City funding for renovation of a green manufacturing facility in the Brooklyn Navy Yard is in place and construction is under way. This project demonstrated the unique capacity of the Navy Yard to serve as a model for a new kind of New York industrial park featuring advanced manufacturing and high-tech jobs. As a result, two additional projects in the Navy Yard are being proposed for 2012-13 funding.

In November 2012, applications will open for SeedStart, a high-tech accelerator program that will select entrepreneurs from across New York State to participate in an early stage, 12-week program to refine their product offerings and gain access to venture funding and the New York City market.

Mayor Bloomberg has announced three new projects as part of the city's Applied Sciences Initiative – one a partnership between Cornell University and the Technion-Israel Institute of Technology, to be located on Roosevelt Island, another a consortium of universities led by New York University, to be located near NYU-Poly in Downtown Brooklyn, and a significant expansion of Columbia University's engineering school. The Applied Sciences Center on Roosevelt Island is moving ahead with development plans and, in the interim, has announced a fall 2012 start, utilizing a temporary campus provided within Google's New York City headquarters.

The following five projects were endorsed by the Council and submitted to the State as regional priorities for the second round of the Regional Council initiative's competitive grant funding process:

**Connect NYC Broadband Connectivity Program** - This \$13 million project would address digital deserts in Industrial Business Zones in the Bronx, Brooklyn, Staten Island and Queens by building out fiber optic networks, with potential to serve 260 buildings over a two-year period. It is consistent with the Connect NY program announced by Governor Cuomo on August 21 and advances the Council's strategy of supporting the development of high-tech industry clusters that include the most economically distressed areas of the five boroughs. The project will result in 78 construction jobs and 270 new permanent jobs.

**New Lab** - At a cost of \$23.2 million, Macro Sea, Inc. plans to convert two wings of the Brooklyn Navy Yard Green Manufacturing Center, a former shipbuilding factory, into New Lab, a facility that promotes collaboration between the disciplines of design and fabrication. As master tenant, Macro Sea will transform 48,502 square feet of this space and another 30,000 square feet of newly constructed mezzanine space into a high-tech design and prototyping center that will enhance the Brooklyn Navy Yard Development Corporation's initiative to become a national model for sustainable industrial parks. This project, which will result in 150 construction jobs and 410 new jobs, and help retain 30 existing jobs, will advance the Regional Council strategies of generating new high-tech manufacturing jobs through partnerships between business and universities, and contributing to development of innovation industry clusters that will allow the city to continue to diversify and grow its economy.

**New York City Wetlands Mitigation Bank** - This \$10 million City project will establish a mitigation bank to facilitate waterfront development and restoration of 10 acres of targeted wetlands in New York harbor. The program will provide seed financing to fund a restoration project in one of three potential mitigation bank pilot sites: 1) Sunset Cove Park (Jamaica Bay), 2) Saw Mill Creek (Staten Island) and 3) Ferry Point Park (Bronx). Costs would include design, demolition, remediation, construction, and restoration. Public projects might include

new ferry landings, waterfront esplanades and open space, upgrades to sewer infrastructure, and rehabilitated roads and bridges. Private projects in the pipeline include: development of a 170,000-square-foot industrial warehouse facility on Westchester Creek (Bronx); transport of bulk materials by barge rather than by increased truck traffic on local roads, by a recycling scrap business on Newtown Creek (Queens & Brooklyn); and expansion of ship maintenance and repair operations by a shipyard (Staten Island's North Shore). The program will leverage an estimated \$576 million in infrastructure investment at 60 project sites, including 18 private waterfront projects and 42 public projects. The project will result in 120 construction jobs, and up to 3,500 new permanent jobs over five to seven year period from private and public development.

**REDC Brownfield Cleanup and Development Grants - New York City is seeking State funding, to leverage federal and city funds, to provide direct grants to fund cleanup activities on approximately 60 brownfield projects in low-income and underserved communities throughout all five boroughs of New York City. The City Office of Environmental Remediation will provide oversight of development; review and approval of investigation reports; development, review and approval of cleanup plans; and inspection of each of the 60 development projects. These grants, to be called REDC Brownfield Cleanup and Development Grants, will be awarded in the amount of \$25,000 per project and will reimburse developers for eligible cleanup costs on projects that lead to the creation of 7,205 construction jobs and 3,250 permanent new jobs and \$1 billion of private investment, including over 1.2 million square feet of commercial development, and over 1,500 new units of housing, including 1,000 affordable housing units.**

Brooklyn Navy Yard Steiner Studios Media Campus Phase III - The \$110.25 million project includes the construction of nearly 100,000 square feet of new soundstages to meet the critical demand in New York for space in which to shoot television shows and commercials, and the first New York City outdoor streetscape backlot. The project also includes site preparation and preconstruction activities that will ultimately enable over 460,000 square feet of new space to be built for academic partners and media companies in renovated historic structures and new buildings. Public funding will provide the necessary water/sewer/gas/electric infrastructure loop to make site development possible. In addition to Steiner Studios, partners in the project include Brooklyn College-CUNY Graduate School of Cinema, Carnegie Mellon University, Syracuse University and other SUNY colleges. Phases 4 and 5, to follow this stage of investment, will involve \$274 million of additional investment (representing a more than 9 to 1 private to public funding ratio). In total, phases 3, 4 and 5 of the project will result in 2,600 construction jobs and 2,500 full-time jobs.

Governor Cuomo created Regional Councils and the Consolidated Funding Application (CFA) to fundamentally change New York's operating model for economic development and job creation. The Regional Councils have transformed the way the State invests in economic development, shifting from a top-down approach to a community-based, performance-driven model which empowers individual regions to develop, invest in, and advance regional solutions and job-creating projects to spur economic growth.

Last year, \$785 million was awarded for job-creating economic and community development projects consistent with each region's strategic plans. To build on the success of the first round, a second round of up to \$762 million in State resources was launched in 2012. Funding for the second round includes \$220 million in competitive grant funding (\$150 million in capital and \$70 million in tax credits) to implement regional strategic plans and continue to advance priority job-creating projects, and up to \$542 million from State agency programs through the CFA to support regionally-significant economic development projects.

Five awards of \$25 million will be made, and the competition will have two parts:

First, the four regions with the 2011 Best Plans will compete for two awards of up to \$25 million each in capital funds. Awards will be made based on the progress the Regional Councils have made implementing their strategies and evolution of their strategic plans

Second, the remaining six regions will compete for three awards of up to \$25 million each in capital funds. Awards will be made based on the regions' revised and updated strategic plans and progress made implementing their strategies

The balance of the \$25 million in capital will be available for priority projects in the remaining five regions. In addition, each region will also be eligible for up to \$10 million in Excelsior Tax Credits to help attract and grow business in the region.

Following the submission of each region's one-year progress reports, beginning in mid-September, the Strategic Implementation Assessment Team will visit each of the 10 regions, to hear oral presentations and participate in a tour of the Councils' implementation activity and priority projects. These tours will

make New York's economic development process more transparent, open and publicly-accessible. Funding awards for the second round of the CFA process are expected to be announced this fall.

As part of "The New New York Works for Business" campaign, the State has launched a new website – [www.thenewNY.com](http://www.thenewNY.com) – which provides quick access to information for all areas of business assistance available from New York State. From starting a business, to accessing tax credits and funding incentives, to international trade, to regional assistance, this is a one-stop shop for all businesses to successfully thrive in New York.

To learn more about each Regional Council and their economic development plans, visit [www.regionalcouncils.ny.gov](http://www.regionalcouncils.ny.gov).

 Printer-friendly version

###

**14. Areas Affected by Project:**

City of New York, NY

## **SF 424 Application for Federal Assistance Attachment**

### Congressional Districts of Applicant:

NY-005, NY-006, NY-007, NY-008, NY-009, NY-010, NY-011, NY-012, NY-013, NY-014, NY-015, NY-016, and NY-017

### Congressional Districts of Program/Project:

NY-005, NY-006, NY-007, NY-008, NY-009, NY-010, NY-011, NY-012, NY-013, NY-014, NY-015, NY-016, and NY-017

**Application for Federal Assistance SF-424**

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
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* 3. Date Received: <input type="text" value="12/18/2015"/>	4. Applicant Identifier: <input type="text"/>
--	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>
--	---

**State Use Only:**

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="13-6400434"/>	* c. Organizational DUNS: <input type="text" value="9650480980000"/>
--	---

**d. Address:**

* Street1:	<input type="text" value="100 Gold Street, 2nd Floor"/>
Street2:	<input type="text"/>
* City:	<input type="text" value="New York"/>
County/Parish:	<input type="text"/>
* State:	<input type="text" value="NY: New York"/>
Province:	<input type="text"/>
* Country:	<input type="text" value="USA: UNITED STATES"/>
* Zip / Postal Code:	<input type="text" value="10038-1621"/>

**e. Organizational Unit:**

Department Name: <input type="text" value="Office of Env. Remediation"/>	Division Name: <input type="text"/>
---	--

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: <input type="text" value="Ms."/>	* First Name: <input type="text" value="Lee"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Ilan"/>	
Suffix: <input type="text"/>	

Title:

Organizational Affiliation:

* Telephone Number: <input type="text" value="(212) 788-2929"/>	Fax Number: <input type="text"/>
---	----------------------------------

\* Email:

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Environmental Protection Agency

**11. Catalog of Federal Domestic Assistance Number:**

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

**\* 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-15-04

\* Title:

FY16 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

1234-NYC SF 424 areas affected.pdf

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

City of New York 2016 US EPA Brownfields RLF Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="400,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed: