

Office of the Mayor
VILLAGE OF WAPPINGERS FALLS

2582 South Avenue
Wappingers Falls, NY 12590
(845)-297-8773 Fax: (845)-298-2645

To Whom It May Concern:

I, Mayor Matt Alexander, affirm that the information in this Transmittal Letter, the separately attached Project Narrative, and all associated attachments is true and complete. As requested, the following information is included in this document:

A. Applicant Identification:

Village of Wappingers Falls

B. Applicant DUNS Number:

186848206

C. Funding Requested:

- i) Assessment
- ii) \$200,000 Requested in Federal Funds
- iii) Hazardous Substances

D. Location:

Village of Wappingers Falls, Dutchess County, New York 12590

E. Property Information for Site-Specific Proposal

N/A. This is a Community Wide Assessment Application

F. Contacts:

- i) Project Director: Scott Williams, (845)297-8773x9; Swilliams@wappingersfallsny.gov, 2582 South Avenue Wappingers Falls, NY 12590;
- ii) Chief Executive/Highest Ranking Elected Official: Mayor Matt Alexander, (845)220-6654, Mayor@wappingersfallsny.gov, 2582 South Avenue Wappingers Falls, NY 12590

G. Date Submitted: December 18, 2015

H. Project Period: 1/1/2017 – 6/30/2018

I. Population: 5,591 (per 2009-2013 ACS Estimate)

J. Regional Priorities Form/Other Factors Checklist: NEXT PAGE

Sincerely,



Matt Alexander, Mayor

Appendix 3
Regional Priorities Form/Other Factors Checklist

Name of Applicant: Village of Wappingers Falls

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): Assistance to Communities That Have Limited In-House
Capacity to Manage Brownfields Project
Page Number(s): Page 4 --- Section 1.C.i

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.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
X Community population is 10,000 or less.	Pg. 1
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
X Project is primarily focusing on Phase II assessments.	Pg. 8
X Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	Pg. 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.	

1. Community Need

1.a.i. Targeted Community Description

The Village of Wappingers Falls sits between a closed dump, a 303(d) Priority Water Body, and a New York State DEC Superfund Site. This 1.2 square mile municipality and New York State Department of State Brownfield Opportunity Study Area comprised of 5,591 residents. The entire Village is the targeted community because of its relatively small size and its long history of industrial and manufacturing operations. Geographically, the Village sits between the Cities of Poughkeepsie and Beacon, on the banks of the Wappinger Creek and Lake. Historically, the Wappinger Creek's connection to the Hudson River and the hydropower gained from the Wappinger Falls made the Village the perfect location for industrial operations. In the 20th Century, this industrial history attracted immigrants from mainly Ireland and Italy who were in search of employment. Since that time, the Village has lost more than half of its industrially zoned property to fire and building collapses, leaving visible gaps in the streetscape. The Village is seeking the means to assess these vacant sites in order to reverse this trend. At its peak, the banks of the Wappinger Creek were dotted with mills, factories and industrial storage facilities which served as employment centers for the Village and the surrounding area. Many of the homes built in the Village were commissioned by the industrial factories in order to house all of their employees. Now, the Village's tragic decline can be linked to these sites' abandonment. Many developers can see the promise of a walkable urban center with scenic landscapes and historical streetscapes. A large number of foreign born citizens have begun to immigrate to the Village, repeating its history and maintaining its status as a "melting pot". The relative affordability of the Village has become an attraction for the Hudson Valley's newest immigrants, primarily Latino, once more. This population segment now comprises 28% (per 2013 ACS) of the Villages total population. The real issue stalling interested developers from resurrecting this ailing municipality is the need for environmental assessments and cleanups on its vacant properties. This would alleviate associated health concerns and allow for a new wave of infill development.

1.a.ii. Demographic Information

	Village of Wappingers Falls	Dutchess County	New York State	National
Population	5,591	296,579	19,746,227	311,536,594
Unemployment	7.7%	4.5% [^]	4.8% ^{**}	5%
Poverty Rate	11.4%	9%	15.3%	11.3%
Percent Minority	41.1%	27.3%	29.6%	37%
Median Household Income	\$35,250 ^{***}	\$72,525	\$ 58,003.00	\$ 53,046.00
% Uninsured Residents	24.3%	9.1%	11.1%	14.9%
Poverty Rate, Families with Children 5 years & younger	26.6%	9.9%	17.3%	18.6%
Increase in Individuals on public assistance between 2006-2009 ^{^^}	49.3%	30%		
All information from 2009-2013 ACS except where noted ^{**} http://www.bls.gov/regions/new-york-new-jersey/new_york.htm#eag_ny.f.P	^{***} Village of Wappingers Falls 2015 Income Study [^] US Department of Labor, April 2015 ^{^^} Dutchess County's Health and Well-being of Children, Families, and Adults 2010 report			

64% of the Village of Wappingers Falls' 5,591 residents are low to moderate income. This working class community is extremely diverse with 19% of residents speaking Spanish, per the 2013 ACS. In fact, only 58.9% of the Village is white, non-Hispanic, as of the 2013 American Communities Survey. With great historical "bones" and this fabulous diversity, the Village of Wappingers Falls has the potential to transform into one of the gem communities of the Hudson Valley. Currently, however, per the 2013 ACS, over 26% of families in the Village with children under 5 years old live in poverty. Also, 20% of the Village has relocated in the past year; thus making the Village twice as transient as the national average. The Village of Wappingers Falls, through volunteer surveyors, conducted its own door-to-door income survey of 994 households in the summer of 2015. The results of this survey showed the Village's Median Household Income at \$35,250; far below the state and county average. Poverty rates, per the most recent American Communities Survey, are highest among young families with young children (26%) and senior citizens (13%). These demographic groups are in need of local jobs and increased public services, both of which can be provided through the redevelopment of the Village's Brownfields and the increased tax revenue which accompanies their future remediation and redevelopment.

1.a.iii Description of Brownfield

Wappingers Falls is comprised of a gutted urban core bordered by a 303(d) priority waterbody, a 8.5 acre New York State Superfund Site, and a closed dump. An estimated 11 potential Brownfields will be assessed through this EPA funding. As an old mill town, the majority of these sites are located on the banks of the Wappinger Creek and Lake, both estuaries to the Hudson River. As Village old-timers can attest to, back in the early 20th Century, the majority of the Village's 40 then-active industrial operations would routinely reroute the flow of the Wappinger Creek in order to "flush" the chemical waste on their property back into the creek and into the Hudson River. This illicit discharging and the hazardous nature of the chemicals produced and handled throughout the Village are the source of contamination on these Brownfields. Previous land uses of these suspected Brownfields include an array of industrial operations ranging from metal plating, felt manufacturing, dye making, and manufactured gas production. This unfortunate history has effectively stunted the Village's revitalization and traps its residents in a crippling cycle of poverty. The Village's limited knowledge of these contaminates suggests levels of DDT, arsenic, silver, barium, copper, nickel, lead, zinc, mercury and several non-organic solvents which are above their allowable limits. Within 1 mile of all suspected Brownfields are facilities which serve sensitive populations, including elementary schools, rehabilitation centers, senior living complexes, group homes for the developmentally disabled, and parkland which sees extensive use from local youth. In reference to the Village's historical industrial core, the New York Department of Environmental Conservation (DEC) has stated in a 2009 Record of Decision that "a significant *environmental threat* associated with the current and potential impacts of contaminates to soil, groundwater, and sediments" was present. This environmental threat continues to grow in severity as more abandoned industrial buildings

collapse every decade. These buildings, in many cases are left as open piles of rubble meaning exposure to toxins becomes more likely.

1.a.iv. Cumulative Environmental Issues

Environmental issues within this community revolve around the industrial history of the Wappinger Creek and its banks. Specifically, the poisoning of the Village's water bodies and the pollution of otherwise usable industrial, commercial and recreational property are the root issues. The Lower Wappinger Creek is believed to have significant levels of heavy metal pollution caused by illicit discharge and storm water runoff from the proposed assessment site over the last century and a half. Contaminated sedimentation caused by storm water runoff and various point-sources of pollution have caused a steady deterioration of the Wappinger Lake and the Wappinger Creek. The Wappinger Lake was once a popular recreational asset but now sits largely unusable. New York State has listed the Lake as a 303(d) Priority Water Body as a result of years of pollution and sedimentation. In 2009, the continued runoff of contaminated soil compromised the Village's drinking water wells. This resulted in the Village spending \$5.6 million in 2011 to relocate the wells and enhance its disinfection methods. The pollution of these waterways has impacted several guarded species including the pie-billed grebe, the blanding's turtle, and the Indiana bat; all of which depend on a healthy Wappinger Watershed for their local survival. Land use has also been limited for a number of Village properties. Land that could be potentially used as recreational green space cannot accommodate use due to suspected contamination. This lack of recreational parkland combined with the inability to swim or fish in the Wappinger Creek or Lake has impacted the health of Village residents. Past land uses suggest that contaminants include: chlorinated solvent with fluoride, antimony, sulfuric acid, phosphoric acid, nickel, hexavalent chromium, aluminum, zinc, copper, arsenic, lead, chrysene, pyrene, benzo(b)fluoranthene, selenium, thallium, and beryllium (per NYS DEC 2009 Record of Decision for the Village's Industrial core). The New York State DEC further conducted a study on human exposure pathways which stated that there is a possible pathway through soil vapor intrusion, contact or ingestion of contaminated groundwater, or contact with pollutants (2009 NYSDEC Record of Decision). As a community with a \$35,250 median household income, the majority of Village residents cannot afford to medically treat the health impacts associated with these environmental issues.

1.b. Impacts on Targeted Community

The impacts of the Village's potential Brownfield properties include loss of drinking water, potential threats to human health and natural resource quality, disproportionate service burden associated with contaminated sites, disinvestment and increased criminal activity. For a small village of only 5,591 residents, this list of impacts represents a real and devastating burden reaching every facet of life. In 2009, the Village's well field was penetrated by the contamination carried into the watershed by storm water runoff and century's worth of illicit industrial discharge. The Village had to commit to a \$5.6 million dollar effort to relocate the drinking water wells and install a state-of-the-art ultraviolet disinfection facility. This was a massive undertaking for a small Village and has resulted in much higher than average water bill for all

residents and businesses. This puts a disproportionate strain on low and fixed income residents. This undertaking has also limited the Village's ability to carry out much-needed infrastructure and parkland improvements without funding from County, State, and Federal agencies. The recreational capacity of the Village's aquatic resources has also been reduced due to high levels of contaminants. New York State DEC listed the Wappinger Lake as a 303(d) Priority Water Body. The DEC states in a 1999 Natural Resource Plan for the Village of Wappingers Falls that the Wappinger Lake and Creek are no longer suitable for swimming and fishing. Rain events which carry contaminated runoff into these water bodies have been identified as the primary contributors to their pollution. The proximity of many homes to these contaminated and blighted Brownfields has resulted in a lack of private upkeep in many of the more economically disadvantaged neighborhoods. The Village has seen widespread disinvestment within its traditional industrial and commercial corridors. Wappingers Falls Planning Department estimates that one out of every 4 commercial storefronts is vacant. The inability for the Village to attract developers for infill development or tenants for vacancies is a result of a business district littered with contaminated properties and the lack of general upkeep on behalf of property owners. Where disinvestment and economic stagnation occur, so too does criminal activity. In the last two years alone 186 incidents of vandalism and criminal mischief have occurred, 240 drug related crimes have occurred, over a dozen drug overdoses. Despite being only 1.8% of Dutchess County's population, Village residents make up 11% of the County's total drug overdoses (as of 2013) Additionally, 130 arrests have been made for drug possession (arrest data courtesy of Wappingers Falls P.D.). In terms of negative health impacts, a 2010 study conducted by the Bureau of Chronic Disease Epidemiology and Surveillance and Bureau of Environmental Exposure Investigation's Cancer Surveillance Program found unusually high blood cancer rates. In fact, 180 residents (3% of total population) in the Village were diagnosed with a type of blood cancer from 2003-2007. In addition, the Village has a 15-49% above average rate of breast cancer according to the New York State Cancer Registry. These unusual rates of illness are increasingly an issue of concern due to the 24.3% of all Village residents who are uninsured per the 2013 ACS. This is in comparison to the 11.1% of all Americans living in without healthcare coverage. This high percentage of uninsured residents directly correlates to our high levels of low-income residents. The high level of low-income residents is a direct result of limited employment opportunities due to Brownfield induced disinvestment.

1.c.i. Economic Conditions

The Village of Wappingers Falls needs EPA funding to unburden its low-income, minority population which has been disproportionately effected by environmental and economic issues resulting from a large number of contaminated properties. This small municipality has limited in-house capability to assess its many vacant sites due to limited financial means but has a right to the same economic and environmental opportunities afforded to communities of higher socioeconomic status. Over the last half of century in particular, the Village has seen substantial economic decline and loss of private investment as a result of the continued loss of commercial and industrial properties from the tax role. In 2015 the Village experienced a budget deficit

which resulted in a fund balance reduction of \$91,033.66 for the 2015-2016 fiscal year. As depicted in the demographic table, the Village has an extremely low median household income of \$35,250 and a small population of 5,591. The Village is therefore limited in its ability to rely on tax payers for capital project funding, as any substantial tax increases would unfairly burden this challenged population. The Village has sought technical and financial assistance at the state level but New York's support has proven inadequate and has resulted in incomplete assessment and remediation efforts. The variety of potential Brownfields requires a community-wide approach that NYS DEC has not offered in their past commitments with the Village. In 2011, the Village of Wappingers Falls has used what limited financial means it has to undertake a \$5.6 million water treatment improvement and a \$14.8 million sewer and water infrastructure project started in 2015. This 3 year project was a necessity due to the 85 year average age of the Village's water mains and sewer lines. With severe weather becoming more commonplace in the North East, the Village has taken up the responsibility of hardening its infrastructure to prevent catastrophic failures within these critical systems. In New York State there is a 0.12% tax cap which restricts the amount that municipalities can spend on capital improvements and economic development. Therefore, having already committed to maintaining its water distribution and sanitary sewer systems, the Village currently sits unable to assess its vacant and blighted property. This inability has proven costly in recent years as private developers have expressed interest in several vacant sites only to be sidelined by the unavailability of information on the extent of contamination. Per the Village's Planning and Zoning Department, there is a 25% commercial vacancy rate on existing structures. This staggering number fails to include the vacant properties which are entirely off of the tax roll. Over half of the Village's 24.52 acres of industrial property is off of the tax roll. These vacant properties are as large as 8.5 acres and as small as 0.5 acres. The economic conditions in the Village are worsening as the amount of taxable property decreases and residents turn more and more to public aid. The Village has seen a 49.3% increase in individuals claiming public assistance between 2006-2009, per Dutchess County's Health and Well-being of Children, Families, and Adults 2010 report.

1.c.ii. Economic Effects of Brownfields

As outlined in the attached demographic table, the Village is clearly lagging behind the rest of Dutchess County and New York State. Unemployment is almost three whole percentage points greater in the Village as it is for the County. The Village's median household income is less than half of Dutchess County's median household income. The presence of these contaminated and blighted properties has driven down property values and consequently has motivated residents, business owners, and developers to relocate to more affluent parts of Dutchess County. At last calculation by the Village's Planning and Zoning Department, the Village had a commercial vacancy rate of 25%. Vacancies are more common when potential Brownfields are also located on the same street. This can be seen along West Main Street, East Main Street, McKinley Street, Market Street, and Mill Street. Effectively, the Village is becoming more destabilized the longer these properties detract from the property values and dissuade potential customers, consumers, and developers from investing within Village boundaries. Disinvestment is directly associated

with the lack of feasibility associated with infill development on contaminated sites as well as an unwillingness to locate an investment next to suspected contaminants. This is the case in at least 14 commercially/industrially zoned vacant parcels. The 2012 and 2014 collapse of two of the Village's most prominent commercial structures is indicative of the overall disinvestment and instability in the Village's urban core. These collapses have left "missing teeth" in the Village's streetscapes which are still unfilled. Zillow.com's profile for the Village notes that median rent is lagging substantially behind the rest of the County and home values have been declining since 2006. This trend shows no signs of reversing without Village intervention in the assessment and remediation of these Brownfields. One of the most telling statistics to support this trend of destabilization is the high rate of transiency within Wappingers Falls. Per the most recent ACS, only 88% of the population has been living in the same residential unit for over one year. Additionally, there is an estimated 300 vacant residential units; this translates to 12% of the Village's total housing stock. In the summer of 2013, the water main beneath the Village's largest contaminated site (known as "The Bleachery") started leaking hundreds of thousands of gallons of water per day. Water pressure in the majority of the Village became inadequate and eventually non-existent. Since this site was abandoned, the Village was responsible for correcting the problem, resulting in a substantial brownfield related service burden. The fix cost the Village \$350,000 and subjected residents to a risk of cross-contamination. These burdens would have been avoided if contamination had not prevented remediation and redevelopment of the site.

2. Project Description/ Feasibility of Success

2.a.i Project Description

Through this proposed project, the Village will be conducting an estimated 5 assessments on blighted properties with industrial or commercial histories. \$200,000 is being requested in federal aid. Among the prospective properties are former metal plating facilities, dry cleaners, ink and dye manufacturing facilities, industrial storage, gasification facilities, and mechanical manufacturing operations. Of the 24.52 acre industrially zoned property in the Village, over 14 acres has been left vacant after structural collapse or fire. Properties range from small lots to parcels in excess of 8.5 acres.

The Village's long list of contaminated sites will be prioritized through its Brownfield Opportunity Area Nomination Study (to ensure that assessments are conducted on sites with the greatest potential impact to advance the Village's revitalization efforts. This nomination study is funded through New York's Department of State (NYDOS) and is separate from federal brownfield programs. This nomination study will build off of the recommendations outlined in the Village's NYSDOS Local Waterfront Revitalization Strategy (LWRS) which lists the identification, assessment, and cleanup of contaminated property as a chief priority in the redevelopment of the Village. These assessments will advance the land use strategies outlined in these plans. The LWRS recommends "Containing development within the Village boundaries" while also recognizing the Village's "long industrial history" which has "resulted in some environmental contamination areas of specific concern." This plan's focus on waterfront

revitalization dovetails nicely with EPA assessments as the majority of contaminated locations are located on the waterfront of the Wappinger Creek, a Hudson River Estuary. The LWRS indicates a lack of development along the waterfront, due to contamination, detracts from the Village's urban core and natural viewshed which would otherwise prove to be a key asset to Wappingers Falls.

2.a.ii. Project Timing

The Village will set milestones at critical junctures to ensure that work is progressing to complete grant work in three years. These benchmarks include: procurement, stakeholder input gathering, site selection, site assessment, and plan creation. The Village will work with a consulting firm, hired in accordance with federal and local procurement policies, in order to aid in site selection, securing site access, and conducting the assessments outlined in this application. Having conducted nearly \$30 million in capital improvements over the last decade, the Village has experience in organizing procurement efforts. A pre-bid meeting will be held prior to awarding any contracts in order to better acclimate interested contractors with the challenges facing the Village. This meeting will include touring the sites throughout the Village where assessments are being considered. After the procurement process is over and a consultant is awarded the Village will begin gathering stakeholder input. The Village will do this with a combined 32 hours of public meetings in a multitude of formats, including: open-house, traditional lecture followed by question and answer, and public hearings. The Village has extensive experience in completing grant-funded projects. This experience will be harnessed to ensure a timely process for site selection and assessment. In 18 months, well within the 3 year timeframe mandated by the EPA, the Village will complete the final benchmark of plan creation. Grants Management Staff will be responsible for working with consultants to ensure this task's timely completion. Specific staff members include Grant Clerk Scott Williams, Village Clerk John Karge, Treasurer Jen Brown, and Assistant Treasurer Maureen Flax.

2.a.iii Site Selection

The Village of Wappingers Falls has identified site selection as one of its benchmarks for this project. This benchmark will be completed using stakeholder input, professional input from a procured consultant, and the results of ongoing planning initiatives. The Village has been studying locations critical to economic revitalization for the past several years. In particular, the Village has utilized \$57,500 of NYSDOS funding to develop a Local Waterfront Revitalization Strategy and is in the process of conducting a Brownfield Opportunity Area Nomination Study. These planning documents suggest the Village focus on the contaminated, vacant property along the Wappinger Lake and Creek as a priority. Phase I site selections will be determined through stakeholder input, recommendations from comprehensive planning documents, and the professional determination of the consultant. Phase II site selections will be based on the feasibility to gain site access and on the recommendations of our Brownfield Opportunity Area Nomination Study, Local Waterfront Revitalization Strategy, Phase I studies (conducted through this program's funding), and the cost estimates of the consultant to ensure that the program's impact is maximized across the entire targeted community. All properties will be accessed only

after written permission to perform work on private land is given to the Village, in writing, and filed at Village Hall. The majority of these sites, however, are abandoned after their owners passed away in the 20th Century and contamination prevented interested buyers from taking ownership.

2.b.i Task Descriptions

Task 1: Stakeholder and Community Meetings: Management costs of organizing and facilitating public meetings and outreach will be an estimated \$1,400. This cost breaks down into: 32 hours of public meetings over 3 years at a personnel rate of \$18 dollars an hour for one facilitator (\$576) and \$19.50 an hour for another (\$624), plus \$200 in facility costs. This task also includes procurement consistent with EPA rules, ACRES reporting and reporting of outputs and outcomes. Throughout this assessment work, key Village’s Officials will be travelling to Brownfield Summits to gain valuable information about advancing the remediation efforts for these sites (\$1600 for Travel).

Outputs: The Village will award a consultant a contract for the professional services required in site selection, assessment, and plan creation. Also, valuable stakeholder input will be collected while the public is simultaneously made knowledgeable of this project through a series of public meetings which will total 32 hours.

Task 2: Site assessments: The contracted consultant will assess 11 locations, under Village supervision, within this 1.2 square mile municipal boundary. The sites will be selected through an ongoing Brownfield Opportunity Area Nomination Study funded by the New York State Department of State. This study includes urban planning professionals carefully examining the likelihood of each property’s redevelopment. Once the 11 sites are chosen and prioritized through this comprehensive planning initiative, the Village will direct the consultant to assess the suspected hazardous material on these sites. This will be done through the following tasks: 1) Phase I Environmental Assessments, \$55,000 (\$5,000 each). 2) Phase II Environmental Assessments, \$120,000 (\$30,000 each). Outputs: The Village will gain the knowledge necessary to commission the creation of a cleanup plan.

Task 3 Cleanup Plans: This task includes \$22,000 for the development of cleanup plans which will be inclusive of each assessed property. Outputs: The Village will have planning mechanisms which will allow for a cleanup effort to move forward. These plans will be made accessible to interested private developers as well as government agencies in future grant applications that seek funding for cleanup.

2.b.ii. Budget Table

Budget Category	Task 1	Task 2	Task 3	Total
Personnel	1200			
Travel	1,600			
Supply	200			
Contractual		175,000	22,000	
TOTAL				200,000

2.c. Ability to Leverage

In an effort to improve its development readiness, the Village has been investing heavily in improving the capacity of its infrastructure and the quality of its green space. The Environmental Protection Agency's investment in Wappingers Falls would be directly leveraged with a **\$17,219,800** dollar comprehensive revitalization effort. The Village has utilized a number of grant opportunities to carry out this work and believes these projects will serve effectively as leverage for the proposed assessments. An ongoing \$370,400 Brownfield Opportunity Area Nomination Study 90% funded by the NYS Department of State will be used to study potential sites in order to determine which locations will be assessed. The sites which have the highest probability of attracting private investment and eventually being remediated and redeveloped will ultimately be selected for assessment. The Village is also undergoing a massive renovation to its sewer lines, water mains, drainage, sidewalks and road surfaces, cross walks, curbing, and urban parks in order to make Wappingers Falls more livable and attractive to developers. This undertaking is funded through \$14.8 million in interest free loans from New York State's Environmental Facilities Corporation (EFC) for the repaving of over 18 streets, the replacement of sewer lines, and the installation of new water mains. \$800,000 is from New York's Empire State Development Corporation (ESD) for the installation of a sewer main to a blighted industrial site in order to facilitate its redevelopment. \$699,400 is from NYS DOT for pedestrian improvements and additional on-street parking. This project will improve the walkability and accessibility of many commercial properties in the Village's Central Business District. \$500,000 is from Dutchess County for sewer aeration units which increase the sewage capacity of the Village's treatment plant. This increase in capacity will allow future developments to utilize the municipal sewer system. Finally, the Village secured \$50,000 from NYS DEC for improved waterfront access along the Wappinger Creek. The Empire State Development Corporation funding was awarded to the Village as a 2014 Mid-Hudson Regional Priority Project by Governor Cuomo and the Mid-Hudson Regional Economic Development Council.

3. Community Engagement and Partnerships

3.a Involving Targeted Community & Other Stakeholders; & Community Project Progress

3.a.i. Community Involvement Plan

Due to its relatively small size, the Village has great success in soliciting public involvement. The Village plans to build off of this success by implementing proven methods of reaching the public and fostering community interest in Village endeavors. Foremost, the Village will primarily rely on public meetings held in ADA accessible locations with speaker systems to aid the hearing impaired. These locations include American Legion Post 427, SW Johnson Firehouse, WT Garner Firehouse, and the Wappingers Falls Justice Court. Translation services will be provided by Abriendo Puertas and The United Village Committee. The Wappingers Falls Economic Development Committee and the Wappingers Falls Business and Professional Association will be responsible for soliciting input from local businesses and coordinating outreach with business owners. Additionally, the Village will explore methods to re-energize this public meeting process. Currently, the Village's NYS Department of State funded Brownfield Opportunity Area Study is utilizing "open-house" meetings as a method of gathering stakeholder input. This type of meeting sets a broad period of time where residents and business owners stop in and record their input, similar to an open-house. This provides an opportunity for busy stakeholders to give their input without constraining their schedules with lengthy meetings. This

methodology has seen great success in similar Upstate New York communities and attracts demographics that are usually deterred from conventional 2 hour, after-work, public meetings.

3.a.ii. Community Progress

The Village of Wappingers Falls will report the progress of its assessment projects monthly during the publicly accessible Village Board meetings. These meetings are streamed online, aired on television, and covered by local newspaper. We will also use our Village website to post notifications. The Village will also include updates in their newsletters which are sent out to residents and business owners in their monthly water/sewer and garbage bills. These methods are deemed appropriately suitable for the Village's population as they have been proven successful in past public information initiatives. Local newspaper ads and stories come at no expense to the Village and are effective in reaching senior and ADA populations, due to the likelihood that these demographics do not have internet access. Online streaming of meetings along with website and social media use will be effective for the majority of demographic groups. Notices included in bill mailings will be seen by all land owners in the Village. These methods have been proven to be appropriate for the Village as they are used successfully in existing projects.

3.b.i. Local Environmental Authority

The New York State DEC is responsible for state-funded superfund sites and similar environmental cleanup programs. The Village has partnered with them by undertaking its own efforts to curb pollution. Wappingers Falls has invested in new managed man-made ecosystems which allow for ground water recharge of storm water before it enters the Wappinger Creek. The Village has also undertaken a major sewer improvement which prevents inflow and infiltration issues. The Village and DEC have also worked together on the installation of Vortech units along the Wappinger Creek in 2008. The Village of Wappingers Falls has committed to reducing its greenhouse gas emissions by constructing a 239kw solar array and replacing all interior lighting with LED bulbs.

3.b.ii Other Relevant Governmental Partnerships

The Village of Wappingers Falls has partnered with the New York State Department of State in planning for its revitalization. This partnership is rooted in the Village's ongoing Brownfield Opportunity Area Nomination Study and its recently completed Local Waterfront Revitalization Strategy. Both of which will be used as tools in the prioritization of assessment sites. The New York State Department of Transportation has funded pedestrian improvements to enhance the walkability of the Village's urban core. The Environmental Facility Corporation has given the Village a \$14.8 million no-interest loan for infrastructure improvements. The Empire State Development Corporation has listed the infrastructure improvements needed at the Village's largest contaminated property as a 2014 Regional Priority. They have granted the Village \$800,000 for sewer connection to this now defunct site.

3.c. Partnerships with Community Organizations

3.c.i. Community Organization Description & Role

The Village of Wappingers Falls will administer this grant with the commitment and support of the following community organizations: American Legion Post 427, Abriendo Puertas, United

Village Committee, Wappingers Falls Business and Professional Association (WFBPA), and the Wappingers Falls Economic Development Committee (WFEDC). These organizations will contribute to the project and all future remediation efforts. The American Legion Post 427 will offer ADA accessible meeting space. Abriendo Puertas, a parental and youth engagement nonprofit, and the United Village Committee, a community development volunteer group, will help with outreach and translation services. The WFBPA and WFEDC, two separate organizations of Village business owners and local officials, will aid in the marketing effort needed to attract prospective developers to this site. This will be done through their extensive networks of contacts; locally and regionally. The American Legion Post 427 has already committed their building to hosting these meetings. Additional sites will include both of the Village Firehouses and Village Hall, all handicap accessible with adequate parking facilities. Each public meeting will be run with translation services provided by Abriendo Puertas and The United Village Committee. These two groups are very diverse and involved organizations that are comprised of members of all Village demographics interested in the advancement of Wappingers Falls. These groups will also aid in the outreach effort needed to attract residents and business owners to these meetings. The Village will lead this outreach effort but will be joined by these two groups, the Wappingers Falls Business and Professional Association, and the Wappingers Falls Economic Development Committee. These organizations have all authored the attached letters of commitment. The Village will also actively advertize meetings via social media, newspaper, its official website, and posters put up throughout the Village. Several public meetings will be aired on Cablevision public access in order to include those interested parties that may not be able to leave their homes.

3.c.ii Letters of Commitment are attached.

4. Project Benefits

4.a.i. Health and/ or Welfare Benefits

In terms of public health, assessments would allow for the identification of contaminants and potential human exposure pathways. This would grant residents and business owners the knowledge necessary to avoid health complications associated with these hazardous sites. This project's outcomes advance the ability of the Village to remediate these sites. This remediation would repurpose contaminated sites into quality recreational spaces, business incubators, mixed-use structures, and other community assets. Improved open space allows for improved recreational experiences, waterfront access, and sense of community. These improvements will promote a more active population, thus a healthier population. The repurposing of Brownfields into commercial or mixed-use properties would allow for new employment opportunities for the 7.7% of the Village that is unemployed and the 64% of the Village which is low to moderate in terms of income. New commercial operations also translate into an increased quantity of, and access to, services and goods offered within the Village. These economic benefits effect the welfare of residents through increased income, consumer choices, and healthcare benefits associated with skilled employment. The assessment of pollutants and the identification of human exposure pathways will have an effect on reducing illness within the Village. This

population was determined to have a 49% higher incidence rate of breast cancer per the New York State Cancer Registry. It was also found to have unusual occurrences of blood cancer by the Bureau of Chronic Disease Epidemiology and Surveillance and Bureau of Environmental Exposure Investigation's Cancer Surveillance Program. These statistics could see substantial reduction should Brownfield contaminants' exposure pathways be identified and remediated through assessment and remediation.

4.a.ii. Environmental Benefits

The toxic nature of chemicals involved with the turn-of-the-Century methods of creating bleach, ink, dye, industrial solvents, and metal plating make the Village a serious and credible threat to the environmental health of the Hudson River and its Estuaries. Assessment outlined in this application would identify contaminated properties which put the Hudson River at risk through toxic storm water runoff. All storm water that flows through the Village drains into the Wappinger Creek Watershed which ends in the Hudson River. Assessment of the Village would allow for the planning of a remediation effort capable of stemming the pollution of the Lower Wappinger Creek and the Hudson River. With improved water quality, all residents of the Hudson Valley will benefit in the form of improved aquatic resources which are safe for swimming, fishing, and boating. These improvements will also prevent the need for the Village to relocate its drinking water wells as the pollution of aquifer recharging surface water would no longer occur.

4.b.i. Policies, Planning, and Other Tools

The Village of Wappingers Falls has taken a very calculated and professionally developed approach to its ongoing community revitalization process. This began in 2001 with the development of a Comprehensive Plan. This plan advocates for proper land use, environmental policies, transportation, and pedestrian improvements. The Village realized through this planning process that any effort to promote redevelopment or revitalization of its many underutilized, vacant, and blighted properties would prioritize sustainable development and responsible reuse of existing infrastructure. The Village's new form-based zoning code, Local Waterfront Revitalization Strategy, and Brownfield Opportunity Area Nomination Study have all provided key insights into proper urban development and have set forth a vision which will be applied to future development. These policies will enable the Village to develop sustainable outcomes, like reusing existing infrastructure, reducing greenhouse gas emissions, and promoting energy efficiency. The Village is adaptively repurposing its municipally-owned waterfront to facilitate recreational usage, where contamination concerns are not present. The Village has also invested heavily in solar and LED lighting. These investments include a 239kw municipal solar array and the retrofit of all interior lighting with LED bulbs in Village owned buildings. These practices show the level of commitment the Village has to sustainable development and reducing greenhouse gas emissions.

4.b.ii Integrating Equitable Development or Livability Principles The project is consistent with the HUD-DOT-EPA Principals in the following ways:

(1) Provides more transportation choices by consolidating commercial and industrial activity into one coherent urban center. This would allow for an increased dependence on public transportation and pedestrian alternatives to traditional auto-centric methods of transportation. (2) Increase economic competitiveness by becoming more economically vibrant through the recycling of contaminated properties into mixed-used and commercially zoned developments, building off of the Village's access to public transit, embracing enhancements to accessibility, walkability, and continue to utilize stakeholder input to improve its livability. (3) Support existing communities by improving its unique historical character and rebuilding streetscapes blighted with contaminated parcels. As an existing community in economic decline, the Village has taken a comprehensive approach to revitalizing its long list of failing infrastructure and detractors to the quality of life. (4) Leverage federal investment by utilizing EPA funding in conjunction with a number of other federal, state, and local improvement initiatives. These leveraged investments include \$17,219,800 of combined state and local infrastructure, parkland, and quality of life improvement projects. (5) Value communities and neighborhoods by relieving low income areas of their environmentally hazardous properties and providing access to natural resources. The Village has 64% low to moderate income residents. Many of these residents are dependent on local public parks and waterways for their recreational experiences and connections with nature.

4.c. Economic and Community Benefits

4.c.i. Economic or Other Benefits

By assessing potential Brownfields within the Village; the long awaited economic revitalization of Wappingers Falls would be greatly accelerated.

With the knowledge gained from these assessments, the Village will be able to provide interested developers with accurate descriptions of contamination and a specialized cleanup plan. With Brownfield Cleanup Programs offered through the New York State DOS, these developers would be given tax incentive to remediate these properties and construct taxable commercial and mixed-use operations. These operations would have the potential to create job opportunities for the 7.7% of the Village that is unemployed provide unemployed Village residents a chance to increase their \$35,250 median household incomes.

Once properties are back on the tax roll, nearby commercial operations in the Central Business District will see a corollary uptick in economic activity resulting in more convenient and accessible shopping for the elderly and handicapped residents who moved to the Village for an urban and more comfortable lifestyle. Assessment and remediation of Brownfield locations along the Wappinger Creek Waterfront would allow for increased Hudson River estuary access and improved recreational opportunities. Newly opened waterfront would allow for the arrival and operation of outdoors outfitters. Dutchess County calculated that tourism brought in over \$500 million in 2014 (Per Dutchess County Tourism). The Village of Wappingers Falls saw no tourism related income despite its proximity to Metro North Railroad which opens the New York City market to the Village. Clean, accessible, and commercially active waterfronts would greatly increase the viability of outdoor, tourism, and recreational operations.

4.c.ii. Job Creation Potential with Workforce Development Programs

The now vacant industrial and commercially zoned properties in the Village once provided employment to over 95% of the Village of Wappingers Falls and the majority of the outlying communities. The Village's economic decline can be directly linked to the closure of these large employment centers and the worsening blight across the Village. The Village's interest is to see the larger contaminated parcels transformed into business incubation space. Of the Village's 24.52 acres of industrial property, more than half is now vacant and suspected of contamination. The reintroduction of many of these properties into the tax rolls would create an opportunity for employment centers to move into the Village. Assessment and remediation would also create a clean and attractive waterfront which enhances the viability of tourism and outdoor-based industries. Located within 2 miles of Metro North Railroad's Hudson River Line, the Village can capitalize on its connectivity with New York City to attract weekend tourists and appeal to industries looking to expand operations north into the Hudson River, yet still be within an hour and a half of the city. The Village would like to partner with the Women's Professional Network and Dutchess County Workforce Investment Board (federally funded county-wide workforce development resource) in order to advance this effort in a successful manner. The Women's Professional Network will allow us to develop the skill sets our female population needs to reduce the 26.6% poverty rate among families (those with children under 5 years old) as well as female head of household families in the Village. Per the 2013 ACS, female householders claiming financial assistance account for 3.8% of the Village's total population.

5. Programmatic Capability and Past Performance

5.a Programmatic Capability

Wappingers Falls has an organizational structure with a proven record of timely and accurate grant management. Mayor Matt Alexander, a CPA with a 3 decade record of managing capital projects, heads a group of experienced administrators and clerks. In the past 10 years the Village has invested nearly \$30 million of combined local, county, state, and federal funds into its revitalization process. Throughout this process, the Village has relied on full-time grant writers, administrators, and clerks to ensure proper grant management practices. This list of staff members includes: Village Clerk John Karge who has over 40 years of management, urban planning, and clerical experience, Scott Williams who is a full-time grant management employee (Bachelors Degree in public administration), Jennifer Brown the Village's Treasurer (over 10 years of financial management experience with the Village and experience in public accounting), and Maureen Flax the Assistant Treasurer (over 30 years experience in government service). Currently, this group is managing 13 grants and two no-interest loan programs. These funding mechanisms were awarded by 9 separate agencies ranging from the county to federal level and are all in good standing. As a small municipality, the success of many projects is linked directly to the Village's ability to receive and manage grant funds. Therefore, this management group is held to a high standard and is held directly accountable by the Village Board. The Village Board has the authority to hire contractors, through a competitive bid process, should further expertise be needed. Dutchess County Civil Service has lists of qualified replacements ready and available should there be an unexpected vacancy.

5.b. Audit Findings

The Village's most recent audit was conducted by the State Comptroller in 2012. This audit resulted in a number of recommendations from the Comptroller including establishing a proper audit of claims policy for credit card purchases and adopting written policies and procedures to provide guidance on the cash receipt function. Despite making several recommendations, there were no adverse findings. Each recommendation was considered and accepted by the Village Board at the first Board Meeting of Trustees following the issue of this Audit Report.

5.c.ii Other federal and/or non-federal assistance agreements

\$800,000 – Empire State Development Corporation (State Funding)

Purpose: The installation of sewer force main and gravity line along McKinley Street. This project will provide sewer service to current industrial tenants of the Market Street Industrial Park and also provide the necessary infrastructure to facilitate future development at the contaminated prosperities that once housed industrial operations. *Compliance:* The Village of Wappingers Falls has remained on track with its pre-construction work scope items and will be beginning the physical work in spring 2016, on-time and within budget. The work is anticipated to be finished ahead of schedule. The Village will be matching this funding with \$4.3 million worth of sewer, waterline, road surface, drainage, and curbing as part of a \$14.8 million infrastructure project. That match work is currently projected to come in at budget and within schedule, starting in spring 2016. All reporting has been done in a timely and consistent manner in compliance with ESD's requirements. *Achievements:* Though the construction has not yet started, the project has attracted interest in private developers looking to redevelop this site.

\$333,360 – New York State Department of State – Brownfield Opportunity Area Study

Purpose: The entire Village of Wappingers Falls was deemed "underutilized" by the NYS DOS and therefore considered a New York State Brownfield Opportunity Area. This funding will compile stakeholder input, access legal counsel, hire marketing firms, utilize planning professionals, and hire urban revitalization experts for the purpose of developing a focused approach to economic revitalization. *Compliance:* The Village is working within its allocated funds to carry out the scope of work outlined in its contract with the NYS DOS. The Village of is on schedule with this project. *Achievements:* An environmental attorney was hired through grant funds to review privately conducted phase II assessments to determine eligibility for New York State Brownfield Cleanup Program's tax credits. This has resulted in one major infill project applying to the program; granting the project the feasibility to move forward.

\$242,000 – U.S. Department of Housing and Urban Development – CDBG

Purpose: Funds were awarded to Wappingers Falls (lead applicant), Town of Poughkeepsie, and Town of Wappinger for the adaptive reuse of a former waterfront Highway Garage. This facility will be repurposed as a Community Boathouse and Outdoor Education Center. *Compliance:* The Village will be putting the project out to bid in early 2016. Expected outcomes include a facility with rental space, a large community room, restroom facilities, and ADA compliance. Project is expected to be finished on schedule, by fall of 2016. The project is currently on budget through its design and architectural stages. All reporting has been done in a timely and consistent manner in compliance with the granting agency's requirements.

THRESHOLD CRITERIA

I. Applicant Eligibility

The Village of Wappingers Falls is a local government entity that is eligible for assessment grant funding. The Village has a FIN of 14-6002487.

II. Letter from the State

See attachments for letter from Laura Zeppetelli, Director of the NYS DEC Bureau of Program Management.

III. Community Involvement

Due to its relatively small size, the Village has had great success in soliciting community involvement. The Village plans to build off of this success by implementing proven methods of reaching the public and fostering community interest in Village endeavors. Foremost, the Village will primarily rely on public meetings held in ADA accessible locations with speaker systems to aid the hearing impaired. These locations include American Legion Post 427, SW Johnson Firehouse, WT Garner Firehouse, and the Wappingers Falls Justice Court. Translation services will be provided by Abriendo Puertas and The United Village Committee. The Wappingers Falls Economic Development Committee and the Wappingers Falls Business and Professional Association will be responsible for soliciting input from local businesses and coordinating outreach with business owners. Additionally, the Village will explore methods to re-energize this public meeting process. Currently, the Village's NYS Department of State funded Brownfield Opportunity Area Study is utilizing "open-house" meetings as a method of gathering stakeholder input. This type of meeting sets a broad period of time where residents and business owners stop in and record their input, similar to an open-house. This provides an opportunity for busy stakeholders to give their input without constraining their schedules with lengthy meetings. This methodology has seen great success in similar Upstate New York communities and attracts demographics that are usually deterred from conventional 2 hour, after-work, public meetings.

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

NOV 17 2015

The Honorable Matt Alexander
Mayor, Village of Wappingers Falls
Village Hall
2582 South Avenue
Wappingers Falls, NY 12590

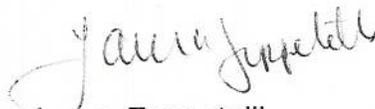
Dear Mayor Alexander:

This is to acknowledge that the New York State Department of Environmental Conservation (Department) received your request dated November 13, 2015 for a state acknowledgement letter for United States Environmental Protection Agency (USEPA) brownfield grant applications.

I understand that the Village plans to submit three applications: \$200,000 for community-wide petroleum assessment, \$200,000 for community-wide hazardous materials assessment, and up to \$350,000 for a site-specific assessment at the McKinley Street site.

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

Sincerely,

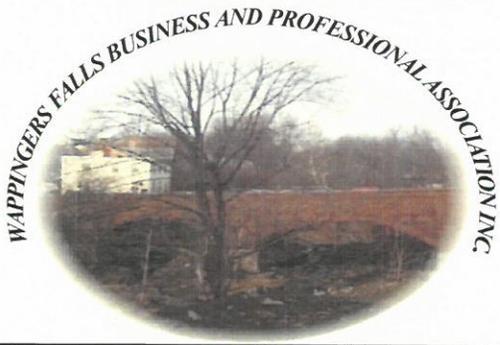


Laura Zeppetelli
Director
Bureau of Program Management

ec: T. Wesley, USEPA Region 2, wesley.terry@epa.gov
S. Williams, Village of Wappinger Falls, swilliams@wappingersfallsny.gov
G. Heitzman, NYSDEC
E. Moore, NYSDEC



Department of
Environmental
Conservation



PO Box 122, Wappingers Falls, NY 12590
wappingersfallsbpa@gmail.com

Project Officer
Brownfield Section
Environmental Protection Agency
Region 2 Office
290 Broadway
New York, NY 10007-1866

To Whom It May Concern,

As the President of the Wappingers Falls Business and Professional Association I would like to offer my support of the Village's Brownfield Assessment Grants. Furthermore, I would like to offer my organization's commitment to help market any properties assessed through this program to private developers. The Wappingers Falls Business and Professional Association is comprised of the majority of business owners within the Village and has an extensive network which it may use to the Village's benefit.

For years, this organization has been eagerly awaiting more information on many of the vacant sites where contamination has been found. Each blighted and vacant property is a visual reminder that the Village of Wappingers Falls has seen a prolonged decline in economic vitality and quality of life. What was once a regional hub of industry has been reduced to a series of vacant properties, including former gas stations, dry cleaners, ink factories, and a blighted and partially collapsed Bleachery. The adaptive reuse of these locations is critical to any revitalization effort as most of them are located within the Village's Central Business District and along the main commercial corridor of Wappingers Falls.

We ask that you please consider the Village's applications. The Wappingers Falls Business and Professional Association is eager to help do its part to returning the Village to its former glory.

Very Sincerely,

Kristin Catalano



Dutchess County Workforce Investment Board
"Building Partnerships for Workforce Solutions"

December 18, 2015

To Whom It May Concern:

The Dutchess County Workforce Investment Board is writing in support of the Village of Wappingers Falls Community Wide Brownfield Assessment Grant.

The Village of Wappingers Falls has seen substantial disinvestment throughout its municipal borders throughout the past several decades. Brownfield property in the Village has negatively impacted Wappingers Falls' ability to attract investment. The creation of new employment centers will never take place without the assessment, remediation, and infill redevelopment of currently contaminated and blighted property.

The Dutchess County Workforce Investment Board is eager to work alongside the Village throughout this process to aid in the development of a healthy local workforce in the county's demand occupational fields. Workforce Development and Economic Development are inextricably connected and thoughtful planning from the outset will yield greater results at the end.

I ask that you please consider this application for funding.

Sincerely,

Laraine Kautz
Executive Director

3 Neptune Road Poughkeepsie, NY 12601
Telephone (845) 463-0517 Fax (845) 463-0247 www.dcwib.org

*The programs provided by this agency are partially funded by moneys received from the County of Dutchess
EOE/P auxiliary aids and services are available upon request to individuals with disabilities*

WAPPINGERS FALLS ECONOMIC DEVELOPMENT COMMITTEE

Chairman: Scott Davis

December 15, 2015

To Whom It May Concern:

The Wappingers Falls Economic Development Committee is hereby pledging its full support of the Village of Wappingers Falls' EPA Brownfield Assessment Grant. This committee is comprised of local business owners and concerned citizens that have a shared vision for a more economically vibrant Wappingers Falls.

Our support will come in many forms but will primarily be focused on marketing assessed properties to local developers and promoting a healthy and inclusive discussion platform for this project.

The Village has seen some tough times but we are actively striving for a brighter future. This grant opportunity gives us hope that this future is getting closer.

We greatly appreciate you considering the Village application for funding.

Very Sincerely,

Scott Davis

A handwritten signature in black ink, appearing to read "Scott Davis", written in a cursive style.

Chairman

WFEDC



To Whom It May Concern:

I am writing on behalf of the Women's Professional Network (WPN) in support of the Village of Wappingers Falls Community-Wide and Site Specific Brownfield Assessment Grant applications. The Village of Wappingers Falls is proposing this assessment work in an effort to redevelop former centers of employment which currently sit blighted and vacant.

The Women's Professional Network is an educational and networking organization dedicating to promoting the professional development of women from throughout the Hudson Valley. The Village is in need of a professional network to promote workforce development. The WPN is committed to aiding the Village in this effort to develop a skilled and professional workforce.

Very Sincerely,

Lea

Lea Novak Bishop



Project Officer
Brownfield Section
Environmental Protection Agency
Region 2 Office
290 Broadway
New York, NY 10007-1866

To Whom It May Concern,

Wappingers Falls has fought an uphill battle for decades in attempting to remediate and revitalize the vacant industrial sites within the Village. This small municipality once served as a regional hub of industry, productivity, and job creation. Over the past century, however, negative economic trends have led to widespread disinvestment. Many vacant properties sit underdeveloped and blighted due to suspected contamination. This disinvestment has degraded the quality of life within the Village and has presented a number of social issues which plague residents.

My organization, Abriendo Puertas, is dedicated to bettering the community and sees this grant opportunity as a surefire method to do just that. As an organization with a broad coalition of residents from all walks of life, we would like to commit to helping with public outreach. We believe that outreach done for this project should be inclusive of all residents and we are happy to contribute to this worthwhile effort.

Sincerely,

Ivette O'Sullivan

United Village Committee

Wappingers Falls, NY

Desk of Jorge Guerrero

14 December 2015

To Whom It May Concern:

I would like to offer the support of the United Village Committee to the Village of Wappingers Falls as they complete EPA Brownfield Community Wide Assessments.

The United Village Committee seeks to improve the quality of life for all Village residents. The assessments proposed by the Village in their application for community wide assessment would go a long way in revitalizing this community and thus fulfilling our mission. This Committee seeks to provide translation services and community outreach throughout the scope of this project. I am eager to help the Village move forward with this project.

Thank you for your consideration of incredibly impactful project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jorge Guerrero", with a long horizontal flourish extending to the right.

Jorge Guerrero
President
United Village Committee



American Legion

Post-427

Commander
Raymond C. Chase Jr.
297-2943

7 Spring Street
Wappingers Falls, N.Y.
12590

Project Officer
Brownfield Section
Environmental Protection Agency
Region 2 Office
290 Broadway
New York, NY 10007-1866

To Whom It May Concern,

As a lifelong resident of Wappingers Falls and a longtime public servant I want to extend my support, as well as the support of American Legion Post 427, for the Village's EPA Brownfield Assessment Grants.

The American Legion would like to offer our meeting space for any public meetings necessary for this grant opportunity's success. We have ADA accessible facilities located in the center of the Village. Our facility is adjacent to public parking, including handicap parking.

The American Legion has witnessed the decline in the Village over the last several decades and hoping that your agency can help bring about a long overdue revitalization. I would like to thank you greatly for your consideration of this project.

Very Sincerely,


Commander Raymond C. Chase Jr.
American Legion Post 427



New York State
ENVIRONMENTAL FACILITIES CORPORATION

MATTHEW J. DRISCOLL, *President and CEO*

September 12, 2013

Honorable Matthew Alexander
Mayor, Village of Wappingers Falls
2628 South Avenue
Wappingers Falls, New York 12590

Re: CWSRF Project No. C3-5325-01-00
Village of Wappingers Falls
Dutchess County
Wastewater Treatment Plant, Pump Station and Sewer Rehabilitation

Dear Mayor Alexander:

Thank you for your recent hardship application to the New York State Environmental Facilities Corporation (EFC) seeking financial assistance from the Clean Water State Revolving Fund (CWSRF). I am very pleased to inform you that your proposed clean water project is eligible for \$14,846,000 in CWSRF interest-free financing.

This determination is based on the information provided in your hardship application, including the following:

- A total project cost of \$14,846,000;
- 1,965 equivalent dwelling units (EDUs) within the service area;
- A target annual service charge per EDU of \$625;
- A Median Household Income of \$47,659 based on the 2010 U.S. Census;
- Estimated non-SRF annual debt service of \$32,998; and,
- Projected annual operation and maintenance costs of \$663,640.

This proposed funding package results in a Projected Service Charge (PSC) of \$606 per equivalent dwelling unit for 30 year financing (subject to local finance law) and is available for two years from the date of this letter, which expires September 12, 2015.

In order to receive CWSRF financial assistance prior to the aforementioned two-year funding deadline, we request that the Village submit a completed CWSRF application to EFC as soon as practicable, or at the latest by February 1, 2015. EFC staff will contact you regarding the finance application materials previously submitted.

Should you have any questions or require any assistance in completing your CWSRF application packet, please do not hesitate to contact Mr. Timothy P. Burns, P.E., at 518-402-7396 or timothy.burns@efc.ny.gov.

Thank you again for your interest in the CWSRF program and congratulations to you and the community you represent on receiving hardship assistance from this invaluable program. We look forward to working with you to ensure that your community has a safe, affordable and sustainable wastewater system for generations to come.

Sincerely,


Matthew J. Driscoll
President and CEO

GK/NM

cc: NYSDEC Region 3 – Shohreh Karimipour, P.E.
Endeavor, Inc. – Victor Cornelius



December 11, 2014

Honorable Matt Alexander, Mayor
Village of Wappingers Falls
2582 South Ave
Wappingers Falls, New York 12590

Re: Wappingers Falls Waterfront Strategic Investment Initiative, CFA #43407

Dear Mayor Alexander:

In 2011, Governor Cuomo launched the Regional Economic Development Councils and the Consolidated Funding Application (CFA) to provide each region with the tools to create and implement their own roadmap for economic prosperity and job creation. This community-based model uses local assets to drive local economic growth and has resulted in unprecedented partnerships and collaboration that are building a reinvigorated economy.

After three successful rounds, the 2014 CFA made \$750 million in economic development resources available from over 30 programs across thirteen state agencies. The agency programs provide resources for projects focused on community development and job creation, tourism, waterfront revitalization, energy and environmental improvements, sustainability, and low-cost financing. Empire State Development is proud to have contributed over \$220 million to this year's Consolidated Funding Application.

As announced by Governor Cuomo on December 11, 2014, we are pleased to inform you that Village of Wappingers Falls has been recommended for an award of up to \$800,000 from the Empire State Development Grants Program. ESD's Mid-Hudson Regional Office will contact you to clarify specifics about the project in order to issue a formal Incentive Proposal. The Incentive Proposal, which must be signed and returned to ESD, will outline funding requirements, including next steps, disbursement terms, minority- and women-owned business hiring goals, employment requirements, environmental and historic preservation review requirements, and other terms and conditions required by the ESD funding processes. Grant funding is conditioned on approval by the ESD Directors, which typically is requested at the time of project completion, and funds are disbursed in arrears, as reimbursement for expenses undertaken. If you applied for funding from other ESD programs or other State agencies, you will receive information from those programs/agencies separately.

Congratulations, and we look forward to working with you on this important project.

Best regards,

A handwritten signature in black ink, appearing to read "Kenneth Adams", written in a cursive style.

Kenneth Adams
President & CEO, Empire State Development
Commissioner, NYS Department of Economic Development

cc: Aimee J. Vargas, Mid-Hudson Regional Director



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
ALBANY, N.Y. 12232

WWW.DOT.NY.GOV

JOAN McDONALD
COMMISSIONER

ANDREW M. CUOMO
GOVERNOR

October 27, 2014

Matt Alexander
Mayor
Village of Wappingers Falls
2582 South Avenue
Wappingers Falls, NY 12590

Dear Mayor Alexander:

I am pleased to advise you that your request for Transportation Alternatives Program funds for the Village of Wappingers Falls has been approved. The Transportation Alternatives Program provides 80 percent federally funded reimbursement for eligible expenses up to the award amount. I am delighted that the New York State Department of Transportation (NYSDOT) will be able to work with you on this project.

The NYSDOT Regional Local Projects Liaison, Carolyn Ryan, will contact you to discuss the next steps. The Liaison will schedule a project kickoff meeting to assist you in developing a Project Management Plan and in complying with all federal and state requirements. Your NYSDOT Regional Office will work with your Metropolitan Planning Organization (MPO), if you are in an MPO area, to ensure your project is added to the Transportation Improvement Plan.

If you have any questions, feel free to contact me or your staff may contact Donald Sweezy, Director, Local Programs Bureau at 518-485-8785.

Sincerely,

A handwritten signature in black ink that reads "Joan McDonald". The signature is written in a cursive style with a large, looped "J" and "M".

Joan McDonald
Commissioner



COUNTY OF DUTCHESS

MARCUS J. MOLINARO
COUNTY EXECUTIVE

October 18, 2013

Matt Alexander, Mayor
Village of Wappingers Falls
2628 South Road
Wappingers Falls, NY 12590

Dear Mayor Alexander: *MATT*

I am pleased to inform you that your municipality has been awarded \$200,000 through the Dutchess County 2013 Municipal Consolidation and Shared Services Grant Program for the following project:
Tri-Muni Waste Water Treatment System Upgrades.

Using technology upgrades to boost efficiency and create additional capacity is an excellent use of these funds. The technological advancement to operations will result in cost savings directed to the taxpayer and further economic development within the Poughkeepsie/Wappinger service area.

The program year will commence on October 1, 2013 and conclude by March 31, 2015. This is a reimbursement program which will be facilitated through a formal contract with Dutchess County. We expect that all projects will be completed within 18-months.

The Department of Planning and Development will be contacting you to begin the contract process within the next few weeks.

We look forward to working with you on this project. If you have any questions, please feel free to contact Eoin Wrafter at (845) 486-3600.

Sincerely,

Marcus J. Molinaro
Dutchess County Executive

- C: Todd Tancredi, Supervisor, Town of Poughkeepsie
Barbara A. Gutzler, Supervisor, Town of Wappinger
Michael Ellison, Assistant County Executive
Eoin Wrafter, Assistant Commissioner, Department of Planning & Development



COUNTY OF DUTCHESS

MARCUS J. MOLINARO
COUNTY EXECUTIVE

October 29, 2014

Matt Alexander, Mayor
Village of Wappingers Falls
2582 South Avenue
Wappingers Falls, NY 12590

Dear Mayor Alexander: 

I am pleased to inform you that your municipality has been awarded \$200,000 through the Dutchess County 2014-16 Municipal Consolidation & Shared Services Grant Program for the following project:
Tri-Municipal Waste Water Treatment Aeration System Upgrades.

Using technology upgrades to boost efficiency and create additional capacity is an excellent use of these funds. The technological advancement to operations will result in cost savings directed to the taxpayer and further economic development within the service area.

The program year will commence on October 1, 2014 and conclude on March 31, 2016. This is a reimbursement program which will be facilitated through a formal contract with Dutchess County. We expect that all projects will be completed within 18-months.

The Department of Planning and Development will be contacting you to begin the contract process within the next few weeks.

We look forward to working with you on this project. If you have any questions, please feel free to contact Eoin Wrafter at (845) 486-3600.

Sincerely,


Marcus J. Molinaro
Dutchess County Executive

C: Todd Tancredi, Supervisor, Town of Poughkeepsie
Barbara A. Gutzler, Supervisor, Town of Wappinger
Michael Ellison, Assistant County Executive
Eoin Wrafter, Acting Commissioner, Department of Planning & Development



COUNTY OF DUTCHESS

MARCUS J. MOLINARO
COUNTY EXECUTIVE

October 5, 2015

Matt Alexander, Mayor
Village of Wappingers Falls
2582 South Avenue
Wappingers Falls, NY 12590

Dear Mayor Alexander: *MATT-*

I am pleased to inform you that your municipality has been awarded \$100,000 through the Dutchess County 2015 Municipal Consolidation & Shared Services Grant Program for the following project:
Tri-Municipal Waste Water Treatment Aeration System Upgrades.

Using technology upgrades to boost efficiency and create additional capacity is an excellent use of program funds. The technological advancement to operations will result in cost savings directed to the taxpayer and further economic development within the service area.

The program year will commence on October 1, 2015 and will conclude on September 30, 2016. This is a reimbursement program which will be facilitated through a formal contract with Dutchess County. We expect that all projects will be completed within 12-months.

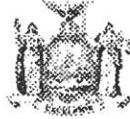
The Department of Planning and Development will be contacting you to begin the contract process within the next few weeks.

We look forward to working with you on this project. If you have any questions, please feel free to contact Eoin Wrafter at (845) 486-3600.

Sincerely,


Marcus J. Molinaro
Dutchess County Executive

C: Todd Tancredi, Supervisor, Town of Poughkeepsie
Barbara A. Gutzler, Supervisor, Town of Wappinger
Michael Ellison, Assistant County Executive
Eoin Wrafter, Commissioner, Department of Planning & Development



STATE OF NEW YORK
DEPARTMENT OF STATE
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001

ANDREW M. CUOMO
GOVERNOR

CESAR A. PERALES
SECRETARY OF STATE

January 22, 2014

Honorable Matt Alexander
Mayor
Village of Wappingers Falls
2628 South Ave.
Wappingers Falls, NY 12590

Subject: *Brownfield Opportunity Areas (BOA) Program Grant Award*

Dear Mayor Alexander:

On behalf of Governor Andrew M. Cuomo, I am pleased to inform you that your Brownfield Opportunity Areas (BOA) program application for Village of Wappingers Falls - Step 2 in the amount of \$333,360 has been approved.

David Ashton from the Department of State will be contacting you shortly to schedule an appointment to discuss the contract work plan, consultant procurement, public participation and reimbursement. For your convenience, guidance for commencing projects can be found at:

http://www.dos.ny.gov/communitieswaterfronts/grantOpportunities/epf_boa_commenceproj.html.

The Department of State is pleased to be able to provide technical and financial assistance under the BOA program to support community driven revitalization and implementation strategies to improve neighborhoods seeking economic and environmental sustainability. We look forward to working with you on this important endeavor.

Sincerely,

Cesar A. Perales
Secretary of State

cc: Aimee Vargas

ANDREW M. CUOMO
GOVERNOR



STATE OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
ALBANY, NEW YORK 12233-1010

JOE MARTENS
COMMISSIONER

DEC 22 2014

Honorable Matt Alexander
Mayor
Village of Wappingers Falls
2582 South Avenue
Wappingers Falls, NY 12590

Dear Mayor Alexander:

On behalf of the Department of Environmental Conservation, I want to congratulate you on the selection of your project to receive a 2014 Hudson River Estuary Grant through the New York State Environmental Protection Fund.

Based upon the information you provided in your grant application showing how your efforts will help achieve the regional goals set forth in the State's Hudson River Estuary Action Agenda, your project has been approved by DEC to receive a total State share in the amount of \$50,000 for Lower Wappinger Creek Improved Access Initiative.

Through the Hudson River Estuary Program, we are teaming up with local partners to achieve our goals for the revitalization of the river. Thank you for your partnership and commitment to preserving the vitality of the Hudson River Estuary.

Sincerely,

A handwritten signature in cursive script that reads "Joe Martens".

Joseph J. Martens

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/18/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Village of Wappingers Falls

* b. Employer/Taxpayer Identification Number (EIN/TIN):

146002487

* c. Organizational DUNS:

1868482060000

d. Address:

* Street1:

2582 South Avenue

Street2:

* City:

Wappingers Falls

County/Parish:

* State:

NY: New York

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

12590-3193

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix:

Mr.

* First Name:

Matt

Middle Name:

* Last Name:

Alexander

Suffix:

Title:

Mayor

Organizational Affiliation:

Village of Wappingers Falls

* Telephone Number:

(845) 220-6654

Fax Number:

* Email:

mayor@wappingersfallsny.gov

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.):

Add Attachment

Delete Attachment

View Attachment

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

Village of Wappingers Falls Community Wide Assessment

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="200,000.00"/>
* 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="200,000.00"/>

*** 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: