



City of Johnstown

R02-26-A-008

Office of the Mayor
33-41 East Main Street
Johnstown, New York 12095
Phone: (518) 736-4012 • Fax: (518) 736-4032
<https://cityofjohnstown.ny.gov/>

APPLICATION INFORMATION SHEET

1. Applicant Identification:

Mayor Amy Praught
PO Box 160
33-41 East Main Street
Johnstown, New York 12095

2. URL Website:

<https://cityofjohnstown.ny.gov>

3. Funding Requested:

- a. Brownfield Grant Type: Brownfield Community-Wide Assessment Grant
- b. Federal Funds Requested = \$500,000

4. Location:

City: Johnstown
County: Fulton County
State: New York

5. Target Areas and Priority Site Information:

The Target Area is – Census Tract 15000US360359713004

- Prindle Avenue and 79-85.5 E. Main Street, Johnstown, NY
- Simco Leather, 99 Pleasant Avenue, Johnstown, NY
- Apex Leather, 19 Grove Street, Johnstown, NY
- Karg Brothers Tannery, 126-222 North Perry Street, Johnstown, NY

6. Contacts

a. Project Director:

Mayor Amy Praught
PO Box 160
33-41 East Main Street
Johnstown, New York 12095
518-736-4012
apraught@cityofjohnstown.ny.gov

b. Chief Executive/Highest Ranking Elected Official

Mayor Amy Praught
PO Box 160
33-41 East Main Street
Johnstown, New York 12095
518-736-4012
apraught@cityofjohnstown.ny.gov

7. Population:
Target Area = 8,027

8. Other Factors

Checklist	Page #
Community Population is 15,000 or less.	1
The applicant is, or will assist a federally recognized Indian Tribe or United States Territory	NA
The priority site is impacted by mine-scarred land.	NA
The priority site is adjacent to a body of water (i.e. the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3,4
The reuse of the priority cleanup site(s) will incorporate energy efficiency measures.	3,4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in <u>Section 3.A.(2)</u> . for priority sites within the target area(s).	NA
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	NA

9. Letter from State (Separate Attachment from the NYS Dept. of Environmental Conservation)

10. Releasing Copies of Applications: N/A

This information is not confidential, privileged, or sensitive and may be made public.



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

January 7, 2026

Mayor Amy Praught
City of Johnstown
PO Box 160
33-41 E. Main Street
Johnstown, NY 12095

Dear Mayor Praught:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from HRP Associates on behalf of the City of Johnstown, dated January 7, 2026, for a state acknowledgement letter for a Federal Year 2026 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the City of Johnstown plans to submit a Brownfield Community-Wide Assessment grant application for hazardous substances and petroleum in the amount of \$500,000. Focus of the funding will be to conduct Phase I and II Environmental Site Assessments at targeted sites in the City of Johnstown. Sites include Prindle Avenue and 79-85.5 E Main Street, Simco Leather, Apex Leather, and the Karg Brothers Tannery. Known contamination includes petroleum, asbestos, VOCs, SVOCs, and metals. Funding will also be allocated for reuse planning and community engagement. Please note that the USEPA criteria for an assessment grant specifies that, if selected, the City of Johnstown may only expend up to \$200,000 of the grant on a specific site.

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

Sincerely,

Karen Diligent
Director, Bureau of Program Management

ec: N. Azzam, USEPA Region 2
S. Mitchell, USEPA Region 2
R. Mustico, DEC Albany
B. Huyck, DEC Region 5
C. Allen, City of Johnstown
C. Vose, City of Johnstown
D. Lisa, HRP Associates

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Areas and Brownfields

1.a Overview of Brownfield Challenges and Description of Target Area

Johnstown NY, a small densely developed City of 8,027 residents occupying 4 mi², is located in the Adirondack Mountain foothills in NYS's Mohawk Valley (MV) approximately 40 miles northwest of Albany. Bisected by Cayadutta and Hale Creeks, Johnstown developed a powerful industrial base rooted primarily in the leather and glove industries that was a complete ecosystem, supporting numerous ancillary businesses like tanneries, chemical companies, box manufacturers, and sewing machine repair services. By the early 20th century, the area was recognized globally as the glove-making capital of the world with over 30 tanneries, surrounded by numerous smaller tanneries and suppliers, located along the Cayadutta Creek as it ran through the center of Johnstown. Another significant employer was the Knox Gelatine plant, established in 1890, which utilized a tanning process to produce gelatin, which became a major national food-product company. This robust manufacturing base provided employment for thousands and formed the backbone of the local economy for nearly a century.

The mid-to-late 20th century, however, brought a steep and steady decline to Johnstown's industrial prominence as manufacturers migrated south and overseas in search of lower wages and reduced operating costs. The industry struggled to adjust to regulatory pressure, after decades of dumping toxic tanning agents into local landfills, on-site, and into the excessively polluted Cayadutta Creek. Leathermakers paid millions for a sewage treatment plant in 1971 and millions more to upgrade the plant in the 1980s. Competitive and regulatory pressure continued to mount on the tanning industry. By the mid-1990s, the majority of tanneries and Knox Gelatine closed, leaving only a few niche tanneries and a population of low-income residents traveling to service jobs outside the City. Today's population of 8,150 is a staggering 26% decline from its peak of 11,000 in 1950 compared to a 34% increase for NYS. The tanneries now sit decaying with broken windows, collapsed roofs, exposed asbestos-containing material, and graffiti, inviting vagrants. The declining trend has been set, and the brownfields will only deteriorate further and pose a greater threat to nearby residents. This former industrial hub is left grappling with the spoils of an industrial past with profound negative impacts. A tour of the City notes a landscape littered with abandoned, collapsing buildings, a downtown with vacant storefronts, deteriorating housing and residents suffering diminished incomes and financial strain. These abandoned sites pose significant public safety, health hazards, financial strain, and economic decline.

The Brownfield Target area faces numerous challenges, including loss of jobs and population and the number of brownfields. The remaining population lives in poverty in the shadows of vacant and decaying buildings creating conditions that have resulted in greater rates of disease and adverse health condition and low life expectancy when compared to NYS. Developers are hesitant to engage with properties that require significant cleanup, leading to stagnation in areas that could otherwise be revitalized and economically beneficial. This grant will provide critical funding to inventory and investigate brownfields to encourage investment that will address legacy contamination, remove blight, provide jobs, access to open space, and refurbish buildings for use as low to moderate income housing.

The Target Area (TA) is Census Tract 15000US360359713004 - 900-acre area, bisected by Cayadutta and Hale Creeks, is located to the north of downtown and includes former industrial sites surrounded by neighborhoods. The TA is characterized by vacant, underutilized decaying structures and vacant lots occupied by a population of 1,313 low-income residents (34% below poverty vs. 11% NYS) living in substandard housing (49% of homes were built before 1940).

1.b Description of the Priority Brownfield Sites

The TA contains an estimated 50 brownfield sites spanning 451 acres including vacant/abandoned industrial sites that housed tanneries, chemical companies, box manufacturers, and sewing machine repair services, scrap yards, gasoline stations, and petroleum/coal storage facilities. These unsecured brownfields expose sensitive populations to volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), petroleum, metals, asbestos, and other carcinogens. Described below are the priority sites.

Prindle Ave & 79-85.5 E. Main St, Johnstown- 5 acre abandoned site, located at the edge of downtown along Hale Creek and in a federally designated flood plain, is currently occupied by 4 dilapidated buildings totaling 8,000 ft². Developed in 1900 and utilized by a cabinet maker, Fulton County Garage and Storehouse. Investigation to date determined that petroleum and paint wastes were released, contaminating the soils with petroleum, metals and VOCs. The site is a priority for assessments since several developers have expressed interest in revitalizing the site for affordable housing due to its location adjacent to downtown services.

Simco Leather 99 Pleasant Ave, Johnstown- 3.3 acre abandoned site is occupied by 2 dilapidated buildings totaling 47,668 ft². A Phase I ESA determined that the site was occupied by a tannery from the 1860s until it was abandoned in 2020. The site likely used acids, solvents, sulfonated oils, soaps, oil-based dyes, lacquer-based paints, and pigments. No investigations have been completed; however, records indicated several releases occurred and a site inspection noted abandoned drums remain on-site. The site is a priority for assessment since the City intends to utilize the site for their DPW garage.

Apex Leather, 19 Grove St, Johnstown – 2.8-acre vacant site, located in a former industrial area, is adjacent to Cayadutta Creek in federally designated flood plain, surrounded by nearby residents. A Phase I ESA determined that the site was operated as a tannery from 1960 to until 2007 and operations likely used acids, solvents, sulfonated oils, soaps, oil-based dyes, lacquer-based paints and pigments. A site investigation needs to be completed to evaluate the site’s historical operation and potential impact on the site’s soils and groundwater. The site is a priority for assessment due to its location and is in a residential area and developer interest for housing.

Karg Brothers Tannery, 126-222 North Perry St, Johnstown – 5.3-acre vacant site, located on the banks of the Cayadutta Creek in a federally designated flood plain and sits within a residential area adjacent to the Johnstown School. It was developed in the early 1900s and operated as a tannery until its closure in 1995 when the facility went bankrupt. The historic tanning operations required the use of acids, solvents, sulfonated oils, soaps, oil-based dyes, lacquered-based paints and pigments. Site investigations determined metal contamination was present in the soil and groundwater across the site and a portion of the site was remediated. The site is a priority for assessment since the City has identified it as a priority site for redevelopment as a park due to its location adjacent to a school/downtown residential neighborhoods and along the Cayadutta Creek.

40-52 West State St, Johnstown- 0.5-acre site, located on the Cayadutta Creek in a federally designated flood plain, is occupied by an abandoned dilapidated 16,612- ft² building and is surrounded by underutilized commercial building and residences. Historical records indicate that the property was developed in 1887 and utilized for industrial leather operations until it was abandoned in the 1990s. Operations likely used acids, solvents, sulfonated oils, soaps, oil-based dyes, lacquer-based paints and pigments. The site is a priority for assessment since it is located adjacent to the Cayadutta Creek and is identified as a key site for a pocket park with access to the Creek.

1.c Identifying Additional Sites

In preparation of this application a preliminary brownfield inventory was completed that identified at least 50 brownfields in Johnstown. As part of this grant, Johnstown will complete a brownfield inventory by querying available EPA and NYSDEC environmental databases (spills, remediation, USTs, etc.) and other available services to identify vacant buildings, dry cleaners and gasoline stations for potential brownfields. In addition, a brownfield awareness training course for community members (i.e., leaders/stakeholders and public) and complete public outreach will be completed. The training/outreach will educate community members on what is a brownfield, the needs and opportunities and encourage community members to assist in identifying additional sites. Johnstown will work with the community and partners identified in section 2.f. via periodic outreach meetings to prioritize brownfields based on sensitive populations, redevelopment potential based on community goals, and removal of environmental contamination.

Revitalization of the Target Area

1.d Reuse Strategy and Alignment with Revitalization Plans

Johnstown’s Comprehensive Plan (2024), which involved a multi-stage, community-driven process to identify key sites and establish a vision and objectives for immediate and long-term growth and development, includes the following goals:

- Strengthening the Central Business District to ensure it retains its stature as the center of activity in Johnstown.
- Create parks with water access to meet the community’s diverse recreational needs and protect its natural beauty and resources.

- Promote a variety of affordable housing choices to meet the different needs that currently exist and future needs as the community’s population ages.
- Diversify and strengthen the City’s economy by attracting new, clean businesses to the City and providing a healthy business climate to encourage existing businesses to grow and expand.
- Upgrade City’s aging infrastructure and facilities to meet today’s needs.

Based on a review of the Comprehensive Plan the priority site reuse plans are in alignment with the local government reuse plans as noted below:

Site	Reuse Plans
<i>Prindle Ave & 79-85.5 E. Main St.</i>	Redevelop site as 40,000 ft ² (est.) affordable housing following cleanup of the site and demolition of the 8,000 ft ² of existing buildings
<i>Simco Leather 99 Pleasant Ave.</i>	Redevelopment of the site as the City’s Public Works facility following the cleanup of the site, if necessary, and demolition of the 47,668 ft ² of existing buildings
<i>Apex Leather, 19 Grove St.</i>	Redevelop as 20,000 ft ² (est.) housing following cleanup of the site, if necessary
<i>Karg Brothers Tannery</i>	Revitalized as a multi-activity outdoor recreational facility connecting with adjacent playfields/courts following any additional site cleanup, if necessary
<i>40-52 W State St.</i>	Pocket Park with water access following the cleanup of the site, if necessary, and demolition of the 16,612- ft ² building

The reuse of these sites may facilitate renewable energy from wind, solar, or geothermal energy.

1.e. Outcomes and Benefits of Reuse Strategy

The proposed projects will remove blight, environmental hazards, and a threat to the area’s residents, especially surrounding children that have a habit of entering vacant lots. Environmental assessments, cleanup strategies, and reuse planning services will use local residents/vendors whenever possible to assist with site cleanup activities (sampling, monitoring, project documentation). No relocation of residents or businesses is planned since the sites are vacant; rather, living conditions and opportunities for surrounding sensitive populations will be improved by: investigating/cleaning up 17 acres for redevelopment; removing blight (53,000 ft² of dilapidated buildings); constructing 70 residential units and 5.8 acres of parks with water access; and creating 60 construction jobs, 3 permanent jobs and several part-time maintenance jobs (lawn maintenance, etc.). In addition, tax revenue will be increased, and surrounding property values will increase. Most importantly, the project will address the affordable housing, recreational and infrastructure needs of sensitive residents and encourage investment in the neighborhood. In addition, the project goals are in alignment with Pillar 1 (ensure that there is clean air, land, and water for the area’s residents) and 3 (grant recipient will engage in cross agency partnerships with the NYSDEC and other agencies, when possible) of EPA 5 Pillars of Powering the Great American Comeback” Initiative. Specific site benefits include:

Site	Outcomes and Benefits
<i>Prindle Ave & 79-85.5 E. Main St.</i>	Blight (4 dilapidated buildings) removed, 5 acres cleaned up and revitalized as 50 affordable housing units. An estimated 30 construction jobs and 2 permanent jobs will be created. Tax revenue will be generated for the City.
<i>Simco Leather 99 Pleasant Ave.</i>	Blight (47,668 ft ² of delapidated buildings) removed, 3.3 acres cleaned up, 30 construction jobs created. Existing jobs will be transferred to the new facility.
<i>Apex Leather, 19 Grove St.</i>	Blight (16,612- ft ² building) removed, 2.8 acres cleaned up, 10 construction jobs created, 1 permanent job and 25 residential units created. Tax revenue generated and nearby real estate value increased that encourage additional investment. Also, Cayadutta Creek access will be enhanced and potential flooding reduced.
<i>Karg Brothers Tannery</i>	5.3-acre vacant lot revitalized as multi-activity outdoor recreational facility that will connect to adjacent playfields/courts. 10 construction jobs and several part-time jobs such as maintenance will be created to maintain the park. Area property values will increase. Also, Cayadutta Creek access will be enhanced and potential flooding reduced.
<i>40-52 W. State St</i>	0.5-acre site will be cleaned up and revitalized as “pocket park” providing access to the Cayadutta Creek for roof top boats and fishing. Four construction jobs and 1 part-time maintenance jobs will be created to maintain the park. Surrounding area of real estate values will increase.

The projects will incorporate energy efficiency equipment/renewable energy and flood-resilient features and increase stormwater capacity to increase energy resiliency and reduce impacts during extreme weather events. Also Johnstown follows the Energy Conservation Construction Code of New York State (ECCCNYS), which mandates significant energy efficiency (insulation, walls, HVAC, lighting) for new/renovated buildings, and while not always requiring on-site solar, it pushes towards renewable energy by allowing options like solar readiness.

Strategy for Leveraging Resources

1.f Resources Needed for Site Reuse

Securing an Assessment grant to complete assessments is essential to stimulate the availability of additional public and private funding to complete the environmental cleanup and site revitalization. For example, each of the noted grants requires assessment information with submission of an application to obtain funding. The noted sites are eligible for listed funding based on site reuse and needs as listed below.

Site	Funding Source	Purpose	Likelihood to Secure
<i>Prindle Ave.</i>	\$4M NYS HCR Affordable Housing Grant	Site Development - Demolition of existing building and construction of Affordable housing units	Not Secured- Application submitted, based on discussions the project is highly competitive due to the City's housing needs and commitment of developers to purchase site and construct project
<i>Prindle Ave. 19 Grove St.</i>	\$200,000 Mohawk Valley Economic Development District EPA RLF	Site Remediation -loan request	Not Secured -however likely based on discussions, site and project are eligible
<i>99 Pleasant St. Karg Brothers 40-52 W. State St.</i>	Mohawk Valley Economic Development District EPA Revolving Loan Fund	Site Remediation – subgrant request	Not Secured- once investigations are completed, cleanup costs will be determined and RLF application submitted
<i>Prindle Ave. Pleasant St. 19 Grove St.</i>	NYSERDA	Site Development - Grants and tax credits to fund energy-efficient and renewable projects	Not Secured -however likely based on discussions, site and project are eligible. Requested amount will depend on final design
<i>Prindle Ave. 19 Grove St. 40-52 W. State St.</i>	NYSDEC (BCP) Program Tax Credits	Site Remediation - Provides tax credits for site remediation and development to taxpayers via an application process.	Not Secured -however likely based on discussions, site and project are eligible
<i>99 Pleasant Ave.</i>	NYS Department of State - Restore NY-\$150M demo/rehabilitation funds for private/municipal to demo sites	Site Development- Building demolition	Not Secured -however likely based on discussions, once investigations are complete, an application for \$100,000 will be submitted
<i>Karg Brothers 40-52 W. State St.</i>	NYS Office of Parks, Recreation & Historic Preservation – Env. Protection Fund for Parks, Preservation and Heritage	Site Development – grant up to 75% with a cap of \$675k of costs to plan/construct parks.	Not Secured -however likely based on discussions, site and project are eligible site and project are eligible. Requested amount will depend on final design

1.g Use of Existing Infrastructure

A comprehensive public and private infrastructure system is available throughout the TA, including water, storm sewer, sanitary sewer, gas, electric, telecommunications, fiber optic cable, and sidewalks. A review of the site's infrastructure, conducted during the Comprehensive Plan, reported that infrastructure including water, storm area's sewer, sanitary sewer, gas, electric, telecommunications, and fiber optic cable are adequate to support development. The Johnstown Department of Public Works, which provides water and sewage for the TA, reported that there is adequate water and sewer capacity to support site redevelopment. Public transportation is provided from residential areas of the City to major employers and commercial areas of the City throughout the day.

2.0 COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a Community Need for Funding

As a small rural City with a declining population (8,027- 2025 vs. 8,300-2020), Johnstown suffers from excessive poverty (34% vs. 13% NYS), low per-capita income (\$34,474 vs. \$47,173 NYS), low home median values (\$190,000 vs. \$405,000 NYS) and a crushing effective property tax rate 150% above NYS average tax rate (2.49% vs. 1.70% NYS). Additionally, the City of Johnstown's 2025 budget includes a \$428,000 deficit. The high degree of poverty creates a large demand for services that are not commensurate with the community's available financial resources. Given the financial limitations of the local tax base and competing needs for basic services, the City is unable to address brownfields without outside assistance and relies on federal and state funding sources for assessment and remediation.

2.b Health and Welfare of Sensitive Populations

US Census data and the Fulton County Health Assessment (FCHA) noted that the TA is occupied by sensitive populations including low-income individuals and children less than 5 years old. Other sensitive populations according to the FCHA report include pregnant women (maternal mortality rate 10.5/1k births vs. 9.1/1k NYS). The sensitive populations have long suffered from higher rates of cancer incidence (529.3 per 100k vs 466 NYS) and birth defects (233 per 100k live births vs. 287 NYS). In addition, the sensitive populations suffer disproportionately from the following Health and Welfare issues:

- High Poverty – 34% vs. 14.3% NYS (US Census)
- High Crime (total crime rate) - 3.3/1k people vs. 1.8/1k (FBI Crime Stats)
- Increased Obesity – 34.5% vs. 25.5% NYS (FCHA)
- Elevated Teen Births – 8.8% vs. 3.8% NYS (FCHA)
- Child Food Insecurity - 18.4% vs. 14.6% NYS (FCHA)
- Disconnected Youth - 16-24 Yr. Olds Not Employed or in School - 20% vs. 13 % NYS (FCHA)
- Increased Suicide Deaths (per 100,000) – 14.2% vs. 8% NYS (NYS Vital Records)
- High Blood Lead Levels in Children >5 mg/deciliter/1k tested - 47.8 vs 12.1 NYS (NYSDOH)

Assessing/remediating contaminants and revitalizing brownfields will reduce exposure to hazardous contaminants, blight, and substandard housing (lead paint) conditions. In addition, the availability of jobs, healthier living conditions and increased exercise/outdoor activities will reduce crime, poverty, obesity, teen pregnancy, depression, food insecurity and facilitate a positive connection with community, which research by the Center for Disease Control and Prevention has demonstrated can lead to a longer life, better health, and improved well-being.

2.c Greater than Normal Incidence of Disease and Adverse Health Conditions

Although specific health and welfare data is not available for Johnstown, the NYSDOH indicates that County residents suffer disproportionately from asthma (30.0 vs 23 NYS per 10k emergency room visits), birth defects (310 per 100k live births vs. 287 NYS) and Incidence of Cancer 496.5 vs 466.1 NNYS). Sensitive populations living in the TA suffer a greater than normal incidence of disease and health including low life expectancy, heart disease, asthma, cancer, and disabilities. In addition, the FCHA reports that TA residents also suffer from greater rates of:

- Chronic Obstructive Pulmonary Disease (COPD) – 9.3% vs. 5.3% NYS
- Stroke Mortality Rate- 45.4/100k vs. 32.0/100k NYS.
- Mortality Rate, Children 1-4 years old- 29.9/100k vs. 16.3/100k NYS
- Diabetes Mortality Rate- 34.2/100k vs. 24.6/100k NYS

Many of the poor health conditions (stroke, cancer, heart disease and asthma) may be attributed to the exposure to environmental contamination including VOCs, PAHs, asbestos and metals which are present at numerous former industrial sites. The elevated incidence of confirmed high blood lead levels can be attributed to high rates of exposure to lead paint from various sources including the City's early 1900's housing stock (63% of housing built prior to 1939 - American Community Survey). Removal of the contaminants will have a positive impact on improving adverse health conditions. Projects will be focused in areas of sensitive populations to ensure that the greatest impacts occur among those experiencing the highest incidence on adverse impacts.

2.d Economically Impoverished/Disproportionately Impacted Populations

The target area is shouldering the burden of the past industrial productivity of the US, and subsequent decline. There is one superfund site in Johnstown and approximately 100 potential brownfield sites within the area which have exposed the residents and important ecological resources (Mohawk River and tributaries) to pollution for decades of contamination (metals, VOCs, PAHs) contributing to the noted greater than normal incidence of disease and adverse health condition. Once the sources of contamination threatening sensitive populations are identified, remediation plans will be developed to eliminate the source of contamination. Eliminating contamination from soil, water, and air will have profound public health benefits. Exposure to pollutants such as benzene, PAHs, asbestos and nitrates is linked to increased risks of stroke, cardiovascular disease, and certain cancers, while chemical exposure can contribute to infant mortality and developmental complications. Reducing these contaminants will lower chronic inflammation and oxidative stress in vulnerable populations, improving overall health outcomes and decreasing healthcare burdens. Cleaner environments not only prevent acute illnesses but also reduce long-term risks, creating healthier conditions for children, seniors, and economically disadvantaged residents who are disproportionately affected by these hazards.

In addition, the removal of blight and construction of new housing will create construction jobs and affordable housing that will encourage additional investment in downtown area; provide children, seniors, and low-income individuals with an opportunity to live in new hazard free housing; provide an opportunity for healthier living due to access to the Cayadutta and Hale Creeks; provide a connection between the waterways and downtown; and reduce flooding.

Community Engagement

2.e Project Involvement

Johnstown will develop a written Community Involvement Plan to document and formalize the process of sharing information and seek public input to decision-making. Input will be sought on site selection, project planning, and cleanup/reuse planning. The public will be given a chance to submit suggested sites for assessment/investigation/reuse through community meeting participation. The community can participate in the prioritization process through planning charrettes and public meetings. The table below includes local organizations that will be included in the Community engagement and be involved in decisions with respect to roles in the Project.

2.f Project Roles

Partner Name/Mission	Point of contact (name, email, phone)	Specific role in the project
FMC Workforce Solutions/ Business/Workforce development organization.	Pam Goldener, Chairperson [REDACTED] 518-842-3672	Advice on workforce development/local business needs/champion brownfield projects that create family-wage jobs
Fulton County Center for Regional Growth/ regional economic growth	Ronald Peters, CEO RonP@fccrg.org 518-725-7700	Integrate County brownfield experience with the team, including community knowledge, developer contacts, and communications with stakeholders. Provide meeting space.
Fulton County Family Health Services/ Represent/advocate for sensitive population	Dawn Bartolomeo Dawn.bartolomeo@usda.gov 518-853-8363	Outreach to sensitive populations. Encourage participation in outreach events and site selection
Five Corners Development/Prindle Ave Site Developer	Sumeet Gupta, President sgupta@fivecornersdev.com (518) 542-1245	Developer of Prindle Ave site and provides advice on site reuse/development
MV Regional Economic Dev. Council/ Regional planning coordinator	Allison Nowak Allison.nowak@esd.ny.gov 315-793-2366	Provide guidance on planning/reuse, support, and financial assistance for redevelopment through NYS financial assistance programs.
Johnstown DPW/Community Maintenance	Chris Vose, Eng cvoase@Cityofjohnstown.gov , 518-736-4014	Oversee development of 99 Pleasant St and provide maintenance for revitalized parks (Karg brothers and 52 State St)

2.g Incorporating Community Input

To obtain and incorporate community input, the County will initially create a Task Force that includes the Partners

listed in Section 2.f. Once the Task Force is created, the following will be completed: 1) Announce the award in a press release to the local newspaper and in an ad placed on local radio stations and the local Public Access Television station. The announcement will also be posted on the City’s website and social media (Facebook and Twitter) pages. Key community partners (**Section 2.f**) will be given information to distribute and place on their websites. 2) Host an initial public outreach meeting to “kick-off” the grant and acquaint the Task Force and through media with the brownfield process. The City will ask the Task Force and the public to identify key brownfields impacting their health and welfare. These sites will be added to the list of Priority sites. Meeting outcomes, community input and project progress updates will be distributed through Task Force websites and community social media pages and a newsletter. 3) Communication will continue with the Task Force and conduct quarterly public outreach meetings to update project progress and obtain comments from the community. The Task Force will evaluate comments in consideration of the TAs goals, strategy, and reuse and provide written responses. Based on the evaluation of the comments the Task Force will act accordingly. Additional public meetings and presentations will be coordinated as requested by community organizations. At the close of the project, the City will hold a public meeting to share project outcomes. Presentation materials and minutes will be archived and placed on the City’s website and social media pages. Social media and other methods will be used to reach out and gather input from the public. If requested, news releases, web postings, written materials, etc. will be available in other languages for residents whose first language is not English. Also, meetings will be held at locations accessible to all and available on-line via readily available on-line service.

3.0 TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

Task 1 – Project Management, Reporting & Other Eligible Activities

3.a Project Implementation: This task will include: 1) cooperative agreement compliance oversight; 2) selection of a QEP in accordance with Johnstown requirements and 2 CFR200.317-326; 3) Federal Financial Report (FFR) reporting; 4) Property Profile Form submission and updates in the EPA’s Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database; 5) monthly status meetings with QEP to ensure all activities are moving forward, goals and objectives are being met, and if not, actions are developed to address; 6) report summarizing accomplishments, expenditures, outcomes, outputs, lessons learned, and resources leveraged at the completion of the grant. Johnstown anticipates that one member will attend one local and two national brownfield events during the performance period of the grant.

3.b Anticipated Project Schedule: Activities will be completed over the four-year grant period. QEP selection will be completed in the first quarter of the grant award.

3.c Task/Activity Lead: Johnstown with support from the QEP.

3.d Outputs: Quarterly reports with status tables (16), Annual FFR report (4), Final project closeout report (1), ACRES profiles (~20 sites) updated with completion of each project element), member from Johnstown attending 3 brownfield events, approximately 48 monthly meetings and QEP selection.

Task 2 – Community Engagement & Site Inventory/Prioritization:

3.a Project Implementation: This task will include: 1) preparation of community involvement plan; 2) outreach materials including updated web content and fact sheets; 3) The existing preliminary brownfield inventory will be uploaded into a GIS database that will be recirculated for stakeholder access, community meetings and to share with potential developers to spur development; the inventory will be updated in years two through four; 4) solicitation and consideration and response to community input, including an estimated 16 public/stakeholder meetings; and 5) coordination of meetings with property owners to encourage brownfield reuse and participation in the project. Initial broad planning review of inventory sites will determine the next steps for each site, e.g., Phase I, Phase II, or detailed planning study if assessments are adequate. The City legal representative will work to obtain access agreements. Sites will be selected that can support near-term growth and spur economic activity in distressed areas.

3.b Anticipated Project Schedule: Preparation of community involvement plan and outreach materials, Quarter 1. Development of Site Inventory, and prioritization of sites to be assessed will occur in Quarter 1 – Quarter 2. Meetings with the taskforce, community members, and property owners, throughout the grant period (four years). Update inventory in years two through four based on community input.

3.c Task/Activity Lead: Johnstown with support from community partners, and QEP.

3.d Outputs: Community involvement plan, prioritized site inventory, eligibility forms and access agreements (~20), 16 public meetings, up to 16 meetings with property owners, updated web content and fact sheets (up to 16 events), meet with local trade/club groups one-two times per year.

Task 3 – Phase I/Phase II ESAs/RBM, Site Cleanup and Reuse Planning:

3.a Project Implementation: Based on the outcome of Task 2, Johnstown will direct the QEP to obtain EPA site approvals, prepare a master Quality Assurance Project Plan (QAPP)/Health and Safety Plan (HASP), complete nine Phase Is in accordance with the All-Appropriate Inquiries Final Rule and ASTM International (ASTM) E1527-21 Phase I ESA standard. Completion of up to five Phase IIs will be completed conforming to EPA/NYSDEC requirements and ASTM 1903-11. Regulated Building Material (RBM) surveys will be completed at up to four sites for lead, asbestos and PCBs. Each Phase II ESA/RBM survey will include the following: 1) a Sampling and Analysis Plan (SAP), 2) materials demonstrating compliance with the National Historic Preservation Act (NHPA) and Endangered Species Act requirements, and 3) a 29 CFR §1910.120-compliant site-specific HASP. Phase I/Phase II activities will start with all five priority sites due to the long industrial histories, incomplete/lack of assessment data and community interest for these sites. Phase I/II will be initially conducted at Prindle, Apex Leather, Karg Tannery, and 40-52 West Street. Site-Specific Cleanup plans and Analysis of Brownfield Cleanup Alternatives (ABCAs) will be prepared for up to four sites where contamination is confirmed and anticipated to be amongst the noted Priority Sites. A plan will not be developed for Prindle due to previous investigations and active interest from a local developer. All planning activities will be reviewed and approved by Johnstown and all subcontractors will be procured following grant and City requirements.

3.b Anticipated Project Schedule: Year 1: Master QAPP/HASP, 4 Phase Is, 2 RBM surveys, Year 2: 3 Phase Is, 1 RBM surveys, 3 Phase IIs, 1 site specific Cleanup Plans/ABCAs, Year 3: 2 Phase Is, 2 Phase II, 1 RBM survey, 2 site specific Clean Up Plans/ABCAs,; Year 4: 2 site specific Clean Up Plans/ABCAs and completion of any plans that are incomplete.

3.c Task/Activity Lead: QEP will complete all technical deliverables for this task (assessments, investigations, reporting, ABCAs) with oversight from Johnstown. Johnstown will oversee plans with support from QEP.

3.d Outputs: One master QAPP/HASP, ~10 access agreements/EPA site approvals, ~9 Phase Is, ~ 4 Phase IIs, four RBMs, four Site Specific Cleanup Plans/ABCAs.

3.e Cost Estimates: Project cost estimates are provided by task below. Johnstown will use less than 5% of grant funds (~4.6%) for personnel/fringe costs to help administer the grant and will contribute their own resources to manage the activities described herein. Contractor costs are based on an average labor rate of \$170/hr. If unspent funds remain from any tasks, the City will re-allocate to additional Phase Is, Phase IIs or Planning depending on the results of the PI, PII and community input.

Task 1 – Project Management Reporting & Other Eligible Activities (\$44,488):

Personnel/Fringe Benefits: \$23,310; 222 hours x (\$79 + \$26 fringe benefits)/hour

Travel Total: \$4,090; 2027 National Brownfields Conference (Salt Lake City, UT): \$1,525 (\$1,525/person x 1 City personnel) 2029 National Brownfields Conference (Location TBD): \$1,525 (\$1,525/person x 1 City personnel) 2026 Regional/State Brownfields Conference (Location TBD): \$1,040 (\$1,040/person x 1 City personnel)

Contractual Total: \$16,320; 48 monthly check-in meetings: \$8,160 (48 hours x \$170/hr. x 1 staff); Compliance Reporting: \$8,160 (48 hours x \$170/hr.)

Other Total: \$768; Conference Registration Fees: \$768 (\$256/person x 3 conferences x 1 staff)

Task 2 - Community Engagement Site Inventory/Prioritization (\$38,420):

Contractual Total: \$38,420; City & Stakeholder Meetings: \$27,200 (80 hours x \$170/hr. x 2 staff); Update Project Fact Sheets, Site Nomination Form & Webpage Content: \$4,760 (28 hours x \$170/hr.); Update inventory brownfield sites: \$6,460 (38 hours x \$170/hr.)

Task 3 – Phase I/II ESAs/RBM & Site Cleanup/Reuse Planning (\$417,092)

Contractual Total: \$417,092

Site Eligibility Requests: \$1,700 (10 hours@\$170/hr.); RBM Surveys: \$14,000 (4 sites@\$3,500/ea.) Update Master QAPP/HASP: \$4,574 (1@\$4,574/ea.); Cleanup/ABCAs: \$14,000 (4 sites@\$3,500/ea.);Phase I ESAs: \$37,818 (9 sites@\$4,202/ea.); Phase II ESAs: \$345,000 (5 sites@\$69,000/ea.); *Plan activities as prescribed at <https://www.epa.gov/brownfields/information-eligible-planning-activities>.

Budget Categories	Task 1: Project Mgt., Reporting & Other Eligible Activities	Task 2: Community Engagement & Site Inventory/Prioritization	Task 3: Phase I/II ESAs/RBM/& Cleanup/Reuse Planning	Total
Personnel	\$23,310	\$0	\$0	\$23,310
Fringe Benefits	\$0	\$0	\$0	\$0
Travel	\$4,090	\$0	\$0	\$4,090
Contractual	\$16,320	\$38,420	\$417,092	\$471,832
Other	\$768	\$0	\$0	\$768
Total Direct Costs	\$44,488	\$38,420	\$417,092	\$500,000
Indirect Costs	\$0	\$0	\$0	\$0
Total Budget	\$44,488	\$38,420	\$417,092	\$500,000

3. Plan to Measure and Evaluate Environmental Progress and Results

The City will set milestones and benchmarks, track, measure and report outputs (e.g., the number of completed Phase I and Phase II ESAs and public meetings) and outcomes (e.g., acres of land assessed; land remediated and redeveloped; number of jobs created or retained; tax revenue generated; redevelopment investment value; and other funding leveraged) in ACRES at project milestones (site investigation completed, cleanup/reuse planning initiated /completed). The actual outputs will be compared to the estimated number of outputs listed in each task of Section 3. The City will document outcomes/outputs that cannot be easily entered into ACRES (i.e., website updates, staff training, and community outreach/meetings) in quarterly reports. The City will evaluate the project progress semi-annually and, if goals are not met, will discuss with the EPA Project Officer, local stakeholders and the QEP to discuss shortcomings and adjust the project approach. A project specific spreadsheet will be developed to include and track the outputs and associated milestones noted for activities within Tasks 1 through 3. The spreadsheet will be updated regularly and presented to stakeholders quarterly to ensure completion of the Project. Measurements will include tracking that at least 80% of the funding for site-specific activities is for sensitive populations.

4.0 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

4.a Organizational Capacity, 4.b Organizational Structure, 4.c Description of Key Staff

Johnstown is a general-purpose unit of local government within NY and is organized as a Mayor-Council structure under which a full-time Mayor is elected and is the chief executive and administrative head of the City, and the Council is the policy making body. The City council meets once per month to address issues, pass resolutions, and retain services. The Council also hires heads of departments to run various City departments including Treasury, Public Works, and Code Enforcement. The grant will be managed by Mayor Amy Praught, with over 20 years' administrative experience serving on the library board and other town functions. Ms. Praught oversees daily village operations, prepares and manages the village budget, leads village board meetings, and responds to residents' concerns. Mayor Praught will serve as Project Director and will be assisted by:

- Carrie Allen has been employed by the City of Johnstown since 1998 and has served in progressively responsible municipal roles, including Legal Secretary, Deputy City Clerk, and, since 2018, City Clerk. In her current position, she is responsible for the administration and maintenance of official City records, legislative documentation, and compliance with statutory and procedural requirements. Her duties include coordinating with multiple municipal departments, supporting the Mayor and Common Council, and ensuring the timely and accurate processing of resolutions, ordinances, contracts, and related records. Throughout her tenure with the City, Ms. Allen has developed extensive experience in managing complex administrative functions, maintaining detailed and auditable records, tracking deadlines, and ensuring compliance with state and local regulations. Her role requires a high level of accuracy, accountability, and transparency, particularly in matters involving public records and official municipal actions.
- Sue Conine, Treasurer, with 20 years of experience, will oversee all financial aspects of the grant, ensuring compliance with federal regulations and proper allocation of funds. She will manage budgeting, track expenditure,

complete annual financial reports, and initiate drawdowns/disbursements. As City Treasurer, Ms. Conine is the Chief Fiscal Officer of the City and is ultimately responsible for the management of City funds as authorized by state law. Her duties include collections of taxes, maintaining a central payroll system, preparing fiscal reports, and providing procedures for budgetary control of all City revenues.

- Mr. Michael M. Albanese, Albanese Law, will provide legal assistance as requested, including the NYSDEC cleanup agreement and property transfer to site developers.

4.d Acquiring Additional Resources

Administration of grant activities will be fully undertaken by the City. The City has experience in the administration of grant funds at local, state, and federal levels as noted in 4.e. below. However, the City does not have the internal capability to perform some technical aspects of the grant including environmental assessments and planning. Therefore, the City intends to select qualified individuals and firms such as QEP, through a competitive process to assist with reporting, community participation, and completion of environmental assessments, remediation plans, and reuse plans. The City will solicit and contract services through their procurement process. The City’s Procurement Policies and Procedures also encourage the participation of local businesses and are posted on their website. Additionally, the City has and will procure contractors in compliance with fair and open competition requirements noted in 2 CFR Part 200 & Part 1500.

Past Performance and Accomplishments

4.e Currently Has or Previously Received an EPA Brownfields Grant

(1) Purpose and Accomplishments: Johnstown has not received an EPA Brownfield Grant but has received other assistance agreements which were completed on time, on budget and in compliance with regulations.

Grant Agency	Awarded Grant \$	Date Awarded/ Completed	Purpose	Outputs	Outcomes	Accomplishments
NYS Empire State Development	\$1,000,000	2017	Renovated formerly vacant Diana Knitting Mill into mixed use facilities including light manufacturing, distribution space, and office space.	<ul style="list-style-type: none"> • Refurbished 66,000 ft² former manufacturing space into manufacturing, distribution and office space. • Created 50 new jobs. • Increased city tax base 	<ul style="list-style-type: none"> • Removed blight. • Prevented further deterioration of Dianna Knitting Mill site. • Reduced risk of exposure to environmental contamination. • Provided a catalyst for investment in adjacent properties. 	<ul style="list-style-type: none"> • Restored building for new use. • Preserved Johnstown history. • Mitigated negative impacts to surrounding properties. • Strengthened long-term economic dev. resilience
NYS Homes and Community Renewal NY Main Street	\$300,000	2013	Completed street improvements along Mian St. including street streetscape improvement (trees), stormwater management and traffic calming.	<ul style="list-style-type: none"> • Provided streetscape along Main St • Installed stormwater management features for • Utilized local contractors 	<ul style="list-style-type: none"> • Improved appearance of downtown Johnstown • Made Main St pedestrian friendly. • Improved stormwater management 	<ul style="list-style-type: none"> • Successfully improved appearance of Main St. • Encouraged pedestrian activity along main St. • Improved business activity.

(2) Compliance with Grant Requirements: During the administration of the above-mentioned grants, meetings were held at milestones by Johnstown and interested/invested parties to determine progress and implement necessary changes. A review was completed to determine the overall success and/or areas for improvement when the grants were concluded and were submitted to the awarding agency per grant requirements. Reporting requirements within each grant (monthly or quarterly) were completed on time and submitted in the required report formats. No corrective actions were required during the administration of the grants.

**City of Johnstown
Community-Wide Assessment Grant**

THRESHOLD CRITERIA RESPONSES

1. Applicant Eligibility

The applicant is a City.

a. Documentation of applicant eligibility if other than a city, county, state, or Tribe: e.g., resolutions, statutes, Intertribal Consortium documentation, or documentation of 501 (c)(3) tax-exempt status or qualified community development entity.

Not Applicable, (a City)

b. A Statement of 501 (c)(4) tax-exempt status and if applicable, legal opinion regarding lobbying activities.

Not Applicable, (a City)

2 Community Involvement

Johnstown will develop a written Community Involvement Plan to document and formalize the process of sharing information and seek public input to decision-making. Input will be sought on site selection, project planning, and cleanup/reuse planning. The public will be given a chance to submit suggested sites for assessment/investigation/reuse through community meeting participation. The community can participate in the prioritization process through planning charrettes and public meetings. The table below includes local organizations that will be included in the Community engagement and be involved in decisions with respect to roles in the Project.

Partner Name/Mission	Point of contact (name, email, phone)	Specific role in the project
FMC Workforce Solutions/ Business/Workforce development organization	Pam Goldener, Chairperson pgoldswer@cgroxane.com , 518-842-3672	Advice on workforce development/local business needs/champion brownfield projects that create family-wage jobs
Fulton County Center for Regional Growth	Ronald Peters, CEO RonP@fccrg.org 518-725-7700	Integrate County brownfield experience with the team, including community knowledge, developer contacts, and communications with stakeholders.
Fulton County Family Health Services/ Represent/advocate for sensitive population	Dawn Bartolomeo Dawn.bartolomeo@usda.gov 518-853-8363	Outreach to sensitive populations. Encourage participation in outreach events and site selection

**City of Johnstown
Community-Wide Assessment Grant**

THRESHOLD CRITERIA RESPONSES

Five Corners Development/Prindle Ave Site Developer	Sumeet Gupta, President sgupta@fivecornersdev.com (518) 542-1245	- Developer of Prindle Ave site and provides advice on site reuse/development
MV Regional Economic Dev. Council/ Regional planning coordinator	Allison Nowak Allison.nowak@esd.ny.gov 315-793-2366	Provide guidance on planning/reuse, support, and financial assistance for redevelopment through NYS financial assistance programs.
NYS Department of Environmental Conservation / Environmental protection	Kelly Hale Kelly.Hale@dec.ny.gov 315-785-2511	Clean-up plan review for compliance w/standards, public outreach cleanup plan comments. Cleanup oversight, review/approval of cleanup final report.
NYS Department of Health/Health protection	John Murphy, Deputy Dir. NYSDOH Regional Office 315-477-8142 jmurphy@doh.ny.gov	Review of cleanup for resident health protection. Oversight of community monitoring (particulates, VOCs) during cleanup.
Johnstown DPW/Community Maintenance	Chris Vose, Eng cvose@Cityofjohnstown.gov , 518-736-4014	Oversee development of 99 Pleasant St and provide maintenance for revitalized parks (Karg brothers and 52 State St)

3. Expenditure of Existing Grant Funds.

The applicant does not have a previous Community-wide Assessment Grant.

4. Contractors and Named Subrecipients

No contractors and named subrecipients have been named.