

RE: FY2026EPA Brownfields Community-Wide Assessment Grant Application

The City of Rochester is pleased to submit this proposal for FY2026 Brownfields Community-Wide Assessment Grant funding. Below we provide the information requested.

1. Applicant Identification:

City of Rochester
30 Church Street, City Hall – Room 307A
Rochester, New York 14614

2. Website URL :

<https://www.cityofrochester.gov/>

3. Funding Requested:

- (a) Assessment Grant Type: Community-Wide Assessment
- (b) Federal Funds Requested: \$500,000

4. Location:

- (a) City: Rochester
- (b) County: Monroe County
- (c) State or Reservation: New York

5. Target Area and Priority Site Information:

- Target Areas:
 - Inner Loop North
 - Cliff Street Riverfront
- Addresses of Priority Sites:
 - Andrews Street Assemblage – 158-180 North Clinton Avenue & 292-320 Andrews Street & 25 Evans Street, Rochester, NY 14604
 - Richmond Street Realignment – 551-559 & 581-583 East Main Street & 26-44 Richmond Street, Rochester, NY 14607
 - Former Rochester and Bartholomy Brewing Co. – 38-42 Cliff Street, Rochester, NY 14608
 - Abandoned Gas Station – 210 Smith Street, Rochester, NY 14608

6. Contacts:

- (a) Project Director:
Name: Harold Thurston, PG, Principal Environmental Specialist
Phone: (585) 428-6721 | Email: Harold.Thurston@CityofRochester.gov
Mailing Address: 30 Church Street, City Hall, Room 300B, Rochester NY 14614
- (b) Chief Executive/Highest Ranking Elected Official:
Name: Mayor Malik Evans
Phone: (585) 428-7045 | Email: info@CityofRochester.gov
Mailing Address: 30 Church Street, City Hall, Room 307A, Rochester NY 14614

7. Population:

- Population of the City of Rochester: 209,720 (2023 estimate from U.S. Census Bureau, Population Estimates Program)

8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	n/a
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	n/a
The priority site(s) is impacted by mine-scarred land.	n/a
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Pg 2
The priority site(s) is in a federally designated flood plain.	n/a
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	n/a
The reuse of the priority site(s) will incorporate energy efficiency measures.	n/a
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	n/a
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A(2), for priority site(s) within the target area(s).	Pg 8-9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	n/a

9. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the New York State Department of Environmental Conservation is attached.

10. Releasing Copies of Applications: The information contained within this application is not confidential, privileged, or sensitive and may be made public.



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

December 22, 2025

Harold Thurston, PG
Division of Environmental Quality
30 Church Street
Room 300B
Rochester, NY 14614

Dear Mr. Thurston:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from the City of Rochester, dated December 22, 2025, for a state acknowledgement letter for a Federal Year 2026 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the City of Rochester 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 near the Inner Loop North project area. 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 Rochester 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
M. Cruden, DEC Albany
D. Pratt, DEC Region 8
R. Zamiarski, DEC Region 8

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

Target Area & Brownfields:

1.a. Overview of Brownfield Challenges and Description of Target Area: The City of Rochester sits on the Genesee River south of Lake Ontario. In the 19th century, the Genesee River powered a booming milling industry. By the early 20th century, the Genesee became essential for hydroelectric power, and with the ready supply of energy, the riverfront became a corridor for industry, with factories, warehouses, and mills lining its banks. These sites thrived for decades, leveraging water access for manufacturing and transport. Transformative infrastructure like the Erie Canal and rail networks made Rochester a hub of industry and home to major employers such as Kodak, Xerox, and Bausch & Lomb. To manage post-war growth and rising automobile traffic, Rochester built the Inner Loop Expressway (ILE) in the 1950s and 1960s to reduce traffic congestion and improve automobile access to downtown. However, the ILE demolished many working-class neighborhoods and carved through an Olmsted-designed park, destroying a landmark of civic beauty and public life. The ILE connected with I-490 in a continuous loop which enclosed the city's core behind a concrete barrier. It fractured residential neighborhoods, accelerated disinvestment and suburban sprawl, destroyed businesses, and decreased property values. By the time the ILE was completed in 1965, the city's population had declined 27% from its 1950 peak. Over the following decades, manufacturing declined, transportation and energy infrastructure became obsolete, and major employers such as Kodak reduced their workforce by up to 85%. The population of Rochester declined from 332,488 residents in 1950 to 231,636 by 1990, leaving widespread vacancy and blighted properties. Building upon the success of the 2017 Inner Loop East Transformation Project, the City is addressing the challenges created by its industrial past by removing the remaining northern segment of the ILE to reconnect neighborhoods and advance redevelopment, while revitalizing the Genesee River corridor with a new state park, trails, and commercial opportunities to boost recreation, and spur economic growth. EPA funding will allow Rochester to assess environmental conditions, reduce uncertainty, and make underutilized properties viable for revitalization. While the entirety of the city is included in the geographic boundary for this grant application, our initial focus will be within 2 specific Target Areas: **1) Inner Loop North (ILN) Target Area (TA)** is a 1.5-mile segment of the ILE, extending eastward from I-490/Plymouth Avenue to North Union Street and located in census tracts 36055009401 and 36055009402; and, **2) Cliff Street Riverfront (CSR) TA** is an underutilized industrial area along the western rim of the Genesee River gorge, extending northward from Smith Street and located in census tracts 36055000200 and 36055002300.

1.b. Description of the Priority Brownfield Sites: **ILN TA** – As part of the ILN Transformation Project, Rochester has inventoried over 70 brownfield sites with potential environmental impacts from past uses. These sites create redevelopment uncertainty in the urban core. Within this inventory, two sites in the ILN TA were selected as priorities for assessment and reuse planning. *Priority Site #1 – Andrews Street Assemblage (158-180 North Clinton Avenue & 292-320 Andrews Street & 25 Evans Street, Rochester, NY 14604)* consists of 8 parcels totaling 2.04 acres of undeveloped land and vacant paved lots north of downtown. Prior uses for this site include undertaker (pre-1950s) and dry cleaning operations (1950-70s). Potential environmental issues include chlorinated solvents, embalming fluids, and other hazardous substances. Nearby Joseph Avenue is planned for realignment by the City, improving traffic patterns in this area. The City plans to restore Schiller Park, the Olmsted-designed greenspace partially destroyed by the ILE, directly east of this site. This assemblage is a priority due to its size and location as a prime redevelopment opportunity in conjunction with the restored park and street realignments. *Priority Site #2 – Richmond Street Realignment (551-559 & 581-583 East Main Street & 26-44 Richmond Street, Rochester, NY 14607)* consists of 6 parcels totaling 0.85 acres in an underutilized commercial area near residential

neighborhoods. This site is developed with three vacant buildings and one automotive garage, with a history of auto repair and dry-cleaning operations. Potential hazards include asbestos, lead, petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), and chlorinated solvents. Its location is a priority for the City, as it will reconnect the Marketview Heights neighborhood once the ILN is removed. **CSR TA** – Located along the western rim of the Genesee River gorge adjacent to the planned High Falls State Park, this area includes former 19th-century industrial properties that are now uninvestigated, underutilized or vacant riverfront properties. Many structures are unsecured and may contain asbestos and other hazardous materials, and soils may harbor contaminants from historic industrial activity. These conditions pose health and safety risks to nearby residents, and perpetuate environmental uncertainty that deters investment. Unsecured buildings invite trespassing and unauthorized use, compounding safety hazards and accelerating deterioration. Based on reuse potential, two priority sites were selected for assessment and reuse planning. *Priority Site #3 – Former Rochester and Bartholomy Brewing Co. (38-42 Cliff St, Rochester, NY 14608)* is a 2.06-acre parcel improved by two buildings, including a 5,300 square foot historic structure built in 1870 as part of the Rochester Brewing Co. Potential environmental issues include asbestos, heavy metals, and polychlorinated biphenyls (PCBs). This site has been vacant for decades and is a priority due to redevelopment potential as a commercial or entertainment venue overlooking the gorge near the planned state park. *Priority Site #4 – Abandoned Gas Station (210 Smith Street, Rochester, NY 14608)* is a 0.25-acre parcel developed with two auto garages in 1926 and used as a gasoline station and auto repair garage. This site has been vacant for several decades and may be impacted by petroleum hydrocarbons or other hazardous substances. This site is a priority due to existing reuse plans outlined in the City’s Framework Plan that envisions intentional greenspace, including a future trail connection between the Genesee Riverway Trail and High Falls State Park.

1.c. Identifying Additional Sites: After addressing priority sites, the City will work with the Brownfields Advisory Committee (BAC) to prioritize additional sites using criteria tailored to community needs, including: opportunities to reconnect residents to the river and downtown, reconnect neighborhoods and spur economic growth, developer interest or pending property transactions that accelerate revitalization, requests from the City’s Department of Neighborhood and Business Development (NBD) for assessment of potential affordable housing sites, and the inclusion of community-based uses for the target community (e.g. youth center, community health center).

Revitalization of the Target Area:

1.d. Reuse Strategy and Alignment with Revitalization Plans: The proposed reuse strategies directly align with *Rochester 2034*, the City’s comprehensive plan that sets a long-term vision for growth, guiding land use, transportation, and revitalization strategies for the next two decades. **ILN TA** – In 2022, the City completed the *ILN Transformation Planning Study*, which identified a preferred design concept to replace the remaining segment of the ILE with a city street grid. The ILN Transformation Project, backed by \$100 million in federal and state funding, advances these goals by reconnecting neighborhoods, reclaiming 22 acres for mixed-use development and green space, and creating a multimodal transportation network that supports vibrant urban life. In December 2025 the City, with significant public engagement through a public advisory committee, completed a *Mobility and Development Strategy*, which identified mixed-use development and townhomes to be built fronting the historic Olmsted-designed park on the *Priority Site #1 – Andrews Street Assemblage* and townhomes on the *Priority Site #2 – Richmond Street Realignment*. **CSR TA – ROC the Riverway**, launched in 2018, is revitalizing the Genesee River waterfront with over two dozen transformative projects. This effort enhances public spaces, improves access to waterfront amenities, and spurs economic development while honoring the city’s rich history and natural beauty. The redevelopment of the historic building at *Priority Site #3 – Former Rochester Brewing Co.* into a commercial or

entertainment venue aligns with the *ROC the Riverway* plan's vision to create a vibrant riverfront experience. The *2025 Framework Plan* for the new 40-acre High Falls State Park envisions improved access and connectivity to vibrant greenspaces. *Priority Site #4 – Abandoned Gas Station* advances this vision by creating the corridor for a trail extension linking top of the gorge and the park to a broader active transportation network, including the Genesee Riverway Trail. Together with adjacent City-owned parcels, the Abandoned Gas Station will become a landscaped trailhead that supports the plan's greenspace and access goals.

1.e. Outcomes and Benefits of Reuse Strategy: The revitalization of the TAs represents opportunities to enhance public spaces and advance the City's vision for sustainable growth. These projects will remove physical and social barriers, convert underutilized land into connected neighborhoods, and create new destinations that celebrate Rochester's history and natural assets. **ILN TA** – The redevelopment of the priority sites in the ILN TA will build upon the success of the 2017 Inner Loop East Transformation, which reclaimed six acres and leveraged \$16.8 million in federal funding into \$229 million of investment. Over 500 housing units were developed in the former Inner Loop East area with more than 60 percent of these units for residents earning less than the area median income. The ILN Transformation will see similar outcomes with the removal of the remaining expressway segment and restoration of the historic street grid to reconnect downtown with surrounding neighborhoods. The project will reclaim approximately 22 acres for mixed-use redevelopment, creating opportunities for housing, retail, and green space. Redevelopment will prioritize affordability and small-business opportunities, ensure economic growth, prevent displacement of existing residents and facilitate the restoration of the Olmsted-designed park. The construction of the ILN tore a path through the northern half of the park, diminishing its size and separating it from the surrounding neighborhood. A restored park with adjacent mixed-use and townhome redevelopment, with energy-efficient measures for new building construction, will provide opportunities for improved social and economic activity within the target area. Redevelopment of brownfield priority sites will deliver environmental and public health benefits, improved pedestrian and bicycle safety, and economic growth by catalyzing private investment, expanding the tax base, and creating jobs in the community. Based on the Inner Loop East outcomes (6 acres resulting in \$229 million investment), the ILN TA redevelopment of 22 acres will generate over \$840 million in investment in the target area community. **CSR TA** – ROC the Riverway is transforming the Genesee River waterfront anchored by a new 40-acre state park at High Falls. This park will expand public access to the river, gorge, and waterfalls, blending nature, cultural interpretation, and recreational amenities. A planned trail extension in the target area, supported by existing grant funding, will link the park to an active transportation network to improve connectivity for residents and visitors. Redevelopment of these underutilized properties, such as the former brewery, overlooking the Genesee River gorge will reduce environmental hazards, restore ecological function, and create community spaces. The project will strengthen downtown's role as a cultural and economic hub, and deliver environmental and health benefits to residents.

Strategy for Leveraging Resources:

1.f Resources Needed for Site Reuse: The City has secured significant federal funding, including a \$100 million grant from the U.S. DOT's Reconnecting Communities program, to transform the ILN into street-level development that reconnects neighborhoods, adds green space, and catalyzes economic growth. This EPA grant will directly leverage DOT funds by completing environmental assessments and cleanup planning needed to unlock additional federal, state and private investment for the TAs. Rochester has a proven record of assembling major state resources for similar efforts. ROC the Riverway has received over \$100 million from NY State Empire State Development (ESD) since 2018 for over two dozen riverfront projects, demonstrating the City's capacity to deploy

large-scale public investments. In addition, the NY’s Regional Revitalization Partnership has committed \$4 million to remediate 52 and 96 Falls Street, a key step toward establishing the new High Falls State Park. To support redevelopment in the TAs, the City’s NBD will activate local, state and federal financing tools including: program income from the City’s Brownfields Revolving Loan Fund, affordable housing program state tax credits, City and HUD funding, and payment-in-lieu-of-taxes agreements for developers, offering targeted tax abatements and related incentives. Similar resources were leveraged to complete the Inner Loop East Transformation Project. The City will continue to pursue diverse funding avenues to support the cleanup and reuse of the priority sites, including, but not limited to the following applicable sources:

NYS Department of State Brownfield Opportunity Area (BOA) Program:	This program helps to delineate specific target areas challenged with brownfields to provide initial planning and subsequent pre-development funding, including marketing strategies and zoning updates.
NYS DEC Brownfield Cleanup Program (BCP):	Developers obtain tax credits up to \$35M or 3x site remediation costs and liability protection for the remediation and reuse of brownfields.
EPA Brownfield Cleanup Grant:	The City and non-profit entities can leverage assessments conducted under this grant to apply for an EPA Brownfields Cleanup grant to remediate sites for safe reuse.
Restore NY:	ESD’s Restore New York Communities Initiative (Restore NY) provides municipalities with financial assistance (up to \$2M per project) for the demolition and/or revitalization of commercial and residential properties. Priority is given to projects in BOAs, as well as to projects that leverage other state or federal redevelopment, remediation, or planning programs.
Historic Tax Credits:	Owners of properties listed on the National Register of Historic Places can obtain a 20% federal income tax credit for rehabilitation.
NYS Housing and Community Renewal (HCR):	HCR has funding programs available for private developers and municipalities intended to develop and improve housing, mainly for low- and mid-income level families.

1.g. Use of Existing Infrastructure: Each of the priority sites are in developed areas that have existing infrastructure including roads, sidewalks, and utilities. The target areas are served by public water and sanitary and storm sewer, natural gas, electricity, and telecommunication services. The utility network (gas, water, sewer, etc.) has adequate capacity to serve the redevelopments, since the systems were designed for a larger population and number of businesses and is considered underutilized. The ILN project will fund the reconnection and realignments of the street grid as the expressway is removed as well as improvements to pedestrian sidewalks and bicycle lanes.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

Community Need:

2.a. The Community’s Need for Funding:

Rochester is one of the most economically distressed cities in the nation, ranking as the third poorest city among the top 75 metro areas¹. The City’s adult poverty rate² of 26.6% is more than double the national average, and over 40% of children live in poverty. The median household income² of \$46,628 is far below Monroe County (\$74,409) and New York State (\$84,577), reflecting deep economic disparities. High rates of public assistance (31.3% of households relying on SNAP benefits² and 7.6% receiving cash aid²), underscore widespread financial insecurity. Housing values further illustrate economic distress, with median home values² of \$120,600 in the City compared to \$197,100 countywide. These economic hardships are compounded by decades of long-term structural decline. Rochester has lost 37% of its population since 1950, eroding the tax base and limiting the City’s

¹ <https://rmapiny.org/wp-content/uploads/2022/06/Rochester-Census-2020-Update.pdf>

² US Census 2023 American Community Survey 5-Year Estimates Data Profiles

ability to fund environmental assessment or invest in brownfield reuse. Low incomes, high poverty, and fiscal stress force City resources toward essential services, leaving no viable local funding for assessment or cleanup planning. The low-income households and impoverished neighborhoods surrounding priority sites also lack the means to support redevelopment without external assistance. EPA funding is essential to address environmental uncertainties, reduce redevelopment risk, and position priority sites for future investment, and community revitalization.

2.b. Health or Welfare of Sensitive Populations: As shown in **Table 1**, Rochester has a high concentration of sensitive populations, including low-income residents, young children (40% in poverty), individuals with limited education (15.6%), people with disabilities, and uninsured households (72.4%), facing unemployment (7.9%) and low income (\$46,628). Risks are compounded by aging housing stock² (79.6% constructed pre-1970), elevated childhood blood lead levels⁴ (4.18% county vs. 2.7% state), and obesity (40%). This grant will identify and reduce threats by delivering lead-free affordable housing, job-creating mixed-use projects, and new trails/parks to improve health outcomes for vulnerable residents.

Sensitive Population ²	City	Monroe County	New York	USA
Poverty Rate (all ages)	26.6%	13.1%	13.7%	12.4%
Poverty Rate (<18 yr.)	40.8%	18.7%	18.2%	16.3%
Population (<5 yr.)	6.0%	5.3%	5.6%	5.7%
< 12 th Grade Education	15.6%	8.2%	12.1%	10.6%
Disabled population	19.1%	14.5%	12.2%	13.0%
Unemployment Rate	7.9%	5.1%	6.2%	5.2%
Homes Built Pre-1970	79.5%	57.1%	65.0%	36.1%

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Sensitive populations living in Rochester experience higher rates of asthma and multiple cancers associated with exposure to hazardous substances. Monroe County’s (city-level data unavailable) asthma age-adjusted hospitalization rate⁵ (7.88 per 10,000) exceeds the statewide rate (6.58), and Rochester’s asthma prevalence⁶ (12.2%) is higher than county (11.0%) and national (9.8%) levels. Airborne particulates may further worsen asthma outcomes in the target areas. Long-term residents may also face exposure to chlorinated solvents, petroleum hydrocarbons, heavy metals, PCBs, asbestos, PAHs, and lead-based paint. As shown in **Table 2**, Monroe County has elevated rates of multiple cancers linked to these contaminants, including lung cancer (PAHs, asbestos), leukemia (benzene), colon cancer (arsenic, cadmium, lead), kidney cancer (chlorinated solvents), non-Hodgkin’s lymphoma (benzene, chlorinated solvents), prostate cancer (PCBs, arsenic), and pancreatic cancer (benzene, PAHs, chlorinated solvents, arsenic). The alignment between elevated disease rates and contaminants present at Sites 1–4 underscores the health risks for residents. This grant will identify and assess site contaminants, evaluate exposure pathways, and develop cleanup and mitigation plans. Future reuse as new housing and mixed-use redevelopment, parks, and trails will reduce exposure, remove or contain contamination, and create healthier environments, protecting the long-term health of sensitive

⁴ NYS Department of Health Environmental Public Health Tracker. https://health.ny.gov/environmental/public_health_tracking/. Accessed. January 2026.

⁵ Ibid

⁶ Center for Disease Control (CDC) PLACES DTM Open Data: <https://places.cdc.gov>. Accessed January 2026.

populations in the target areas.

National Cancer Institute State Cancer Profiles ⁷	Monroe County	New York	USA
Colon & Rectum	35.4	35.7	36.4
Kidney & Renal Pelvis	19.8	16.4	17.3
Non-Hodgkin's Lymphoma	21.4	20.4	18.5
Leukemia	15.6	15.1	14.1
Lung	60.7	53.5	53.1
Pancreas	15.2	14.3	13.5
Prostate Cancer	156.5	131.2	113.2
Uterus	32.5	30.8	27.8
All Cancer Sites	509.6	465.1	444.4

2.d. Economically Impoverished/Disproportionately Impacted Populations: ILE adjacent neighborhoods are economically impoverished communities with poverty rates exceeding 26% and some of the highest unemployment and health disparities in the region. Residents face limited access to jobs, services and green space, while aging housing stock and legacy commercial and industrial uses contribute to ongoing environmental risks. Despite low car ownership, these neighborhoods are still isolated by auto-focused infrastructure, forcing residents to rely on inadequate transit and unsafe pedestrian routes. The ILN Transformation Project and Cliff Street riverfront cleanup will identify and reduce these threats by assessing contamination, planning cleanup, and removing barriers that sever neighborhoods from opportunity. EPA CWA funds will de-risk priority brownfields, enabling affordable housing, small-business and mixed-use redevelopment, and parks/trails that restore connections and improve health. These actions reverse past harms, reduce exposure, and deliver increased mobility and reinvestment for communities that have shouldered disproportionate impacts.

Community Engagement:

2.e. & 2.f. Project Involvement & Project Roles: Project partners and specific details on project roles are as follows:

Name of Entity	Entity's mission	Point of Contact	Role
<i>Inner Loop North Citizen Advisory Committee (ILN CAC)</i>	Existing citizen committee for ILN project that advises the city, amplifies community voices, ensures equitable outcomes.	David Riley David.Riley@cityofrochester.gov	Will serve as Brownfields Advisory Committee (BAC) to identify/ prioritize sites for assessment and participate in cleanup/ reuse planning. Members will serve as liaisons between the TA community and City staff.
<i>Charles Settlement House</i>	Community-based organization works to create safe, secure, vibrant neighborhoods.	Scott Benjamin Scott.benjamin@cshroc.org	Already active in the target area communities, will assist with outreach to inform public on project and participate in reuse planning sessions.
<i>Greentopia</i>	Greentopia creates and sustains urban green space	Lisa Barron Lisa@greentopia.org	As a key stakeholder in the trail and park developments, will participate in

⁷ National Cancer Institute. <https://statecancerprofiles.cancer.gov/index.html>. Accessed January 2026.

	to inspire positive change in individual lives.		cleanup and reuse planning and outreach.
<i>Rochester Ecology Partners</i>	Connects the public to environmental education.	Chris Widmaier cwidmaier@roce cology.org	Committed to creating an urban ecology center adjacent to Priority Site #4 in the CSR TA. Will assist with local community engagement and outreach.

2.g. Incorporating Community Input:

The City will implement a robust engagement strategy to ensure community voices guide every stage of the Brownfields Assessment Grant. Our approach builds on proven practices from the Inner Loop East, Inner Loop North, and ROC the Riverway projects and leverages a strong network of local partners. The ILN Community Advisory Committee will serve as the Brownfields Advisory Committee to guide site identification, assessment, and reuse. We will hold quarterly BAC meetings (plus milestone sessions), offer in-person and virtual participation, and use community-based organization (CBO)-hosted venues, a project webpage, and news/social updates to communicate progress. Input will be solicited via comment forms, polls, and visioning sessions; assessment results will be presented to the BAC and adjacent stakeholders. A public response log will track how feedback informs prioritization, scopes, and reuse concepts, with translation available as needed.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

3.a, b, c, & d. Description of Tasks/Activities & Outputs:

Task 1: Program Management:

a. Project Implementation: *EPA-funded tasks/activities:* Oversee compliance with EPA cooperative agreement requirements; procure QEP per Rochester policies and 2 CFR200.317-326; maintain/update Property Profile Forms in ACRES; hold monthly status meetings with QEP to ensure activities are progressing, goals/objectives are met, and if not, actions to address; prepare final report summarizing accomplishments, expenditures, outcomes, outputs, lessons learned, and leveraged resources. Rochester anticipates 2 staff will attend 2 national brownfield events and one staff will attend 4 local brownfield events. **b. Anticipated Project Schedule:** Ongoing throughout the 4-year period. QEP procurement in Q1. Required reports, eligibility forms, and ACRES updates submitted as scheduled. **c. Task/Activity Lead:** City Division of Environmental Quality (DEQ), supported by QEP. **d. Output:** QEP procurement documents, timely ACRES updates, 16 quarterly reports with status tables, 1 final closeout report, updated ACRES profiles for each project element, City participation in 6 brownfields events, and an estimated 48 monthly meeting minutes.

Task 2: Community Engagement & Site Prioritization

a. Project Implementation: *EPA-funded tasks/activities:* Develop a Community Involvement Plan (CIP); prepare outreach materials including updated web content and fact sheets; hold quarterly meetings with the BAC; review and expand the existing site inventory, incorporating community and BAC input, and continue inventory updates in Years 2-3; conduct an estimated 16 public/stakeholder meetings to solicit, consider, and respond to community feedback; coordinate meetings with property owners to promote brownfield reuse; conduct a broad planning review of inventoried sites to determine next steps, (e.g., Phase I, Phase II, detailed planning studies); work with Rochester legal staff to secure access agreements; prioritize sites that can support near-term growth and spur economic revitalization in target areas. Site Eligibility Forms will be completed for selected sites. **b. Anticipated Project Schedule:** Ongoing throughout the 4-year period. Develop CIP in Q1. Hold initial BAC meeting in Q2 and quarterly thereafter. Inventory expansion and prioritization will occur in Q1 and Q2. Ongoing program updates, announcements, and calls for input will be shared via City social media and websites. Public update meetings will be held annually, or as needed based on community input, site selection, and program progress. **c. Task/Activity Lead:** City DEQ, supported

by QEP. **d. Output:** CIP, 16 BAC meetings, updated and prioritized site inventory, an estimated 10 Site Eligibility Forms and access agreements, and at least 4 public update meetings.

Task 3: Site Assessment & Cleanup Planning

a. Project Implementation: *EPA-funded tasks/activities:* QEP will prepare a generic Quality Assurance Project Plan (QAPP) and conduct site assessments for priority sites. Phase I ESAs will adhere to ASTM E1527-21 and EPA’s All Appropriate Inquiry Final Rule; Phase II ESAs will follow ASTM E1903-19 after QAPP and site-specific Sampling and Analysis Plan (SAPs) approvals. Health and Safety Plans will be developed prior to field work. Asbestos-containing material (ACM) and lead-based paint (LBP) surveys will be completed for older buildings on priority sites. No health monitoring activities will be conducted. For sites with contamination, QEP will develop Analysis of Brownfields Cleanup Alternatives (ABCAs) outlining cleanup options based on potential reuse. **b. Anticipated Project Schedule:** Ongoing throughout the 4-year period. Site eligibility approvals will precede assessments/cleanup planning. Phase I ESAs and ACM/LBP surveys begin in Q2; Phase IIs begin in Q3; ABCAs begin in Q6. Assessment and cleanup planning continue through Q14, with remaining work completed by Q16. **c. Task/Activity Lead:** QEP with oversight from City DEQ. **d. Output:** 1 QAPP, ~9 Phase Is, ~4 SAPs, HASPs & Phase IIs, ~5 ACM/LBP surveys, ~2 ABCAs.

Task 4: Reuse Planning

a. Project Implementation: *EPA-funded tasks/activities:* Conduct a comprehensive market study of the target areas to identify viable reuse options for priority sites; develop 4 site reuse plans informed by local market conditions, available environmental/demographic/economic data, site-specific studies, and community visioning sessions. Prepare an area-wide plan (AWP) for the Cliff Street corridor integrating brownfield reuse with planned trail and park improvements. **b. Anticipated Project Schedule:** Ongoing throughout the 4-year period. Reuse planning begins in Q4 and continues through Q14, with remaining work completed by Q16. **c. Task/Activity Lead:** City DEQ, supported by QEP. **d. Output:** 1 Comprehensive Market Study, 4 Site Reuse Plans, and 1 AWP.

3.e. Cost Estimates:

	Task 1:	Task 2:	Task 3:	Task 4:	Admin	Total
Personnel	\$4,300	\$3,366	\$10,325	\$1,180	\$0	\$19,171
Fringe Benefits	\$2,464	\$1,929	\$5,916	\$676	\$0	\$10,985
Travel	\$13,000	\$0	\$0	\$0	\$0	\$13,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0	\$0
Contractual	\$33,800	\$24,510	\$220,784	\$175,750	\$0	\$454,844
Construction	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$2,000	\$0	\$0	\$0	\$0	\$2,000
Total Direct Costs	\$55,564	\$29,805	\$237,025	\$177,606	\$0	\$500,000
Total Indirect Costs	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$55,564	\$29,805	\$237,025	\$177,606	\$0	\$500,000

Task 1 Program Management (Total Costs = \$55,564:

Personnel: \$4,300 (80 hrs x \$53.75/hr avg salary); **Fringe Benefits:** \$2,464; **Travel:** \$13,000 Travel expenses include airfare, baggage, hotel, public transportation, and meals for 2 City staff persons to attend 2 EPA National Brownfields conferences (\$2,500 x 2 conf x 2 staff = \$10,000) and 1 City staff person to attend 4 local Brownfields conferences (\$750 x 4 conf x 1 staff = \$3,000). **Other:** \$2,000 is conference registration fees (\$350 x 2 national x 2 staff = \$1,400 + \$150 x 4 local x 1 staff = \$600). **Contractual:** \$33,800 include QEP expenses to attend monthly meetings (\$400/mtg x 48 mtgs = \$19,200), quarterly report support (16 reports x \$350/report = \$5,600), acres updates (16 updates x \$250/update = \$4,000), and the final closeout report (\$5,000).

Task 2 Community Engagement/Site Prioritization (Total Costs = \$29,805): - Personnel: \$3,366 (58 hrs x \$58.03/hr avg salary); Fringe Benefits: \$1,929; Contractual: \$24,510: 1 CIP (1 x \$3,500/ea.), QEP preparation for and attendance of the BAC (4 hrs x \$185/hr x 16 meetings = \$11,840) and public meetings (8 hrs x \$185/hr x 4 mtgs = \$5,920), support writing project updates and articles (4 updates x \$350/update = \$1,400), and completion of site eligibility forms (1 hr x \$185/hr x 10 forms = \$1,850).

Task 3 Site Assessment & Cleanup Planning (Total Costs = \$237,025) - Personnel: \$10,325 (175 hrs x \$59.00/hr avg salary); Fringe Benefits: \$5,916; Contractual costs: \$220,784: 1 Generic QAPP/HASP (1 x \$4,000/ea. = \$4,000); 9 Phase I ESAs (9 x \$5,000/ea. = \$45,000), 4 site-specific SAPs (4 x \$4,000/ea. = \$16,000), 4 site-specific HASPs (4 x \$500/ea. = \$2,000), 4 Phase II ESAs (4 x \$26,571 avg/ph2 = \$106,284), 5 ACM/LBP surveys (5 x \$7,500 avg/survey = \$37,500), and 2 ABCAs (\$5,000/ea. x 2 = \$10,000).

Task 4 Site Reuse Planning (Total Costs = \$177,606) - Personnel: \$1,180 (20 hrs x \$59.00/hr avg salary) Fringe Benefits: \$676; Contractual costs: \$175,750: 1 market study (150 hrs x \$185/hr avg salary = \$27,750), 4 site-specific reuse plans (4 plans x 125 hrs/plan x \$185/hr avg salary = \$92,500), and develop an AWP (300 hrs x \$185/hr avg = \$55,500).

3.f. Plan to Measure and Evaluate Environmental Progress and Results: City DEQ will hold monthly coordination calls with the QEP to review progress, address issues, and take corrective actions as needed to keep activities on schedule and ensure efficient use of funds. Project performance will be measured through established DEQ tracking systems that monitor outputs (e.g., number of sites and acres assessed; number of cleanup plans completed) and outcomes (e.g., remedial cost per acre by future use, private-sector investment, changes in assessed value, and job creation/retention at brownfield sites). These metrics are tracked across all City brownfield projects and incorporated into the City's annual reporting. Assessment results, site data, and progress milestones will be reported to EPA through ACRES and in quarterly progress reports, which document completed outputs, environmental findings, and next-step recommendations. These systems allow DEQ and EPA to continuously evaluate performance, verify results, and ensure the project achieves its intended environmental and community outcomes.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE:

Programmatic Capability:

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

The City of Rochester's DEQ provides due diligence, institutional control management, and brownfield remediation and redevelopment services. DEQ has successfully managed 29 EPA brownfield assessment, cleanup, RLF, Multipurpose, EWDJT, and area-wide planning grants since 1995, along with hundreds of ESA projects and dozens of cleanups covering nearly 400 acres. DEQ's permit-based environmental institutional control system currently tracks 365 parcels with potential environmental issues in the City. DEQ has a highly qualified team of 8 full-time, degreed, environmental professionals, including 2 geologists and a dedicated grants/budget coordinator. Harold Thurston, PG, with nearly 20 years of experience managing EPA Brownfield grants will serve as the Project Manager. Michelle Costanzo, MPA, an experienced administrator of 6 EPA Brownfields grants (Multipurpose, CWA, Cleanup, and 3 Job Training grants), will provide full-time grant and budget management. DEQ maintains robust grant management systems and extensive experience with EPA compliance requirements, including quarterly and ACRES reporting, consultant procurement and oversight, and Cooperative Agreement administration and payment processing.

4.d. Acquiring Additional Resources: DEQ follows established procedures for procuring QEPs in full compliance with EPA Brownfields Cooperative Agreement requirements and competitive Procurement Standards in 2 CFR 200.317-326. The City issues an RFP, reviews and rates proposals using quantitative rating criteria,.. Proposed fees are carefully analyzed and compared. If needed,

interviews are held prior to selection. Final rankings are used to recommend a contractor, and City Council approval is required before executing a professional services agreement. DEQ typically completes the full procurement process (from RFP issuance to contract execution) in about 4 months.

Past Performance and Accomplishments:

4.e. Currently Has or Previously Received an EPA Brownfields Grant: Rochester has a long history of successfully managing EPA Brownfield MARC grants. Information on the three most recent grants is summarized in the following table:

Funding Category	EPA Funding	Announcement Year (FY)	Use of Funds	Closeout / Estimated Completion
Community Wide Assessment	\$200,000	2018	Brownfield Opportunity Area Site Assessment Program (BOA SAP)	December 2024
Cleanup	\$408,000	2020	Cleanup at 24 & 32 York Street	December 2025
Multipurpose	\$800,000	2021	Phase II ESA at the Bull’s Head Plaza and Phase II ESA & Cleanup at 42 York Street	Estimated completion March 2026

4.e.(1) Accomplishments: Rochester has recently completed 1 hazardous substance assessment grant, 1 petroleum cleanup grant of a .25-acre site at 24 and 32 York Street and is in the process of closing out 1 multipurpose grant. The Community-wide Assessment BOA SAP resulted in the investigation of 25 sites on over 14 acres of property, including 14 Phase I ESAs, 5 Phase II ESAs and 1 Opinion of Probable Cost. The Cleanup grant for 24 and 32 York Street was successfully completed and received a closed spill incident file and a No Further Action Letter from the NYSDEC. The Multipurpose grant resulted in the completion of a Phase II ESA at the Bull’s Head Plaza on West Main Street and a Phase II ESA and cleanup at 42 York Street in the Bull's Head neighborhood, a key historic gateway to Rochester and a focus of the City's revitalization efforts. DEQ has reported progress and successes directly to its EPA Region 2 project manager, through accurate quarterly and ACRES reporting.

4.e.(2) Compliance with Grant Requirements: Rochester has consistently met its work plan and cooperative agreement requirements and ensured timely achievement of results through effective management of project consultants, budgets, and schedules. The grants/budget coordinator monitors compliance with cooperative agreements, work plans, financial budgets, environmental outputs, and deliverables, and assembles key data. Site approval requests are consistently submitted on a timely basis. Actual work plan outputs, schedules, and key results are compared against work plan estimates and reported on a timely basis. Quarterly progress reporting, reporting measures and annual financial reports are up to date and made in a timely manner. The City's quarterly reporting routinely links progress toward achieving grant output goals, for example, numbers of site assessments completed, to actual performance. The City communicates progress and accomplishments to both its EPA Region 2 Project Officer and through the EPA ACRES program as required. Several parameters are calculated including program demand, efficiency, costs, and results which are tracked and reported to the EPA. Rochester's performance, including the completion of EPA funded assessment and cleanup projects demonstrates that it achieves expected results. DEQ completed and closed 1 hazardous substances assessment grant in 2024, 1 cleanup grant in 2025 and is in the process of completing 1 multipurpose grant by the end of March 2026. The total remaining balance of the listed grants combined is approximately \$114,250. The majority of this balance (approximately \$109,000) was in the petroleum cleanup grant contractual category and was due to consultant efficiencies in the remedial phase of the cleanup project.

Threshold Criteria for Community-Wide Assessment Grants

1. APPLICANT ELIGIBILITY:

(a) Applicant Type: City Government

(b) Eligibility: The City of Rochester is a “general purpose unit of local government” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.

2. COMMUNITY INVOLVEMENT:

The City of Rochester will ensure that community members and local stakeholders are informed and meaningfully involved throughout the Brownfields Assessment Grant. The City will build on established engagement structures developed through the Inner Loop East and ROC the Riverway initiatives, which have created strong, trusted communication channels within the Target Areas.

The table below identified community partners that will be involved and aid in project performance. These partners and their participation in the project are viewed as key to a successful brownfield program, particularly in community outreach and reuse planning. Rochester’s discussions with these partners have all met with strong affirmation of the importance of addressing brownfields. The community partners listed below will identify community priorities on which site selection will be based and solicit input on brownfields that these organizations believe will further their goals and the members of the communities that they serve.

List of Organization/Entities/Groups & Roles			
Name of Entity	Entity’s mission	Point of Contact	Role
<i>Inner Loop North Citizen Advisory Committee (ILN CAC)</i>	Existing citizen committee for ILN project that advises the city, amplifies community voices, ensures equitable outcomes.	David Riley David.Riley@cityofrochester.gov	Will serve as the Brownfields Advisory Committee (BAC) to identify and prioritize sites for assessment and participate in cleanup and reuse planning. Members will serve as liaisons between the TA community and City staff.
<i>Charles Settlement House</i>	Community -based organization that assists in the creation of safe, secure and vibrant neighborhoods.	Scott Benjamin Scott.benjamin@shroc.org	Already active in the target area communities, will assist with outreach to inform public on project and participate in reuse planning sessions.
<i>Greentopia</i>	Greentopia creates and sustains urban green space to inspire positive change in individual lives.	Lisa Barron Lisa@greentopia.org	As a key stakeholder in the trail and park developments, will participate in cleanup and reuse planning and outreach.
<i>Rochester Ecology Partners</i>	Connects the public to environmental education.	Chris Widmaier cwidmaier@rocecology.org	Committed to creating an urban ecology center adjacent to Priority Site #4 in the CSR TA. Will assist with local community engagement and outreach.

Rochester will continue the public engagement process by ensuring that all stakeholders listed in the table are informed about brownfields and actively engaged in project activities. The City will prepare a written Community Involvement Plan outlining key stakeholders, impacted residents and groups, planned outreach events, communication methods, and engagement frequency. Throughout the four-year grant period, Rochester will hold up to 16 public meetings to share information, gather input on site selection and prioritization, review assessment findings, and discuss cleanup considerations and reuse concepts. Outreach events will be advertised through

Threshold Criteria for Community-Wide Assessment Grants

City and partner websites, social media, and CBO networks to ensure broad public awareness and participation.

As the project progresses, the City will continually incorporate community input into decision-making related to assessment activities, cleanup planning, and redevelopment direction. Stakeholder feedback will be cataloged and considered in determining assessment priorities, refining reuse options, and guiding future planning. Regular updates will be shared with the community through online platforms and public meetings, and opportunities for comment will remain available throughout the grant period. Rochester has already begun engaging residents, business owners, and community advocates in the Target Areas and will maintain this ongoing dialogue to ensure community voices remain central to the project's implementation.

3. EXPENDITURE OF EXISTING GRANT FUNDS:

Rochester meets the EPA Brownfields Assessment Grant expenditure threshold. The City has drawn down **\$790,957.69** of an EPA Brownfields Multipurpose grant, representing more than 70% of the total award amount of **\$800,000**, leaving a remaining balance of **\$9042.31**. A printout documenting drawdown and remaining balance is attached.

4. CONTRACTORS AND NAMED SUBRECIPIENTS:

Not applicable – no contractor has been procured and no subrecipient has been named at this time.