



DEPARTMENT OF ADMINISTRATION, FINANCE, POLICY, & URBAN AFFAIRS

Jessica R. Brown
COMMISSIONER

R02-26-A-017

Application Information Sheet

(1) Applicant Identification:

City of Buffalo
65 Niagara Square
Buffalo NY 14202

(2) Website URL: www.buffalony.gov

(3) Funding Requested:

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested: \$ 367,050.00

(4) Location:

City of Buffalo; Erie County; State of New York

(5) Target Area and Priority Site Information

Six (6) historically underserved neighborhoods on Buffalo's East Side: **Broadway-Fillmore, Delevan-Grider, Fillmore-Leroy, Genesee-Moselle, Hamlin Park-Masten Park, and Pratt-Willert. Priority Site Addresses (Jefferson Avenue Corridor):** 1524 Jefferson Avenue, Buffalo, NY 14208; 1540-1544 Jefferson Avenue, Buffalo, NY 14208; 1552 Jefferson Avenue, Buffalo, NY 14208; 1572-1586 Jefferson Avenue, Buffalo, NY 14208

- See: Target Area Map after NYS DEC letter

(6) Contacts

a. Project Director:

Jason Paananen, Director of Environmental Affairs
65 Niagara Square, Room 901
Buffalo NY 14202
716-851-5406, jpaananen@buffalony.gov

b. Chief Executive/Highest-Ranking Elected:

Sean Ryan, Mayor
65 Niagara Square, Room 201
Buffalo NY 14202
716-851-4841, sryan@buffalony.gov

(7) Population

- Approximately 276,000



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(8) Other Factors Applicants claiming one or more of the other factors below must provide a summary in the Narrative on the applicable other factor(s). Please identify which of the below items apply to your community/proposed project by noting the corresponding Narrative page number. **If none of the Other Factors apply to your community/proposed project, please provide a statement to that effect.** EPA may verify this information prior to selection.

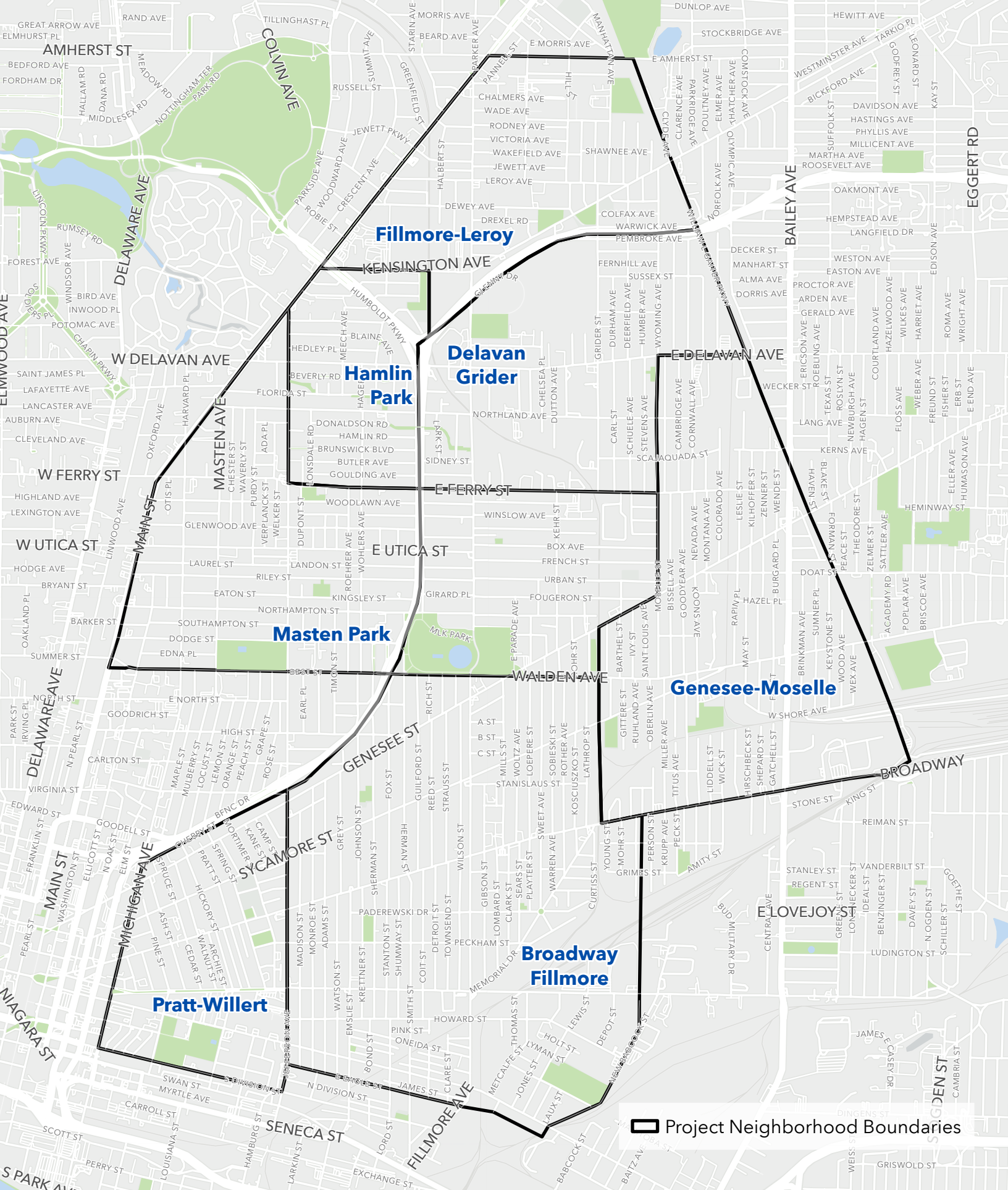
Sample Format for Providing Information on the Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent 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).	N/A
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.	Yes, P. 4
The reuse of the priority site(s) will incorporate energy efficiency measures.	Yes, P. 4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Yes, P. 4
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).	Yes, Pp. 9-10
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 current letter from the New York State Department of Environmental Conservation (NYSDEC) acknowledging this FY26 Brownfields Grant application is attached immediately following the Project Application Information Sheet.

(10) Releasing Copies of Applications

Not Applicable. This application does not include Confidential Business Information (CBI).



Project RECLAIM: Revitalizing East Side Corridors through Land Assessment & Innovative Management



January 15, 2026

U.S. Environmental Protection Agency
Office of Brownfields and Land Revitalization
ATTN: Acting Director
c/o Office of Land and Emergency Management, 5101T
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

To Whom It May Concern:

The New York State Department of Environmental Conservation Region 9 acknowledges that the City of Buffalo is applying for an FY26 EPA Brownfield Multipurpose grant.

The City of Buffalo intends to utilize the EPA's Fiscal Year 2026 Brownfields Assessment Grant to conduct Phase 1 Environmental Site Assessments on vacant City owned properties in various neighborhoods on the City's East Side.

Neighborhoods include Central Park, Kenfield, Fillmore-Leroy, Pratt- Willert, Schiller Park, Hamlin Park, Masten Park, Lovejoy, Delevan-Grider, Grant-Amherst, Broadway-Fillmore, Genesee-Moselle, Central, Kensington-Bailey, and the Fruit Belt. The properties in these areas are located near or adjacent to commercial, industrial, and transportation corridors, as well as properties that are known brownfields, whether by past uses or status in current or previous State and/or Federal programs or previous enforcement actions. In addition to utilizing the funding for site assessments, a portion of the funding will be used for community outreach with local neighborhood organizations in order to educate the public on the purpose of conducting the site assessments, providing strategies to limiting exposure to potential identified/perceived risks on vacant lots and returning the vacant lots into future development opportunities once remediated, including but not limited to housing, community gardens, parks and businesses.

Properties targeted during these initial site assessments that have recognized environmental conditions warranting additional subsurface investigation will be prioritized for further Phase 2 Environmental Site Assessments. If contamination exceeding soil cleanup thresholds for future uses is encountered during these investigations, remedial strategies will be developed, and remediation of the sites will be prioritized using available funding to limit health exposures and return the properties to productive uses.

For any questions regarding this letter, please contact Kayla Baker at (716) 541-9631.

Sincerely,

A handwritten signature in cursive script that reads "Julie Barrett O'Neill". The signature is written in black ink and is positioned to the left of the typed name.

Julie Barrett O'Neill, Esq.
Regional Director

Buffalo's Project RECLAIM:

Revitalizing Eastside Communities through Land Assessment & Innovative Management

Executive Summary. The City of Buffalo requests \$366,990 via the FY26 EPA Community-Wide Assessment Grant to conduct Phase I Environmental Site Assessments (ESAs) on vacant, City-owned properties in six historically underserved East Side neighborhoods: Broadway-Fillmore, Delevan-Grider, Fillmore-Leroy, Genesee-Moselle, Hamlin Park-Masten Park, and Pratt-Willert. These neighborhoods face acute urban blight and significant health disparities rooted in the City's post-industrial legacy. Targeted parcels are strategically located along commercial, industrial, and transit corridors with documented or perceived contamination from past uses or regulatory actions. Funding supports both technical assessments and robust community outreach in partnership with local neighborhood organizations. Properties identified during initial assessments with recognized environmental conditions (RECs) will be prioritized for future Phase II investigations. By leveraging available funding and aligning with community and neighborhood planning input, the City will limit health exposures and return these properties to productive, beneficial uses for residents of Buffalo's East Side.

Section 1: Project Area Description & Plans for Revitalization

1. a. Description of Target Areas and Overview of Brownfield Challenges. Geographic Boundaries and Targeted Neighborhoods. The geographic boundary for the City of Buffalo's Community-Wide Assessment proposal includes neighborhoods in the greater East Side of Buffalo. Within this boundary, the City has identified specific high-priority neighborhoods and zip codes for grant activities: **Broadway-Fillmore** (14206, 14211 & 14212); **Delevan-Grider** (14211 & 14215); **Fillmore-Leroy** (14214); **Genesee-Moselle** (14211); **Hamlin Park-Masten Park** (14208, 14209 & 14211); and **Pratt-Willert** (14204).

Description of the Target Area. Buffalo's East Side features a 'perforated' urban fabric where vibrant residential blocks are punctuated by thousands of vacant, City-owned lots, a direct result of industrial decline and large-scale demolition that left behind brownfield clusters.

Overview of Brownfield Challenges. These targeted neighborhoods contain higher concentrations of vacant properties compared to other City neighborhoods, including a significant concentration of current or former industrial uses that were in, or are currently in, state superfund programs, brownfield cleanup programs, or have had previous enforcement actions to correct environmental violations due to operations that may have impacted the site and/or adjacent properties. The convergence of these environmental challenges has triggered a compounding cycle of economic disinvestment and severe public health disparities that define the Target Area. As a probable result of the real and/or perceived environmental impacts from these brownfield sites and the subsequent economic disinvestment in these neighborhoods associated with the area's economic decline, commercial businesses and residents have left these neighborhoods in higher numbers than other City neighborhoods, directly eroding the community's ability to generate reinvestment and leaving behind a fragmented landscape. Legacy economic decline is mirrored by the disproportionate health burdens faced by East Side residents. The area faces significantly higher health disparities compared to other City

neighborhoods, a reality deeply rooted in the post-industrial legacy and the ongoing impacts associated with long-standing brownfield clusters.

Addressing Challenges and Impacts through Grant Activities. Initial site investigations are critical to identify any recognized environmental conditions (RECs) so appropriate reuse strategies can be developed. Phase 1 Environmental Site Assessments (ESAs) conducted under the Community-Wide Assessment Grant will provide the necessary guidance on whether further environmental investigations are warranted. This process will ultimately determine the appropriate remediation strategies and cleanup objectives required to return land to productive reuse and address community concerns regarding public and environmental health.

Assessments will serve as a catalyst for community-driven outcomes, including residential infill, employment opportunities, and green space. The City will also leverage the Phase I ESA reports generated through this grant to apply for additional funding opportunities to conduct further investigations and remediation. This strategic pipeline leads to the creation of clean and safe land for community, residential, and commercial opportunities. This grant opportunity directly complements ongoing efforts to mitigate the environmental, economic, and health disparities that exist in East Side communities.

1.b. Description of the Priority Brownfield Sites. Overview of Brownfield Sites in the Target Area. Priority sites located within the targeted neighborhoods include former residential and commercial properties of varying sizes. Due to their location near and/or adjacent to former brownfield sites, historic industrial/ manufacturing uses, commercial corridors and railroad corridors, these parcels face an increased risk of potential exposure to contaminants via past operations and/or migration. Properties acquired by the City through foreclosure or at tax auction often contain contaminants from historic uses, building materials used (e.g., lead paint, asbestos), or fires that release contaminants such as Polycyclic Aromatic Hydrocarbons (PAHs). To provide a comprehensive view of the scope of these challenges, Table 1 summarizes the identified brownfield sites within each neighborhood.

Neighborhood	Prop. Count	Size (Acres)	Previous Uses	Containments of Concern
Broadway-Fillmore	76	0.08 - 2.86	Single/multi-family residential, mixed use, retail, gas stations, automotive repair, machine shops, chemical mfg.	Heavy metals, petroleum, SVOCs, VOCs
Delevan-Grider	9	0.08 - 0.40	Single-family/multi-family dwellings, mixed-use buildings, and commercial uses (such as retail stores, restaurants, gas stations, etc.)	Heavy metals, petroleum, Polychlorinated biphenyls (PCBs), semi-volatile organic compounds (SVOCs), volatile organic compounds (VOCs).
Fillmore-Leroy	4	0.08 - 0.09	Single-family/multi-family dwellings	Heavy metals, SVOCs.
Genesee-Moselle	8	0.07 - 0.81	Single-family/multi-family dwellings	Heavy metals, SVOCs.
Hamlin Park-Masten Park	65	0.05 - 0.28	Single-family/multi-family dwellings, mixed-use buildings containing commercial and residential uses, (such as retail stores, restaurants, etc.).	Heavy metals, SVOCs.
Pratt-Willert	10	0.05 - 0.46	Single-family/multi-family dwellings, mixed-use buildings containing commercial and residential uses, and commercial uses (such as movie theaters, retail stores, restaurants, etc.).	Heavy metals, SVOCs.

Highlighting Priority Site(s): Jefferson Avenue Corridor. The properties at 1524, 1540-1544, 1552 and 1572-1586 Jefferson Avenue, in the Hamlin Park-Masten Park neighborhood are priority sites for this assessment. Jefferson Avenue has historically served as a vital mixed-use corridor, containing commercial buildings, mixed-use buildings with first floor storefronts and second floor apartments, as well as single family and multi-family residential structures. Historical uses along the Jefferson Street corridor include residential uses, institutional uses and commercial uses. Commercial uses of concern include auto-repair shops, gas stations and dry cleaners. Specifically, 1935 Sanborn Maps indicate that 1524 Jefferson Avenue previously contained two gasoline tanks, increasing the likelihood of petroleum contamination and recognized environmental conditions (RECs). These Jefferson Avenue properties were selected because they represent the most immediate opportunity to pivot from the corridor’s history of disinvestment toward active revitalization. While past decline led to widespread demolition of original structures, the neighborhoods along this corridor are experiencing significant private and public reinvestment. Assessing these specific parcels is a strategic priority to “de-risk” the land, making it viable for future mixed-use and residential infill development. By conducting Phase I ESAs now, the City can establish the necessary clean up objectives to leverage additional funding, ultimately transforming these sites from sources of blight into clean, safe community assets that support ongoing economic recovery.

1.c. Identifying Additional Sites: Process for Identifying Additional Sites. Following the success of the priority site assessments, the City will identify additional lots within the project boundary that are identified and acquired over the four-year project period for Phase I assessment. The process for identifying these sites will be led by City Staff, who will continuously collect and vet additional parcels for based on a combination of historical land-use data, inventory tracking, and active community advisement. To ensure funds are directed toward areas of greatest need, the City will prioritize sites based on their historical contamination risk – specifically targeting those with past industrial or high-risk commercial uses – and their proximity to higher-than-normal incidences of health-related issues near clusters of vacant lots and commercial corridors. Furthermore, priority will be given to parcels where a Phase I assessment serves as the final catalyst for returning the land to productive reuse, such as residential infill or community green space, particularly when these sites are located near sensitive populations or schools. This systemic approach ensures that the assessment pipeline remains aligned with the City’s broader dedication to addressing the environmental, economic, and health disparities throughout the East Side.

Revitalization of the Target Area: 1.d. Reuse Strategy and Alignment with Revitalization Plans. The projected reuse strategy for the priority sites is deeply integrated into the Office of Strategic Planning’s (OSP) multi-divisional revitalization efforts on the East Side, where Environmental Site Assessments (ESAs) serve as the foundational step for all land-use goals. Specifically, the Division of Development, through the Legacy Cities program, seeks to revitalize residential blocks and create equitable homeownership opportunities. By conducting Phase I ESAs on priority sites in the Hamlin Park and Masten Park neighborhoods, including the Jefferson Avenue corridor, the City can bridge the racial wealth gap by promoting new homeownership options, ensuring that developers and future homeowners are working and living in safe, clean conditions. This strategy is further refined by the Division of Planning and Zoning through the Envision Neighborhoods Program, a city-wide initiative that fosters strong relationships

between residents and City staff to identify development and environmental issues. Data from the 2022-2025 program years, which included many of the project neighborhoods will directly inform the Phase I plans and reuse strategies for the identified sites. This ensures that the projected reuse of these parcels aligns with the community's vision for their neighborhoods. To facilitate the final transition of these sites back to productive use, the Division of Real Estate's Homestead Plan provides a disposition mechanism. The plan allows for the sale of vacant lots at below-market prices to both new and existing residents for the construction of homes, yards, and driveways. Working through the Division of Real Estate, the City can sell vacant lots safely for all types of potential reuse, directly advancing the City's long-term goals of neighborhood stabilization and the mitigation of environmental, economic, and health inequity.

1.e. Outcomes & Benefits of Reuse Strategy. Serving an urban community, the proposed project is expected to stimulate significant economic development and neighborhood stabilization following the completion of Phase I ESAs. By transforming underutilized priority sites into productive, community-focused assets, the City will facilitate a reuse strategy that emphasizes infill housing and large-scale development. This will generate a local economic multiplier effect by employing local development and contractor teams. Post cleanup, these sites will attract sustainable businesses and modern housing, effectively bridging the socioeconomic gaps that have historically hindered the East Side. Further, the projected reuse plan integrates essential "third spaces," such as green and open spaces, to improve neighborhood health and quality of life while addressing legacy environmental inequities.

Climate Resilience and Renewable Energy. Phase I ESAs serve as the critical gateway for returning properties to productive, climate-resilient use. Future redevelopment, including housing and commercial hubs, will be built to high-efficiency standards to mitigate extreme temperature risks and include backup energy generation for grid reliability. For sites with limited traditional market demand, such as those near industrial or highway corridors, the City will prioritize sustainable energy solutions like community solar or geothermal projects to provide low-cost power to residents. This model is already proven at the Northland Corridor, a high-efficiency redevelopment of former industrial sites that currently includes the City's first municipal community solar array, providing utility bill reductions to 200 local households. By aligning with the City's Unified Development Ordinance, these assessments will ensure that even the most challenged parcels are transitioned into assets that strengthen local energy independence and environmental health.

Strategy for Leveraging Resources: 1.f. Resources Needed for Site Reuse. The City of Buffalo is committed to a long-term funding strategy that extends beyond the assessment phase. Completion of these Phase I ESAs is the critical prerequisite for accessing the New York State Department of State's Brownfield Opportunity Area (BOA) Consolidated Funding Opportunity. While the City has successfully secured designation for five existing BOAs, further advancement into Phase II assessments and site-specific redevelopment within the target area has been stalled by the lack of initial Phase I data. This grant will remove that barrier, enabling the City to request state funding for subsurface investigations and technical reuse planning. Furthermore, by identifying and characterizing these sites now, the City will be positioned to apply for EPA Multipurpose and Cleanup Grants in future federal cycles. This project will allow the Office of Strategic Planning to focus its resources on securing highly competitive grants that align with the community's highest needs. The City will also leverage the Division of Real Estate's

Homestead Plan and private-sector partnerships to attract the capital to complete the work in remediation and infrastructure required to return these East Side properties to productive use.

1.g. Use of Existing Infrastructure. The proposed project focuses on Phase I ESAs for vacant, City-owned lots situated within mature, densely developed urban neighborhoods. A significant advantage of these priority sites is that they are "infill" properties, meaning the essential infrastructure required for redevelopment is already in place. Utilities, such as municipal water, sanitary and storm sewers, electricity, and natural gas, are available at the lot lines for all targeted parcels. Furthermore, these sites are integrated into the city's existing transportation grid, with immediate access to paved roads, sidewalks, and established public transit routes. By utilizing these "plug-and-play" locations, the City avoids the environmental and financial costs associated with sprawling infrastructure expansion. While the parcels themselves are currently underutilized, the surrounding infrastructure is fully operational and capable of supporting the projected residential and mixed-use density. Once the Phase I ESAs (and any subsequent remediation) confirm the sites meet necessary soil cleanup objectives, they can be immediately connected to this existing network, significantly reducing the "time-to-build" for developers.

Section 2: Community Need & Community Engagement. Community Need

2.a. The Community's Need for Funding. The City of Buffalo currently manages an inventory of approximately 7,000 vacant parcels, a legacy of an industrial past that leaves a heavy burden of persistent contamination. The City relies almost exclusively on external funding to address these high-priority environmental issues because the target area lacks the internal tax base and private equity to self-fund remediation. The East Side is a severely low-income community, characterized by a 39% poverty rate, nearly triple the New York State average (13.6%) and nearly four times the national rate (10.6%). In the current economy, the high costs of environmental investigation and cleanup render community-funded or market-rate redevelopment financially unfeasible. Without federal intervention, these contaminated parcels will remain vacant, perpetuating a cycle of disinvestment and blight. This grant is essential to bridge the gap that local poverty has created, providing the only viable pathway to "de-risk" these properties. By funding these assessments, the EPA will enable the City to stimulate economic growth, develop affordable housing, and mitigate the systemic health issues that disproportionately affect this low-income population.

2.b. Health or Welfare of Sensitive Populations. The established project boundary encompasses six (6) neighborhoods and includes 18,459 households and a population of 43,985. These residents face systemic socioeconomic imbalances when compared to state and national benchmarks. According to 2023 ACS data, the median household income in these neighborhoods is \$23,094, a staggering gap when compared to the New York State median of \$84,578 and the national median of \$83,730. With a poverty rate of 41%, the East Side community lives with nearly triple the poverty concentration of the rest of the state. The burden of environmental injustice is disproportionately borne by the area's minority population, which at 62.05% is more than three times the state average of 18%. This population includes a high density of sensitive groups—including children, the elderly, and women of child-bearing age—who are at higher risk for health complications arising from exposure to lead, asbestos, and petroleum vapors common in the area's brownfield clusters. Furthermore, with 59% of residents occupying 10,871 renter-occupied units, there is a diminished capacity for individual

property-level remediation. Significant federal investment is required to address these compounded environmental and economic inequities and provide a safe, healthy environment for Buffalo’s most vulnerable residents.

2.c. Greater Than Normal Incidence of Disease/Adverse Health Conditions. The health of the East Side at large is severely compromised by generational environmental contamination. According to the NYS Department of Health, 5.83% of children tested in Buffalo between 2000 and 2014 suffered from elevated blood lead levels (BLL), a rate three times higher than that of Flint, Michigan. This lead exposure is compounded by a disproportionate asthma burden; Black youth in the target area are hospitalized for asthma at a rate of 46.9 per 10,000, compared to just 10.2 for white youth. These respiratory inequities are directly linked to the poor air quality and particulate matter common in areas with dense brownfield clusters and deteriorating industrial structures. The health crisis extends to chronic and rare diseases, as well. The Governor’s Cancer Research Initiative identified apparent clustering of cancer cases near suspected hazardous waste sites on the East Side, with patterns consistent with long-term exposure scenarios. Furthermore, the Buffalo Lupus Project uncovered a localized prevalence of Lupus seven times higher than the general population (160 cases per 100,000). This spike was specifically linked to a former lead smelting and refining facility on the East Side, where subsurface investigations revealed extremely elevated levels of mercury, arsenic, PCBs, VOCs, and benzene. Conducting Phase I ESAs is the essential first step in moving towards protecting the 43,985 residents impacted by this industrial legacy.

2.d. Economically Impoverished/Disproportionately Impacted Populations. The target area is home to a population that is disproportionately impacted by the intersection of economic poverty and environmental risk. Buffalo possesses the oldest housing stock in the United States, with a median build year of 1957 and nearly two-thirds of all homes constructed before 1940. Within the project boundary, only 41% of housing units are owner-occupied, leaving 59% of residents more likely to be exposed to legacy lead, asbestos, and hazardous particulates from historic industrial activities, yet they lack the equity or legal agency to perform property-level remediation. The economic profile of these neighborhoods further exacerbates this vulnerability. With 27% of residents holding less than a high school diploma and an additional 43% having only a high school degree, the community faces significant barriers to high-wage employment, limiting their ability to relocate from or mitigate contaminated environments. This grant provides foundational data to catalyze safe, affordable housing and residential infill projects, addressing systemic burdens and improving long-term neighborhood stability.

Community Engagement: 2.e. Project Involvement. The City will utilize a multi-sector partnership model to ensure the project remains rooted in environmental health risk reduction, transparent engagement, and sustainable land reuse. Table 2 outlines this partnership intent.

Table 2: Potential Partners - Community Organizations and Project Involvement	
Organization	Role
Open Buffalo	As a leading advocate for ecological and economic justice, Open Buffalo will serve as the primary bridge to the community. Leveraging their ongoing "citizen-science" lead contamination studies, they will co-host educational workshops to inform residents about the assessment process and translate technical findings into accessible public health guidance.
Grassroots Gardens of WNY	Building on a long-standing relationship with the City’s Division of Real Estate, this organization will help identify parcels suitable for urban agriculture. They will provide technical expertise on "safe gardening" practices and lead the community-driven design of new green spaces on assessed lots.

NYS Department of Environmental Conservation, Region 9	The DEC will act as a key technical advisor, providing regulatory oversight and historical data to guide the selection of assessment sites. Their expertise in Buffalo's industrial legacy ensures that Phase I activities align with state remediation standards.
Neighborhood Block Groups	Local block clubs will be directly consulted on a site-by-site basis. These groups provide essential "ground-truth" data on historical land use and ensure that the ultimate reuse of each parcel reflects the immediate priorities of the neighbors living adjacent to the sites.
University at Buffalo, School of Public Health and Health Professions (UB SPHHP)	The School of Public Health and Health Professions can support the project by developing and disseminating clear, accessible educational materials on environmental contamination, exposure pathways, and safe land-use practices. Educational materials will be made in multiple languages to ensure accessibility and effective communication with Buffalo's diverse communities.

2.f. Project Roles. To center East Side priorities, the City's collaborative governance structure empowers partners to vet site selection criteria, review environmental findings, and shape final reuse strategies. This ensures community-led decision-making at every milestone (Table 3).

Partner	Contact	Role
Open Buffalo	Jim Golden, Director of Ecological Justice Jim@openbuffalo.org	Educating residents on project fulfillment, goals, and reuse strategies. Inform residents how to prevent exposure from potential contaminants in their environment.
Grassroots Gardens	Tim Chen, Executive Director Director@grassrootsgardens.org	Use clean parcels to create community gardens and educate community members on safe gardening practices on the East Side.
New York State DEC	Megan Kuczka, Environmental Program Specialist Megan.kuczka@dec.ny.gov	Consulting resource to review Phase I reports.
UB SPHHP	Katarzyna Kordas, PhD Associate Professor kkordas@buffalo.edu	Work with community partners to educate residents about environment by providing educational material in all necessary languages.

2.g. Incorporating Community Input. The City will execute a dual-track communication strategy to ensure transparent, continuous engagement. In partnership with community organizations and the aligned with the City's Envision Neighborhoods Program, we will host quarterly public forums to discuss site selection and Phase I findings. To ensure accessibility for all residents, including those with mobility or scheduling constraints, the City will provide alternatives to in-person engagement via a dedicated webpage and digital surveys. The City will meaningfully solicit and respond to input through a formal Community Feedback Loop: comments gathered via social media, mail-in surveys, and public meetings will be logged and reviewed by the Project Team during monthly site-selection meetings. We will "close the loop" by publishing a summary report on the project website, explicitly detailing how community concerns influenced the prioritization of specific parcels or the design of future reuse plans. This ensures that residents directly shape the project's environmental and economic outcomes.

Section 3: Task Descriptions, Cost Estimates, & Measuring Progress

3.a. Project Implementation. The City of Buffalo will implement the following five tasks over a four-year period of performance to systematically identify, assess, and plan for the reuse of brownfield sites on the East Side. Project tasks are further broken down in Table 4.

Task	Lead Entity	Budget	Activities & Deliverables
1. Procurement & Management	City (OSP/DEA)	Leveraged	RFP solicitation via City website; QEP selection and contract execution per 2 CFR 200; Work Plan finalization.

2. Phase I ESAs	QEP/City	\$240,000	Conduct ~50 Phase I ESAs per ASTM E1527-21 and 40 CFR Part 312; prioritize sites with high REC potential for future Phase IIs.
3. Community Outreach	City/ Partners	\$97,000	Annual community forums; neighborhood meetings; health education (lead/asbestos); collect input for reuse planning.
4. Professional Development	City Staff	\$8,990	Attendance at 2027 and 2029 National Brownfield Conferences to support grant delivery and technical knowledge. Preparation of 2 reports summarizing conference.
5. Reporting & Compliance	City Staff	\$6,000	Quarterly/Annual reporting; final project summary; investigation results; identified revenue sources for remediation.

3.b. Anticipated Project Schedule. Described by year and work objectives with tasks in Table 5.

Year	Workplan Objectives	Additional Tasks
Y1	(1) Hire a qualified environmental consultant to complete Phase I Environmental Site Assessments through an advertised request for proposals (RFP), (2) Work with community groups to develop an outreach program, (3) Begin Phase I ESA work in Priority Site areas, (4) Produce 2027 Annual Report	(1) Staff attends the 2027 National Brownfields Conference, (2) Engage with community members through Envision Neighborhoods 2027, (3) Annual community meeting
Y2	(1) Assess progress of Priority Site completion, (2) Assess community partner participation and adjust members as necessary, (3) Assess the progress of the community outreach program, (4) Produce 2028 Annual Report	(1) Engage with community members through Envision Neighborhoods 2028, (2) Annual community meeting
Y3	(1) Completion of Priority Site Areas, (2) Develop plan for additional sites for Phase I Environmental Site Assessments, (3) Produce 2029 Annual Report	(1) Staff attend the 2029 National Brownfields Conference, (2) Engage with community members through Envision Neighborhoods 2029 (3) Annual community meeting
Y4	(1) Completion of Phase I Environmental Site Assessments for both priority and additional sites, (2) Completion of the community engagement program, (3) Produce 2030 Annual Report, (4) Produce final report with an index of completed sites, Phase I Reports, and Key Findings	(1) Engage with community members through Envision Neighborhoods 2030, (2) Annual community meeting

3.c. Task/Activity Leads. Described by workplan objective in Table 6.

1. RFP & Procurement	City Division of Environmental Affairs (DEA)	Prepare and post RFP to City website for bid solicitation; evaluate and select QEP per federal procurement standards.
2. Phase I ESAs	City DEA, Qualified Environmental Professional	Finalize lot clusters and project scheduling; execute ~50 Phase I ESAs in accordance with ASTM E1527-21.
3. Community Outreach	City DEA, City Division of Planning and Zoning	Strengthen partnerships with Open Buffalo, Grassroots Gardens, NYSDEC, and UB SPHHP ; host forums and coordinate health education.
4. Professional Development	City DEA	Attend 2027 and 2029 National Brownfields Conferences; develop and deliver "Key Findings" presentation to relevant stakeholders.
5. Reporting and Tracking	City DEA, City Division of Urban Affairs (Grants Management)	Prepare and distribute annual/final reports to City agencies and community groups to track progress and identify reuse funding.

3.d. Outputs. Described by category in Table 7.

Category	Anticipated Project Output	Target Quantity
Environmental Due Diligence	Phase I ESA Reports certified by a QEP per ASTM E1527-21 Standards	~50 reports
Community Engagement	Annual Community Meetings (minutes, sign-in sheets, and feedback logs)	4 meetings
Technical Reporting	Annual Assessment Reports summarizing all findings for the fiscal year	4 reports
Capacity Building	National Brownfield Conference Reports and "Key Findings" presentations	2 reports
Strategic Planning	Final Project Report including Phase II recommendations and reuse strategies	1 final report
Grant Reporting	All quarterly reports submitted complete and on time	Quarterly

3.e. Cost Estimates. Described by budget category for each Project Task in Table 8.

Budget Categories		Project Tasks (\$)						
		RFP Process	Ph. 1 ESAs	Comm. Outreach	Brownfield Conferences & Reports	Annual Reports	Admin Costs	Total
Direct Costs	Personnel		\$8,000	\$4,000	\$1,000	\$6,000		\$19,000
	Fringe							\$0
	Travel				\$7,500			\$7,440
	Equipment							\$0
	Supplies			\$4,000				\$4,000
	Contractual		\$232,000	\$90,000			\$3,000	\$325,000
	Construction							\$0
	Other (Brownfield Conferences)				\$550		\$1,000	\$1,550
Total Direct Costs		\$0	\$240,000	\$97,000	\$9,050	\$6,000	\$4,000	\$357,050
Indirect Costs							\$10,000	\$10,000
Total Budget		\$0	\$240,000	\$97,000	\$9,050	\$6,000	\$14,000	\$367,050

Budget Justification: Task 2: Phase 1 ESAs: Contractual (\$232,000): Based on City historical average and clustering efficiencies. Individual Sites (36): \$76,000 (Residential avg. \$2000; Commercial avg. \$3000-\$3500). Clustered Sites (43): \$156,000 (Base cost + \$700-\$1000 per additional lot via single database search). Personnel (\$8000) to prepare user questionnaires and make any site visits were estimated at 160 hours at an average rate of \$50 (including fringe).

Task 3: Community Outreach: Contractual (\$97,000): Subawards for partners in 6 target neighborhoods (~\$15,000/ea.), based on 300 hrs @ \$50/hr to reflect local expertise needs. Personnel (\$4,000): 80 hrs. @\$50/hr for City Staff to secure venues, attend meetings, and provide technical document oversight. Supplies (\$4000): Printing/distribution of community flyers, surveys, and public notices, potential stipends (4 annual meetings @ \$1,000 ea.)

Task 4: Brownfield Conference & Reporting: Costs for a City employee to attend two Brownfield Conferences during project term are estimated at a total cost of \$8,050 (Table 9).

Expenditure	Cost	# attendees	Occurrence	Years	Total
Registration Fee	\$275	1	1/yr	2	\$550
Hotel	\$350	1	6 nights/yr	2	\$4200
Airfare	\$600	1	4 flights/yr	2	\$2400
Meals	\$75	1	6 meals/yr	2	\$900
Total					\$8050

Task 5: Annual, Conference & Final Reports: Personnel (\$6,000): 120 hrs @\$50/hr or preparation of 4 annual reports and 1 final project summary. Direct Admin (\$4,000): 100 hours @\$30/hr for ESA/Outreach contract oversight; 33 hrs @\$30/hr for conference travel/lodging logistics. Brownfield Conference reporting (\$1,000): 2 reports @ 20 hours @\$50/hr.

3.f. Plan to Measure and Evaluate Environmental Progress and Results. The DEA will monitor the progress of project goals and outputs through the completion of project targets. Annual reports will provide findings and overall guidance that will influence the workflow and project priorities for following years. Staff members will analyze the trajectory of Phase I ESA reports through detailed tracking of completed lots and lot clusters. Through community outreach, staff members will compile information and resources to incorporate into the reuse strategies.

Section 4: Programmatic Capability & Past Performance: Programmatic Capability: 4.a-c. Organizational Capacity and Structure. As outlined in Table 10, the City’s DEA maintains technical expertise and administrative framework to manage all project tasks with minimal impact on existing operations. The project will be led by a team with extensive experience in federal procurement, ASTM standards, and community-led redevelopment.

Personnel/Group	Expertise	Key Responsibilities
Jason Paananen, Director, Environmental Affairs	Senior Project Management, Strategic oversight	18+ years environmental experience; expert in ASTM Phase I/II reviews, contract management, and regulatory guidance; RFP preparation, management and workplan compliance
Miriam Lipson, MPH Environmental Analyst	Project Management & Technical Support operations	Daily operations of project: oversight of technical support and partners; community liaison.
Heather McCarthy, Grants Manager	Federal reporting, grant administration and compliance	Serves as grant manager responsible for oversight of grant administration, compliance, reporting and coordination.
Angela Webber, Senior Admin	Financial administration & fiscal controls	Specialist in municipal financial workflows; Manages internal financial administration, invoicing, and tracks expenditures
Environmental Consultant	Technical Environmental Services	Conducts Phase I ESAs, participates in site visits, and prepares environmental reports
Community Partner(s)	Community Engagement	Supports grant implementation through community outreach, meetings, and coordination with local stakeholders
Public Health Partner	Public Health Support	Incorporating public health activities into community outreach efforts

4.d. Acquiring Additional Resources. The City of Buffalo intends to hire an environmental consultant that has experience with conducting Phase 1 Environmental Site Assessments through an advertised request for proposals (RFP) on the City’s website (<https://www.buffalony.gov/bids.aspx>). Phase 1 Environmental Site Assessments will be conducted in accordance with ASTM E1527-21 or its successor. The City has experience soliciting proposals and executing contracts with environmental consultants for the preparation of Phase 1 & Phase 2 Environmental Site Assessments, in addition to remediation work. The solicitation of the RFP and the selection of the consultant shall comply with all applicable competitive procurement and/or subaward requirements.

Past Performance and Accomplishments: 4.f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements. The City of Buffalo, through the Buffalo Urban Development Corporation, successfully managed and completed a NYS Department of State brownfield opportunity area (BOA) planning grant in 2025. The BOA project establishes a comprehensive redevelopment and environmental strategy for the Northland Beltline Corridor on the East Side. The City delivered the final BOA Nomination and a SEQR Negative Declaration within a prompt 24 months, leading to official NYS DOS designation on October 14, 2025. All primary deliverables were submitted and approved by NYS DOS and the Western New York Regional Economic Development Council (REDC). The project is considered complete by DOS, anticipating 100% utilization of the available grant funds; final grant reimbursements are currently in progress within the remaining contract term. The City’s execution and delivery on the grant project in less than 24 months, in compliance with all required deliverables and project elements.



DEPARTMENT OF ADMINISTRATION, FINANCE, POLICY, & URBAN AFFAIRS

Jessica R. Brown
COMMISSIONER

Threshold Criteria Responses:

Applicant Name: City of Buffalo, New York

Project Title: Project RECLAIM

Grant Type: FY26 Community-Wide Assessment Grant

1. Applicant Eligibility

The City of Buffalo is a general-purpose unit of local government as defined by 2 CFR § 200.1 and is an eligible entity for EPA Brownfield Assessment Grant funding under CERCLA § 104(k)(1). The City of Buffalo is not a 501(c)(4) and is not subject to the lobbying restrictions of the Lobbying Disclosure Act of 1995.

2. Letter from the State Environmental Authority

A current Letter of Support from the New York State Department of Environmental Conservation (NYSDEC) Region 9, dated **15 January 2026**, is included as an attachment to this application. This letter acknowledges the City's intent to conduct assessments in the targeted East Side neighborhoods.

3. Expenditure of Assessment Grant Funds

The City of Buffalo affirms that grant funds will be used to conduct Phase I and/or Phase II Environmental Site Assessments (ESAs) as described in Section 3 of the Narrative Proposal.

4. Community Involvement

The City of Buffalo commits to involving the community in the planning and implementation of this project. Outreach and education efforts will be conducted in partnership with established, local community organizations with expertise in the required areas of environmental and public health, utilizing a "Community Feedback Loop" to ensure resident input shapes site selection and reuse planning.

5. Existing EPA Brownfields Grant

The City of Buffalo does not currently have any active EPA Brownfield Assessment or Multipurpose Grants.

6. Procurement Affirmation

The City of Buffalo will conduct all procurement for contractual services through a competitive Request for Proposals (RFP) process that ensures full and open competition, in strict accordance with federal procurement standards. Specifically: (i) No Contractor Procured: A Qualified Environmental Professional (QEP) has not been pre-selected or procured; (ii) No Subrecipient Named: Subrecipients have not been pre-selected or procured for this proposal; and (iii) No Existing Contracts: No solicitation documents or executed contracts currently exist for the activities proposed in this application.