



ALBANY COUNTY
LAND BANK CORPORATION

Albany County Land Bank/ FY 2026 EPA Brownfields Community-Wide Assessment Grant Proposal

Attachment - Narrative Information Sheet

Albany County Land Bank, a nonprofit 501(c)3 organization, is pleased to submit this proposal for FY 2026 Brownfields Community-Wide Assessment Grant funding. Please see the requested information below.

1. Application Information:

Albany County Land Bank
111 Washington Ave. Suite 601
Albany, NY 12210

2. Website URL: www.albanycountylandbank.org

3. Funding Requested

- a. **Assessment Grant Type:** Community-wide
- b. **Federal Funds Requested:** \$225,000

4. Location: City of Albany, Albany County, NY

5. Target Areas and Priority Site Information:

| Target Area | Priority Site(s) |
|---|--|
| Census Tract 36001000700, City of Albany, Albany County, NY | Site 1: 324 and 352 First Street, City of Albany Site 2: 445 First Street, City of Albany Site 3: 256-260 Second Street, City of Albany Site 4: 48 and 59 Judson Street, City of Albany |

6. Contacts:

a. Project Director:

Sean Maguire, Executive Director,
518-407-0309, smaguire@albanycountylandbank.org
Albany County Land Bank, 111 Washington Ave. Suite 601, Albany, NY 12210

b. Chief Executive Director:

Sean Maguire, Executive Director,
518-407-0309, smaguire@albanycountylandbank.org
Albany County Land Bank, 111 Washington Ave. Suite 601, Albany, NY 12210

7. Population: 99,224 (2020 Census)



8. Other Factors:

| Other Factors | Page # |
|--|----------------|
| Community population is 15,000 or less. | Not applicable |
| The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory. | Not applicable |
| The priority site(s) is impacted by mine-scarred land. | Not applicable |
| 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). | Not applicable |
| The priority site(s) is in a federally designated flood plain. | Not applicable |
| The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | Page 4 |
| The reuse of the priority site(s) will incorporate energy efficiency measures. | Page 3 |
| The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters. | Not Applicable |
| 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 areas(s). | Page 8-9 |
| The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing. | Not applicable |

9. Letter from the State or Tribal Environmental Authority: Attached

10. Release Copies of Application: Not applicable, as the application does not have confidential, privileged, or sensitive information.



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

January 27, 2026

Sean Maguire
Executive Director
Albany County Land Bank
111 Washington Ave.
Albany, NY 12210

Dear Mr. Maguire:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from Albany County Land Bank, dated January 21, 2026, for a state acknowledgement letter for a Federal Year 2026 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the Albany County Land Bank plans to submit a Brownfield Community-Wide Assessment grant application in the amount of \$225,000. Focus of the funding will be to conduct Phase I and II Environmental Site Assessments and additional testing for the identification of hazardous substances or petroleum at sites within Census Tract 36001000700, a disadvantaged community within the City of Albany, NY. Within the target area, priority sites are located at 352 and 324 First Street, 445 First Street, 256-260 Second Street, and 48 and 59 Judson Street. Funding will also be allocated for community involvement activities that will inform site reuse and assessment of additional brownfield sites. Please note that the USEPA criteria for an assessment grant specifies that, if selected, Albany County Land Bank may only expend up to \$200,000 of the grant on a specific site.

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

Sincerely,

Karen Diligent
Director, Bureau of Program Management

ec: N. Azzam, USEPA Region 2
S. Mitchell, USEPA Region 2
R. Mustico, DEC Albany
J. Haugh, DEC Region 4
C. O'Neill, DEC Region 4
J. Chicoine, Albany County Land Bank

2026 ACLB Brownfield Community-Wide Assessment Application

1. Project Area Description and Plans for Revitalization

Target Area and Brownfields

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

The City of Albany, NY, the geographic area for this application, is located on the west banks of the Hudson River and centrally located between major cities including New York City to the south, Montreal, Canada to the north, Boston, MA to the east, and Buffalo, NY to the west. Because of its location, Albany has a long history as a crossroad for transportation and commerce, which led to its selection as the Capital of New York. The population of Albany grew gradually since its founding, reaching a peak of 134,000 people in the 1950 census. Since then, like many northeast cities, its economy has been impacted by the changes to legacy industries and factories that support our local community. Regional, and national economy. While the region's population has seen stability and growth, the City of Albany has experienced periods of population loss with an overall net decrease since the highs of the mid 20th Century. Today, Albany's jobs and local economy are heavily focused on "meds, eds, and feds" meaning it is heavily reliant on state and local government, and service industries such as health care or higher education. Much like other historic rust belt cities, Albany has experienced a decline in population since 1950 as these industries left the city, and the suburbs of the Capital Region grew. Due to this suburbanization, the historically low-income neighborhoods within the city experienced a dramatic change in demographics as Black families moved into housing formerly occupied by immigrant families. As demographics shifted, banks and investors began to "redline," or actively exclude their investments from reaching these neighborhoods. Neighborhoods were labeled as dangerous for investment and as a result, lending for homeownership in these areas was limited and challenging. The proposed Target Area, the West Hill neighborhood in the City of Albany (Albany Census Tract 36001000700, or census tract 7), was a neighborhood that experienced redlining practices.

Understandably, those redline practices had repercussions for structures within the West Hill community. West Hill is bordered to the northwest by an Industrial Park and railway, to the south by Clinton Avenue, and to the east by brownfield sites on Henry Johnson Boulevard. Many potential brownfield sites that have yet to be assessed are located on Clinton Avenue, the primary commercial corridor in this section of Albany. A portion of Albany's Arbor Hill is included in a state-designated Brownfield Opportunity Area. Brownfield assessment and cleanup activities took place in the early 2000's on Henry Johnson Boulevard, near the intersection with Clinton Avenue. Cleanup of these sites has met the benchmark for commercial use, but not residential redevelopment. Assessments have not been conducted elsewhere in West Hill, including EPA identified sites or vacant and unsafe housing structures. EPA listed sites include garages and auto sale lots, warehouses with past and present underground storage tanks, and current and former gas stations. Specific hazardous waste sites include:

- Quail Auto Sales, 49 Quail Street, SIC Code 3711: Motor Vehicles and Passenger Car Bodies
- Empire Auto Radiator, 429 Second Street, possible hazardous waste site
- Ontario Scrap Metal, 30 Ontario Street, possible hazardous waste site
- S & A Automotive Inc- Mobil, 615 Clinton Avenue- 2 open Underground Storage Tanks (UST)
- New York State Thruway Authority- Albany Section Maint.MP 141.9- 1 open UST
- Stewart's Shops, 204 Henry Johnson Boulevard 2 open USTs

Furthermore, due to the lack of investment opportunities for improving the housing stock, approximately 65% of housing units within the target area have been built before and around 1970. Residents in West Hill are at risk for hazardous chemicals; most notably lead-based paint and asbestos. As properties deteriorate past the point of stabilization and demolition becomes necessary, the neighborhood is threatened with exposure to harmful chemicals. This EPA Community-Wide Assessment grant will fund the environmental assessments needed to

address these brownfield challenges further within the West Hill neighborhood and engage residents for input on the redevelopment priorities for their community.

This project directly advances the U.S. Environmental Protection Agency's Brownfields Program goals by addressing legacy contamination in a historically disinvested residential neighborhood. Through community-wide environmental assessments, the proposed work will reduce potential exposure to hazardous substances such as lead, asbestos, and petroleum-related contaminants; return vacant and underutilized properties to productive residential use; and promote equitable redevelopment in a neighborhood that has experienced long-term exclusion from public and private investment.

1.b. Description of the Priority Brownfield Site(s)

The economic decline within the Target Area has led to an increase in the number of vacant and decaying properties with negative property values due to their age, continued devaluation, the cost of addressing lead, asbestos, and petroleum contamination. This has left many properties abandoned and sitting vacant, posing challenges for neighborhood redevelopment. The percentage of vacant units in census tract 7 is 26%, well above the rate for the City of Albany (7%), and New York State as a whole (10%). Albany County Land Bank (ACLB) has identified the following priority brownfield sites within the Target Area:

- **324 and 352 First Street** are both vacant two-family properties on the eastern side of West Hill, on a block between Judson Street and Lexington Avenue. 324 First Street is a 2,500 sq. Ft., three-story brick structure with a flat roof, and was constructed in 1920 with a shared wall with its eastern adjoining building. 352 First Street is a 1,680 sq. Ft., two-story structure with a flat roof, built in 1925.
- **445 First Street** is a two-family vacant property in the center of the Target Area, with 2,328 sq. ft. 445 First Street was built in 1900.
- **256-260 Second Street** are adjoining vacant lots that were previously occupied by vacant buildings that were demolished between 2011 and 2019 prior to the Land Bank's ownership.
- **48 and 59 Judson Street.** 48 Judson Street is a 1,424 sq. Ft. two-family house, built in 1940. 59 Judson Street is a three-bedroom, 1,012 sq. ft. house, built in 1930. Judson Street runs perpendicular to Clinton Avenue and connects with Livingston Avenue to the north.

1.c. Identifying Additional Sites

Albany County Land Bank owns 38 properties within the Target Area, including those listed as priority sites. Of the properties not listed as priority sites, all are vacant lots or will be vacant after demolition of unsafe structures. ACLB also receives properties from Albany County that were foreclosed due to taxes owed. These properties are almost always vacant and typically blighted homes that require either stabilization or demolition. ACLB is likely to acquire additional properties in the target area during the proposed grant period. The threat of exposure to contaminants from these sites is critical for a residential neighborhood that already has heightened health challenges. Additional sites will be selected from ACLB's current property inventory and augmented by future acquisitions from the City and County. Sites will be selected based upon their past use, redevelopment potential, and the threat of hazardous chemicals to the public. All rehab projects within the Target Area require Phase I ESAs upon acquisition to identify the level of stabilization needed to rule out the possibility of more harmful environmental impact on the surrounding neighborhood.

While ACLB controls a significant inventory of properties within the Target Area, the lack of dedicated funding for environmental assessment activities remains the primary barrier to advancing these sites toward reuse. Without EPA Assessment funding, Phase I and Phase II Environmental Site Assessments cannot be completed in a timely manner, preventing sites from meeting eligibility requirements for New York State Homes and Community Renewal construction funding, limiting access to private lending, and delaying the transfer of

properties to end users. EPA assistance will remove this critical pre-development bottleneck and allow sites to move efficiently from acquisition to redevelopment readiness.

Revitalization of the Target Area

1.d. Reuse Strategy and Alignment with Revitalization Plans

The project's reuse for the priority sites is for the development of affordable housing units, identified as a pressing need by the West Hill Neighborhood Association and the City of Albany. The City of Albany's 2030 Comprehensive Plan identified the following priorities: improve the balance between rentals and owner-occupied homes, promote quality affordable housing, target blighting influences, and leverage institutional anchors to build neighborhood identity. The rate of homeownership is low in West Hill, 26.2% according to 2023 ACS Census estimates, far below the rate of 38% for Albany and 54% overall in New York.

The most recent redevelopment plan in progress is the Championing Albany's Potential (CAP) Initiative, a \$200 million investment announced by Governor Hochul to revitalize downtown Albany. As a part of this funding, a Downtown Albany Strategy will be created for Albany's downtown, defined as a one-mile radius around the State Capitol building. A portion of this zone falls within the southeastern zone of West Hill. The first phase of the CAP Initiative's community engagement planning identified a "strong call for more housing options in downtown and surrounding neighborhoods; adaptive reuse of vacant/unsafe buildings; infill development; revitalization of existing housing stock." Additionally, community members identified the following priorities for the West Hill neighborhood: investment in affordable housing, stronger connections to employment and services downtown, and improved neighborhood maintenance to enhance overall quality of life.

1.e. Outcomes and Benefits of Reuse Strategy

The EPA Community-Wide Assessment Grant will serve as a critical pre-development tool to advance environmental protection, public health, and equitable neighborhood revitalization in West Hill. By identifying and evaluating environmental conditions across priority and additional brownfield sites, this project will reduce exposure to hazardous substances, remove barriers to redevelopment, and enable the safe reuse of contaminated or potentially contaminated properties for affordable residential housing. These assessment activities will directly support informed decision-making, accelerate the transition of properties from vacancy to productive use, and ensure that redevelopment outcomes align with community-identified priorities. EPA assessment assistance will enhance the redevelopment of West Hill properties by ensuring that environmental challenges are properly addressed, ultimately aiding in the redevelopment of 5 vacant residential properties, with a total of 11 units, and the infill construction of 17 houses on vacant, former demo sites, for an additional 27 units.

The redevelopment of blighted and vacant properties increases neighboring property values and spurs additional investment to a neighborhood cut off from favorable mortgage practices. Returning sites to productive use and improving property values benefits the neighborhood and the City as a whole that benefits new homeowners and increased tax dollars. With the influx of new residents comes opportunity to add more commercial units to the main streets in West Hill. These factors improve livability for West Hill residents and shape its identity to the surrounding region while providing residents with a pride of place. Community engagement activities funded by a potential Assessment Grant will inform the community features that West Hill residents desire.

Albany County Land Bank will leverage several NYS Homes and Community Renewal (HCR) grant and subsidy sources for West Hill redevelopment initiatives. These sources will be discussed in the next question. To meet HCR's design and sustainability standards, rehab and infill housing are held to higher energy efficiency requirements than the City of Albany or County require. These factors are included in the property redevelopment plans. An additional factor is HCR requires housing to use all electric systems, including hot water and HVAC. Due to fears about homeowners paying for increased electric bills, especially in the current

climate, ACLB will evaluate the potential for solar and geothermal energy to be incorporated into plans. EPA Assessment grant assistance will be used for Community engagement, which will include outreach to the community regarding the inclusion of solar and geothermal.

Strategy for Leveraging Resources

1.f. Resources Needed for Site Reuse

Albany County Land Bank has secured or is pursuing several sources of funding from New York State's Homes and Community Renewal (HCR) to achieve the redevelopment plan for West Hill. For the existing structures included as priority sites, ACLB has secured \$2M in funding from HCR's Land Bank Initiative program. ACLB plans for about half of the total award to be used to rehab homes in West Hill. This source will provide funding for construction costs associated with rehab and remediation of hazardous substances in the property.

ACLB has also applied for NYS HCR's Land Bank Property Services funding. \$450,000 of these proposed funds will be used to launch a homeowner repair program for West Hill homeowners. Eligible repairs up to \$50,000 per property include improvements to roofing, windows, hot water systems, exterior painting, and porch or step repairs - improvements that enhance safety, energy efficiency, and curb appeal. This funding, if approved, will leverage EPA assessment funding through the facilitation of community engagement, to ensure that West Hill's existing homeowners are not left out from redevelopment initiatives. Finally, ACLB is in process of applying for HCR's Block by Block program for the redevelopment of West Hill vacant lots, including the priority site at 256-260 Second Street. The use of this source is for hard costs associated with the new construction of vacant lots with 10 two-family homes, and 7 single-family homes, for a total of 27 units.

An EPA Assessment grant will facilitate the deployment of these sources by ensuring the timely completion of Phase I and II ESAs. An EPA Assessment grant is also critical for community engagement prior to the start of redevelopment activities, allowing residents to learn about redevelopment possibilities and voice their opinions. Phase I and Phase II ESAs are required to unlock HCR funding and to clear properties for rehabilitation, infill construction, or transfer to qualified end users.

1.g. Use of Existing Infrastructure

The listed Priority Sites are all connected to public water, sewer, electric, and natural gas service. No additional infrastructure construction or upgrades are expected to be needed beyond hookups to existing infrastructure. Through proposed community engagement activities, ACLB will seek community input on the potential for solar and geothermal investments. ACLB is in the process of identifying potential solar and geothermal sources and evaluating their feasibility. In particular, the possibility of geothermal must be identified early in the redevelopment process before construction commences on infill construction. Adjoining vacant lots could benefit from geothermal installation, including the priority site at 256-260 Second Street.

1. Community Need and Community Engagement

2.a. The Community's Need for Funding

Neighborhoods within the City of Albany, like West Hill, face additional site reuse challenges compared to suburban neighborhoods in the Capital Region. Long-term exclusions from investment opportunities created a cycle of vacant and blighted buildings. The existing housing stock is old and at risk for asbestos and lead-based paint contamination. According to 2019-2023 American Community Survey Estimates, of West Hill's 1,903 total housing units, 41% were built prior to 1940, and 65% were built prior to 1970.

Redevelopment projects have extensive challenges that delay project start, especially securing all necessary funding sources. Individual homeowners and landlords lack the time and expertise to navigate state subsidy and grant programs. Local programs focus on home repair- helpful for occupied units, but ineffective for long-term

blighted properties. Due to a long history of neglect, the cost to redevelop housing units in these neighborhoods is high and often exceeds the potential resale value of the property. When redevelopment is financially unfeasible and when the stability of a structure is a danger for neighboring buildings, demolitions are necessary. Demolitions that turn into lots sit vacant for long periods of time or become used by neighbors for ineligible zoning uses such as parking cars.

Funding sources for conducting assessments, site inventories, environmental testing, Phase I and II ESAs, and remediation activities are not readily available. Eligible uses of state funding sources are typically restricted to construction and permanent financing, leaving many redevelopment projects stuck in pre-development stages. Most organizations, including the City and County, don't control enough sites to implement a community-wide reuse strategy. ACLB plans to fill a redevelopment gap for the City of Albany by using its status as a nonprofit organization to obtain construction funding. A portion of these grants have been secured, while others are still in process. This EPA Community-Wide Assessment Grant represents a critical pre-development investment that will allow Albany County Land Bank, in partnership with residents and public agencies, to responsibly address legacy contamination, reduce health risks, and advance equitable housing-focused revitalization in West Hill. Without federal assessment assistance, redevelopment efforts will remain stalled despite the availability of state construction funding.

2.b. Health or Welfare of Sensitive Populations

The City of Albany, and especially the West Hill target area, has a high concentration of sensitive populations and faces significant issues impacting the overall health and welfare of the residents, as seen in the table below. 27% of residents in census tract 7 are below the federal poverty level, according to 2023 American Community Survey estimates, exceeding the Albany County rate of 13%. Housing insecurity is a barrier for West Hill residents- 26.3% of residents experienced housing insecurity in the last 12 months, compared to 17% of Albany residents, according to 2023 CDC data.

Food and access to health care are neighborhood challenges. West Hill is considered a food desert by the USDA, as a low-income census tract where a significant number or share of residents is more than ½ mile from the nearest supermarket. The estimated prevalence of food insecurity in West Hill is 32% for adults 18 or older, above the rate of 25% for New York State. Local hospitals are located to the north of West Hill, separated by a highway, or on the other side of the city. Health care providers are primarily located in downtown Albany, or primary commercial districts in area suburbs.

| Census Data, 2023-2024 American Community Survey | New York State | City of Albany | West Hill (36001000700) |
|---|-----------------------|-----------------------|--------------------------------|
| Population | | 99,224 | 4,196 |
| Median Household Income | \$85,820 | \$65,231 | \$52,582 |
| Poverty Rate | 14% | 20.7% | 27% |
| Homeownership Rate | 54.3% | 38.1% | 26.2% |
| Total Housing Units | 8,676,911 | 52,788 | 1,903 |
| Vacant Housing Units | 848,837 | 3,915 | 501 |
| Vacancy Rate | 9.7% | 7% | 26% |
| Housing Cost Burden | | 36.4% | 57.9% |

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

The West Hill community experiences an exceptionally high rate of asthma, with a rate of 13.1%, compared to 11.6% in the City of Albany, and 9.8% in NYS. Green space is limited within the target area, and primarily restricted to Tivoli Lake Preserve, a park on West Hill's northern boundary with limited access points. In addition to frequent car traffic on Clinton Avenue and Henry Johnson Boulevard, West Hill's is adjacent to I-90, a major highway that facilitates traffic east and west of the city.

West Hill residents experience a greater prevalence of health conditions that impact quality of life, longevity, and mortality rates, including:

- Coronary heart disease: 7%, Albany 5%
- High blood pressure: 42.8%, Albany 31.2%
- Diabetes: 15.8%, Albany 9.9%
- Obesity: 41.5%, Albany 32.9%

2.d. Economically Impoverished/Disproportionately Impacted Populations

West Hill exhibits multiple indicators of cumulative environmental burden, including proximity to major transportation corridors, legacy industrial land uses, elevated asthma rates, and an aging housing stock at high risk for lead and asbestos exposure. These conditions are consistent with EPA’s definition of a disproportionately impacted community and underscore the need for federally supported environmental assessment and planning activities.

West Hill residents experience poverty, and economic related challenges at higher rates than their neighbors, and New York State overall, as seen in the table in question 2.b. This is due to the long-term policy of concentrating poverty within specific neighborhoods and limiting access to sources for redevelopment. There is less state and local government incentive to address and remediate potential brownfield sites in low-income communities that are less visible to the surrounding public and potential project funders. West Hill’s above average pollution burden can be seen in the health outcomes and challenges its residents face, discussed above. In addition, 57% of West Hill residents are housing burdened, leaving them with fewer funds to address community challenges themselves. This grant will create a comprehensive planning strategy for the neighborhood to identify and assess potential brownfield sites and determine site reuse that best aligns with community needs.

2.e-f. Project Involvement and Roles

As a nonprofit organization and semi-governmental organization, ACLB frequently partners with municipalities and other community-based organizations to maximize community benefit. ACLB will solicit assistance from the following local organizations for this proposed project:

| Name of Organization | Contact (name and email) | Involvement in Project |
|---------------------------------------|---|------------------------|
| West Hill Neighborhood Association | Tabora Marcus, tmarcus@albanyny.gov | Interested party |
| City of Albany Department of Planning | Avi Epstein, aepstein@albanyny.gov | Interested party |
| Albany County Health Department | Charles Welge, Charles.Welge@albanycountyny.gov | Interested party |
| South End Neighborhood Association | Joann Morton, southendna@gmail.com | Interested party |
| Affordable Housing Partnership | Susan Cotner, scotner@ahp.org | Interested party |

2.g. Incorporation Community Input

Progress will be reported to the local community directly through the community engagement process. During the initial planning stages of the project, ACLB will meet with community members and representatives on a monthly basis. After receiving their input on site selection, reuse, and overall community redevelopment strategies, ACLB will conduct community engagement meetings on a quarterly basis. This initiative will culminate with a final output, a comprehensive neighborhood strategy that synthesizes community viewpoints into a summary document that can be used as a guide for future redevelopment activities. Additionally, ACLB will stay in contact with the community through use of social media and email correspondence, including newsletters. These sources of feedback allow ACLB staff to collect comments from community members who have difficulty attending meetings in person.

2. Task Descriptions, Cost Estimates, and Measuring Progress

| | |
|----------------------------------|--|
| EPA-Funded Task #1 | Program Management |
| a. Project Implementation: | Oversee data input into EPA's ACRES database, submit quarterly, annual, and final performance reports |
| b. Anticipated Project Schedule: | Lynette Tarrats, ACLB Director of Operations, will oversee Development Specialist and Program on a bi-weekly basis for the four-year duration of the grant. |
| c. Task/ Activity Lead: | Jason Chicoine, Development Specialist, Albany County Land Bank, with technical support from a qualified environmental professional for environmental site assessments. |
| d. Outputs: | Oversee data input into EPA's ACRES database for Phase I, II ESAs and Reuse plans, and submit 16 quarterly reports, evaluate and approve sites for assessment, annual MWBE utilization and financial reports, and final performance reports to initiate program closeout. |
| EPA-Funded Task #2 | Community Engagement |
| a. Project Implementation: | Proposed EPA funded initiatives for this task include the development of a community engagement plan, monthly and quarterly meetings with West Hill residents, postings on ACLB social media and communication platforms, and the incorporation of community viewpoints into community planning. |
| b. Anticipated Project Schedule: | Monthly meetings with West Hill community for first 12 months of project, quarterly meetings for final 36-month period. |
| c. Task/ Activity Lead: | Shelby Disla, ACLB Administrative Coordinator, with assistance from Lillian Futch, Operations Coordinator |
| d. Outputs: | Approximately 24 community engagement meetings planned in total, social media postings completed, and additional collateral material created for marketing EPA funded initiatives. |
| EPA-Funded Task #3 | Phase I and Phase II ESAs |
| a. Project Implementation: | EPA funded efforts for this task are an estimated 20 Phase I ESAs and 2 Phase II ESAs. |
| b. Anticipated Project Schedule: | Years 1-3 of the grant period |
| c. Task/ Activity Lead: | ACLB will contract with a Qualified Environmental Professional Consultant to complete applicable environmental site assessments. |
| d. Outputs: | 20 Phase I ESA's, 2 Phase II ESAs |
| EPA-Funded Task #4 | Community Redevelopment & Remediation Planning |
| a. Project Implementation: | For sites addressed through Phase II ESAs, preliminary remediation plans and cost estimates will be prepared to evaluate next steps for further environmental remediation, if necessary. ACLB will also take priorities identified through the community engagement process for incorporation of a community-wide redevelopment plan for West Hill. This comprehensive plan may include site reuse plans, environmental sustainability initiatives, current neighborhood infrastructure evaluations, and strategies for equitable development, based on community feedback. In addition, engage City, County, and State agencies, including the CAP Initiative, to identify additional properties for assessment and incorporate brownfield work into City redevelopment planning efforts. |
| b. Anticipated Project Schedule: | Years 2-3 of the grant period. Final comprehensive plan deliverable completed in Year 4. |

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|-------------------------|---|
| c. Task/ Activity Lead: | Jason Chicoine, ACLB Development Specialist, with assistance and overview from Sean Maguire, ACLB Executive Director, and assistance from a Qualified Environmental Professional Consultant when applicable |
| d. Outputs: | Remediation and Redevelopment plans for priority sites and additional assessment sites, Community-wide Redevelopment Plan |

3.e. Cost Estimates

| Budget Categories | Project Tasks (\$) | | | | | Total |
|--|-------------------------------|---------------------------------|--------------------------------|---|----------------------|------------------|
| | Task 1: Program Management | Task 2: Community Engagement | Task 3: Phase I and II ESAs | Task 4: Community Redevelopment & Remediation Planning | Administrative Costs | |
| Personnel | \$5,000 | \$27,500 | \$0 | \$60,000 | \$10,000 | \$102,500 |
| Fringe Benefits | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Travel* | \$5,000 | \$0 | \$0 | \$0 | \$0 | \$5,000 |
| Equipment** | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Supplies | \$0 | \$2,500 | \$0 | \$0 | \$0 | \$2,500 |
| Contractual | \$0 | \$0 | \$100,000 | \$15,000 | \$0 | \$115,000 |
| Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Direct Costs | \$10,000 | \$30,000 | \$100,000 | \$75,000 | \$10,000 | \$225,000 |
| Indirect Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Budget | \$10,000 | \$30,000 | \$100,000 | \$75,000 | \$10,000 | \$225,000 |
| Task 1: Program Management | | | | | | |
| Travel: attendance at 2 National EPA Brownfield Conferences, 2 people at \$1,250 | | | | | | \$5,000 |
| Personnel: Grant reporting for 4 years, at an average organizational rate of \$40/hr | | | | | | \$5,000 |
| Task 1 Subtotal: | | | | | | \$10,000 |
| Task 2: Community Engagement | | | | | | |
| Personnel: 4 yrs of community engagement activity, including 24 meetings with community members, at an average rate of \$40/hr, approximately 170 hrs per yr | | | | | | \$27,500 |
| Supplies: Expenses related to community engagement meetings over 4 years, and increasing community member attendance and participation | | | | | | \$2,500 |
| Task 2 Subtotal: | | | | | | \$30,000 |
| Task 3: Phase I and II ESAs | | | | | | |
| Phase I ESAs: 20 Phase I's estimated at a rate of \$2,000 per site | | | | | | \$40,000 |
| Phase II ESAs: 2 Phase II ESA reports at a rate of \$30,000 per site [Phase II ESAs will be conducted on the highest-risk sites identified through Phase I assessments and community prioritization ensuring efficient use of limited assessment funds]. * Consultant procurement will prioritize MWBE-certified firms in accordance with ACLB and EPA requirements. | | | | | | \$60,000 |
| Task 3 Subtotal: | | | | | | \$100,000 |

| | |
|---|-----------------|
| Task 4: Community Redevelopment & Remediation Planning | |
| Personnel: Creation of a West Hill Comprehensive Redevelopment Plan, based on community feedback: estimate of approximately 19 employee hours bi-weekly for final two grant period years at \$40/hr | \$40,000 |
| Creation of 4 site reuse plans for additional brownfield sites identified, estimated at 10 employee hours, bi-weekly for final two grant period years at \$40/hr | \$20,000 |
| Contractual assistance from Qualified Environmental Professional Consultant: remediation plan estimated at \$5,000 per site for 3 sites | <u>\$15,000</u> |
| Task 4 Subtotal: | \$75,000 |
| Administration | |
| Estimated at an average organizational rate of \$40/hr for tasks related to project management, and correspondence with partners, community members for four years of the grant period, approximately 5 hours per month | |
| Total Administration: | \$10,000 |

3.f. Plan to Measure and Evaluate Environmental Progress and Results

ACLB's Development Specialist will be responsible for tracking, monitoring, and reporting to the EPA using the ACRES system on the outputs from the chosen Assessment Tasks. The progress of priority site redevelopment, and any other additional sites, will be tracked using a project management platform.

- Tracking Project Outputs: Key project outputs include Phase I and II ESAs completed, the number of community meetings held, number of community members participating in engagement activities, number of priority and additional brownfield sites readied for redevelopment, the total number of acres assessed, and redevelopment plans completed. Outputs will be tracked and logged using a project management tool, and a summary of progress will be completed quarterly. Within the project management tool, each task will be assigned milestones, dates for associated deadlines, and will allow for assignment to specific ACLB staff. This platform operates using a shared drive to increase staff collaboration.
- Evaluating Overall Results: Upon completion of site assessments and the evaluation of additional properties, ACLB will evaluate the success of the project based on goals identified by Target Area residents. Measurable metrics, such as the number of brownfield sites assessed, and the number of contaminants found will be reported to the EPA quarterly.
- Assessing long term project outcomes will focus on measurable community wide benefits for the Target Area. ACLB will look at the percentage change in the vacancy rate and homeownership rate, increases in property values, the overall population in the target area, and the number of new neighborhood redevelopment projects not associated with ACLB, or this proposed application. The number of remediation interventions will be measured to inform additional interventions for community health and safety. Longer term outcomes will look to see if health incomes improve in the target area, especially health indicators like asthma rates which are based largely on improved air quality.

4. Programmatic Capability and Past Performance

Programmatic Capability

4.a. Organizational Capacity

ACLB has received several grant awards and subsidies from NYS Department of Homes and Community Renewal for the redevelopment of vacant and unused properties. Activities for these programs in which ACLB has experience:

- Scheduling and assigning organizational roles using project management software
- Updating governmental agencies on project progress and plans for site reuse
- Submitting required reporting documents and documentation required for receiving disbursement
- Procuring and documenting MWBE work, as a percentage of an overall project

ACLB staff have extensive experience working with individual homebuyers and prospective applicants. To market that a site is available for purchase, staff coordinate with partnering organizations, especially Albany's Neighborhood Associations, especially those in West Hill and the South End neighborhoods where the majority of ACLB sites are located. ACLB tracks the planned redevelopment of a property by coordinating updates with the property owner. Enforcement clauses are included in contracts with property buyers to ensure that proposed work is completed, ensuring that properties are returned to productive use.

4.b.c. Organizational Structure and Key Staff

The grant will be administered by Albany County Land Bank, a nonprofit and semi-public authority. Sean Maguire, Executive Director, will provide oversight on the project. Lynette Tarrats, Director of Operations, will be primarily responsible for overseeing project management and community engagement activities, especially coordinating and facilitating site visits. Jason Chicoine, Development Specialist, will be the lead for documenting community engagement viewpoints and feedback, and incorporating these responses into final planning documents. Jason will also be responsible for completing EPA required reporting and communication about project progress. Jason has six years of experience in the grant management process for grant sources at the federal, state, and local level. Shelby Disla, Administrative Coordinator, will lead community engagement efforts with assistance from Lillian Futch, Operations Coordinator and Susan Baker, Enforcement and Compliance Coordinator. Nancy Meus, Administrative Assistant, will help with program administration and ensure that documents are collected and organized correctly within ACLB's various shared drives.

4.d. Acquiring Additional Resources

ACLB routinely contracts with Qualified Environmental Professional consultants to evaluate the history and status of properties after acquisition. Deliverables required for this project include Phase I and Phase II ESAs, and assistance identifying additional brownfield sites. Also, support from a QEP will also be sought for assistance with creating a remediation plan for the selected Phase II sites. ACLB's procurement rules state that an RFP will be created and solicited for consultant assistance on this proposed project.

Past Performance and Accomplishments

4.f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements

4.f.i. Purpose and Accomplishments

ACLB has the following assistance agreements with NYS Homes and Community Renewal:

- Land Bank Initiative, Phase II, 2023-2025. An award of \$1,800,000 was used for hard costs associated with the stabilization of 10 residential properties in Albany, two of which are located in the target area. Two properties, one in the target area, received a full rehab and were sold to a first-time homebuyer below 80% AMI. Finally, 4 unsafe structures were demolished, and two homes were acquired for future redevelopment.
- NYS Community Development Block Grant (CARES), 2021-2024. An award of \$1M was used to pay expenses associated with hard costs of construction of two properties in Albany's South End neighborhood. Upon completion, each two-family home was sold to a new homeowner.
- Land Bank Initiative, Capital Funding, 2025-2026 (current). With this funding, ACLB proposes funding construction costs for the redevelopment of sites listed as priority sites in this application.

4.f.ii. Compliance with Grant Requirements

ACLB has successfully closed the LBI Phase II award and CDBG award by meeting the terms and conditions of the respective assistance agreements. These requirements include submitting disbursement documentation, procuring, and reporting on the use of MWBE firms, submitting documents and reports for engineering, design, and environmental review by state agency staff. ACLB has thoroughly reviewed the EPA Brownfield Community-Wide Assessment Grant guidelines document. Staff have also reviewed both EPA and TAB presentations in preparation for this application and contacted NJIT TAB for assistance with their review.



Albany County Land Bank / FY2026 EPA Brownfields Community-Wide Assessment Grant Proposal

Attachment – Threshold Criteria Responses

III.B.1. Applicant Eligibility: Albany County Land Bank Corporation (ACLB) is the sole applicant for the proposed Community-wide Brownfields Assessment Grant using FY2026 EPA funding. Albany County Land Bank Corporation is a not-for-profit organization under Section 501(c)3 of the Internal Revenue Code. Please find documentation attached to the narrative demonstrating tax-exempt status. ACLB is also a quasi-governmental agency and NYS Public Authority created by New York State as per the New York State Land Bank Act.

III.B.2. Community Involvement: ACLB holds monthly board meetings that are open to the public and provide an opportunity for public input. We also routinely post updates on our social media accounts and regularly post updates on projects and seek community input. A list of organizations is provided in the application who will also be utilized for outreach and feedback. All monthly Land Bank Board and Committee meetings are streamed live to ensure the public has access to project information. All project status updates will be shared at monthly meetings and highlighted on the website and social media platforms.

III.B.3. Expenditure of Existing Grant Funds: ACLB affirms that it does not have an open EPA Brownfields Assessment Grant, Multipurpose grant or Cleanup Grant.

III.B.4. Contractors and Named Subrecipients: ACLB affirms that it has not identified a contractor, but if awarded, will follow Federal procurement requirements, as well as our own Procurement Policy to request proposals from qualified professionals to contract with to complete the workplan.

III.B.5. Cost Sharing and Matching Requirements: Not applicable.