



MONTGOMERY
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APPLICATION INFORMATION SHEET

1. Applicant Identification:

Montgomery County
PO Box 1500
Fonda, NY 12068-1500

2. URL Website : <https://www.montgomerycountyny.gov/>

3. Funding Requested:

- a. Brownfield Grant Type: Brownfield Coalition Grant
- b. Federal Funds Requested = \$1,500,000

4. Location: Provide the City, county and state of non lead members

City: NA
County: Montgomery County
State: New York

5. Coalition Members' Target Areas and Priority Site Information

Lead Coalition Member

County of Montgomery
Target Area: Nelliston Brownfield Opportunity Area

Priority Sites:

- 1. 20 River St., Nelliston, NY
- 2. 68 East Main St., Nelliston, NY
- 3. 6113 NY5, Nelliston, NY

Non-Lead Coalition Member

Village of St. Johnsville
Target Area: Village of St. Johnsville

Priority Site:

- 1. 87 North Division St., St. Johnsville, NY



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Non-Lead Coalition Members

City of Amsterdam

Target Area: East End Brownfield Opportunity Area

Priority Sites:

1. 26 Elk St., Amsterdam, NY
2. 16 DeGraff Rd., Amsterdam, NY

6. Contacts

a. Project Director:

Alex Kuttesch
Montgomery County
PO Box 1500
Fonda, NY 12068-1500
akuttesch@co.montgomery.ny.us
518-853-8202

b. Chief Executive/Highest Ranking Elected Official

Peter Vroman, County Executive
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Fonda, NY 12068
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518-853-8303

7. Population: 49,532

8. Other Factors

Other Factors Checklist	Page #
Community Population is 15,000 or less.	NA
The applicant is, or will assist a federally recognized Indian Tribe or United States Territory	NA
The priority site is impacted by mine-scarred land.	NA
The priority site is adjacent to a body of water (i.e. the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	3
The priority site(s) is in a federally designated flood plain.	3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4,5
The reuse of the priority cleanup site(s) will incorporate energy efficiency measures.	4,5



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The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	5
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in <u>Section 3.A.(2)</u> . for priority sites within the target area(s).	NA
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	NA

9. Letter from State

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

10. Releasing Copies of Applications: N/A

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



January 14, 2026

Alex Kuttesch
Montgomery County
PO Box 1500
Fonda, NY 12068-1500

Dear Mr. Kuttesch:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from HRP Associates, on behalf of Montgomery County, dated January 9, 2026, for a state acknowledgement letter for a Federal Year 2026 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that Montgomery County plans to submit a Brownfield Assessment Coalition Grant application in the amount of \$1,500,000 with coalition partners of the City of Amsterdam and the Village of Johnsville. Focus of the funding is to complete Phase I and Phase II Environmental Site Assessments at targeted sites throughout Montgomery County. Known contamination includes petroleum, asbestos, VOCs, SVOCs, and metals. Funding will also be allocated for associated planning and community involvement activities. Please note that the USEPA criteria for an assessment grant specifies that, if selected, Montgomery County and its coalition partners 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
P. Vroman, Montgomery County
D. Gray, City of Amsterdam
D. Lisa, HRP Associates

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Coalition Members, Target Area, and Brownfields

1.a. Coalition Members

Montgomery County (MC), coalition lead and applicant, formed a coalition with the City of Amsterdam and the Village of Nelliston to address brownfields within Montgomery County of New York State (NYS). MC is a county government. Amsterdam, a 6.3 mi² city of 18,200 residents and Nelliston, a 1.2 mi² Village of 600 residents are both General-Purpose Unit of Local Government. As is typical of small rural areas, the non-lead coalition members lack capacity to apply for and manage a U.S. Environmental Protection Agency (EPA) Brownfield Grant. Both Amsterdam and Nelliston are impoverished small municipalities facing budget shortfalls and struggles to meet the demand for services from its residents. As the coalition leader, MC brings the advantage of an organized and experienced administrative unit that manages 50 County departments and over 21 jurisdictions with a budget of \$150M.

1.b. Overview of Brownfield Challenges and Description of Target Areas

The project geographic boundaries include Montgomery County, NY, a rural, sparsely populated 410 mi² county of 49,532 residents located 40 miles west of Albany (NYS capital) and 150 miles north of New York City (NYC). Located in the former industrial region referred to as the Mohawk Valley, the MC is characterized by the Mohawk River, which bisects the County and the small villages along the waterways surrounded by forests and farmland. In the 19th century, the County became a hub for iron production, taking advantage of its abundant natural resources, including iron ore and waterpower. In the early 1800s, the construction of the Erie Canal, which follows the Mohawk River bisecting the County into a northern and southern portion, boosted MC's industrial growth by providing crucial transportation links for goods and raw materials. As the century progressed, MC saw the rise of leather goods, food processing and machinery manufacturers in Amsterdam and small communities where industry clustered due to the presence of waterpower for the abundant waterways. Amsterdam became the County's industrial center producing textiles, particularly carpets, and later for manufacturing machinery and other goods. By the mid-20th century Amsterdam's and MC's populations peaked and then began long-protracted decline as manufacturers closed and moved to lower-cost centers of the south and overseas. Numerous manufacturers closed including Coleco, Mohasco Industries, Mohawk Nille, and Bigelow-Sanford to name a few, eliminating over 1,000 jobs in a County of less than 50,000 residents, leading to an alteration of the economic landscape. The manufacturing migration and population loss devastated MC, Amsterdam and the one-industry villages along the waterways. The job loss continues today with the County losing 2,000 jobs from 1999 to today according to the NYS Department of Labor (NYSDOL). Now, only a few manufacturers remain. Amsterdam and the County's population decreased by 44% (32,240-1950 to 18,187-2023) and 17% (59,594-1950 to 49,532-2023), respectively, from their peaks in 1950, compared to the US population which increased by 227% over the same period. The former manufacturing sites now sit decaying with broken windows, collapsed roofs, exposed asbestos-containing material and graffiti, inviting vagrants. Many of the buildings have totally collapsed, leaving behind piles of rubble containing asbestos, and according to the Amsterdam Fire Marshall, several buildings have fallen prey to arson within the past several years. The Brownfield Target Area faces numerous challenges, including loss of jobs and population and the number of brownfields. The remaining population lives in poverty in the shadows of vacant and decaying buildings creating conditions that have resulted in greater rates of suicide, opioid addition, disease and adverse health condition when compared to NYS.

The declining trend has been set, and the brownfields will only deteriorate further and pose a greater threat to nearby residents. As if these impacts are not enough, MC residents have experienced significant flooding from Tropical Storms Lee (June 2006), Irene (August 2011) and Isaiah (Aug 2020) that caused road closures, disruptions to local businesses and services and millions of dollars in property damage.

This former industrial hub is left grappling with the spoils of an industrial past that have profound negative impacts on the MC and its people. The landscape is littered with abandoned, collapsing buildings, blight, downtowns with vacant storefronts, diminished incomes, emigration, deteriorating housing, and financial strain. The presence of brownfields has several notable effects on the region. Economically, these contaminated sites

have deterred investment and limited redevelopment opportunities. Potential developers are often hesitant to engage with properties that require significant cleanup, leading to stagnation in areas that could otherwise be revitalized and economically beneficial.

This grant will provide critical funding to implement the County's vision to not only address legacy contamination and flooding issues but also to remove blight, provide jobs, access to open space, and refurbish buildings for low to moderate-income apartments. This grant includes the following Target Areas (TAs):

Montgomery County- Village of St. Johnsville - 0.88 mi² village, occupied by 1,627 residents along a ½ mile stretch of the Mohawk River and Erie Canal was a prominent manufacturing hub in the 19th and early 20th century. The village is characterized by abandoned buildings, empty storefronts and a population of low-income individuals (26% vs 13% NYS poverty rate) living in substandard housing (median construction yr 1938).

Amsterdam- East End Brownfield Opportunity Area (BOA- inventories brownfields and develops site reuse concept plans based on community engagement in areas of concentrated brownfields) – A 0.23 mi² area that is home to 953 residents extending 0.25 miles inland along 1.5 miles of the Mohawk River and includes the City's major transportation corridor. The area is characterized by blighted industrial "dinosaurs" and low-income residents (48% poverty vs 13% NYS) living in substandard housing (56% of homes built before 1939).

Nelliston- Nelliston BOA- 890-acre area, occupied by 600 residents extending the length of Nelliston along the Mohawk River and a ½ mile inland incorporating all the dense developed areas. Nelliston is characterized by blighted, vacant, and underutilized structures and an impoverished population (24% poverty vs 13% NYS) living in substandard housing (56% of homes built before 1940).

1.c. Description of the Priority Brownfield Sites

Montgomery County- St. Johnsville – the 563-acre Village has a long industrial history dating from the 1800s that included production of knit goods, felt shoes, agricultural and textile machinery, and silk dyeing. Due to this history, the village includes at least 12 brownfields that occupy 40 acres within the Village. The sites have the potential to expose sensitive populations to Volatile Organic Compounds (VOCs), polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), petroleum, metals, asbestos, and other carcinogens. The priority site in this TA is:

- *87 North Division St, St. Johnsville* - a 3.7-acre unsecured abandoned property, located adjacent to the Zimmerman Creek that is currently occupied by three dilapidated buildings (5,500 ft² garage, 1,700 ft² storage building, and 19,000 ft² manufacturing building). Originally developed in 1825, the site was occupied by a tannery, distillery, condensed milk manufacturer, dye factory, textile manufacturing, and storage location for foam manufacturing. Abandoned in the 1990s, most recently the site has been used for storage of 250-300 drums, baled plastic, laundromat equipment, abandoned vehicles, and general debris. The site poses a threat to surrounding residents, especially children from adjacent residences that may be tempted to enter the abandoned buildings, and the adjacent creek with the potential to expose them to VOCs, PAHs, metals and asbestos. The site is a priority for assessment since it offers an opportunity for the village to create space for commercial/industrial activity.

Amsterdam- East End BOA – Once the heart of Amsterdam's "Rug City" identity it is now characterized by blighted industrial "dinosaurs" including 46 brownfields totaling 80 acres which are intermixed with substandard dated housing. The numerous brownfields were occupied by carpet, furniture, broom and textile manufactures, gasoline stations and coal sheds. The sites have the potential to expose sensitive populations to VOCs, PCBs, PAHs, petroleum, metals, asbestos, and other carcinogens. Priority sites in this TA include:

- *26 Elk St., Amsterdam* – 5.3-acre unsecured site, occupied by a partially-collapsed 130,000 ft² six-story building located adjacent to residences and the Mohawk River. According to historical records the site was occupied by a carpet mill. Suspected contaminants include petroleum, VOCs, SVOCs and metals which may be present in the site's soils and groundwater and asbestos containing building materials. The contaminants pose a threat to surrounding residents, especially children from adjacent residences that may be tempted to enter the dilapidated

building. The site is a priority for assessment since it will be a major contributor to the revitalization of the East End neighborhood and a destination that provides views of the Mohawk River.

- *16 DeGraff St., Amsterdam* – 2-acre unsecured site that is occupied by a deteriorating six-story 123,500 ft² building that was constructed in the early 1900s. The building was used for carpet manufacturing from the early 1900s until the 1990s when it was abandoned. Based on the site's past use it is likely contaminated by VOCs, SVOCs and metals within the site soils and groundwater and asbestos containing building materials. The contamination poses a threat to surrounding residents, especially children that may be tempted to enter the dilapidated building. The site is a priority for assessment since redevelopment would enhance a gateway to the community and encourage investment in the East End.

Nelliston – BOA - consists of over 890 acres with 50 brownfields totaling 120 acres surrounded by residences. The sites are located along or within close proximity to the Mohawk River, which borders the BOA to the south. Once a thriving railroad town with stone quarrying and milk/cheese production the village is littered with former industrial facilities including milk processing, cheese processing, coal storage, auto repair facilities, printing, and gasoline stations which have the potential to expose sensitive populations to VOCs, PCBs, PAHs, petroleum, metals, asbestos, and other carcinogens. Priority sites in this TA include:

- *20 River Street, Nelliston*- A 4.9-acre unsecured abandoned site occupied by 2 dilapidated building tooling 30,000 ft² located along the Mohawk River in a federally designated floodplain. The site was developed in the late 1800s and operated by various milk processes till 1990s when it was abandoned. No investigations have been completed, however, since the site stored/used coal, and conducted food processing and packaging and maintenance which likely released VOCs, PAHs and metal to the site soils and groundwater. The contamination poses a threat to surrounding residents, especially children that may be tempted to enter the dilapidated building. The site is a priority for assessment since the site is an opportunity for industrial use due to its location along the river, adjacent to rail tracks and other road transportation.
- *68 East Main St, Nelliston* - a 2.2-acre unsecured lot occupied by deteriorating 8,000 ft² building constructed in 1970. Historically the site was used for cheese production from at least the 1940s until it was abandoned in the 1990s. No investigations have been completed, however, since the site stored/used coal, and conducted food processing and packaging and maintenance VOCs, PAHs and metals were likely released to the site soils and groundwater. The contamination poses a threat to surrounding residents, especially children that may be tempted to enter the dilapidated building. The site is a priority for assessment since the site is an eyesore and offers an opportunity for industrial or commercial use due to its location along a major roadway.
- *6113 NY5, Nelliston*- 2.06- acre lot occupied by a rundown 15,000 ft² building constructed in 1970 located along the Mohawk River. The site was occupied by a printing operation from the 1950s until 2012 when it was abandoned. No investigations have been completed, however, due to historical use it's possible VOC and metals were released. The contamination poses a threat to surrounding residents, especially children that may be tempted to enter the dilapidated building. The site is a priority for assessment since the site is an opportunity for industrial use due to its location road transportation.

1.d. Identifying Additional Sites

As noted above, during the completion of the Amsterdam and Nelliston BOAs, 96 brownfields were noted. In addition, as part of this grant, a brownfield inventory will be completed of the entire county by querying available EPA and NYSDEC environmental databases (spills, remediation, USTs, etc.) and other available services to identify vacant buildings, drycleaners and gasoline stations, for potential brownfields. In addition, brownfield awareness training will be conducted for community members (i.e., leaders/stakeholders and public) and public outreach will be conducted to query communities for additional brownfields. The training will educate community members on what is a brownfield, the needs and opportunities and encourage community members to assist in identifying additional sites. The additional brownfields will be prioritized based on input from partners identified in Section 2.f. and the community via periodic outreach meetings, impact on sensitive populations, redevelopment potential and the removal of environmental contamination.

Revitalization of the Target Areas

1.e. Reuse Strategy and Alignment with Revitalization Plans

The reuse strategies directly align with revitalization plans developed with input from residents and community-based groups, including sensitive populations, during public engagement conducted during the development of

Amsterdam's East End and Nelliston BOAs and St. Johnsville Comprehensive Plan (sets forth a vision and framework to proactively plan for what the Village will be in the future) and the County's Hazard Mitigation and Resilience Plan. Overall development goals of each of the TAs and specific priority redevelopment goals include:

- Expand existing trails and develop a recreational waterfront that links the downtown area to the waterfront.
- Ensure greater access to livable wages by spurring tourism and providing incentives to attract/retain manufacturers/small businesses to create jobs and support sensitive population's needs.
- Create high-quality affordable housing in neighborhoods adjacent to employment and recreation centers by attracting developers and supporting rehabilitation of existing homes.
- Retain and attract youth to ensure diverse and quality communities and future workforce.
- Revitalize commercial industrial space to attract businesses.
- Remove blight and improve streetscapes to enhance pedestrian and bike access.
- Provide a resilient community by incorporating energy conservation, renewable energy and flood- resilient features.
- Studying how strategic properties can be redeveloped to diversify housing options, create jobs, and beautify neighborhoods.
- Create a vision for vacant property and brownfield redevelopment.
- Create small area plans that highlight and plan around priority properties.
- Create a planning document that will be used by both villages to attract investment and secure future grant funding.

Specific reuse strategies for priority sites that align with community goals are noted below:

- *87 North Division St., St. Johnsville* – demolition of dilapidated building and rehabilitation to prepare the site for industrial/commercial use.
- *26 Elk St., Amsterdam* – revitalization plans for the site include demolition of the dilapidated portion of the building and rehabilitation of the remaining 80,000 ft² as affordable apartments (est. 80 units) that aligns with community goals by addressing blight, providing affordable housing with commercial space on the first floor to meet the area's needs including services and street scape improvements.
- *16 DeGraff St., Amsterdam* - revitalization plans for the site include rehabilitation of the 123,000 ft² building as affordable apartments (est. 100 units) with commercial space on the first floor. This aligns with the community priority to remove blight and provide affordable housing and streetscape improvements.
- *20 River St, Nelliston* - demolition of dilapidated building and rehabilitation to prepare the site for industrial/commercial use.
- *68 East Main St, Nelliston* – demolition of dilapidated building and rehabilitation to prepare the site for industrial/commercial use.
- *6113 NY5, Nelliston*- demolition of dilapidated building and rehabilitation to prepare the site for industrial use. Revitalization removes blight, provides construction and permanent jobs and increase tax revenue.

Site redevelopment will facilitate renewable energy from wind, solar, or geothermal energy and energy efficiency measures, where appropriate.

1.f. Outcomes and Benefits of Reuse Strategy

The proposed projects will provide environmental assessments, cleanup strategies and reuse plans to position sites for redevelopment. These activities will encourage investment by leveraging available funds and resources. In particular, the projects will investigate/cleanup 19 acres, complete ACM assessment of 256,000 ft² of buildings, remove 130,000 ft² (est.) of dilapidated buildings using green demolition and rehabilitate 126,000 ft² of buildings for residential units and create 3.7 acres of parks. The projects will incorporate energy efficiency equipment as well as flood-resilient features and increase stormwater capacity to reduce downstream flooding in extreme weather events. Specific site benefits include:

- *87 North Division St., St. Johnsville* – investigate/cleanup 3.7 acres remove 26,200 ft² of dilapidated buildings, address potential contamination and create jobs (construction and permanent).

- *26 Elk St., Amsterdam* - investigate/cleanup 5.3 acres, remove a 50,000 ft² blighted building and rehabilitate an 80,000 ft² mixed-use building (affordable apartments and services) utilizing energy conservation and renewable energy features that will create jobs (construction and retail) and encourage investment due to the removal of blight.
- *16 DeGraff, Amsterdam*- investigate/cleanup 2 acres, rehabilitate a 123,000 ft² building, remove potential contamination and create a mixed-use apartment facility utilizing energy conservation and renewable energy features that will create jobs (construction and retail) and encourage investment due to the removal of blight.
- *20 River St, Nelliston*- cleanup 4.9 acres of contaminated site, 30,000 ft² of blight removed, construction and permanent jobs created, tax revenue increased and flood resilience enhanced by incorporating flood-resilient features.
- *68 East Main St, Nelliston* - cleanup 2.2 acres of contaminated site, 8,000 ft² of blight removed, construction and permanent jobs created, and tax revenue increased.
- *6113 NY5, Nelliston* - cleanup 2.06 acres of contaminated site, 15,000 ft² of blight removed, construction and permanent jobs created, and tax revenue increased.

In alignment with the EPA’s 5 Pillar initiative, the projects will also help to ensure that there is clean air, land, and water for the area’s residents. Additionally, during the completion of the projects, the grant recipient will engage in cross agency partnerships when possible.

Strategy for Leveraging Resources

1.g. Resources Needed for Site Reuse

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

Site	Funding Source	Purpose	Likelihood to Secure
26 Elk St 16 DeGraff	NYS Homes and Community renewal	Site Development - Provides funding for residential unit construction.	Not Secured – Likely- application process based on needs and economic impact
All priority Sites	NYS Energy Research and Development Agency (NYSERDA)	Site Development - Grants and tax credits to fund energy-efficient and renewable projects.	Not Secured- High possibility, application process based on if projects meets threshold criteria
20 River St.	NYS EFC Resilience Grants	Site Development - Grants to flood-prone communities and help them undertake transformative infrastructure projects that combat the effects of extreme weather events.	Not Secured-Likely, competitive application process based on needs and impacts
All priority Sites	NYSDEC BCP Program Tax Credits	Site Cleanup and Development - Provides liability relief and tax credits for site remediation and development to taxpayers via an application process.	Not Secured- High possibility application process, acceptance based on meeting thresholds

All priority Sites	NYS Empire State Development (ESD) Restore NY	Site Development - \$150M in demolition/rehabilitation funds available statewide to municipalities/private entities via annual application process.	Not Secured-Likely, competitive application process based on needs and impacts
All priority Sites	EPA Brownfield Clean Grants	Cleanup - EPA funding to cleanup selected site via application.	Not Secured-Likely, competitive application process based on needs and impacts
All priority Sites	Mohawk Valley Economic Development District (MVEDD) EPA Revolving Loan Fund	Cleanup- provides loans for private and subgrant municipality for site cleanup.	Not Secured- High possibility, application process based on if projects meets threshold criteria
Amsterdam, 26 Elk St 16 DeGraff St.	Amsterdam Downtown Revitalization Initiative	Site Development - \$600,000 Downtown Improvement Fund which has matching grant fund for applicants to implement exterior and interior building improvements.	Not Secured- High possibility, application process based on if projects meets threshold criteria

1.h. Use of Existing Infrastructure

Each of the TAs are in developed areas that have existing infrastructure including roads, sidewalks, and utilities (water, sewer, gas, electricity). The Amsterdam BOAs and St. Johnsville’s Comprehensive Plan reported that the properties located within the TAs are well served by public water service, public sewer, natural gas, electricity and telecommunications services. However, the plans indicated that Amsterdam water supply contains elevated lead levels and pedestrian and bike access needs to be improved along Elk and DeGraff streets. To address these issues Amsterdam has secured a \$4M grant to address elevated levels of lead within drinking water due to lead pipes and the City will apply for funding from NYS Main Street program to address streetscape improvements. In addition, the St. Johnsville Comprehensive Plan reported that the Village’s Wastewater Treatment plant requires upgrading for future economic growth, as the failing sewer potentially prevents St. Johnsville from issuing new permits to developers. The Village has received \$13.7 million grant and interest-free financing package, for planning, design and improvement construction from NYS.

COMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a. The Community’s Need for Funding

The TAs are economically stressed small communities (Amsterdam- 18,169, Nelliston- 572, St. Johnsville- 2,590) enduring extreme poverty rates (24.3% -East End BOA, 27%- St. Johnsville and 23.8%- Nelliston vs.13% NYS) and have each experienced population loss of at least 5% since 2010. Further, the per capita incomes are well below the NYS’s average of \$47,172: \$27,642 -East End BOA, \$43,523- St. Johnsville and \$27,906 - Nelliston. Further, the NYS Office of the State Comptroller’s (OSC) Fiscal Stress Monitoring System gives the City of Amsterdam a Fiscal Rating of “Significant Fiscal Stress” and ranks third highest in the entire state. These social and cost impacts have resulted in the TAs having financially stressed property owners with property tax rates that are over 150% of NYS average property tax rate (2.1% Amsterdam, 3% St. Johnsville, 2.55% Nellsiton vs. 1.4% NYS– NYS Office of Comptroller). In 2025, St. Johnsville’s property tax increased by approximately 10%, following a 4.25% increase the previous year. St. Johnsville has historically had one of the highest village tax rates in the region.

Consequently, the TAs have suffered from disinvestment and the loss of tax base from abandoned properties for decades, making the financial viability of redevelopment challenging. Median home values are significantly depressed: \$231,102 – Amsterdam, \$139,809- St. Johnsville and \$136,000- Nelliston vs. \$585,000 -NYS (2025 Data USA), and rental projections are not high enough to provide sufficient return on investment for unsubsidized

new construction. Due to the lack of available funding, the Coalition must take a leading role in overcoming environmental conditions to catalyze revitalization, though it lacks the resources to fund the assessment/planning activities requested in this application. This EPA grant will provide sensitive communities with access to critical funding they would not otherwise have the capacity to apply for or manage on their own and will serve as the foundation for initiating a collaborative effort to restore brownfields. Without this funding the sites will continue to pose a threat to surrounding sensitive populations.

2.b. Health or Welfare of Sensitive Populations

US Census NYS Department of Health (NYSDOH) data was used to evaluate if sensitive populations are

Sensitive Population	Amsterdam	St. Johnsville	Nelliston	NYS
Low Income	48%	25%	24%	13%
<5 Yrs. old	7%	7%	NA	5%
>64 Yrs. Old	19.2%	21.5%	31%	17%

disproportionately exposed to brownfields. As noted in **Table 1**, the data paints a highly variable picture regarding the presence and welfare of sensitive populations within the TAs, including low-income individuals, children under five, and people over 64.

These sensitive populations suffer disproportionately from the following threats as noted by the NYS Department of Health (NYSDOH) unless otherwise noted:

- High Poverty-24.3% East End BOA, 34% St. Johnsville and 24% Nelliston vs. 13% NYS, (US Census).
- Percent of households on SNAP – 19.9% MC vs. 15.4% NYS.
- Obese adults – 31% Montgomery County (MC) vs 13.1% NYS.
- Children 0-4 living in poverty - 21.8% East End BOA vs 18.8% NYS.
- Incidence of children <72 months with confirmed blood lead >10 µg/dl per 1,000 children – 24.6 MC vs 6.7 NYS.
- Lead in Drinking Water (Amsterdam) – 28ppb vs. 15 ppb EPA Standard, Amsterdam Drinking Water Report.
- Suicide and self-inflicted wounds per 100,000 - 13.0 MC vs. 8.0 NYS, (National Institute on Minority Health and Health Disparities [NIMHMD]).
- Opioid overdose per 100,000 -25 MC vs 18.1 NYS.
- Elevated teen birth rate per 1,000 females - Amsterdam 21.6 vs 8.6 NYS.
- Infant mortality per 1,000 births – 9.1 Amsterdam, 7.6 MC vs 4.5 NYS.

As noted above, exposure to brownfields has numerous health and welfare impacts on sensitive populations. Many of the elevated welfare issues can be attributed to the general poor living conditions in blighted areas. The elevated poor health conditions (asthma, blood lead levels, low life expectancy, infant mortality, etc.) may be attributed to exposure to lead paint and mold due to substandard housing (median home construction date 1939- Amsterdam, 1939- St. Johnsville vs. 1958 NYS), lead in the drinking water and exposure to environmental contaminants (i.e., metal, VOC, PCBs, etc.) in the area soils and groundwater. Addressing brownfields will reduce sensitive populations exposure to hazardous contaminants, blight, and substandard living conditions. These improved conditions will provide a positive outlook for the community, due to the availability of fresh food, healthier living conditions, increased outdoor activities and connection with community, which research by the Center for Disease Control and Prevention has demonstrated can lead to longer life, better health, and improved well-being.

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

The NYSDOH indicates that TA residents suffer disproportionately from asthma (13.2% East End BOA, 12.1% St. Johnsville vs 10.9% NYS) and Incidence of Cancer (681 MC vs 466.1 NYS). Sensitive populations living in these TAs also have greater than normal incidence of disease, including low life expectancy and heart disease than people living in NYS. In addition, according to the NYSDOH, the sensitive populations also suffer the following greater than normal incidence of disease and adverse health effects:

- Chronic Lower Respiratory Disease per 100,000 - 37.7 MC vs 25.1 NYS, (NIMHMD).
- Chronic Liver Disease per 100,000 - 10.8 MC vs. 7.5 NYS, (NIMHMD).
- Cancer Deaths per 100,000 - 164.2 MC vs, 127.7 NYS, (NIMHMD).
- Alzheimer Disease per 100,000 - 21.0 MC vs 13.3 NYS, (NIMHMD).
- Stroke Deaths per 100,000 – 43.7 MC vs. 27.5 NYS, (NYSDOH).
- Lung Cancer Incidence per 100,000 – 101 MC vs. 75.8 NYS, (NYSDOH).

- OPD/CLRD Mortality Rate per 100,000 – 41.9 MC vs. 28.3 NYS, (NYSDOH).

Many of the poor health conditions (asthma, stroke, cancer, heart disease, etc.) may be attributed to the exposure to environmental contamination including lead in the drinking water and VOCs, PAHs and metals which are present at numerous former industrial sites. Elevated incidence of blood lead levels can be attributed to lead paint within homes since the median construction date of a home in Amsterdam/St. Johnsville is 1939. MC will focus projects to ensure the greatest benefits for sensitive populations which are experiencing the highest incidence of adverse impacts.

2.d Economically Impoverished/Disproportionately Impacted Populations

The target area is shouldering the burden of the past industrial productivity of the US, and subsequent decline. There are numerous brownfield sites throughout Montgomery County which have exposed the residents and important ecological resources (Mohawk River and tributaries) to contamination for decades. The grant will conduct site investigations to identify sources of contamination (metals, VOCs, PAHs) contributing to the noted greater than normal incidence of disease and adverse health conditions. Once the sources of contamination threatening sensitive populations are identified, remediation plans will be developed to eliminate the source of contamination. Eliminating contamination from soil, water, and air in the TAs will have profound public health benefits. Exposure to pollutants such as benzene, PAHs and nitrates is linked to increased risks of stroke, cardiovascular disease, and certain cancers, while poor water quality and chemical exposure can contribute to infant mortality and developmental complications. Reducing these contaminants will lower chronic inflammation and oxidative stress in at risk populations, improving overall health outcomes and decreasing healthcare burdens. Cleaner environments not only prevent acute illnesses but also reduce long-term risks, creating healthier conditions for children, seniors, and low-income residents who are disproportionately affected by these hazards. The removal of blight and construction of new housing and commercial buildings will also create construction jobs, provide space for local entrepreneurial investment and affordable housing will encourage additional investment in downtown areas. Also, children, seniors and low-income individuals will have an opportunity to live in new hazard free housing. Also access to the waterfront will encourage healthier living and access to the Mohawk River, providing a connection between the river and downtown, and reducing flooding.

Community Engagement

2.e Project Involvement & 2.f. Project Roles

The table below identifies community partners that will be involved and will 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. MC’s discussions with these partners have all met with strong affirmation of the importance of addressing brownfields. The Coalition will engage with the community partners listed below to identify community priorities for site selection and to solicit input on brownfields that these organizations believe will further their goals and the members of the communities that they serve.

Entity Name/Mission	Point of Contact	Specific Role in Project
NYSDEC/Env protection	Chris O’Neill 518-357-2394, Chris.oneill@dec.ny.gov	Regulatory oversight through NYSDEC Brownfield Cleanup Program. BCP also provides tax incentives for cleanup.
MC Office for the Aging/Asist senior meet living needs	David Jordan, Executive Director 518-843-2300	Assist with outreach and encouraging senior citizen involvement and site selection
AMEN Food Pantry/ Assist Sensitive Population	Karen Fernwood, Director [REDACTED]	Outreach to community to obtain input and encourage involvement and site selection
East End BOA Steering Committee/inventory, prioritize brownfield and work with community create reuse plans	Dan Graves, Dir, Amsterdam Office of Community & Eco Dev. 518-841-4304 dgraves@amsterdamny.gov	Local officials to assist with community engagement in TAs, site selection and reuse planning and meeting space
Village of St. Johnsville Fast Forward/ inventory, prioritize brownfield and work with community create reuse plans	Dawn White-Swartz, Mayor St. Johnsville mayor@sjvny.org Village of St. Johnsville 518-568-2221	
Nelliston BOA steering committee/ inventory, prioritize brownfield and work with community create reuse plans	Debra Gros- Mayor 518-993-2862 villageofnellistonmayor@gmail.com	

Coalition partners are viewed as equal partners in the performance of the project. As such, all Coalition members will attend virtual monthly meetings with the Qualified Environmental Professional (QEP) and EPA Project Officer to review project status and strategies to move the program forward and will be involved in all site selection decisions and in determining the scope of work and grant budget for each site. Coalition partners will work closely with MC and its QEP on all aspects of projects within their jurisdiction.

2.g. Incorporating Community Input

The Coalition will ensure that stakeholders (i.e., county officials, municipalities, and organizations listed in the table above) are educated on brownfields and are aware of the coalition activities. Therefore, the Coalition will develop a written Community Involvement Plan that will identify stakeholders, residents/groups directly impacted, outreach events, frequency, and methods. A total of 8-12 public meetings will be held during the four-year grant to maintain stakeholder engagement and continue to gather input on site selection, prioritization, assessment needs, cleanup decisions, mitigation measures from the cleanup and redevelopment activity, and reuse planning. In addition, 2-4 brownfield committee meetings will be held each year. Outreach events, open to the public, will be advertised through County and partner websites, newspapers, radio, and social media (earned media and other low-cost/no-cost, or in-kind methods) ensuring that the entire community has an opportunity to provide input. The community will be updated on progress throughout the grant, as well as share input through comment opportunities on county and partner websites. For residents without access to digital resources, paper surveys will be available at local businesses, to enable community input. They have already begun engaging target area residents, business owners, and community advocates to solicit their input regarding our brownfield project and will continue to do so during the grant period. A public meeting will be held in the second quarter of the grant period to discuss goals, planned activities, and a schedule for future community involvement. For subsequent meetings, personal invitations will be sent to residents directly impacted by priority sites, neighborhood groups, lenders, area businesses, and developers to maximize stakeholder engagement. MC staff will catalog stakeholder input for reference when determining assessment and redevelopment priorities. As the project progresses, they will involve stakeholders in the decision-making process regarding prioritization, assessment, site marketing, cleanup planning, and feedback on reuse. When stakeholder input is received, the Coalition will evaluate it against their development goals and available resources, adopting feedback that feasibly meets these criteria. Due to the high concentration of Spanish-speaking residents and persons with disabilities, care will be taken to include an interpreter and ensure public meeting location are accessible to all community members. In addition, meetings will be readily available via on-line services.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS

Description of Tasks/Activities & Outputs

Task 1 – Project Management, Reporting & Other Eligible Activities

3.a. Project Implementation: This task will include: 1) Cooperative agreement compliance oversight; 2) Selection of a QEP by Coalition partners in accordance with MC requirements and 2 CFR 200.317-326; 3) Federal Financial Report (FFR) reporting; 4) Property Profile Form submission and updates in the EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database; 5) monthly status meetings with QEP to ensure all activities are moving forward, goals and objectives are being met, and if not, actions are developed to address; 6) report summarizing accomplishments, expenditures, outcomes, outputs, lessons learned, and resources leveraged at the completion of the grant. MC anticipates that members from MC, Village of St. Johnsville and the City of Amsterdam will attend one local and two national brownfield events during the performance period of the grant.

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

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

3.d.. Outputs: Quarterly reports with status tables (16), Annual FFR report (4), Final project closeout report (1), ACRES profiles (~30 sites) updated with completion of each project element, member from each coalition attending three brownfield events, executed Coalition MOA, approximately 48 monthly meetings and QEP selection.

Task 2 – Community Engagement & Site Inventory/Prioritization:

3.a. Project Implementation: This task will include: 1) preparation of community involvement plan; 2) outreach materials including updated web content and fact sheets; 3) The existing site inventory will be uploaded into a

customized GIS database that will be recirculated for stakeholder access, community meetings and to share with potential developers to spur development. Year 1-The current inventory will be supplemented with new sites identified by stakeholders and by searching historical and regulatory databases (e.g. State spills, remediation sites); the inventory will be updated at least once in in year two and three; 4) solicitation and consideration of , and response to community input, including an estimated 16 public/stakeholder meetings; and 5) coordination of meetings with property owners to encourage brownfield reuse and participation in the project. Initial broad planning review of inventory sites will determine the next steps for each site, e.g., Phase I, Phase II, or detailed planning study if assessments are adequate. Working with MC legal representative will obtain access agreements. Sites will be selected that can support near-term growth and spur economic activity in distressed areas.

3.b. Anticipated Project Schedule: Preparation of community involvement plan and outreach materials will occur in Quarter 1, development of Site Inventory into a customized GIS database and prioritization of sites to be assessed will occur in Quarter 1 and Quarter 2. Quarterly meetings with the taskforce, community members, and property owners, throughout the grant period (four years). Update of inventory years two and three based on community and QEP input.

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

3.d. Outputs: Community involvement plan, prioritized site inventory, eligibility forms and access agreements (~30), 16 public meetings, up to 16 meetings with property owners, updated web content and fact sheets (up to 16 events), meet with local trade/club groups 1-2 times per year.

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

3.a. Project Implementation: Due to a robust site inventory, many brownfield sites have been identified, but have not been assessed, therefore the focus of Task 3 is on Phase I ESAs, Phase II ESAs, Regulated Building Material (RBM) Assessments, Remedial Planning, and Site Reuse Assessments. Redevelopment uses for the priority sites 87 North Division, 26 Elk Street, and 16 DeGraff Street have already been identified, therefore planning projects are limited only to Remedial Planning for integration of clean up with redevelopment strategies for these three sites. Based on the outcome of Task 2, MC will direct the QEP to obtain EPA site approvals, prepare a master Quality Assurance Project Plan (QAPP)/Health and Safety Plan (HASP), up to 30 Phase Is in accordance with the All-Appropriate Inquiries Final Rule and ASTM International (ASTM) E1527-21 Phase I ESA standard. Completion of up to 11 Phase II ESAs will be completed conforming to EPA/NYSDEC requirements and ASTM 1903-11. RBM surveys will be completed at up to 10 sites for lead, asbestos and PCBs. Each Phase II ESA/RBM survey will include the following: 1) a Sampling and Analysis Plan (SAP), 2) materials demonstrating compliance with the National Historic Preservation Act (NHPA) and Endangered Species Act requirements, and 3) a 29 CFR §1910.120-compliant site-specific HASP. Work will start with Phase I ESAs, Phase II ESAs, RBM surveys, and remedial planning at all the priority sites including 87 North Division, 26 Elk Street, 16 DeGraff, 20 River Street, 68 East Main Street and 6113 NY5. After the priority sites, an additional 20 Phase I ESAs, 5 Phase II ESAs, 5 RBMs, and 4 Site Specific Cleanup Plans/ABCAs. Up to 7 Site Reuse Assessment studies will be completed for Coalition members to pursue revitalization for sites that are stagnant, starting with River Street, 68 East Main, All planning activities will be reviewed and approved by the Coalition members and all subcontractors will be procured following grant and MC requirements.

3.b. Anticipated Project Schedule: Year 1: Master QAPP/HASP, 8 Phase Is, 4 RBM surveys, 2 Phase II; Year 2: 12 Phase Is, 4 RBM surveys, 5 Phase IIs, 3 Site Specific Cleanup Plans/ABCAs, 2 Site Reuse Assessment; Year 3: 6 Phase Is, 4 Phase II, 3 RBM surveys, 4 site specific Clean Up Plans/ABCAs, 3 Site Reuse Assessments,; Year 4: 3 Site Specific Cleanup Plans/ABCAs, 1 Site Reuse Assessment and completion of any plans that are incomplete.

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

3.d. Outputs: 1 master QAPP/HASP, 30 access agreements/EPA site approvals, 26 Phase Is, 11 Phase IIs, 11 RBMs, 10 Site-specific Cleanup Plans/ABCAs, 5 Site Reuse Assessments.

3.e. Cost Estimates: Project cost estimates are provided by task below. The Coalition will use less than 5% of grant funds for personnel/fringe costs to help administer the grant and will contribute their own resources to manage the activities described herein. Contractor costs are based on an average labor rate of \$170/hr. If unspent funds remain from any tasks, the Coalition will re-allocate remaining funds to Phase Is, Phase IIs, or Cleanup

Plans depending on the results of the Phase I, Phase II and community input, focusing additional activities in each Coalition Target Area.

Task 1 – Project Management, Reporting & Other Eligible Activities (\$141,060):

Personnel/Fringe Benefits: \$73,500; 350 hours x (\$79 + \$26 fringe benefits)/hour x 2 Coalition staff

Travel Total: \$16,360; 2027 National Brownfields Conference (Utah): \$6,100 (\$1,525/person x 4 Coalition personnel) 2029 National Brownfields Conference (TBD): \$6,100 (\$1,525/person x 4 Coalition personnel), 2026 Regional/State Brownfields Conference (Location TBD): \$4,160 (\$1,040/person x 4 Coalition personnel)

Contractual Total: \$47,600; 48 monthly check-in meetings: \$23,800 (70 hours x \$170/hr. x 2 staff); Compliance Reporting: \$23,800 (70 hours x \$170/hr. x 2 staff)

Other Total: \$3,600; Conference Registration Fees: \$3,600 (\$300/person x 3 conferences x 4 Coalition Member Staff)

Task 2 - Community Engagement Site Inventory/Prioritization (\$113,050):

Contractual Total: \$113,050; Coalition & Stakeholder Meetings: \$61,200 (120 hours x \$170/hr. x 3 staff); Update Project Fact Sheets, Site Nomination Form & Webpage Content: \$25,500 (150 hours x \$170/hr.); Update inventory brownfield sites: \$26,350 (155 hours x \$170/hr.)

Task 3 – Phase I/II ESAs & Site Cleanup/Reuse Planning (\$1,245,890)

Contractual Total: \$1,245,890

Site Eligibility Requests: \$7,650 (30 hours x \$170/hr.x1.5); RBM Surveys: \$55,506 (11 sites@\$5046ea.) Update Master QAPP/HASP: \$6,486 (1@\$6,486/ea.); Cleanup/ABCAs: \$67,890 (10 sites@\$6,789ea.);Phase I ESAs: \$122,408 (26 sites@\$4,708/ea.); Phase II ESAs: \$862,950 (11sites@\$78,450ea.); Site Reuse Assessment*: \$123,000 (5 sites@\$24,600ea) *Plan activities as prescribed at <https://www.epa.gov/brownfields/information-eligible-planning-activities>.

Budget Categories	Task 1:Project Mgt., Reporting & Other Eligible Activities	Task 2: Community Engagement & Site Inventory/Prioritization	Task 3: Phase I/II ESAs/RBM/& Cleanup/Reuse	Total
Personnel	\$ 73,500	\$ -	\$ -	73,500.00
Fringe Benefits	\$ -	\$ -	\$ -	-
Travel	\$ 16,360	\$ -	\$ -	16,360.00
Contractual	\$ 47,600	\$ 113,050	\$ 1,245,890	1,406,540.00
Other	\$ 3,600	\$ -	\$ -	3,600.00
Total Direct Costs	\$ 141,060	\$ 113,050	\$ 1,245,890	1,500,000.00

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

The Coalition will set milestones/benchmarks, track, measure, and report outputs (i.e., number of completed Phase I/II ESAs and public meetings) and outcomes (e.g., acres assessed, steps toward redevelopment plans, land remediated and redeveloped, redevelopment investment value, and other funding leveraged) in ACRES at project milestones (site investigation completed, cleanup/reuse planning initiated/completed). Actual outputs will be compared to the estimated number of outputs listed at 3.a. MC will document outcomes/outputs that cannot be easily entered into ACRES (i.e., website updates, staff training, and community outreach/meetings) in quarterly reports. MC will evaluate the project progress semi-annually and, if goals are not met, will discuss with EPA Project Officer, local stakeholders, and QEP to adjust project approach. A project-specific spreadsheet will be developed to track outputs and associated milestones noted for activities within Task 3. This spreadsheet will be updated and presented to stakeholders quarterly to ensure project completion. Measurements will include tracking that at least 80% of the funding for site-specific activities is for distressed communities.

4.0 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

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

MC will engage the Montgomery County Business Development Center (MCBDC) to manage the Grant. MCBDC, Montgomery County’s lead agency for planning, economic development, financial assistance administration and workforce training, has experience and working knowledge of brownfield and grant administration and will be specifically tasked and experienced.

The grant will be administered by the MCBDC Director which reports to the Montgomery County Executive. Montgomery County is governed by an elected Legislature and its economic development activities are carried out by MCBDC. This agency is tasked with business development and growth, retaining, and attracting jobs, and promoting Montgomery County. It collaborates with public, private, and nonprofit interests to create an economy with opportunities for all its residents. MC includes trained staff members and has the authority to engage County employees as needed (i.e., County Attorney). MC will be the final decision maker if there is indecision or stalled progress in executing the grant activities within the Coalition and ensuring progress. The project will be managed by MCBDC Director; Ken Rose who has 30 yrs of experience, including 18 yrs as director of MCBDC providing technical assistance with federal/state funding programs including an EPA Community-Wide Assessment Grant for Montgomery County. He has relevant experience in broad public participation/engagement processes and development of projects identified as priorities by previously awarded applications. Mr. Rose will oversee grant administration, fiscal accounting, and compliance, and will be assisted by Vinnie Nicosia, MC Director of Program Development, who has 14 yrs of experience and will serve as a senior technical resource. Mr. Nicosia will be responsible for oversight of the Project Management team and its strategic direction in relation to the implementation of the Comprehensive Economic Development Strategy for the region. Alex Kuttesch, MC Senior Planner, who has 13 yrs of experience will manage all financial aspects and day-to-day grant activities, including quarterly reports, disbursements, coordinating public outreach events, responding to comments, and maintaining records. Mr. Kuttesch manages MC's Economic Development and Planning related finance and accounting activities. Megan Manion, Esq., MC attorney with over 20 years' experience, will assist with site assessment, access agreements and other legal issues.

4.d. Acquiring Additional Resources

MC has systems in place to acquire additional resources. MC posts all bid requests on its website and provides proposal templates/workshops to assist local contractors and promote fairness in hiring. MC routinely receives federal grant funding, and as such, is familiar with federal fair and open competition requirements in 2CFR Part 200 and 2CFR Part 1500. Procurement staff also abide by the National Institute of Governmental Purchasing code of ethics, which ensures a level playing field.

Past Performance and Accomplishments

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

(1) Accomplishments: During this time, MC made outstanding progress implementing and progressing their grant activities including:

Output

- 3 Community outreach meeting each conducted 2 days per day to accommodate a variety of schedules.
- Conducted on-line survey to obtain input on brownfield sites, potential reuse options and overall goals.
- Submitted six Site eligibility requests, all of which were approved by the EPA.
- Completed four Phase I ESAs in the defined target area and two Phase II ESAs.
- Completed one cleanup plan.
- Submitted quarterly reports in ACRES, annual FFR report, and WBE/MBE report.

Outcomes

Phase I and II and cleanup plans were completed for the 5 Corners Plaza. The information was used to leverage \$2.3M grants (total) from National Grid and the NYS Restore to demolish the dilapidated 5 Corner former retail plaza. The Plaza was built on top of a former open pit landfill. Demolition is the first phase of remediating the site and making it viable for future redevelopment. The project created five construction jobs and advanced the site redevelopment forward. All outputs and outcomes were accurately reflected in ACRES. Compliance with Grant Requirements: During the administration of the above-mentioned grants, meetings were held at milestones by MC officials and interested/invested parties to determine progress and implement necessary changes. A review was completed to determine the overall success and/or areas for improvement when the grants were concluded and were submitted to the awarding agency per grant requirements. Reporting requirements within each grant (monthly or quarterly) were completed on time and submitted in the required report formats. No corrective actions were required during the administration of the grants. Montgomery County was awarded a Community-Wide Assessment (BF96254900) in 2020 and closed out 9/30/23 with \$1.70 remaining.

**County of Montgomery
EPA Coalition Grant**

THRESHOLD CRITERIA RESPONSES

1. Applicant Eligibility

The applicant is a County the Coalition Partners are a City and a Village

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

Not Applicable, (a County)

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

Not Applicable, (a County)

2. Target Areas:

Lead Coalition Member

County of Montgomery

Target Area: Nelliston Brownfield Opportunity Area

Priority Sites:

1. 20 River St., Nelliston, NY
2. 68 East Main St., Nelliston, NY
3. 6113 NY5, Nelliston, NY

Non-Lead Coalition Member

Village of St. Johnsville

Target Area: Village of St. Johnsville

Priority Site:

1. 87 North Division St., St. Johnsville, NY

Non-Lead Coalition Members

City of Amsterdam

Target Area: East End Brownfield Opportunity Area

Priority Sites:

1. 26 Elk St., Amsterdam, NY
2. 16 DeGraff Rd., Amsterdam, NY

3. The County of Montgomery has received an EPA Brownfield Assessment Grant and it is closed. See attached.

County of Montgomery EPA Coalition Grant

THRESHOLD CRITERIA RESPONSES

4. Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members

- a. We can attest that the lead member has legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.
- b. N/A

5. Each Non-lead coalition member must submit a letter (attached)

6. Community Involvement

The table below identifies community partners that will be involved and will 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. MC's discussions with these partners have all met with strong affirmation of the importance of addressing brownfields. The Coalition will engage with the community partners listed below to identify community priorities for site selection and to solicit input on brownfields that these organizations believe will further their goals and the members of the communities that they serve.

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MC Office for the Aging/Assist senior meet living needs	David Jordan, Executive Director 518-843-2300	Assist with outreach and encouraging senior citizen involvement and site selection
AMEN Food Pantry/ Assist Sensitive Population	Karen Fernwood, Director 518-843-2636, kfernwood@gmail.com	Outreach to community to obtain input and encourage involvement and site selection
East End BOA Steering Committee/inventory, prioritize brownfield and work with community create reuse plans	Dan Graves, Dir, Amsterdam Office of Community & Eco Dev. 518-841-4304 dgarves@amsterdamny.gov	Local officials to assist with community engagement in TAs, site selection and reuse planning and meeting space
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Nelliston BOA steering committee/ inventory, prioritize brownfield and work with community create reuse plans	Debra Gros- Mayor 518-993-2862 villageofnellistonmayor@gmail.com	

**County of Montgomery
EPA Coalition Grant**

THRESHOLD CRITERIA RESPONSES

7. Expenditure of Existing Grant Funds.

The applicant had a Community-wide Assessment Grant and it is closed.

8. Contractors and Named Subrecipients

No contractors and named subrecipients have been named.