

RE: FY2026 EPA Brownfields Assessment Coalition Grant Application

Wayne County, New York is pleased to submit this proposal for FY2026 Brownfields Assessment Coalition Grant funding. Below we provide the information requested.

1. Applicant Identification:

Wayne County, New York
26 Church Street
Lyons, New York 14489

2. Website URL:

- (a) Website URL for Lead Applicant (Wayne County): <https://www.waynecountyny.gov/>
 (b) Website URL for Coalition Members:
- Town of Lyons: <https://www.lyonsny.gov/>
 - Village of Newark: <https://www.villageofnewarkny.gov/>
 - Town of Sodus: <https://sodusny.gov/>

3. Funding Requested:

- (a) Assessment Grant Type: Assessment Coalition
 (b) Federal Funds Requested: \$1,500,000

4. Location:

- (a) City: Town of Lyons, Village of Newark, Town of Sodus, Town of Savannah
 (b) County: Wayne County
 (c) State or Reservation: New York

5. Coalition Members' Target Areas & Priority Site Information:

Target Area Name	Associated Target Area	Priority Site Address(es)
Town of Lyons	Town of Lyons	1. Former Agway, 100 Cole Road, Lyons, NY 14489 2. EB Gators, 1 Clyde Road, Lyons, NY 14489 3. 8700 Hill Road, Lyons, NY 14489
Village of Newark	Village of Newark	1. Former NDC, 703 East Maple Street, Newark, NY 14513 2. Canal Port, 199 Van Buren Street, Newark, NY 14513
Town of Sodus	Town of Sodus	1. Former Malt House, 8241 Sentell Street, Sodus Point, NY 14555 2. Rawden's Dairy, 6557 Ridge Road, Sodus, NY 14551
Town of Savannah	Wayne County	1. 13187 East Church Street, Savannah, NY 13146 2. Savannah Fertilizer Plant, North Main Street (no street number), Savannah, NY 13146 (Parcel ID No. 77111-10-317717)

6. Contacts:

(a) Project Director:

Name: Brian Pincelli, AICP/EDFP, Director, Wayne County Economic and Development Planning

Phone: (315) 946-5931 | Email: bpincelli@waynecountyny.gov

Mailing Address: 9 Pearl Street, Lyons, NY 14489

(b) Chief Executive/Highest Ranking Elected Official:

Name: Kim V. Leonard, Madam Chair, Board of Supervisors

Phone: (315) 986-5932 | Email: KLeonard@waynecountyny.gov

Mailing Address: 26 Church Street, Lyons, NY 14489

7. Population:

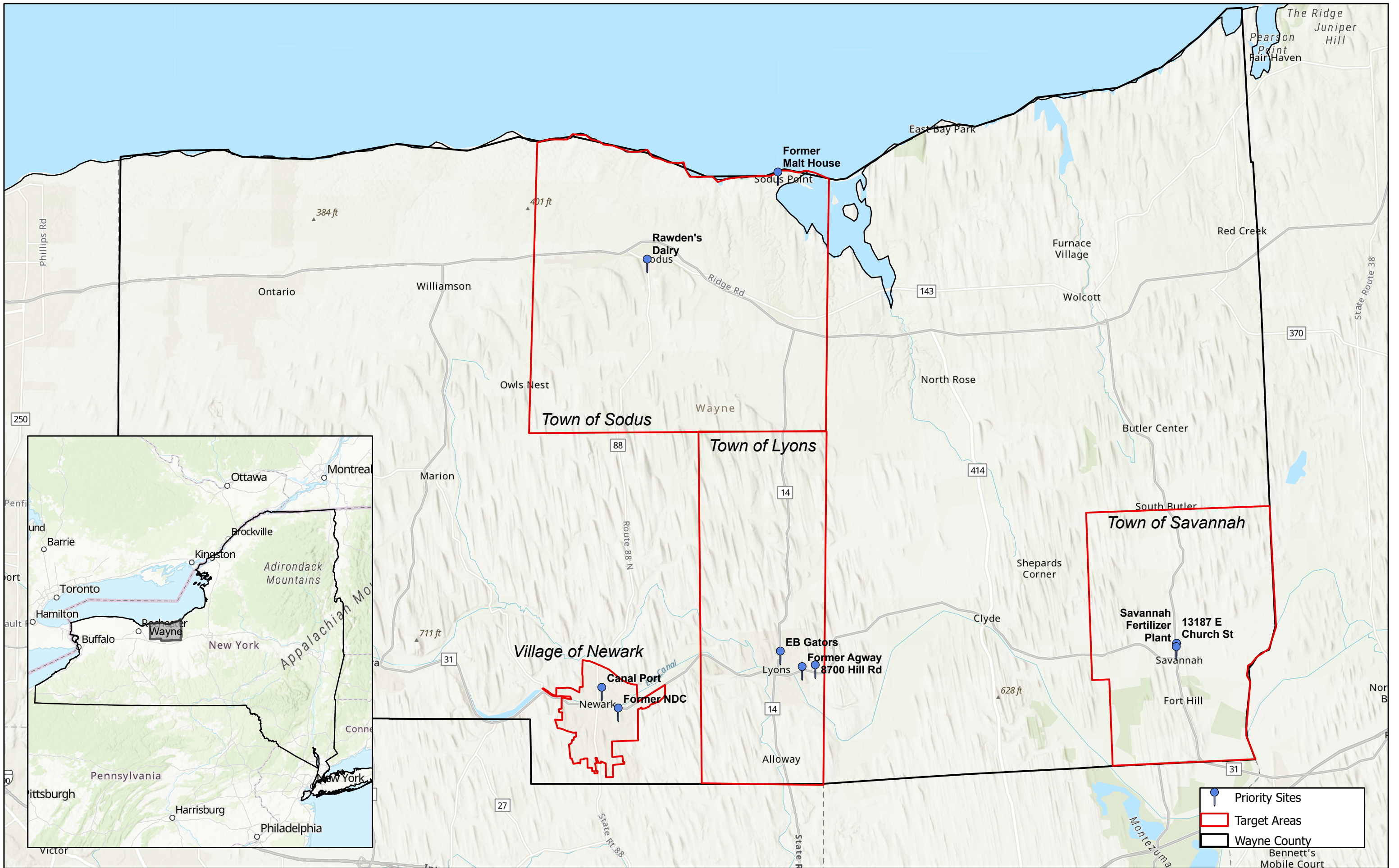
- Population of Target Areas:
 - Town of Lyons: 5,632
 - Village of Newark: 9,049
 - Town of Sodus: 8,056
 - Town of Savannah: 1,421
- Population of Wayne County: 91,128

8. Other Factors:

Other Factors Criteria	Page #
Community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
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).	2,3
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3,4,5
The reuse of the priority site(s) will incorporate energy efficiency measures.	5
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 Section 3.A.(2), for priority sites within the target areas.	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	

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

10. Releasing Copies of Applications: The County Requests to have the Contract documents included in Attachment D redacted.





**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

January 12, 2026

Brian Pincelli
Director of Economic Development and Planning
Wayne County
9 Pearl Street
Lyons, NY 14489

Dear Mr. Pincelli:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from Wayne 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 Wayne County plans to submit a Brownfield Assessment Coalition Grant application in the amount of \$1,500,000 with coalition partners of the Town of Lyons, Town of Sodus, and Village of Newark. Focus of the funding is to complete Phase I and Phase II Environmental Site Assessments at targeted sites in Lyons, Newark, Sodus, and Savannah. 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, Wayne 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
M. Cruden, DEC Albany
D. Pratt, DEC Region 8
R. Zamiarski, DEC Region 8
O. Rothfuss, Wayne County

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION: Coalition Members, Target Areas, & Brownfields:

1.a. Coalition Members: Wayne County (the County) has successfully led two EPA Brownfield Assessment grants: FY2020 (\$600K –Assessment Coalition Grant [ACG]) and FY2023 (\$1M –ACG). Using the strategies that made the prior grants successful, the County has formed a Coalition with three non-lead members to support revitalization of brownfields throughout the County’s most impacted areas. Coalition members include the **Town of Lyons, Village of Newark, and Town of Sodus**. These local governments were a Coalition member or key partner for the FY23 ACG and share our collective goals to address blighted properties, promote economic development, reduce housing shortages, make our communities safer, preserve greenspace, and provide recreational amenities. Lyons, Newark, and Sodus have some of the highest concentrations of brownfields in the State and County along with aging populations, high poverty rates, individuals with disabilities, and a decreasing tax base leaving no funding to address brownfields. As small municipalities, the non-lead Coalition members have limited financial resources and do not have the capacity to apply for an EPA Brownfield Grant or fund site investigation activities on their own.

As demonstrated by our past grant success our strong foundational working relationship with our Coalition members and strategic partners, such as the Wayne County Regional Land Bank (WCRLB) and the Wayne Economic Development Corporation (WEDC), has been the key to using grant funds effectively and efficiently. With this foundation, the County is uniquely positioned to continue to lead a Coalition to address brownfield issues and support revitalization in our most impacted areas. Under the FY20 and FY23 ACGs, the demand for funds was much greater than the amount available. Due to our strong performance on these grants, the County’s Brownfield Revitalization Program (BRP) has become one of the most celebrated Coalition programs in New York State. The FY20 grant was completed **one year early**, and the FY23 grant is fully allocated as of this writing, 20-months early. This ACG will continue maximizing dollars allocated directly to site-specific assessment and cleanup planning activities and maintain the momentum of the FY20 and FY23 Grants. This will result in accomplishing the EPA and community collective revitalization goals. Our Coalition needs this ACG to fill funding gaps and fuel public-private partnerships.

1.b. Overview of Brownfield Challenges & Description of Target Areas: Wayne County, the geographic boundary for this project,

known for its orchards and scenic beauty, is located on the southern shore of Lake Ontario in New York. Wayne County (pop. 91,128) covering 604 square miles consists of 15 towns and seven (7) villages. The County’s \$381M agricultural industry is the third largest farm economy in New York with 167,220 acres of farmland. It is the top apple producing county in the State and third in the nation. A State Certified Agricultural District encompasses approximately 293,000 acres or ~76%, of the County. Given the amount of dedicated green space and farmland, the best method to increase the needed diverse housing stock and bolster economic opportunities is through infill development.

The construction of the Erie Canal in 1823 across the County fueled the availability of fast and affordable transportation of goods resulting in the rapid influx of industry, new residents, and culture. As a result, it became home to numerous manufacturing facilities along with a booming agriculture industry along the Canal and throughout the County. Industry included machine shops, mills, parts processing, fertilizer and chemical companies, cement/concrete products, coal fired utilities, electronics, and automobile shops. Loss of employers between the 1960s and 1990s (including the **Newark Development Center** [former 4,000-bed facility for the mentally challenged that employed up to 1,700]) had significant economic impacts on the County and its municipalities resulting in abandoned properties. These properties (brownfields) have risks relating to community structural integrity and environmental concerns.

As a predominantly agricultural County with **micro-communities** (<10K in population), low income, and aging populations which result in a **decreasing tax base** leaving a gap in available funding to address brownfields. This ACG will fill the gap in funding for site assessments to evaluate potential brownfield impacts on residents while providing demonstrated need for funding of cleanup and reuse planning activities and advance established revitalization goals. Of the 25 eligible sites in the FY23 ACG, nine (9)-sites need further testing, with estimated costs of \$650,000.

Together our Target Areas (TAs) are comprised of villages, towns, and census tracts (CT) that face the greatest challenges in the County and are best suited for this revitalization assistance.

- The **Town of Lyons TA** (CT 214 and a portion of CT 210; pop. 5,632) is the County seat and covers approximately 37.5 square miles. The town faces economic challenges as a result of a diminishing downtown center and aging housing stock that no longer suits the needs of the residents^a. Under the FY20 and FY23 ACGs, the County’s FY22 Revolving Loan Fund (RLF) grant and WCRLB’s FY23 Multipurpose Grant (MPG), significant progress was made to address derelict

^a Town of Lyons Comprehensive Plan, 2021

properties in Lyon’s downtown district (Canal Street corridor); however, there are numerous adjacent blighted properties that have redevelopment potential which would provide the much-needed economic development and community services to one of the County’s most underserved populations.

- **Village of Newark TA** (Portions of CTs 211 and 212; pop. 9,048) is characterized as an urban historic village located along the Erie Canal. The Village has some of the highest rates of abandoned properties^b and seniors living in poverty (16.9%) in the County. Both CT’s are in the qualified Opportunity Zones which will help with attracting investment.
- **Town of Sodus TA** (CTs 208 and 209; pop. 8,056) located along Lake Ontario on the northern border of the County was established in 1789 and includes both the Village of Sodus and Village of Sodus Point. The shortline Ontario-Midland Railroad Line/Conrail tracks historically brought freight trains into the town; however, the rate of freight traffic has significantly decreased since the 1980’s with the increase in the trucking industry and decrease in industrial/manufacturing operations within the Town. Today, Sodus has elevated poverty rates and low labor force participation. Community planning documents have shown the need for improving and promoting economic development in the TA.
- Wayne County’s primary TA includes the **Town of Savannah** (Portion of CT 217; pop. 1,412). Savannah covers nearly 23,000 acres and is located in the southeast corner of the County. Vacant industrial/commercial buildings near Savannah’s residential areas provides ample opportunities to meet the County’s goal of increasing housing. As appropriate, the County will also use funding for priority brownfield sites scattered throughout the County to further regional revitalization and economic development goals.

1.c. Description of the Priority Brownfield Sites: With over 200 years of heavy industry and agriculture related operations followed by decades of economic decline, there are hazardous substance and petroleum-impacted brownfields scattered throughout the County, particularly in proximity to sensitive populations. The TAs have residential neighborhoods built alongside early industrial corridors placing residents, schools, and parks in close proximity to former industrial and manufacturing businesses which have now become brownfields.

Since commencement of the FY20 and FY23 ACGs, our team has worked on environmental site assessment (ESA) and/or cleanup planning activities at over 55 sites. We have also identified sites that are prime targets for assessment/planning using future grant funds. Some of these sites (Newark Development Center (NDC), Agway, Savannah Fertilizer Plant, and the Malt House identified below) are larger and have complex environmental considerations making additional funding essential to our efforts. The following table includes several priority redevelopment sites identified by the Coalition. Through local revitalization and planning efforts (see 1.e), the community has identified these sites as catalysts for economic development in each TA.

TA	Priority Site ¹	Site Descriptions & Contaminants of Concern (COCs)	Funding Needs
Lyons	Former Agway 100 Cole Road	14-acre former coal fired electric generation plant and later fertilizer plant located on the Erie Canal and CSX Mainline spur. A Phase I ESA conducted under the FY23 ACG grant identified potential concerns as fertilizer compounds, petroleum and RBM.	Phase II ESA, RBM Survey, ABCA, RAP, RP
	EB Gators 1 Clyde Rd	Vacant restaurant building which previously contained an auto repair shop and gasoline tank. A Phase II ESA identified petroleum impacts.	Supp. Phase II ESA, ABCA, RAP
	8700 Hill Road	Over 100-year-old former Nabisco cake mix production plant, warehouse and shipping facility on 21.5 acres with 162,300 ft ² of building space. COCs include petroleum, hazardous substances, RBMs.	Phase I/II ESA, RBM Survey, RAP
Newark	Former NDC	157-acre underutilized institutional property within the central business district. Former fuel storage, maintenance shop and RBM.	Phase I/II ESA, RBM Survey, RAP, RP
	Canal Port 199 Van Buren	Situated along the Erie Canal and the Village is negotiating to acquire the land to convert into a park/amphitheater. Due to historical industrial use along the Canal potential COCs include hazardous materials/petroleum products.	Phase I/II ESA, RP

^b Derelict Property Inventory, 2021

Sodus	Former Malt House, 8241 Sentell Street	Former malt house for the Genesee Brewing Company covers 3.45 acres along the Sodus Bay waterfront and consists of a stone warehouse, masonry silos and abandoned railroad siding. Potential COCs include RBMs and petroleum/hazardous substances.	Phase I/II ESA, RBM Survey, RAP, RP
	Rawden's Dairy	Historically operated as Cherry Ridge Dairy and a gasoline service station fuel islands canopy and a vacant building remain on site. An initial Phase II ESA and removal of tanks was completed under the FY23 ACG; however, additional funding is needed to assess the other concerns identified in the Phase I ESA.	Supp Phase II ESA, ABCA, RAP
Savannah	13187 E. Church Street	0.24-acre parcel developed with a vacant 1960 era commercial building owned by a fuel supply company. COCs include petroleum and RBMs.	Phase I/II ESA, RBM Survey, RP
	Savannah Fertilizer Plant	The 1.5-acre parcel previously operated as a fertilizer plant. Prior investigations identified heavy metals in soil and likely presence of RBMs in the condemned on-site structures.	RAP, RP

¹Sites prioritized by Coalition based on revitalization potential and regional local plans. Supp. = Supplemental; RBM = Regulated Building Materials (includes Asbestos-Containing Materials; Lead-Based Paint; and PCBs = Polychlorinated Biphenyls); COCs = Contaminants of Concern; ESA = Environmental Site Assessment; ABCA = Analysis of Brownfield Cleanup Alternatives, RAP = Remedial Action Plan, RP = facility reuse plan.

1.d Identifying Additional Sites: The demand for the County's FY20 and FY23 ACGs has been so significant that all the sites nominated could not be funded. Our BRP is well established and has been a vital part of economic development initiatives. The County, along with WCRLB who holds an MPG and WEDC who manages a County RLF grant, hosts a monthly Brownfield Advisory Committee (BAC) meeting with EPA, Coalition members, and other community stakeholders where we solicit site nominations, discuss progress on sites funded by the grant and funding strategies moving forward through cleanup and redevelopment. We will continue to engage with the BAC to prioritize grant funds. Sites will be evaluated based on eligibility with priority given to sites with the greatest near-term redevelopment and community benefit potential.

Revitalization of the TAs: 1.e. Reuse Strategy & Alignment with Revitalization Plans: The TA redevelopment strategies for brownfields align with ongoing projects and goals established during community engagement conducted to develop the Village of Newark Comprehensive Plan; Newark's Downtown Revitalization Initiative (DRI), the Town of Lyons Comprehensive Plan; Wayne County's Derelict Property Study; the Village of Sodus Point Comprehensive Plan, Joint Comprehensive Plan (includes Town of Savannah) and the County's Housing Study. Established goals include providing **revitalization of derelict properties, diverse quality housing stock** (i.e. affordable, multifamily, senior housing etc.), **generating business and employment opportunities that stabilize the area, provide community services to underserved populations, and preserving greenspace and enhancing recreational amenities.** In alignment with these goals and objectives, reuse plans and strategies for the **priority brownfields** include:

TA	Priority Site	Reuse Plan/Strategy	Alignment with Revitalization/Land Use Plans
Lyons	Former Agway 100 Cole Road	Demolish structures/renovate suitable buildings to redevelop as mixed use commercial and housing space, including potential solar.	Support regional goals of providing diverse housing options and generating economic opportunities.
	EB Gators 1 Clyde Rd	Redevelop into a health clinic/community service hub. Potential cleanup based on Phase II ESA.	Supports Town's goal of promoting economic development through redevelopment of existing sites. Provide services to sensitive/underserved populations and future residents of a new housing on the adjacent Canal Street corridor.
	8700 Hill Road	Demolish or renovate suitable buildings to redevelop as manufacturing space.	Plan goals are to create large-scale manufacturing and commercial jobs. This site matches that need.
Newark	Former NDC	High potential for redevelopment as an office park or mixed-use development, with available utilities and over 150 acres available for renewable energy.	Newark Comprehensive Plan recommends mixed types/sizes of housing and affordability to meet needs of seniors, special needs residents and first-time buyers. Reuse of vacant commercial/industrial sites for community-serving businesses and evaluation of potential renewable energy development sites.
	Canal Port 199 Van Buren	Park with amphitheater located on the statewide Erie Canalway Trail	The Village has \$1.58M State funding awarded and is identified as one of Newark's DRI site for revitalization of the port and create open spaces for passive and active recreational opportunities.

Sodus	Former Malt House, 8241 Sentell Street	Convert existing structure into use that aligns with waterfront use and supports local economy such as hospitality (resort hotel) and greenspace.	Action item in Village of Sodus Point’s Comprehensive Plans to revitalize the Malt House. Restore natural beauty surrounding Sodus Bay.
	Rawden’s Dairy	Commercial Use	Support goals of County and Town to revitalize vacant & underutilized brownfields. WCRLB (current owner) is in talks with potential buyer
Savannah	13187 E. Church Street	Commercial Use/ Mixed use	Promote downtown revitalization in the Town central core (town park, a farmer’s market, street and sidewalk design improvements)
	Savannah Fertilizer Plant	Mixed Use Commercial/Housing/Solar	Support regional goals of providing diverse housing and generating economic opportunities and potential solar

1.f. Outcomes & Benefits of Reuse Strategy: The Coalition’s revitalization plans are focused on vacant and underutilized sites that support infill development projects in the most disadvantaged CTs located throughout the County.

Priority Site	Approximate New Residential Space ⁽¹⁾⁽²⁾	Approximate New Commercial Space ⁽¹⁾	New Jobs ³
Former Agway	10,000 SF (11 Units)	10,000 SF (Commercial/Industrial)	13
1 Clyde Rd	n/a	12,000 SF (Health Clinic/Community Services)	34 ⁴
8700 Hill Road	n/a	100,000 SF (Industrial)	100
Former NDC	50,000 SF (58 units)	50,000 SF (office, education medical)	70
Former Malt House	n/a	78,600 SF (Mixed commercial, hospitality)	76
Rawden’s Dairy		3,050 SF (Commercial - Retail)	3
13187 E. Church Street		1,700 SF (Commercial - Retail)	2
Savannah Fertilizer Plant	7,500 SF (9 Units)	7,500 SF (Mixed Commercial)	10
Total Estimates	~67,500 SF (~78 units)	~262,850 SF	~308

⁽¹⁾Square footage (SF) based on size of existing structure(s) or proposed size of new structure. ⁽²⁾Unit estimates based on average apartment size of 860SF. ⁽³⁾Job estimates based on USAIE 2022 numbers (1,000 SF per employee assumed for industrial use). ⁽⁴⁾Job estimate based on typical number of employees for a health center/medium sized daycare center.

These combined efforts will return abandoned, often tax-delinquent sites to productive use, increasing tax revenues, property values and the health and welfare of our communities as highlighted below.

- **Create Jobs & Reduce Poverty:** Returning brownfields to productive use aligns with local plans to prioritize employment opportunities in areas with large unemployed populations.
- **Stimulate Private Investment:** Nearly dollar-for-dollar, the County has leveraged public funding with private investment and expects a similar outcome on this grant. Quantifying environmental liabilities will allow our project partner WCRLB to take ownership of certain properties and remove barriers to redevelopment (e.g. liens, fractured ownership, title flaws), and market them for purchase. The FY20 and FY23 ACGs were critical to laying the ground work and helped leverage \$~14M additional funding needed to facilitate a multi-property redevelopment project in a target area of Lyons’ downtown business district (Canal Street corridor) that removed blighted, hazardous buildings to set the stage for new construction. Assessment funding was the spring-board that enabled WCRLB to secure the required funding, including an MPG award, to complete the first phase of the \$25M project that will add 15,000 SF of new commercial space to this neighborhood. The WCRLB plans to continue this momentum forward with use of this ACG on **1 Clyde Road** located adjacent to the Canal Street corridor and will provide needed medical and community related services to the new residents.
- **Generate New Tax Revenue:** By restoring vacant/abandoned tax-delinquent properties to the tax roll in the TAs, the County will **increase local tax revenue by an estimated \$441,000** based on assessed value and 2026 tax rates per year. This number will significantly increase by addressing environmental concerns, modernizing the facilities and returning industrial/commercial parcels to productive use will increase property values and generate higher tax revenues. These revenues are critical for supporting a healthy municipal fund.
- **Provide affordable, quality housing:** The FY23 ACG focuses on providing affordable, quality housing for our residents including the on-going work on the Canal Street corridor in Lyons which is expected to create a minimum of 40 new affordable housing units in an area where NY is providing funding to promote revitalization. We will continue to prioritize affordable housing in the TAs to address existing shortages and reduce cost burdening. The priority sites,

NDC, and **Savannah Fertilizer Plant**, are anticipated to contribute new housing units to areas with high rates of housing insecurity.

- **Renewable Energy:** We have a history of supporting renewable energy and will promote those development options for the **NDC** and **Savannah Fertilizer Plant**. We have a Payment-in-lieu-of-Taxes policy to moderate solar installation tax impacts. **Energy efficient building design** and climate adaptation/mitigation measures will be built into development projects.
- **Generate/Revitalize Parks and Greenspace:** All priority sites are in fully developed areas with utilities in place. With appropriate cleanup and remediation, revitalization of these sites directs development away from existing greenspace and agricultural areas which is integral to our community's future. Additionally, the **Canal Port** and **Former Malt House** sites will provide waterfront recreational amenities.
- **Resiliency to Extreme Weather Events and Natural Disasters:** Adaptive reuse of existing brownfield sites will direct revitalization away from undeveloped areas of our region that are vital to protecting our agricultural and natural resources from flood related erosion, infrastructure overload, and loss.

Strategy for Leveraging Resources: 1.g. Resources Needed for Site Reuse: The County and our partners satisfy eligibility requirements to leverage funding from local, state, and federal sources for community revitalization, as well as private organizations (utility companies) who offer incentives for improving energy efficiency and sustainability. In 2025, the County leveraged \$1M of Community Development Block Grants (CDBG) and \$750K of local funds for abatement and demolition of a former commercial facility at 165 Water Street. FY23 ACG funds were used to complete a Phase I and II ESA, RBM Survey, and prepare demolition design and reuse plan. This is just one example where the County and project partners leveraged funds and many of the funding sources identified below have also been previously secured for cleanup/reuse of sites assessed under the past ACGs. The Coalition will continue to tap into these funding sources to advance reuse of sites assessed with EPA Grant funds:

- **NY State Forward:** Provides funding to invigorate downtowns in small communities. Lyons received funding to revitalize their central business district, where brownfield sites were investigated using our prior assessment grants, including streetscaping, private development programs, supporting existing businesses, canal side improvements, and creation of a small business development fund. The Town of Lyons and WCRLB have used this funding source as well as Restore NY in the Canal Street corridor project.
- **Restore NY Communities Initiative:** Provides funding to revitalize commercial/residential properties encouraging community development and neighborhood growth by eliminating blight.
- **NYS Office of Community CDBG:** Provides funds to municipalities with populations < 50,000 and counties with area populations < 200,000 to revitalize neighborhoods, expand affordable housing and economic opportunities, and improve community facilities and services. The County has used this program to successfully fund gaps for business expansion, demolition, planning, and renovation.
- **NYS Downtown Revitalization Initiative (DRI):** The Village of Newark was awarded \$10M to boost its economic vitality by transforming its downtown into vibrant neighborhoods. Funding is addressing needs for mixed use development, housing for the workforce and seniors, new space for indoor recreation/wellness, and creating outdoor public amenities such as at the **Canal Port** priority site which is scheduled to receive \$1.58M from the DRI.
- **NYS Brownfield Cleanup Program (BCP):** The BCP provides tax incentives for the redevelopment of brownfields to private developers. We will leverage completed environmental assessments from the ACG to attract developers who commonly use this program as part of their investment strategy.
- **Wayne County Available Funding.** The County has multiple additional funding options to assist prospective brownfield site developers with funding for cleanup and redevelopment, including: **WEDC RLF; EPA Brownfield RLF, Wayne County Industrial Site Fund; IDA Revenue Bonds and Tax Incentive Program; and Business Property Tax Exemptions.** For example, 81% of the County's FY22 EPA Brownfield RLF were committed to two (2) loans with an additional \$200,000 of local funding committed.
- **EPA Cleanup Grants.** Where assessment activities identify remediation is necessary prior to redevelopment, the County will also pursue EPA Brownfield Cleanup and Multi-purpose Grants.

1.h. Use of Existing Infrastructure: The TAs have the most robust infrastructure (water, sewer, highway, rail, public transit access) in the region providing the greatest opportunity for reuse. The Town of Lyons received a \$3M Northern Borders Regional Commission grant for infrastructure improvements, including road, water and sewer upgrades. The NDC has multiple

structures that the Coalition anticipates preserving for reuse as commercial and residential property. The County through its IDA, acquired, renovated and leased the Wayne Finger Lakes BOCES center located at NDC. The County hopes to replicate this arrangement to minimize investment in infrastructure and provide opportunities to preserve the County’s unique architectural character and history. Most of the brownfield sites are in town centers that have utilities readily available. These sites often require the least investment in infrastructure and minimize impacts on our greenspaces. Furthermore, within the last five (5) years, the County and its Coalition partners have acquired over \$28.5M in federal and state grants and loans for utility infrastructure upgrades and improvements.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT: Community Need: 2.a. The Community’s Need for

Funding: The population for Wayne County has declined by 2.7%^c since 2010. Population loss is economically challenging for any community but is especially challenging for **micro-communities** such as those in the County. While the County’s overall median household income (\$73,914) falls below the US (\$78,538) and NYS (\$84,578) levels, median household income in Newark, Sodus, and Savannah (\$58,096, \$62,891 and \$63,162, respectively) are more than 25% below the US level by (see Table 1). Furthermore, **high poverty rates** in Lyons (15.9%), Newark (17.1%), and Sodus (15.5%) exceed the New York (13.7%) and US (12.4%) rates by several percentage points. **Higher than average populations of seniors** impose further strain on these communities as these residents typically are no longer participating in the labor force and spend less, further reducing the tax base. Together the factors shown in the table below indicate much lower than average discretionary income, which results in less spending, decreasing local business revenues, and taxes.

Data Type	BROWNFIELD TARGET AREAS				Wayne County	New York	United States
	Lyons	Newark	Sodus	Savannah			
Total Population	5,632	9,049	8,056	1,421	91,128	19,872,319	332,387,540
Under 18	25.30%	22.60%	15.60%	28.50%	21.20%	20.70%	22.20%
Over 65	18.70%	18.50%	25.30%	19.60%	20.20%	17.40%	16.80%
Not in Labor Force	36.60%	44.10%	46.70%	42.70%	38.50%	37.00%	36.50%
Poverty Rates	15.90%	17.10%	15.50%	7.70%	11.30%	13.70%	12.40%
Poverty Rates (children <18)	19.70%	21.50%	21.90%	6.70%	13.50%	18.20%	16.30%
Poverty Rates (seniors 65+)	7.80%	16.90%	9.50%	4.70%	8.30%	12.70%	10.40%
Median Household Income	\$72,875	\$58,096	\$62,891	\$63,162	\$73,914	\$84,578	\$78,538
Persons with Disabilities	18.20%	20.70%	17.30%	18.90%	14.50%	12.20%	13.00%
Houses built prior to 1980	85.5%	83.3%	77.5%	77.7%	66.1%	74.8%	50.5%

2019-2023 5YR American Community Survey. Bold indicates results that exceed or are less than NY and the US, respectively.

In recent decades there has been a decline in business activity which has impacted property tax revenues, further straining the TAs’ ability to maintain aging infrastructure that typifies older municipalities. A decrease in jobs and population has added to community blight as the number of vacant (“zombie”) homes has also increased, particularly in the Villages of **Newark** and **Sodus**^d. These economic factors/challenges have had a cumulative negative impact on the ability of the target communities to provide necessary resources such as police and fire services. As communities with small populations, our TAs have limited financial resources and are unable to draw on other sources of environmental funding. Tax delinquent sites have a substantial impact on these communities, and they cannot be foreclosed upon without performing necessary due diligence to understand environmental risks. Without the use of ACG funds to supplement other sources, the momentum created by site assessments using current FY23 ACG funds will stall, and existing brownfields will remain dormant increasing the probability that additional abandoned/vacant sites will be created.

2.b. Health or Welfare of Sensitive Populations: As noted in Table 1 (2.a., above) the TAs have a disproportionate rate of sensitive populations (households with low-median incomes, adults over 65, children under 18, and persons with disabilities) than other areas in the US. Roughly **20% of children suffer from poverty** in the Lyons, Newark, and Sodus TAs

^c Census.gov, QuickFacts, population estimates, July 1, 2024 [link](#) accessed 1/13/2026

^d Data Update: Derelict Properties Wayne County, January 2021.

and 16.9% of seniors in the Newark TA. As demonstrated in Table 2, a disproportion amount of our residents suffer from welfare related needs that impacts health including **food insecurity**, the **need for food assistance** and **housing insecurity**. With more than 3/4ths of housing in the TAs built before the 1980s (see Table 1) these homes are not equipped to meet the needs of older adults and persons with disabilities. Equally concerning is that these older homes were built before RBM use restrictions were in place, further increasing health and welfare threats to these sensitive populations that often lack the resources to secure safer housing and employment. Additional welfare concerns in the TAs include blight, unemployment, lack of health insurance, healthy food choices, and lack of recreational amenities. As detailed below, health concerns in the TAs include asthma, lead exposure, diabetes, heart disease, and poor mental/physical health.

The grant will be used to address multiple contaminated sites within the TAs for which threats to the health or welfare

CDC PLACES Data 1/6/2026	Lyons	Newark	Sodus	Savannah	Wayne County	United States
Received SNAP Benefits ¹	17.1%	19.2%	21.4%	19.1%	11.7	11.2%
Food Insecurity ¹	17.8%	19.6%	22.1%	19.2%	13.1	14.7%
Housing Insecurity ¹	15.0%	15.8%	17.9%	14.9%	11.2	11.7%
No Health Insurance Coverage ²	15.6%	3.9%	4.3%	16%	5.7%	8.6%

¹CDC PLACES Data accessed on 1/6/2026 ²2019-2023 5YR American Community Survey. Bold indicates results that exceed the U.S.

of sensitive populations are known or are identified because of assessments completed using the County's FY20 and FY23 ACGs. Cleanup of these sites will help to eliminate exposure risks and advance completion of projects that will help to reduce or address the public health and welfare concerns identified. The grant will provide the stimulus to bring sites back into productive use to serve our sensitive populations by providing quality, affordable,

and special needs housing, medical facilities, and recreational amenities. For example, the priority site **1 Clyde Road** is planned to be re-developed into a **medical clinic and community service hub** providing daycare, senior citizen care and/or other community services to assist the sensitive populations in Lyons and promote their welfare. These efforts will also create local construction jobs and economic opportunities that will reduce unemployment and provide increased tax revenues to further support sensitive populations and continued development of blighted and contaminated properties.

2.c. Greater Than Normal Incidence of Disease & Adverse Health Conditions: According to CDC's PLACES data (see Table

3) Wayne County has higher incidences of health conditions than much of the US especially within the TAs. Rates of Chronic Obstructive Pulmonary Disease (COPD) (7%) and asthma (11.1%) exceed national rates. With the history of industrial activity (including coal burning utilities), homes built before 1980 (with RBMs/vapor intrusion) and brownfields located near residents, there is a strong case to link the noted health indicators to historical contamination and current brownfields. Assessment under the grant and then subsequent abatement of RBMs in the TAs will reduce lung related disease from ingestion or inhalation of fine particulates.

CDC PLACES Data 1/6/2026	Lyons	Newark	Sodus	Savannah	Wayne County	United States
Asthma	12.0%	12.1%	12.3%	11.9%	11.1%	9.8%
COPD	8.6%	9.6%	9.5%	10.5%	7.7%	6.2%
Stroke	4.0%	4.4%	4.3%	4.4%	3.7%	3.4%
Heart disease	7.4%	8.1%	7.7%	8.3%	7.3%	6.4%
Diabetes	12.1%	13.0%	13.2%	12.7%	11.2%	12.0%
Obesity	40.3%	41.0%	42.1%	40.7%	37.4%	32.8%
Depression	22.1%	22.4%	22.2%	22.9%	20.9%	20.2%

Bold indicates results that exceed the U.S.

Negative Health impacts will be reduced as exposure pathways to contaminants are mitigated using the ACG, our existing RLF, WCRLB's MPG funds for Lyons and other funding sources. Removal of soil impacts will reduce exposure to hazardous substances from ingestion of particulates and inhalation of vapors; removal of dissolved contaminants that threaten aquifers and surface water will reduce potential exposure to carcinogens; and abatement of asbestos from aging structures like the **former NDC** will reduce the risk of respiratory disease. Bringing sites back into productive use will also provide an economic stimulus and increase economic opportunities to assist residents with addressing chronic health conditions such as heart disease, diabetes, and obesity health concerns to seek medical treatment.

2.d. Economically Impoverished/Disproportionately Impacted Populations: Industrial growth along the Erie Canal and freight rail lines within the TAs has resulted in long-term environmental impacts and exposure risks that are still present today. Demographic data shows poverty levels and low labor force participation (see Table 1) in the TAs above US averages.

Table 4 shows that these sensitive populations fall above the 60th percentile (US average) for exposure to lead paint and wastewater discharges. Exposure to lead paint within the Newark, Lyons, and Sodus regions are at the 81st, 81st and 73rd percentile, respectively. Newark and Lyons are at the 75th and 73rd percentiles, respectively for the US exposure to wastewater discharges.

Public Environmental Data Partners Accessed 1/5/26	Percentile in US			
	Newark	Lyons	Sodus	County
Lead Paint Indicator	81	81	73	56
Wastewater discharge	75	73	19	43

Bold indicates distress factors ≥ 60th %tile. **Shaded** indicates distress factors ≥ 70th%tile. Data not available for Savannah

The ACG integrated with the RLF, and other funding will be used to address legacy contamination associated with brownfields in the TAs and identify remedial measures necessary to address threats at priority sites. ACG funds will be used to complete Phase I/II ESAs and RBM surveys and our existing RLF will be used to promote removal of asbestos/lead-based paint from structures in the TAs. These actions will support demolition/rehabilitation and adaptive reuse at priority sites.

The RLF will fill local funding gaps providing a bridge between ACG funds and cleanup allowing revitalization of brownfields in the TAs. ACG funding integrated with RLF funding will address longstanding environmental issues that disproportionately impact low-income, disabled, and elderly residents.

Community Engagement: 2.e Project Involvement: 2.f. Project Roles: The Coalition works with numerous community partners to guide grant implementation and bring important community voices to the table. Many of the partners for the FY23 Grant have confirmed their continued involvement on the BAC for the FY26 Grant. Below is a summary of project partners and their roles. Additional partners will be recruited throughout the project.

Partner Name	Organization Purpose/Mission	Point of Contact	Project Role
Wayne County Department of Health	Protect health, disease prevention	Diane Devlin, MS, BSN, RN 315.946.5749	Outreach, site selection, evaluating health issues & planning
WCRLB	Address vacant abandoned, contaminated or tax delinquent properties, market them for reuse.	Kaleigh Flynn, Executive Director 315.946.5495	Can take ownership with NYS Memorandum of Understanding limiting liability. Leverage funding for Environmental Assessment and site
Wayne Industrial Development Agency	Develop, promote, advance sustainable economic growth	Ryan Gentile 315.946.5917	Outreach, Site Selection, Land use, revitalization, funding support
WEDC	Promote and integrate the existing EPA RLF	Kathleen Bronson, 315.946.5920	Underwriting, servicing loan, PILOT payments, for RLF, job reports and business data.
Newark Housing Authority	Promote quality affordable housing, economic opp.	Yolanda Casselman 315.331.1574	Input on area housing needs, education, community outreach
Rural Housing Opportunity Corporation	Develop and advance workforce development, education and health, housing and community development	Chris Raymond craymond@pathstone.org	Outreach to sensitive populations. Inform site reuse.
Greater Rochester Enterprise (GRE)	Connect business to development opportunities	Matt Hurlbutt 585-530-6208	Promote new industrial and manufacturing development and outreach.
Lyons Main Street Program	Promote business opportunities in Lyons	Colleen Monje director@lyonsny.org	Site Selection, Marketing
The ARC of Wayne	Support people with developmental disabilities	David Calhoun 315.331.7741	Input on demographics, housing, education, employment, community outreach
Town of Savannah	Local Government, Town Supervisor	Mike Kolczynski, 315.365.4008	Advise on site prioritization and site reuse options and support economic development

2.g. Incorporating Community Input: Our existing ACG and RLF public outreach campaign has put us in an excellent position to keep citizens of the County and TAs informed of brownfield initiatives and to provide them with a means to provide input. The County and Coalition members have set a strong foundation for community engagement through the existing ACG and RLF grants. The County works with our towns and villages, project partners, and community stakeholders to form strong partnerships for our grant projects. Community involvement in planning and implementation ensures the community has a voice in the decisions affecting them and that residents will benefit from the revitalization of brownfields in their neighborhoods and will continue to enact the measures established during the prior grants over the course of the FY26 ACG.

The County will use project partners to assist with distributing project-related information on their websites, social media pages, newsletters and other avenues offered. County Staff attend tactical events such as realtor breakfasts, loan officer tours and meetings with Wayne County Business Council and local Chambers of Commerce and Rotary Clubs (e.g., over lunch and breakfast) to capture busy parents, business owners and residents without regular access to the internet.

This will allow stakeholders to provide meaningful input during the grant lifecycle. These items will provide an “information out, feedback in” process that will continue throughout the brownfield assessment, cleanup, and redevelopment processes.

The County will continue to advertise all engagement opportunities through public notices, email blasts to project partners, Board of Supervisors and select board meetings, and through word of mouth in existing community networks. This toolbox of community engagement methods will allow stakeholders to provide informed feedback that can influence the next phase of work. Strong public involvement will lead to community buy-in and more effective and representative redevelopment projects. Additional elements of the County’s engagement plan will include:

- **Webpage & Fact Sheets:** The County will continue to update its brownfields webpage with fact sheets, informative details about the site assessment and cleanup process, and a streamlined approach to the site nomination process. Fact sheets will be updated to summarize FY26 ACG Grant accomplishments. The webpage also has a mechanism for soliciting project input on the RLF.
- **Meetings with Property Owners & Developers:** The County and the project partners regularly conduct meetings with property/business owners, developers and residents directly impacted by projects to solicit interest and participation from potential end users and investors.
- **Email & Newsletters:** A stakeholder distribution list will be created, and periodic emails will be sent out. Project partners will also communicate progress via regular meetings/organizational newsletters.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS: Description of Tasks/Activities & Outputs: 3.a. Project Implementation, 3.b. Anticipated Project Schedule, 3.c. Task/Activity Lead, 3.d. Outputs:

The scope of work has been organized into the tasks below.

Task 1 – Project Management, Reporting & Other Eligible Activities
a. Project Implementation: The County will oversee Qualified Environmental Professional (QEP) activities and manage the project in accordance with the terms and conditions established in the Cooperative Agreement (CA). The QEP will assist with compliance reporting (quarterly/final reports, ACRES updates and Financial Reports, etc.) and other eligible project activities identified in the CA Work Plan. With support from the QEP, the County will facilitate monthly check-in meetings with the Coalition. We anticipate up to three Coalition personnel will attend one regional and two national brownfields conferences.
b. Anticipated Project Schedule: Activities will be ongoing throughout the four-year period.
c. Task/Activity Lead(s): The County with support from the QEP.
d. Output(s): Sixteen Quarterly Performance Reports; one Final Performance Report; four Federal Financial Reports; prompt ACRES updates; three brownfield conferences attended by three Coalition personnel; and monthly check-in meetings.
Task 2 – Community Outreach & Site Prioritization
a. Project Implementation: The community engagement program includes establishing a new Public Participation Plan (PPP) and expanding the BAC with additional community-based organizations (CBOs), property/business owners, and residents. The existing project webpage, fact sheets, and site nomination form will be updated. The Coalition will review and prioritize sites nominated for grant funding. The existing inventory of brownfields sites will be updated for the TAs. The Coalition will be asked to establish site prioritization criteria that will be incorporated with the inventory to identify the highest priority sites for assessment and cleanup/reuse planning. Inventory data will be leveraged to identify catalyst projects that are most likely to spur reinvestment and provide direct, near-term benefits for the residents in the TAs. The inventory will be linked to the County’s geographic information system (GIS) to maximize its long-term value as a planning resource.
ii. Anticipated Project Schedule: The PPP, project webpage & fact sheets will be updated by second quarter (2Q). The Coalition will have monthly check-in meetings. The BAC will be convened three to four times per year with the first meeting during 1Q.
iii. Task/Activity Lead(s): The County will lead outreach with support from project partners (as in-kind services). The County will facilitate stakeholder, BAC, and public meetings with assistance from the QEP. The Coalition will lead site prioritization efforts. The QEP will fill-in data gaps to refine the existing inventory and develop/maintain a short-list of all sites nominated/prioritized/approved for grant funding.
iv. Output(s): Updated PPP, webpage, fact sheets & the site nomination form; monthly check-in meetings with Coalition members; ~12-16 BAC meetings; ~six (6) other property owner/stakeholder meetings/year; list of sites nominated/approved for funding, outcomes associated with grant-funded activities.
Task 3 – Phase I/II ESAs & Regulated Building Material (RBM) Surveys
i. Project Implementation: The County estimates 22-30 sites will be assessed (the final total will depend on the number of sites and their complexity for which more than one type of activity is performed). The QEP will prepare Eligibility Determination (ED) requests for sites prioritized by the Coalition. The QEP will conduct Phase I ESAs for ~16 sites in accordance with the AAI Final Rule and the ASTM E1527-21 Phase I ESA Process. The QEP will complete Phase II ESAs for

~15 sites and RBM Surveys for ~15 sites. Since some of the priority sites identified for this project are contiguous parcels, our plan is to include multiple properties in Phase II ESA field events to reduce mobilization costs and maximize assessment tasks. Prior to initiating sampling or other field investigation activities, the QEP will update the existing Master Quality Assurance Project Plan (QAPP) for EPA approval. The QEP will prepare Site Specific QAPP Addendums (SQAs) and Health and Safety Plans (HASPs) for sites selected for a Phase II ESA and/or RBM Survey. The SQAs will be submitted to EPA for approval prior to fieldwork. The QEP will prepare ABCA/RAP Reports for ~nine (9) sites where contamination is confirmed. Additionally, at least two (2) sites per Coalition member will be prioritized.
ii. Anticipated Project Schedule: Year 1: Master QAPP, six Phase I ESAs, four Phase II ESAs, five RBM Surveys, two Cleanup Plans Year 2: six Phase I ESAs, five Phase II ESAs, five RBM Surveys, two Cleanup Plans Year 3: four Phase I ESAs, six Phase II ESAs, five RBM Survey, three Cleanup Plans Year 4: two Cleanup Plans
iii. Task/Activity Lead(s): The QEP will lead technical activities at the direction of the County. Access Agreements will be secured by the County with support from the Coalition members.
iv. Output(s): Up to 30 site eligibility requests; 16 Phase I ESAs; one Master QAPP; 15 Phase II ESAs (including SQAs); 15 RBM Surveys (including SQAs), and nine (9) cleanup plans.
Task 4 – Reuse Plans & Area Wide Plan (AWP)
i. Project Implementation: The QEP will develop site reuse plans/redevelopment feasibility studies for ~two (2) catalyst sites and one AWP. The feasibility studies will assist the Coalition with identifying the highest and best reuse for sites with unique redevelopment challenges.
ii. Anticipated Project Schedule: Year 1: one (1) Reuse Plan Year 2: one (1) Reuse Plan, one (1) AWP
iii. Task/Activity Lead(s): The QEP will lead all technical activities at the direction of the County.
iv. Output(s): one (1) AWP; two (2) Reuse Plans

3.e. Cost Estimates: The table below provides a breakdown of estimated costs by task. An average rate of \$175/hour was used for contractual services. The County will not use grant funds for personnel/fringe costs to administer the grant and will contribute their own resources to manage the activities described herein. As demonstrated under Task 3, **87% of grant funds are allocated for Phase I/II ESAs, RBM Surveys and cleanup plans.**

Task 1 – Project Management, Reporting & Other Eligible Activities (Total = \$51,100)
Travel Total: \$14,775 <ul style="list-style-type: none"> National Brownfields Conferences (Locations TBD): \$10,350 (\$1,725/person x 3 Coalition personnel x 2 events) Regional/State Brownfields Conference (Location TBD): \$4,425 (\$1,475/person x 3 Coalition personnel) Contractual Total: \$34,300 <ul style="list-style-type: none"> 48 monthly check-in meetings: \$16,800 (48 hours x \$175/hr x 2 staff) Compliance Reporting: \$17,500 (100 hours x \$175/hr) Other Total: \$2,025 <ul style="list-style-type: none"> Conference Registration Fees: \$2,025 (\$225/person x 3 conferences x 3 Coalition personnel)
Task 2 – Community Outreach & Site Prioritization (Total = \$31,850)
Contractual Total: \$31,850 <ul style="list-style-type: none"> BAC & Stakeholder Meetings: \$28,000 (80 hours x \$175/hr x 2 staff) Update Project Fact Sheets, Site Nomination Form & Webpage Content: \$3,850 (22 hours x \$175/hr)
Task 3 – Phase I/II ESAs & Cleanup Planning (Total = \$1,312,050)
Contractual Total: \$1,312,050 <ul style="list-style-type: none"> Site Eligibility Requests: \$11,550 (66 hours x \$175/hr) Update Master QAPP: \$4,500 (1 QAPP x \$4,500) Phase I ESAs: \$96,000 (16 sites x \$6,000/site) RBM Surveys: \$240,000 (4 complex sites x \$25,000/site, 3 med. site x \$20,000/site and 8 x \$10,000/site)^(a) Phase II ESAs: \$300,000 (3 sites x \$100,000/site)^(a,b) Phase II ESAs: \$330,000 (6 sites x \$55,000/site)^(a,b) Phase II ESAs: \$240,000 (6 sites x \$40,000/site)^(a,b) Cleanup Plans: \$90,000 (9 sites x \$10,000/site)
<small>^(a)Cost includes developing site-specific HASPs and SQAs to supplement the Master QAPP. ^(b)We anticipate sites 3 of our priority sites will require more complex Phase II ESAs have included higher budgets for these sites (\$100K each). We anticipate other Phase II ESAs will cost between \$40K and \$55K per site.</small>
Task 4 – Site Reuse Planning & AWP (Total = \$105,000)
Contractual Total: \$105,000 <ul style="list-style-type: none"> Reuse Plans: \$37,000 (2 sites x \$18,500/site) AWP: \$68,000 (1 area x \$68,000/area)

A summary of the proposed budget for grant funded activities is in the following table. Please note grant funds are not requested for personnel, fringe benefit, equipment, supplies or other costs nor are grant funds requested for indirect costs. Therefore, these budget categories are not included in the table.

Budget Categories	Task 1: Project Mgmt., Reporting & Other Eligible Activities	Task 2: Outreach & Site Prioritization	Task 3: Phase I/II ESAs & RBM Surveys	Task 4: Cleanup/ Reuse Plans	Total
Travel	\$14,775	\$0	\$0	\$0	\$14,775
Contractual	\$34,300	\$31,850	\$1,312,050	\$105,000	\$1,483,200
Other	\$2,025	\$0	\$0	\$0	\$2,025
Total Budget	\$51,100	\$31,850	\$1,312,050	\$105,000	\$1,500,000

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE: Programmatic Capability: 4.a. Organizational Capacity: 4.b. Organizational Structure: 4.c. Description of Key Staff:

To maintain consistency and build on previous success, the County will use the governance structure established for our current ACG project. The County will oversee a QEP to implement technical activities. A two-person management team will oversee all aspects of the project to ensure timely completion of key milestones. **Governance Structure:** Immediately following notice of grant award, the County will update the existing Memorandum of Agreement (MOA) established for the FY23 Grant to add the new Coalition member (Town of Sodus). The MOA documents roles and responsibilities of each Coalition member and specifies grant funds will be used to conduct assessments at a minimum of two priority site within the TA of each member. The County will facilitate monthly check-in calls with Coalition members, so each community is meaningfully involved in the project and to ensure clear objectives are established to support efficient expenditure of grant funds. The BAC (see Section 2.e. and 2.f) will include a representative from each Coalition member as well as other project partners that will guide site prioritization and assist with stakeholder outreach.

Key staff involved in the FY23 Grant will continue to serve in the same positions and at the same level of project involvement that has resulted in efficient and successful expenditure of grant funds. Brief descriptions of these key staff are provided below.

Brian Pincelli, AICP/EDFP, Director, Wayne County Economic Development and Planning, will be the Project Director and primary point of contact. He will approve all contracts and reports; coordinate BAC meetings; secure assistance from other County staff; and oversee work consultants/contractors used to implement the grant. He has over 17 years of urban planning, management, PPP collaboration and engagement & economic development experience including as Project Director of the County’s prior ACGs and City of Syracuse Brownfield Projects managing over \$1M in DEC funds for investigation /remediation of four sites.

Ora Rothfuss, Planner, Wayne County Economic Development and Planning, will manage the ACG Grant program for the County. He is the current Project Manager for the County’s FY23 ACG and has comprehensive knowledge of all brownfield sites in the TAs. He works directly with the WCRLB identifying priority sites, leveraging funding, and focusing community revitalization efforts.

Kathleen Bronson, Deputy Director, Wayne County Economic Development and Planning, will support project coordination, and funding acquisition. She has a master’s degree in urban planning and policy and undergraduate degree in Public Communication. Her previous work includes Director of Housing initiatives at Home HeadQuarters, Executive Director of the Albany County Land Bank, and Principal Planner in Albany.

4.d. Acquiring Additional Resources: The County’s human resources department has resources, experience, and expertise to recruit qualified replacements for key project staff that depart during the Project. The County routinely contracts with consultants and has established procurement procedures for ensuring a fair bidding process. The County promotes procurement opportunities by distributing Request for Qualifications/Proposals (RFQ/P) to consultants via direct email and posting RFQ/Ps on New York State Contract Reporter- a public outreach platform by New York State. When an RFQ/P is posted consultants registered receive an email notifying them of the posting. In support of this grant application, the County completed advanced procurement and selected a consultant team to lead technical activities and provide programmatic support. The consultant was procured in accordance with qualifications-based procurement and compliance with 2 CFR Part 200, 2 CFR Part 1500 and EPA’s guidance documents (*Best Practice Guide for Procuring Services* and *Guidance on Competitively Procuring a Contractor*). Additional information regarding our procurement process is included in our Threshold Criteria response (provided as Attachment A).

Past Performance & Accomplishments: 4.e. Currently Has or Previously Received an EPA Brownfields Grant:

The County was awarded FY20 and FY23 ACGs as well as a FY22 RLF.

(1) Accomplishments:

1.) 2023 Assessment Coalition Grant (\$1M): Project accomplishments are summarized below and all outputs and outcomes are accurately reflected in ACRES. Additional ACRES updates will be completed to account for future outcomes. The FY23 grant is fully allocated as of this writing, 20-months early with estimated costs of \$650,000 of additional assessment required.

- Assessments and/or cleanup plans are complete or in progress for 25 sites.
- The following activities are complete or in progress: 20 Phase I ESAs, 10 RBM Surveys, 10 Phase II ESAs, one (1) supplemental Phase II ESA and developed four (4) additional SQAs.
- Two (2) cleanup plans were developed
- Created/updated 32 property profiles in ACRES.
- One (1) site reuse plan was created.
- Leveraged over \$1M of public and private funds to date.
- Updated project-specific webpage and fact sheets.
- Biological assessments conducted at two (2) properties and wetland assessment at one (1) property.
- Attended one (1) national and two (2) regional brownfields conference.
- Completed eight (8) Quarterly Performance Reports.
- Final Performance Report to be completed Summer 2026.

2.) 2022 RLF Grant (\$1M): The *Brownfield RLF Policy and Procedures Manual* has been completed to establish the framework for the County's program. Three (3) site nominations were received, and two (2) sites have completed the eligibility and loan review process and loans have closed. Cleanup activities were initiated for two (2) projects in 2025 and will be completed by March 2026. Cleanup at the third site is expected to commence in spring/summer 2026. As of December 19, 2025, \$815,000 or 81% of the EPA funds and \$200,000 local match were committed to 2-loans.

3.) 2020 Assessment Coalition Grant (\$600K): Project accomplishments are summarized below. Following project completion, additional ACRES updates were made to document new outcomes, success stories & leveraged funds.

- 33 sites nominated for grant funding.
- Completed assessments/created ACRES profiles for 23 sites.
- Developed project webpage and fact sheets.
- Completed three (3) ABCAs
- Leveraged \$702K in CDBG funds.
- Property transfers for two priority sites
- Completed all required Performance Reports.
- Hosted 23 Brownfield Advisory Committee meetings.
- Attended 2022 and 2023 national brownfields conferences.
- Final Performance Report completed in Winter 2024.

(2) Compliance with Grant Requirements:

1.) 2023 Assessment Coalition Grant (\$1M): The County has maintained compliance with the workplan, schedule (07/01/23-09/30/27), and EPA terms and conditions and achieved the expected results in just over two (2) years (nearly two (2) years ahead of schedule!). Unspent funds are fully committed as of 1/28/2026. All progress reports and other deliverables were submitted on time and in compliance with EPA standards. Final assessment activities will be completed by Summer 2026 and the Final Performance Reports will be prepared in Fall 2026, at which time the CA will be formally closed. Property profiles in ACRES continue to be updated within 30 days of completing activities and are updated as needed to reflect current conditions. As of 9/25/25, \$784,204.42 (or 78%) of grant funds have been drawn down (see [Attachment C](#)) and \$949,118.43 (95%) have been drawn down by 12/19/2025.

2.) 2022 RLF Grant (\$1M): The County has maintained compliance with the workplan, schedule (07/01/22-09/30/27), and EPA terms and conditions. Progress reports have been submitted on time and in compliance with EPA standards. We expect to achieve the metrics defined in the workplan ahead of schedule.

3.) 2020 Assessment Coalition Grant (\$600K): The County maintained compliance with the workplan, schedule (10/01/20-09/30/23), and EPA terms and conditions and achieved the expected results within the grant period. All progress reports and other deliverables were submitted on time and in compliance with EPA standards. The Final Performance and Financial Reports were submitted in September 2023, at which time the CA was formally closed. Property profiles in ACRES were updated within 30 days of completing assessment activities and continue to be updated as needed to reflect current conditions.

Attachment A

Threshold Criteria Responses

Attachment A - Threshold Criteria Responses

(1) Eligibility of Lead and Non-Lead Coalition Members:

1.a. Applicant Type:

Lead-Member: Wayne County - As a County Government, Wayne County is a “general purpose unit of local government” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.

Non-Lead Members: Town of Lyons, Village of Newark and Town of Sodus - As Town and Village Governments, the non-lead members are “general purpose unit of local government” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.

1.b. Federal Exemption Status: Not applicable; as local units of government neither Wayne County nor its coalition members have 501(c)(4) status.

(2) Target Areas: The Target Area (TA) for each Coalition member represents a distinct area where brownfield revitalization efforts will be focused. The TAs are described in Parts 5 and 7 of the Application Information Sheet. Per EPA requirements, the TAs do not overlap and are in distinct municipalities/jurisdictions.

(3) Non-lead Member(s) that Never Received an EPA MARC Grant: None of the non-lead coalition members have ever been awarded a Brownfields Multipurpose, Assessment, Revolving Loan Fund or Cleanup (MARC) Grant.

(4) Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members:

4.a. Legal Authority of Lead Member: Wayne County attests it has the legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities. All the non-lead members local units of government (Towns and Villages) located within the geographic boundaries of the County.

4.b. Geographic Boundary Limitations of Lead Member: Not applicable. (The geographic area of the project encompasses all of Wayne County.)

(5) Coalition Agreement: Letters of commitment confirming the membership of the Town of Lyons, The Village of Newark and Town of Sodus in the Coalition are provided as Attachment B. Following grant award, Wayne County will update the Memorandum of Agreement (MOA) created for the Fiscal Year 2023 (FY23) EPA Brownfield Assessment Coalition Grant project in accordance with the terms and conditions issued by EPA for the FY26 Grant.

(6) Community Involvement: The Coalition is committed to a transparent and inclusive public process that actively engages project partners, stakeholders, and community members. As such, our Community Involvement Plan includes a comprehensive outreach approach that ensures citizens are given the opportunity to provide meaningful input that shapes the future of their community. Key elements of our plan include:

- **Webpage & Fact Sheets:** Wayne County will continue to update its brownfields webpage with fact sheets and informative details about the site nomination, assessment and cleanup process.

Attachment A - Threshold Criteria Responses

Fact sheets will be updated to summarize accomplishments of the past EPA Grants and goals for the FY26 Grant.

- **Brownfield Advisory Committee (BAC):** The County will continue to utilize the services of the FY23 ACG BAC that includes a diverse group of stakeholders with an emphasis on neighborhood advocacy groups representing residents in the target areas. Additional BAC members will be recruited to represent the geographically diverse Target Areas. The BAC will meet 3-4x/year and will be instrumental in connecting their constituents to the project, inviting new voices to the table, facilitating the site selection process and informing redevelopment strategies for individual sites.
- **Project Partners:** The County will also use the support of project partners to assist with distributing project-related information on their websites, social media pages, newsletters and other avenues offered. Public input and the County's response will be summarized in quarterly project progress reports and on the project webpage.
- **Meetings with Property Owners & Developers:** Wayne County and other project partners regularly conduct meetings with property/business owners and developers and will leverage these relationships to solicit interest and participation from potential end users and investors.
- **Email and Newsletters:** Wayne County will include project updates in its newsletter to its stakeholders. Project partners will also communicate progress via regular meetings and organizational newsletters.

(7) Expenditure of Existing Grant Funds: As of September 25, 2025, Wayne County has expended 78.42% of the initial ACG grant. Documentation of our asap.gov Account SettlementReport is provided in Attachment C. Formal project closeout is projected for the Summer of 2026.

(8) Contractors and Named Subrecipients:

8.a. Contractors: Prior to submitting this grant application, Wayne County completed a qualifications-based procurement process to select a consultant team lead by Montrose Environmental Solutions, Inc. to provide comprehensive services (grant writing and implementation assistance) for multiple EPA Brownfield Grants over a 5-year period. The procurement process was completed in accordance with 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33 and EPA's *Best Practice Guide for Procuring Services Under EPA Assistance Agreements*. The Request for Qualifications (RFQ) was published July 19, 2023 and advertised via New York State Contract Reporter- a public outreach platform by New York State) with responses due on August 22, 2023 (providing a response period of 34 days). There were six (6) responses received and considered. The proposals were scored by a team including County Economic Development & Planning, County Purchasing (who oversaw the procurement process) and the Wayne County Land Bank. The highest scoring firms were selected for interviews. A copy of the solicitation documents and contract are provided in Attachment D.

8.b. Named Subrecipients: There are no named subrecipients in the proposal nor are any anticipated.