



APPLICATION INFORMATION SHEET

R02-26-A-029

1. Applicant Identification:

Beth Lucas
Regional Planning Director
Southern Tier Regional Economic Development Council
dba: Southern Tier 8 Regional Board
49 Court Street, Suite 222
Binghamton, NY 13901
blucas@southerntier8.org
607-727-4002

2. URL Website:

<https://southerntier8.org/>

3. Funding Requested:

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

4. Location:

City: City of Ithaca, Oneonta and Johnson City
Counties: Broome, Chenango, Cortland, Delaware, Otsego, Schoharie, Tioga, and Tompkins
State: New York

5. Target Areas and Priority Site Information:

Lead Southern Tier 8
Target Area (1)

- Johnston City Industrial Spine Brownfield Opportunity Area

Priority Sites:

- 1. 147 Grand Ave., Johnson City, NY
- 2. 19 Ave B, Johnson City, NY
- 3. 25 Ozalid Dr., Johnson City, NY

Non-Lead – Otsego County
Target Area (2)

- Oneonta Railroad Corridor BOA

Priority Sites:

1. 10 Carbin St., Oneonta, NY
2. 27 Market St., Oneonta, NY

Non-Lead Tompkins County

Target Area (3)

- Ithaca Waterfront Development Area

Priority Sites:

1. Ithaca Fire Training Center, Ithaca, NY
2. Coast Guard Auxiliary Base, Ithaca, NY
3. Cherry Street Extension, Ithaca, NY

6. Contacts

- a. Project Director:

Beth Lucas

Regional Planning Director

Southern Tier 8 Regional Board

49 Court Street, Suite 222

Binghamton, NY 13901

- b. Chief Executive/Highest Ranking Elected Official

Jen Gregory

Executive Director

Southern Tier 8 Regional Board

49 Court Street, Suite 222

Binghamton, NY 13901

7. Population:

City of Ithaca – 33,768

Village of Johnson City– 14,698

City of Oneonta – 15,331

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.	2,3

The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority cleanup site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
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:

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



January 22, 2026

Beth Lucas, Regional Planning Director
Southern Tier East Regional Planning Development Board
49 Court Street, Suite 222
Binghamton, NY 13901

Dear Ms. Lucas:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from HRP Associates, on behalf of the Southern Tier East Regional Planning Development Board, dated January 14, 2026, for a state acknowledgement letter for a Federal Year 2026 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the Southern Tier East Regional Planning Development Board plans to submit a Brownfield Assessment Coalition Grant application in the amount of \$1,500,000 with coalition partners of Otsego County and the Tompkins County. Focus of the funding is to complete Phase I and Phase II Environmental Site Assessments at targeted sites throughout the Southern Tier. 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, the Southern Tier East Regional Planning Development Board 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
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R. Mustico, DEC Albany
J. Pelton, DEC Albany
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K. Borgella, Tompkins County
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1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Coalition Members, Target Area, and Brownfields

1.a. Coalition Members

Southern Tier 8 East Regional Planning Development Board (ST8), coalition lead and applicant, formed a coalition with Otsego and Tompkins Counties to address brownfields within ST8 eight county region. ST8 is a special purpose local government unit under Articles 5G and 12B of New York State's General Municipal Law. Otsego County (OC) and Tompkins County (TC) are both General-Purpose Unit of Local Government. Building on prior brownfields initiatives, ST8 is advancing a coordinated, accelerator-style approach that strengthens continuity across the full redevelopment pathway (from early site readiness through site prep). Regional experience demonstrates that many sites stall at key points due to capacity gaps, access barriers, and uncertainty. This Coalition Grant enables ST8 to address these gaps across the region and ensure that assessments translate into redevelopment outcomes. As typical of small rural areas, the non-lead coalition members lack capacity to access development resources or apply for/manage Brownfield Grants. As the coalition leader, ST8 serves as an organized and experienced administrative unit managing 8 counties, with extensive experience building coalitions within the region. This project formalizes and strengthens an established regional partnership structure for workforce, housing, and economic development initiatives, demonstrating the value of coordinated cross-jurisdictional approaches to site readiness, infrastructure investment, and redevelopment planning. The Coalition Grant springboards an institutional platform to sustain and expand this collaboration over time.

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

The project geographic boundaries includes the ST8 Planning Region, which includes 8 sparsely (less than 100 people/square mile) populated counties (Broome, Chenango, Cortland, Delaware, Otsego, Schoharie, Tioga, and Tompkins) totaling 6,239 square miles in central NYS along the border with Pennsylvania. This diverse region, occupied by 577,081 residents, is characterized by fertile, hilly land with sweeping valleys occupied by small industrial cities along the region's water bodies. The Southern Tier is designated as part of Appalachia, recognized by the Appalachian Regional Commission as an economically distressed, post-industrial region facing persistent structural barriers to reinvestment, reflecting historic disinvestment, population loss, and limited capacity to respond to complex challenges. The Region emerged in the 19th/early 20th centuries as an industrial powerhouse, anchored by major manufacturers like IBM, EJ Shoe Co. (EJ) and early railcar/transportation equipment producers in urban centers along the waterways. For decades, factories and mills drove local economies, leveraging abundant rail networks and skilled labor for glassmaking, electronics, and heavy industry. Mid-century manufacturing booms (led by companies like IBM and EJ) brought the region to peak population in the late 20th century. Beginning in the 1970s, automation, outsourcing, and global competition led to plant closures and downsizing, eroding the industrial base as jobs left. IBM's massive downsizing and eventual exit in the 1990s and collapse of EJ, eliminated thousands of high-paying jobs. Closures rippled through local supply chains and service sectors. Since 2000, the Region has faced persistent population decrease, compounded by an aging demographic and limited economic diversification. The region's population peaked in the early 2000s at 623,873, then declined to 577,081, a staggering 20% loss vs a 11% increase in NYS. This has been more pronounced in the urban centers since 1970 (Oneonta -23%, Binghamton -30%, Johnson City -24%, Owego -11%, Norwich -28%, and Cortland -17%). This former industrial region is left grappling with an industrial past with profound negative impacts, including a landscape littered with blighted buildings and downtowns with vacant storefronts, with diminished incomes, emigration, housing, and financial strain. The Brownfield Target Area faces numerous challenges, including loss of jobs and population and a high number of brownfields. The remaining population lives in poverty among vacant and decaying buildings, under conditions resulting in greater rates of disease and adverse health and welfare conditions when compared to NYS.

Economically, these contaminated and underutilized sites have deterred investment and limited redevelopment opportunities. Adverse health and welfare issues are evident, where residents live in proximity to abandoned and decaying structures. In addition, the hilly topography, river valleys, and extensive floodplains have concentrated historic development along waterways and transportation corridors, where much of the legacy brownfield inventory is located. These physical constraints limit the supply of readily developable land and heighten the importance of using remediated sites for their highest and best use. This grant will provide critical funding and resources to assist these small towns in achieving their vision to address legacy contamination, remove blight,

provide jobs, access to open space, and modernized buildings for use in alignment with serving the low-income individuals in these distressed communities.

The Coalition members Target Areas (TAs) include:

ST8- Endicott-Johnson Industrial Spine Brownfield Opportunity Area (EJBOA, Village of Johnson City - NYS program that identifies/inventories areas of concentrated brownfields and develop area- wide revitalization strategies through public engagement) - 230-acres in southeastern Johnson City extending 1 mile along Main Street. The area is characterized by vacant lots, abandoned buildings and underutilized parcels surrounded by residences and commercial operations with 1,078 residents living in poverty (46% vs 13% NYS) in substandard housing (37% of homes built 1939 or earlier).

OC- Oneonta Railroad Corridor BOA (ORCBOA, City of Oneonta) - includes 670 acres of the City's historical industrial area along its railroad corridor stretching 1 mile along the city's southern border between downtown and the Susquehanna River. It is characterized by the abandoned 200-acre Oneonta Railyard and numerous vacant, underutilized parcels with dilapidated buildings. The area's 1,000 residents suffer from low income (44% poverty vs 13% NYS) living in substandard housing (55% of homes constructed before 1939).

TC -Ithaca Waterfront Development Area (IWDA, City of Ithaca) - 200 acres stretching 1 mile along the Cayuga Lake Inlet, which housed the City's former industrial center and is now occupied by vacant, underutilized parcels and several abandoned buildings. The area is occupied by 700 low-income residents (poverty rate 47% vs 13% NYS) living in substandard housing (41% of homes built 1939 or earlier).

1.c. Description of Priority Brownfield Sites

Priority sites are strategically located in downtowns, waterfronts, and employment corridors, positioning them to serve as anchors for housing, workforce, and mixed-use redevelopment.

EJBOA- has an industrial legacy dating back to the 1800s with numerous industrial facilities located along the city's main transportation route. Records indicate that 72 parcels totaling 86.5 acres have evidence of current or past industrial use including shoe production, leather preparation, wooden spool production, aircraft component manufacturing, scrap yard, and coal and petroleum storage potentially exposing residents to asbestos, metals and volatile organic compounds (VOCs). Priority sites include:

- **147 Grand Ave, Johnson City-** 1.5-acre site located in a residential area adjacent to downtown is currently vacant and occupied by a 60,000 ft² abandoned building in poor condition. Historical records noted the site was used for candy production from at least the 1960s until the 1990s when it was abandoned. No investigations have been completed but it is perceived to be contaminated with petroleum, asbestos, and VOCs due to releases into the environment. The site is a priority for assessment due to its visible location in a growing residential area.
- **19 Ave B, Johnson City-** 1-acre site, located adjacent to downtown in an area characterized by vacant industrial buildings, homes, and commercial buildings. The site is occupied by an abandoned dilapidated 40,000 ft² building that was developed prior to 1940s and operated by EJ for shoe production. In the 1970s EJ abandoned the site and it has been vacant ever since. No investigations have been completed but it is likely that historical industrial activities released petroleum, asbestos, and VOCs into the environment. It is a priority for assessment due to its prominent visible location downtown and potential for commercial activity.
- **25 Ozalid Dr, Johnson City-** 1.85-acre site, located in commercial area adjacent to the Willow Hospital, occupied by an abandoned 20,000 ft² building in poor condition. Reportedly the site was used for paper production. No investigation has been completed but a file review indicated that several spills were reported on-site including several leaking underground tanks and a spill of mercury occurred on-site. Historical industrial activities likely released petroleum, asbestos, mercury and VOCs into the environment. It is a priority for assessment due to proximity to Wilson Hospital and Main Street.

ORCBOA- has an industrial legacy dating back to the 1800s with over 300 acres of vacant, underutilized or former industrial sites, including a 200-acre former railyard, coal/oil storage, auto repair facilities, scrap yards, food processing, packaging and foundries. Potential pollutants include asbestos, metals and VOCs. Priority sites include:

- **Oneonta Railyards -** a vacant 200-acre former railyard, located between downtown and the Susquehanna River within a federally designated floodplain, was built in 1906 and featured a massive locomotive roundhouse, fueling area, and maintenance facility. The roundhouse was partially razed in 1954 and

fully demolished in 1993. Site investigations determined that the site soils are impacted with metals, VOC and polycyclic aromatic hydrocarbons (PAHs). The site is a priority for assessment due to its location adjacent to downtown and available infrastructure.

- **10 Carbon St., Oneonta-** 1.5 acres vacant lot occupied by 5,000 ft² (est) dilapidated building located along the Susquehanna River Canal within a federally designated floodplain, which was historically operated as a coal and petroleum storage facility. No investigations have been completed but it is perceived that PAHs, metals and VOCs are present in the site's soils and groundwater. The site is a priority for assessment due to location adjacent to a park and the Susquehanna Canal and has potential use for commercial development.
- **27 Market St, Oneonta-** 0.5-acre vacant parcel, located in the downtown, formerly housed a 20,000 ft² (est) auto dealership and repair facility from the mid-1900s until 1997 when it closed and was abandoned. The on-site building was demolished in 2023 due to the building's dangerous condition. Due to the site's use, it is perceived that VOCs, metals and asbestos are present in the site soils and ground water. The site is a priority for assessment due to its location downtown in a visible prominent location.

IWDA - an area of past and current industrial use with 30 brownfields totaling 90 acres including former industrial sites that housed boatbuilding, sash and blind factories, coal/petroleum storage, lumber yards, sign manufacturing and aircraft parts manufacturing. Potential pollutants include asbestos, metals and solvents. The unsecured abandoned buildings and perceived contaminants present a hazard to children and other residents of the downtown community. Petroleum, metals and VOCs (VOCs) may have impacted sites and the unsecured buildings likely contain asbestos. Priority sites include:

- **Ithaca Fire Training Center, 245 Pier Rd, Ithaca-** 2-acre site occupied by a 10,000 ft² (est) Public Works facility located on Cayuga Lake Inlet within a federally designated floodplain. Historically the site was used for fire training from the 1960s until 1987. Due to the site's history, it is perceived that VOC and PFAS are present on-site. The site is a priority for assessment due to location on the waterfront and its potential to provide additional waterfront land for future development.
- **Coast Guard Auxiliary Base, Cayuga Waterfront Trail, Ithaca-** a 1- acre site, located along the Cayuga Lake Inlet within a federally designated floodplain, which has been occupied by the 5,000 ft² (est) Coast Guard Auxiliary Base since 1939. On site activities include fuel storage, boat fueling and boat repair. No investigation has been completed but it is perceived that historical site uses released petroleum products and VOCs. The site is priority for assessment due to its location on the water and potential to provide additional waterfront for future development.
- **Cherry Street Extension- Cherry Street, Ithaca-** a 6-acre vacant area at the end of Cherry Street along the Cayuga Lake Inlet within a federally designated floodplain. The area was historically a rail yard. No investigations have been completed; however, perceived contaminants include petroleum and VOCs. This is a priority for assessment due to its location adjacent to the waterfront and potential to provide commercial/light industrial or warehouse space to support nearby businesses.

1.d. Identifying Additional Sites

As noted above, during the completion of the Johnson City and Oneonta BOAs (EJBOA and ORCBOA) and the Ithaca Waterfront Study (IWDA), 480 acres of brownfields were identified. Under this grant, ST8 will establish and formalize a coalition-wide site identification and prioritization process, by querying available EPA and NYSDEC environmental databases (spills, remediation, USTs, etc.) and other available resources to identify vacant buildings, former industrial sites, drycleaners and gasoline stations for potential brownfields. This will be aligned with other planning initiatives for industrial, housing, mixed use, energy, and other identified priorities, establishing a standardized process and durable framework to be integrated, maintained, and updated beyond the grant period. As part of this approach, ST8 will conduct early-stage site triage and readiness screening to evaluate ownership, access, eligibility, and redevelopment constraints to support prioritization, transparency, and efficient use of resources over time. Brownfield awareness training will be conducted for stakeholders and public outreach. This will educate community members on what is a brownfield, brownfield process, and opportunities, while encouraging residents to assist in identifying additional sites. This information will be prioritized based on input from partners identified in Section 2.f and subsequent outreach meetings, impact on sensitive populations,

redevelopment potential and removal of environmental contamination. This will reinforce this system by building local understanding and encouraging ongoing site identification.

Revitalization of the Target Areas

1.e. Reuse Strategy and Alignment with Revitalization Plans

The proposed reuse strategies directly align with **EJBOA**, **ORCBOA** and **IWDA** plans developed with input from residents and community groups, including sensitive populations. Each plan includes the following goals: redevelopment of brownfields, housing for all incomes, ages, and abilities, increasing tax base through commercial activity and vibrant downtowns, water access and waterfront activities, and promoting outdoor activities. Site redevelopment will support upgrades to on-site energy infrastructure and building systems, including high-efficiency and distributed generation technologies, where appropriate. Based on community input the following site reuses were identified:

Site	Revitalization Plan
147 Grand Ave, Johnson City	As outlined in EJBOA the site will be cleaned up and the existing 60,000 ft ² building rehabilitated as residential/commercial space to provide a catalyst for activity along Grand St. which is adjacent to downtown.
19 Ave B, Johnson City	As outlined in EJBOA the site will be cleaned up and the existing 40,000 ft ² building will be rehabilitated to provide a downtown commercial space anchor (i.e. factory outlets, farmers' market, café/coffee shop with outdoor space, UHS Doctor offices, mixed-use retail and residential, mixed-use incubator or workshop 24-hour fitness gym) to provide active space to encourage downtown activity.
25 Ozalid Dr, Johnson City	As outlined in EJBOA the site will be cleaned up and existing 20,000 ft ² building demolished and replaced with a 20,000 ft ² (est) commercial building for Medical services, light industrial operations, research and development and professional offices due to its close proximity to Wilson Hospital and walking distance to Main St. rehabilitation for.
Oneonta Railyards	As outlined in the ORCBOA the site will be cleaned up and redeveloped for light industrial uses, warehousing, and distribution due to access to I-88 and to rail to transform Oneonta into an important secondary freight transportation and distribution hub and become a major center of employment.
10 Carbon St. Oneonta	As outlined in the ORCBOA demolish 5,000 ft ² building and construct a 5,000 ft ² (est) building for light manufacturing, warehouse with the office to relocate a business.
27 Market St, Oneonta	As outlined in the ORCBOA clean up the site and build a 40,000 ft ² (est) multi-story structure with residential and commercial space and housing to revitalize Market St.
Ithaca Fire Training Center	As outlined in the IWDA plan clean up the site and rehabilitate the existing 5,000 ft ² building (est) for commercial waterfront activities such restaurant or boat rental to encourage commercial activity and encourage use of adjacent waterfront walkway.
Coast Guard Auxiliary Base	As outlined in the IWDA plan clean up the site and rehabilitate the existing 5,000 ft ² building (est) for commercial waterfront activities such as restaurant or boat rental to encourage commercial activity and encourage use of adjacent waterfront walkway.
Cherry Street Extension	As outlined in the IWDA plan clean-up site and redevelop as warehouses, light assembly and/or commercial structures.

1.f. Outcomes and Benefits of Reuse Strategy

Proposed projects will remove blight and environmental hazards, improve public health, enhance property values, stimulate private investment, and expand economic opportunity. The proposed projects will remove blight and environmental hazards that are a threat to the area's residents in the relatively more dense city/village settings, especially surrounding neighborhoods with children that have a habit of entering vacant lots. Environmental assessment cleanup strategies and reuse planning services will use local residents/vendors whenever possible to assist with site cleanup activities (sampling, monitoring, project documentation). No relocation of residents or businesses is planned; rather, living conditions and opportunities for surrounding sensitive populations will be improved. The projects will encourage investment by potentially cleaning up 220 acres, rehabilitating 110,000 ft² and demolishing 25,000 ft² of dilapidated buildings and creating 135,000 ft² of commercial and 40,000 ft² of residential space. The Market St. and railyard projects alone are estimated to \$150M in construction projects. In addition, tax revenue will be

increased, and surrounding property values will increase. The projects will remove environmental hazards that will reduce disproportionately high rates of poor health, welfare and disease within the TAs, provide space for economic growth that will provide jobs to address the TA’s low-income, increased tax revenue to assist tax strapped TAs and provide hazard free housing for residents. The projects will incorporate on improvements to on site energy infrastructure to enhance efficiency equipment, as well as flood mitigation to increase stormwater capacity to reduce downstream flooding during extreme weather events when applicable. In addition, the projects will align with Pillar 1 (ensure clean air, land, and water for the area’s residents) and 3 (engage in cross agency partnerships when possible – ST8 will engage municipalities, EPA, NYSDEC, etc.) of the EPA 5 Pillars of “Powering the Great American Comeback” Initiative. This will be in line with the county-lead hazard mitigation plans and other local priorities. Specific site benefits include:

Sites	Outcomes and Benefits
147 Grand Ave., Johnson City	This project will clean up 1.5 acres, remove 60,000 ft ² of blight and provide 60,000 ft ² of much-needed commercial/housing. Jobs will be created and tax revenue increased.
19 Ave. B, Johnson City	This project will clean up 1 acre, remove 40,000 ft ² of blight and provide 40,000 ft ² of much-needed commercial space. Jobs will be created and tax revenue increased.
25 Ozalid Dr., Johnson City	This project will clean up 1.8 acres, remove 20,000 ft ² of blight and provide 20,000 ft ² of commercial space. Jobs will be created and tax revenue increased. New tenants will further support downtown business growth and new commercial businesses will bring jobs and provide a more enjoyable lifestyle in the downtown revitalization area.
Oneonta Railyards	This project will clean up 200 acres and provide commercial/light industry space. If successful, the railyard project could transform Oneonta into an important secondary freight transportation and distribution hub and become a major center of employment.
10 Carbon St. Oneonta	This project will clean up 1.5 acres, remove 5,000 ft ² of blight and provide 5,000 ft ² of commercial/light industrial space. Jobs will be created and tax revenue increased.
27 Market St, Oneonta	This project will clean up 0.5-acre vacant lot downtown and construct 40,000 ft ² of residential space. New residents will further support downtown business growth and new commercial businesses at the street level will bring jobs and provide a more enjoyable lifestyle in the downtown revitalization area.
Ithaca Fire Training Center	This project will clean up 2-acre site, rehabilitation 10,000 ft ² building (est) as commercial space to encourage commercial activity and encourage use of adjacent waterfront walkway, provide jobs and increase tax base and revenue.
Coast Guard Auxiliary Base	This project will clean up 1 acre site, rehabilitation 5,000 ft ² buildings (est) as commercial space to encourage commercial activity and encourage use of adjacent waterfront walkway, provide jobs and increase tax base and revenue.
Cherry Street Extension	This project will clean up 6 acres and foster development that creates more jobs and serves as an economic engine for the City.

1.g. Resources Needed for Site Reuse

In disinvested communities such as those in the Southern Tier, where median household incomes and market values are substantially lower than many other parts of New York, private redevelopment is often not feasible without substantial early public investment compared to other parts of the state. This grant is essential to unlocking public and private funding to support the completion of environmental cleanup and site revitalization to bring our region to parity with the rest of the State. For example, each of the noted grants and NYSDEC BCP require that assessment information (PI/PII) be included in the application. The noted sites are eligible for listed funding based on site reuse. Once site designs are completed, applications for the noted funding sources will be submitted. Assessment and planning funding is therefore essential for establishing a pipeline of projects to unlock additional state/federal redevelopment resources. ST8 has decades of experience with project pipeline development as the Local Development District, conferring administration of the ARC Area Development Program.

Site	Funding Source	Purpose	Likelihood to Secure
Oneonta Railroad Corridor BOA	\$297,000 NYS Brownfield Opportunity Area	Inventory/create conceptual site redevelopment plans for Oneonta BOA	Secured

ST8 Region	\$200,000 Appalachian Regional Commission Housing Planning Grant	Assessing local housing priorities, identify shared needs across the region, and sites for housing	Secured
147 Grand Ave, Johnson City 27 Market St., Oneonta	NYS Housing and Community Renewal	Site Development - Provides funding for residential unit construction	Competitive application process based on site needs and economic impact
All sites	NYS Energy Research Development Agency	Site Development - Grants and tax credits to fund energy-efficient and renewable projects	High- fundings based on meeting project threshold
All sites	NYSDEC Brownfield Cleanup Program and Tax Credits	Site Remediation - Provides state oversight and tax credits for site remediation and development to taxpayers via an application process.	High- application process-selection based on meeting threshold
All sites	NYS Empire State Development Restore NY	Site Development - \$150M in demolition/rehabilitation funds available statewide to municipalities via annual application process.	High- competitive application process based on needs and economic impact
Oneonta projects	\$600,000 Oneonta NYSDOS DRI	Site Development matches grant interior and exterior building improvements within ORCBOA to stimulate property upgrades and investments.	High- application process-based on meeting threshold
Johnson City Projects	\$600,000 Johnson City NYSDOS DRI	Site Development - Matches grant interior and exterior building improvements within EJBOA to stimulate property upgrades and investments.	High- application process-based on meeting threshold

1.h. Use of Existing Infrastructure

Each of the TAs are in developed areas that have existing infrastructure including roads, sidewalks, and utilities. Studies of the TA's infrastructure during preparation of the TA's BOAs and IWDA plan reported that the TA's stormwater, sewer, electricity and telecommunications are adequate to support existing businesses and population, as well as to accommodate significant growth. However, capacity much of this infrastructure may reflect legacy industrial development patterns and aging systems. Therefore, through this process, ST8 and coalition partners will evaluate capacity and constraints at the site level to inform feasible land use strategies, as well as identify priority upgrades needed to bring sites to their highest and best use for community and economic development.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a. The Community's Need for Funding

The TAs, which are representative of the low income, small communities (Oneonta- 15,331, Johnson City- 14,698 and Ithaca – 33,768) in the Southern Tier region, are economically stressed with extreme poverty rates (46% - Johnson City, 43% - Oneonta, 24% -Ithaca vs 13% NYS) and low per capita income (\$32,484- Johnson City, \$28,870 - Oneonta, \$32,133 -Ithaca vs \$45,520 NYS), and population loss since 1970 (20% Johnson city, 23% Oneonta vs 11% increase NYS). Median home values are also significantly depressed (median home values-\$162,000 Johnson City; \$239,000 Oneonta, \$415,000 Ithaca vs \$450,000 NYS) and rental projections are not high enough to provide sufficient return on investment for unsubsidized construction. Higher costs for public safety, employee benefits, and capital projects have resulted in financially stressed property owners with property tax rates that higher than the NYS average (4.78%-Johnson City and 2.86%-Oneonta vs 1.7% NYS – NYS Office of Comptroller). The high poverty creates large demand for services not commensurate with available financial resources. Given the financial limitations of the local tax base and competing needs for basic services, the TAs rely on federal and state funding sources for assessment and remediation. 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. In addition, communities face structural barriers related to fragmented development processes, limited early-stage screening capacity, and difficulty translating environmental findings

into viable reuse strategies. Many sites remain stalled due to data gaps, uncertain cleanup pathways, or limited technical capacity. Through complementary housing and economic development initiatives (CEDS/Housing Framework), ST8 has documented the interconnected nature of brownfields, housing constraints, workforce, and industrial readiness, demonstrating that remediation, land readiness, and redevelopment capacity must be addressed in an integrated manner. ST8 is positioned to take a leadership role in overcoming environmental conditions to catalyze revitalization. This EPA grant will provide sensitive populations with access to critical funding they would not otherwise have the capacity to manage on their own and serve as the foundation for a collaborative effort to identify and restore brownfields.

2.b. Health or Welfare of Sensitive Populations

As noted in Table 1, the NYS Community Health Indicator Report (CHIR) identified the following sensitive populations: people over 64 (Johnson City and Oneonta); and pregnant women and low-income individuals (Johnson City, Oneonta, Ithaca). In addition, CHIR indicated sensitive populations within TAs (when TA health data not available, county data was used) suffer disproportionately from the following:

- Crime index per 100k -2,609 Broome County (BC), 2,308 TC vs. 2,141 NYS
- Maternal Mortality rate per 100k - 70 OC, 50 TC vs. 21 NYS
- Infant Mortality rate per 100k - 5.2 BC, 4.4 OC, 9.4 TC vs. 4.3 NYS
- Suicide among youth per 100k age 10-19-19.5 BC, 11.1 OC, 8.3 TC vs. 4.8 NYS
- Opioid Deaths per 100 k- 302 BC, 298 TC vs. 287 NYS
- Adult obesity: 31.7% BC, vs 27.2 % NYS
- Child poverty: 27.0% BC, 15.6% OC vs 18.6% NYS

Sensitive Population	Johnson City	Oneonta	Ithaca	NYS
Low Income	46%	43%	24%	13%
Pregnant Women (Based on infant/maternal morality per 100k)	5.2/NA	4.4/70	9.4/21	4.3/21
>64 Yrs. Old	21.1%	21.3%	17%	18.9%

Exposure to brownfields has numerous health and welfare impacts on sensitive populations. Many of the elevated issues can be attributed to the general poor living conditions in blighted areas and old housing stock (median date built, 1939) and exposure to environmental contaminants (i.e., metal, VOC, etc.) in the soil and groundwater. Addressing brownfields will reduce exposure to hazardous contaminants and blight and improved conditions , with a positive community outlook, healthier living conditions, increased outdoor activities and community connection, which research by the CDC has shown can lead to longer life, better health, and improved well-being.

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

CHIR reported that sensitive populations living in these TAs are at higher risk of birth defects, asthma and cancer as noted below:

- Birth Defects per 10k live births- 302 BC, TC 298 vs. 287 NYS
- Cancer Incidence per 100k- 662 BC, 677 OC vs. 577 NYS
- Cancer Mortality Rate per 100k- 210 BC, 226 OC vs. 162 NYS
- Asthma %- 12% Johnson City, 11% Oneonta, 10.5% Ithaca vs 9.8% NYS

In addition, NYSDOH information indicated that sensitive populations are also exposed to higher rates of.

- Cardiovascular Disease Mortality Rate per 100k- 341 BC, 351 TC vs 282 NYS
- Heart Attack Mortality Rate per 100k- 47 BC, 31 OC vs 27 NYS
- Stroke mortality rate per 100k – 48 BC, 44 OC vs. 33 NYS

ST8 will focus on projects for greatest benefit in areas with the highest incidence of adverse impacts by 1) improving employment rates and income during the site clean/redevelopment 2) reducing the % of income spent on housing by promoting the construction of affordable housing; 3) reducing environmental hazards through assessment/cleanup of contaminants; 4) eliminating blight and 5) providing construction and permanent jobs.

2.d. Economically Impoverished/Disproportionately Impacted Populations

The TAs shoulder the burden of the past industrial productivity of the US, and subsequent decline. Within the service area, 21 census tracts (44,000 residents) are classified by the Appalachian Regional Commission as economically distressed, underscoring the concentration of vulnerable populations where legacy industrial sites, limited redevelopment capacity, and environmental burdens intersect. There over 9 EPA Superfund sites and 100s

of potential brownfield sites within the ST8 region which have exposed the residents and important ecological resources (Cayuga Lake Inlet, Susquehanna River and tributaries) to pollution for decades. The residents in the target areas are disproportionately impacted by contamination, poverty, degraded housing, poor living conditions and constant exposure to blight. 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 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 will have positive public health benefits. Exposure to pollutants such as PAHs, and VOCs are linked to increased risk of stroke, cardiovascular disease, cancers and birth defects. Reducing contaminants will lower chronic inflammation and oxidative stress in at risk populations, improving overall health outcomes and decreasing healthcare burdens. Public outreach will ensure residents understand risks and influence reuse decisions. Cleaner environments not only prevent acute illnesses but also reduce long-term risks, creating healthier conditions for children, seniors, and economically disadvantaged residents disproportionately affected by these hazards. In addition, removal of blight and new construction will create construction jobs, space for local investment, and affordable housing and will encourage additional investment in downtown areas. Children, senior and low-income individuals will have an opportunity to live in new hazard free housing.

Community Engagement

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

ST8 will coordinate community partners, regulators, and technical providers to align site ID, assessment sequencing, and reuse planning, allowing local input to be systematically integrated into project prioritization and redevelopment pathways. In addition, ST8 has standing committees of local partners where we can integrate more robust outreach (Economic Development Committee (CEDS)/Housing Collaborative). The table below identifies community partners that will be involved and aid in project performance. These partners and their participation in the project are key to a successful brownfield program, particularly in community outreach. These partners have shown strong affirmation of the importance of addressing brownfields. ST8 will engage with community partners to identify and prioritize sites and proposed uses to achieve community goals.

Partner Name/Mission	Point of Contact	Specific Role in Project
Mosaic of the Southern Tier/Support women experiencing unexpected/ unsupported pregnancy	Bree Wakefield, Exec. Director 607-398-0707 info@mosaicsoutherntier.org	Assist with community outreach, engagement, inventory and site selection
Habitat for Humanity/operational support, training and tech assistance, policy advocacy, and funding to help affiliates expand affordable homeownership	Michael Barrett, CEO 607-748-4138 www.habitatnys.org	Outreach to community to identify potential sites and assist housing development and obtain community input
Southern Tier Independence Center/assist low-income individuals.	Charles Kramer, President 607-724-2111 stic@stic-cil.org	Outreach to community to identify potential sites and assist housing development and obtain community input
Downtown Ithaca Alliance/ revitalization, development, promotion, and management of Downtown Ithaca	Nan Rohrer, CEO 607-277-8679 info@downtownithaca.com	Assist with business attraction, outreach, engagement, and site selection. Provide meeting space
Oneonta downtown revitalization (DRI) Initiative /oversite and input for Oneonta redevelopment	Mayor Richard Phillips 205-813-7184 mayor@cityofoneonta.gov	Provide input for site and reuse and assist with outreach to Oneonta community. Providing funding for projects and meeting space
Johnson City Downtown Revitalization (DRI) Initiative/oversite and input for Johnson City Development redevelopment	Mayor Christina Charuk 607-798-7861 Mayor @villageofjc.com	Provide input for site and reuse and assist with outreach to Johnson City community. Providing funding for projects and meeting space
NYS Depart. of Env. Conservation	Kelly Hale, Environmental Remediation;315-793-2748; kelly.hale@dec.ny.gov	Site investigation oversight, remediation plan review and approval

2.g. Incorporating Community Input

ST8 will build off the existing successful outreach programs established under the ARC Workforce Housing Investment Framework Grant, CEDS, EJISBOA, ORCBOA, and IWDA plans to create a robust community input program. Under this grant, a total of 8-12 public meetings will be held during the four-year grant to educate communities, maintain engagement and continue to gather input on site ID and prioritization, assessment needs, cleanup decisions, mitigation measures, redevelopment activity, and reuse planning. In addition, two to four brownfield committee meetings will be held each year. Public outreach events will be advertised through partner websites, local media, and social media (earned media and other low-cost/no-cost, or in-kind methods) ensuring the entire community can provide input. The community will be updated on progress throughout the grant with public comment opportunities. For residents with limited internet or cellular access, paper surveys will be made available at local businesses, enabling their input. We have begun engaging TA residents, business owners, and community advocates to solicit input for brownfield project and will continue during the grant period. A public meeting will be held in the second quarter of the grant period to discuss goals, planned activities, and an outreach schedule. For subsequent meetings, invitations will be sent to residents impacted by priority sites, neighborhood groups, lenders, area businesses, and developers to maximize engagement. ST8 staff will document input for reference when evaluating assessment and redevelopment priorities. ST8 will involve stakeholders in the decision-making process for prioritization, assessment, site marketing, cleanup planning, and reuse planning. When input is received, ST8 will evaluate it against development goals and available resources, adopting feedback that feasibly meets these criteria.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities & Outputs

Task 1 – Project Management, Reporting & Other Eligible Activities

a. Project Implementation: Includes: 1) Cooperative agreement compliance oversight, assistance with developing and finalizing a Memorandum of Agreement documenting the coalition’s site selection process; 2) Selection of Qualified Environmental Professional (QEP) by ST8 in accordance with ST8 requirements and 2 CFR200.317-326; 3) Federal Financial Report (FFR) reporting; 4) Property Profile Form submission/updates in the EPA’s Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database; 5) monthly status meetings with QEP to ensure activities are progressing, goals/objectives are met, and if not, actions to address; 6) report summarizing accomplishments, expenditures, outcomes, outputs, lessons learned, and resources leveraged at grant completion. ST8 anticipates a total of 4 staff will attend 1 local and 2 national brownfield events during the performance period of the grant.

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

c. Task/Activity Lead: ST8 with support from the QEP.

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, a member from the ST8 attending three brownfield events, approximately 48 monthly meetings and QEP selection.

Task 2 – Community Engagement & Site Inventory/Prioritization:

a. Project Implementation: Includes: 1) preparation of community involvement plan; 2) outreach materials including updated web content and fact sheets; 3) review and upload the existing inventory into a GIS develop/review site inventory for stakeholders, update inventory in years 2 & 3; 4) solicit, consider, and respond to community input, including an estimated 16 public/stakeholder meetings; and 5) coordinate meetings with property owners to encourage brownfield reuse and participation in the project. Initial broad planning review of inventory sites to determine the next steps for each site, e.g., Phase I, Phase II, or detailed planning study if assessments are adequate. Work with ST8 legal representatives to obtain access agreements. Sites will be selected that can support near term growth.

b. Anticipated Project Schedule: Preparation of community involvement plan/outreach materials, Qtr. 1, Development of Site Inventory, GIS Database and prioritization of sites to be assessed will occur in Qtr. 1 – Qtr. 2. Meetings with the taskforce, community members, and property owners, throughout the grant period (4 years). Update inventory twice in years two and three to account for new foreclosures.

c. Task/Activity Lead: ST8 with support from the QEP.

d. Outputs: Community involvement plan, prioritized site inventory, eligibility forms and access agreements (~12), 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 to 2 times per year.

Task 3 – Phase I/Phase II ESAs/RBM/&Cleanup/Reuse Planning

a. Project Implementation: Based on the outcome of Task 2, ST8 will direct QEP to obtain EPA site approvals, prepare a Generic Quality Assurance Project Plan (QAPP)/Health and Safety Plan (HASP), 29 Phase Is in accordance with All-Appropriate Inquiries Final Rule and ASTM International (ASTM) E1527-21 Phase I ESA standard. Completion of up to 9 Phase IIs conforming to EPA/NYSDEC requirements and ASTM 1903-11. Regulated Building Material (RBM) surveys will be completed at up to 11 sites for lead, asbestos and PCBs. Each Phase II ESA/RBM survey will include the following: 1) Sampling and Analysis Plan (SAP); 2) materials demonstrating compliance with National Historic Preservation Act (NHPA) and Endangered Species Act requirements; and 3) a 29 CFR §1910.120-compliant site-specific HASP. Due to the number of sites with a lack of existing assessment data, long historical industrial use with use of hazardous substances, vacant and dilapidated buildings, assessment work will focus on Phase I/Phase II ESA, RBMs, Clean up Planning, and Site Reuse Assessments. Eight of the nine priority sites will have Phase I and Phase II ESAs, those with buildings (6) will have RBMs, and six sites will have Site Specific Cleanup plans and Analysis of Brownfield Cleanup Alternatives (ABCAs) prepared for where contamination is confirmed and where existing cleanup planning has not been done. Based on the results of the assessment work, up to 5 sites will have Site Reuse Assessments (SRAs) completed to facilitate redevelopment. 147 Grand, 19 Avenue B, and 25 Ozalid Drive will not have SRAs due to existing interest and planned uses. 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. All subcontractors will be procured following grant and ST8 requirements.

b. Anticipated Project Schedule:

Yr.1: Generic QAPP/HASP, 10 Phase Is, 2 Phase IIs, 3 RBM surveys.

Yr.2: 10 Phase Is, 5 Phase IIs, 4 RBM surveys, 2 Site Specific Cleanup/ABCA Plans.

Yr.3: 9 Phase Is, 2 Phase IIs, 4 RBM surveys, 6 Site Specific Cleanup/ABCA Plans, 5 Site Reuse Assessment Plans;

Yr.4: 2 Site Specific Cleanup/ABCA Plans, 3 Completion of any incomplete plans.

c. Task/Activity Lead: QEP to complete technical deliverables (assessments, investigations, reporting, ABCAs) with oversight from ST8. ST8 will oversee plans with support from QEP.

d. Outputs: one Generic QAPP/HASP, ~30 access agreements/EPA site approvals, 29 Phase Is, 10 Phase IIs, 11 RBMs, 10 Site Specific Cleanup/ABCA Plan, 5 Site Reuse Assessment plans.

3.e. Cost Estimates: Project cost estimates are provided by task below. ST8 will use less than 5% of the grant funds for personnel/fringe costs associated with required grant administration, while the vast majority of ST8 personnel/fringe costs in this budget are for programmatic activities such as site selection, oversight of ESAs and cleanup planning, and community engagement carried out in-house. Contractor costs are based on an average labor rate of \$170/hr

Task 1 – Project Management, Reporting & Other Eligible Activities (\$156,002)

Personnel/Fringe Benefits: \$112,242; 1,210 hours x (\$51.28 + \$22.56 fringe benefits) for Coalition staff to organize, attend, and run monthly progress meetings (48). Grant administrative time will not exceed 5% of the Grant Amount. 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: \$23,800; 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 (\$147,894)

Personnel/Fringe Benefits: \$118,144; 1,600 hours x (\$51.28 + \$22.56) for Coalition staff to conduct brownfield community and stakeholder meetings, update project fact sheets, complete site nomination form & webpage content; Contractual Total: \$29,750 QEP create/update brownfield site GIS inventory (175 hours x \$170/hr.)

Task 3 – Phase I/II ESAs/RBM & Site Cleanup/Reuse Planning (\$1,196,104)

Personnel/Fringe Benefits: \$147,680; 2,000 hours x (\$51.28 + \$22.56) for five Site Reuse Assessments, *Plan activities as prescribed at. <https://www.epa.gov/brownfields/information-eligible-planning-activities>. Contractual Total: \$1,048,424 Site Eligibility Requests: \$7,650 (30 hours x \$170/hr x 1.5 staff); RBM Surveys: \$59,004 (11 sites@\$53646ea.) Update Master QAPP/HASP: \$6,926 (1@\$6,926/ea.); Cleanup/ABCAs: \$65,000 (10 sites@\$6,500ea.);Phase I ESAs: \$140,389 (29 sites@\$4,841/ea.); Phase II ESAs: \$769,455 (9 sites@\$85,495ea.)

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

ST8 will track, measure, and report outputs (e.g., the number of completed Phase I and Phase II ESAs and public meetings) and outcomes (e.g., acres of land assessed; land remediated and redeveloped; number of jobs created or retained; tax revenue generated; redevelopment investment value; and other funding leveraged) in ACRES. The actual outputs will be compared to the estimated number of outputs listed in Section 3.b. ST8 will document outcomes/outputs that cannot be easily entered into ACRES (i.e., website updates, staff training, and community outreach/meetings) and in quarterly reports. ST8 will evaluate the project progress semi-annually and, if goals are not being met, will meet with EPA project manager, local stakeholders and the QEP(s) to discuss the shortcomings and adjust the project approach. A spreadsheet will be developed that identifies outputs as noted in Section 3.a and associated milestones (Phase I completion, meeting conducted, etc.) will be shared quarterly with the Brownfield Task Force.

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	\$ 77,946	\$ 82,048	\$ 102,560	262,554
Fringe Benefits	\$ 34,296	\$ 36,096	\$ 45,120	115,512
Travel	\$ 16,360	\$ -	\$ -	16,360
Contractual	\$ 23,800	\$ 29,750	\$ 1,048,424	1,101,974
Other	\$ 3,600	\$ -	\$ -	3,600
Total Direct Costs	\$ 156,002	\$ 147,894	\$ 1,196,104	1,500,000

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

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

Southern Tier East Regional Planning Development Board (d/b/a Southern Tier 8) is a regional planning agency that offers leadership support and technical assistance in project development, grant writing, program administration, and data analysis, with consideration for the region’s natural resources. ST8 was established in 1968 as a special purpose local government unit under Articles 5G and 12B of NYS General Municipal Law and operates under joint resolution of member counties: Broome, Chenango, Cortland, Delaware, Otsego, Schoharie, Tioga, and Tompkins. ST8 maintains five full-time staff, with several contract professionals to extend capacity as needed. ST8 is overseen by a 24-member board whose backgrounds including planning/economic development/elected officials/community development. ST8 will be responsible for the timely and successful expenditure of funds in 4 years and completion of all requirements.

- Ms. Jennifer Gregory, ST8 Executive Director, will be responsible for the overall grant compliance as the authorized representative for the organization. Ms. Gregory has 25 years of career experience in regional and local planning, including 8 years as Executive Director of the ST8 Regional Board. In addition, Ms. Gregory has also worked as a GIS administrator and training manager for local and countywide services throughout the Southern Tier. Ms. Gregory will provide organizational oversight and participation in program design and implementation. Ms. Gregory will be assisted by the following staff:
- Beth Lucas, Director of Planning- with over 20 years planning experience, will be responsible for grant management and administration, QEP selection and management, site inventory and completion of PI/PII, remediation planning and community engagement. Ms. Lucas helps communities connect planning, investment and delivery so that regional communities move forward in practice. Her work spans housing, land use, and quality-of-life initiatives, where public investment decisions shape long-term economic, environmental, and community outcomes. Her work emphasizes coordinated use of data, policy, partnerships, and capital to ensure

public resources reinforce one another rather than operate in silos. Her former role as a County Planning Director in the region involved significant work on brownfields initiatives including several designated BOAs.

- Lolene Cornish, Administrative Assistant and Office Manager - financial management, compliance, recordkeeping and reporting. Ms. Cornish has 15 years of experience managing ST8 fiscal activities (included for narrative purposes, but time will not be charged to the grant, keeping under the 5% limit).
- Tom Flynn, Regional Water Quality Coordinator –Assist with public outreach and engagement meeting. He has nearly 10 years of experience in water quality projects and compliance. Currently provides administrative support to the Broome-Tioga Stormwater Coalition, 14 designated MS4 under federal stormwater regulations.

4.d. Acquiring Additional Resources

ST8 has systems in place to acquire additional resources. ST8 posts all bid requests on its website and provides proposal templates/workshops to assist local contractors and promote fairness in hiring. ST8 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 / 4.f. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose Accomplishments: ST8 has not received an EPA Brownfield Grant but has received other assistance agreements which were completed on time, on budget and in compliance with regulations. Primary project staff does have experience with Brownfields Grants in a former County Planning role. See table.

Grant Agency	Awarded Grant \$	Date Awarded/ Completed	Purpose	Outputs	Outcomes
Appalachian Regional Commission (ARC)- Local Development District Grant	\$461,711	Awarded: 1/1/25 Completed: 12/1/25	To support regional economic development services across the eight-county Southern Tier East region, including strategic planning, project development, technical assistance, and coordination consistent with ARC’s strategic plan.	<ul style="list-style-type: none"> • Delivered technical assistance to local governments and partner organizations • Coordinated multi-jurisdictional planning and investment initiatives 	<ul style="list-style-type: none"> • Supported staffing and operational capacity for regional economic development • Advanced projects toward additional state and federal funding
ARC- Inspire Grant Collaborative Recovery Empowerment of the Southern Tier (CREST)	\$479,237	Awarded: 4/1/21 Completed: 12/30/23	To create a coordinated regional system supporting individuals in recovery by aligning workforce development, recovery services, and employer engagement.	<ul style="list-style-type: none"> • Established cross-sector partnerships across workforce, education, and recovery systems • Developed recovery-to-work pathways and employer engagement strategies • Strengthened regional systems supporting workforce participation 	<ul style="list-style-type: none"> • Strengthened regional systems supporting workforce participation
NYSDEC- 604(b) Water Quality Management Planning Program	\$296,193	Awarded: 8/1/23 Completed: 7/31/25	To support regional water quality and watershed planning activities in coordination with municipal partners.	<ul style="list-style-type: none"> • Supported watershed and water quality planning • Generated data and planning tools for future projects 	<ul style="list-style-type: none"> • Provided technical planning support to municipalities • Water quality planning

(2) Compliance with Grant Requirements: During the administration of the above-mentioned grants, meetings were held at milestones by ST8 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.

Southern Tier 8 EPA Coalition Grant

THRESHOLD CRITERIA RESPONSES

1. Applicant Eligibility

The applicant is a special purpose local government unit under Articles 5G and 12B of New York State's General Municipal Law.

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.

Attached

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

Attached

2. Target Areas:

Lead Southern Tier 8
Target Area (1)

- Johnston City Industrial Spine Brownfield Opportunity Area

Priority Sites:

1. 147 Grand Ave., Johnson City, NY
2. 19 Ave B, Johnson City, NY
3. 25 Ozalid Dr., Johnson City, NY

Non-Lead – Otsego County
Target Area (2)

- Oneonta Railroad Corridor BOA

Priority Sites:

1. 10 Carbin St., Oneonta, NY
2. 27 Market St., Oneonta, NY

Non-Lead Tompkins County

Southern Tier 8 EPA Coalition Grant

THRESHOLD CRITERIA RESPONSES

Target Area (3)

➤ Ithaca Waterfront Development Area

Priority Sites:

1. Ithaca Fire Training Center, Ithaca, NY
2. Coast Guard Auxiliary Base, Ithaca, NY
3. Cherry Street Extension, Ithaca, NY

3. Southern Tier 8 has never received an EPA brownfields Multipurpose, Assessment, Revolving Loan Fund or Coalition Grant- waiting on Alex for this information

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

The lead member must have legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.

- 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.

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 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. Discussions with these partners have all met with strong affirmation of the importance of addressing brownfields. ST8 will engage with the community partners to identify priorities and will further their goals and the members of the communities they serve.

Partner Name	Point of Contact	Specific Role in Project
Mosaic of the Southern Tier/Support women experiencing unexpected/ unsupported pregnancy	Bree Wakefield, Exec. Director 607-398-0707 info@mosaicsoutherntier.org	Outreach to community to assist with needs and provide input for needs and obtain community input. Community Outreach
Habitat for Humanity/operational support, training and technical assistance, policy advocacy, and sustainable funding to help	Michael Barrett, CEO 607-748-4138 www.habitatnys.org	Outreach to community to identify potential sites and assist housing development and obtain community input

Southern Tier 8 EPA Coalition Grant

THRESHOLD CRITERIA RESPONSES

Partner Name	Point of Contact	Specific Role in Project
affiliates expand affordable homeownership		
Southern Tier Independence Center/assist low income individuals	Charles Kramer, President 607-724-2111 stic@stic-cil.org	Outreach to community to identify potential sites and assist housing development and obtain community input
Downtown Ithaca Alliance/revitalization, development, promotion, and management of Downtown Ithaca	Nan Rohrer, CEO 607-277-8679 info@downtownithaca.com	Outreach to Ithaca community to obtain input
Oneonta downtown revitalization (DRI) Initiative /oversite and input for Oneonta redevelopment	Mayor Richard Phillips 205-813-7184 mayor@cityofoneonta.gov	Provide input for site and reuse and assist with outreach to Oneonta community. Provide funding for projects
Johnson City Downtown Revitalization (DRI) Initiative/oversite and input for Johnson City Development redevelopment	Mayor Christina Charuk 607-798-7861 Mayor @villageofjc.com	Provide input for site and reuse and assist with outreach to Johnson City community. Provide funding for projects
NYS Depart. of Env. Conservation	Kelly Hale, Environmental Remediation 315-793-2748 kelly.hale@dec.ny.gov	Site investigation oversight, remediation plan review and approval

7. Expenditure of Existing Grant Funds.

The applicant does not have a previous Community-wide Assessment Grant.

8. Contractors and Named Subrecipients

No contractors and named subrecipients have been named.