R02-26-C-008

GREATER SYRACUSE
LAND BANK

Application Information Sheet

The Greater Syracuse Property Development Corporation (doing business as the Greater Syracuse Land Bank [GSLB]) is pleased to submit this proposal for FY2026 Brownfields Cleanup Grant funding. Below we provide the information requested.

1. **Applicant Identification**
   Legal Name: Greater Syracuse Property Development Corporation
   Doing Business as: Greater Syracuse Land Bank
   Physical & Mailing Address: 1941 South Salina Street, Syracuse NY 13205

2. **Website URL**
   https://syracuselandbank.org/

3. **Funding Requested**
   a. Grant Type: Single Site Cleanup
   b. Federal Funds Requested: $2,356,621

4. **Location**
   a. City: Syracuse
   b. County: Onondaga
   c. State: New York

5. **Property Information**
   500 Hawley Avenue
   Syracuse, NY 13203

   Map attached

6. **Contacts**
   a. Project Director
      Name: Katelyn Wright, Executive Director
      Phone: (315) 422-2301 | Email: kwright@syracuselandbank.org
      Mailing Address: 1941 South Salina Street, Syracuse NY 13205

b. Chief Executive/Higher Ranking Elected Official
Name: Katelyn Wright, Executive Director
Phone: (315) 422-2301 | Email: kwright@syracuselandbank.org
Mailing Address: 1941 South Salina Street, Syracuse NY 13205

7. Population

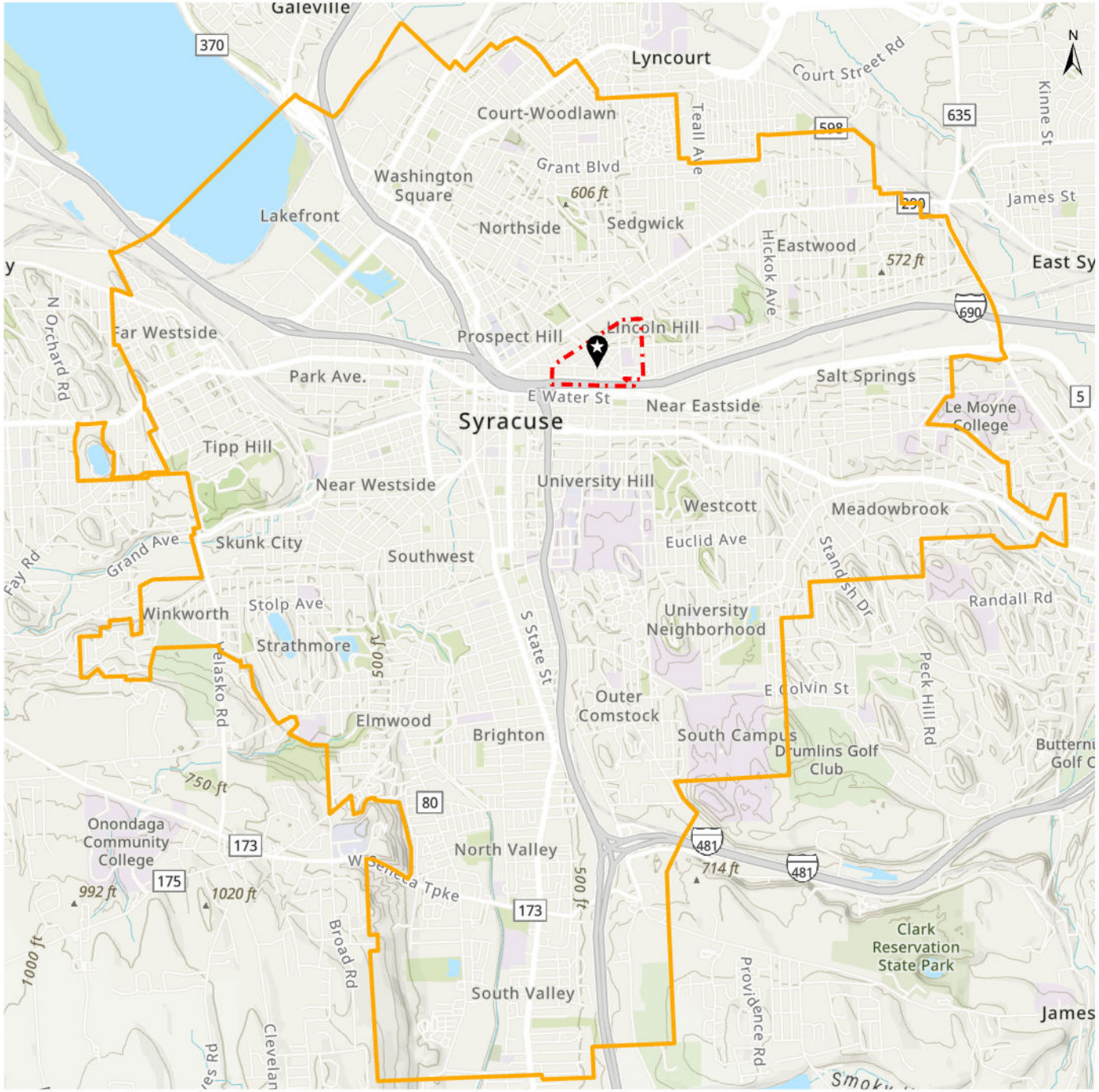
The property is located in the City of Syracuse (population 142,553).

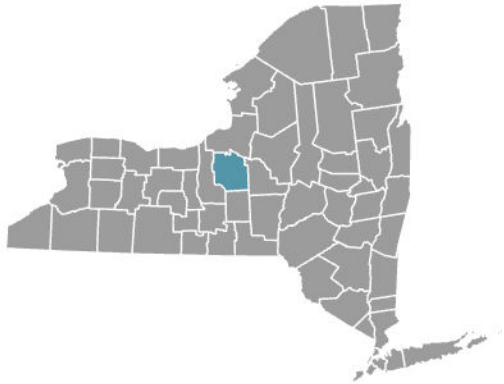
8. Other Factors

Other Factors	Page Number
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 proposed site(s) is impacted by mine-scarred land.	NA
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	NA
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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).	NA
The proposed site(s) is in a federally designated flood plain.	NA
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3-4
The reuse of the proposed site(s) will incorporate energy efficiency measures.	3-4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3-4
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	NA

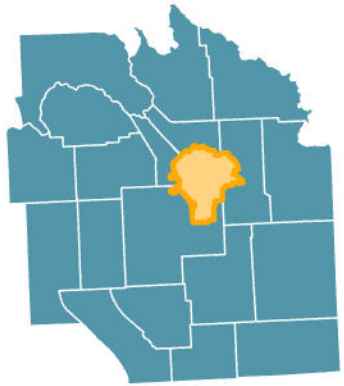
9. Releasing Copies of Applications

NA





Onondaga County



City of Syracuse

500 Hawley Avenue, Syracuse 13203

Hawley-Green Neighborhood

C&S COMPANIES®

Greater Syracuse Land Bank Cleanup Grant Site

GREATER SYRACUSE LAND BANK

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

1.a Overview of Brownfield Challenges and Description of Target Area: The City of Syracuse is the fifth largest city in New York State (NYS) (population 142,553) and the governmental seat and economic engine of Onondaga County (population 461,591). By the mid-1900s, Syracuse established itself as the manufacturing hub of the Central New York (CNY) region due to economic expansion in steel, machining, electronics, and automobile industries during World War II. However, the end of the war was the beginning of the city's steep economic decline. A mass exodus of factory jobs that sustained workers began and residents without the financial means to relocate were left behind. Burdened with a staggering number of vacant, contaminated, and blighted properties from economic decline, primarily in economically impoverished neighborhoods, the City of Syracuse has struggled with decades of disinvestment. More than half of the housing in the City was built prior to 1940, putting residents at high risk of exposure to hazardous airborne particulates from lead-based paint and asbestos-containing materials. A high number of children living in the City have elevated blood lead levels, ranging from 9.0% to 11.6% of children tested from 2015 to 2024, compared to 1% in the rest of Onondaga County.[1]

To help combat these conditions, the Greater Syracuse Land Bank (GSLB) has worked for 10+ years to facilitate the return of vacant and abandoned properties to productive use, reducing the number of vacant buildings in the City of Syracuse by 44% since 2012. Through previous EPA Brownfield Coalition Assessment grants, the GSLB has led the brownfield strategy in Syracuse.

The target area for this Cleanup Grant is Syracuse's historic Hawley-Green neighborhood in the Near Northeast section of the City (census tract [CT] 24). This historic district, listed on the National Register of Historic Places, includes a number of architecturally significant buildings dating back to the late 19th century. While some of these buildings have been restored into multi-family residences and small businesses, there remains underlying poverty and blight scattered throughout the neighborhood. Only 12% of houses are owner-occupied and 14% are vacant, which has resulted in deterioration of many structures. A high number of residents, particularly children, live in poverty in this neighborhood. The CT has four times the unemployment rate as Onondaga County and NYS, as well as a much lower median household income.

An EPA Cleanup Grant will allow GSLB to address a known contaminated Site in the Hawley-Green neighborhood, helping to reduce residents' exposure to hazardous chemicals and bring a vacant, blighted building back to life as a mixed-use space. This will provide jobs, helping to alleviate historic poverty, and create safe, lead-free housing for families.

1.b Description of the Proposed Brownfield Site(s): Located in Syracuse's Hawley-Green neighborhood, a mixed commercial and residential area, the proposed cleanup site is located at 500 Hawley Avenue (the Site), a 0.22-acre parcel on the corner of Hawley Avenue and North Crouse Avenue. It is composed of three interconnected structures: (1) Southwestern Section, a two-story cement block structure with a flat roof, constructed between 1910 and 1938, bearing a sign reading "Patrick's" (former dry cleaner); (2) Middle Section, a single-story cement block structure with a flat roof, constructed in 1957, which appears to have been formerly used as retail space; and (3) Eastern Section, a two-story cement block structure with a flat roof and an overhead door facing Hawley Avenue. An awning in poor condition extends along the western

[1] https://onondaga.gov/health-lead/local-trends/

side of the building. Several broken and boarded windows exist on the western and northern sides of the building. The northwestern portion of the Site contains a deteriorated paved parking lot with the remnants of a former rotating sign foundation. Sparse vegetation is present along the building's perimeter and vines cover the eastern side of the building. The building shares a common wall with the adjoining commercial property at 216 North Crouse Avenue.

The Site was originally developed with residential structures in 1892 prior to the three current interconnected buildings that exist currently. From the late 1930s through the early 1950s, the Site was occupied by a gasoline filling station and automobile repair shop, during which time four underground gasoline storage tanks were reported. From the late 1950s through 2011, the Site was utilized as a dry cleaning facility. The Site has been vacant for 15 years.

A Phase II Targeted Brownfield Assessment (TBA), conducted in 2024, identified tetrachloroethene (PCE) in the soil within the Site building footprint, semi-volatile organic compounds/polycyclic aromatic hydrocarbons (SVOCs/PAHs) and metals in the soil across the Site, and PCE, cis-1,2-dichloroethene (cis-1,2-DCE), trichloroethene (TCE), and vinyl chloride (VC) in the groundwater at the southern portion of the Site. Many of these concentrations are significantly greater than applicable New York State Department of Environmental Conservation (NYSDEC) Soil Cleanup Objectives (SCOs) and groundwater standards or guidance (see table below). Sub-slab soil vapor within the building and off-site soil vapor are impacted by PCE and TCE, with the highest concentrations detected north of the Site across Hawley Street in a hydraulically upgradient position. This may indicate vapor from the Site is migrating off-site, along preferential subsurface pathways, such as buried utilities. Of particular concern, PCE detections in downgradient soil vapor may also reflect migration of a groundwater contaminant plume off-site. The following table highlights the significance of the impacts:

Analyte	Onsite Media	Onsite Max Result	Limit	Times over Limit
PCE	Soil	87,000 ppm	19 ppm	4,500x
PCE	Groundwater	21,000 ppb	5 ppb	4,200x
PCE	Soil Vapor	2,400,000 µg/m^3	1,000 µg/m^3	2,400x
TCE	Soil Vapor	6,600 µg/m^3	60 µg/m^3	110x
ppm = parts per million, ppb = parts per billion, µg/m^3 = micrograms per cubic meter				

The potential migration of contamination from the Site to neighboring properties is particularly concerning, with a 9-unit apartment complex and commercial property directly adjacent, creating health risks for residents and workers. Without EPA-funded remediation of soil and groundwater, neighbors may be exposed to vapors containing carcinogens.

Revitalization of the Target Area

1.c Reuse Strategy and Alignment with Revitalization Plans: Hawley-Green's walkable proximity to Syracuse's downtown and its entrepreneurial character create a prime opportunity for revitalization. GSLB envisions the future use of the Site as a mixed residential/commercial structure, accommodating retail space on the ground floor and 8 to 16 low/mixed-income residential units on upper floors. Reuse plans for the Site reflects revitalization strategies included in the Syracuse 2020-24 Consolidated Plan and the Syracuse Land Use & Development Plan 2040. The collective goals of these plans include providing quality, mixed-income, multifamily housing; generating business opportunities that stabilize the area by providing new jobs and bringing access to goods and services in an underserved area, reducing blight, and prioritizing infill development. Further, the 2024 Syracuse Housing Strategy identified a substantial affordability

gap in housing for City residents, as well as a trend of disinvestment, with one-third of all residential properties in visible decline. It recommended a concerted effort across the City to address housing affordability, focusing on key areas with a high number of distressed properties, such as the Hawley-Green neighborhood. The Site also lies within a Brownfield Opportunity Area (BOA), which is a NYS program that provides communities grant funding and technical assistance to develop area-wide, community-based plans to effectively redevelop brownfields and other vacant and abandoned sites. BOA work in the Hawley-Green neighborhood, led by the City of Syracuse, has just begun and community engagement will include public meetings, pop-up engagement at community events, and an online survey that will seek reuse input on the Site.

Revitalization of this Site also aligns with regional initiatives, such as the I-81 project, which is a multi-year, multi-jurisdictional transformation of the main highway through Syracuse and surrounding towns into a surface level boulevard with the aim of removing physical barriers to City neighborhoods. The project includes the construction of a new on/off ramp to I-690 (the highway running east-west) on Crouse Avenue, only one block from the Site, slated for completion in 2027. This will increase vehicle traffic through this area, making this Site a prime location for small businesses and quality housing.

The future use of the Site will reflect the character of the neighborhood, consisting of a mix of commercial and residential space. The intention is to develop a building that will include small business retail, dining establishments, and/or offices that complement the character of the area. GSLB will prioritize local business at this Site, specifically targeting entrepreneurs from the neighborhood. New residential units will help address the City's housing crisis by removing a blighted structure in a residential area and replacing it with affordable housing opportunities.

The Site is not located on a federal flood plain, so flood mitigation is not critical; however, the GSLB will prioritize improved drainage in paved areas to help capture runoff from extreme weather events, preventing flooding.

1.d Outcomes and Benefits of Reuse Strategy: The cleanup will spur economic growth and address housing shortages in the urban Hawley Green neighborhood, which will:

• **Create Jobs & Reduce Poverty:** A new building with commercial space on the first floor will invite employers in a neighborhood suffering from some of the highest unemployment rates in Syracuse. This will create a positive feedback loop that will help to reduce poverty, housing cost burden, and dependence on government programs such as SNAP.

• **Provide Affordable, Quality Housing:** Transformation of the property into low/mixed-income units will help address the City's housing supply crisis and reduce housing cost burden for residents. New development at the Site is expected to create 8 to 16 new apartment units.

• **Generate New Tax Revenue:** As a long-standing vacant property, 500 Hawley Avenue has generated $0 in tax revenue for the City of Syracuse in the last 15 years. Redevelopment of the Site is estimated to return $9,000 per year in property taxes to the City.

• **Stimulate Private Investment:** Remediation of this Site will remove barriers to redevelopment and spur new private investment in the surrounding area for community benefit. The GSLB's city-wide revitalization strategy leverages public funding with private investment, attracting over $50 million in private investment to date.

• **Support Energy Efficiency and Extreme Weather Mitigation Strategies:** This project will highlight sustainable building design to protect against extreme weather, supporting NYS's Climate Act goals to reduce greenhouse gas emissions by 40% by 2030 and Sustainability

Guidelines established by NYS Homes and Community Renewal (HCR), which includes electrification of heating/hot water systems and zero emissions electricity. New structures will include high-efficiency heating systems, energy efficient windows, and electrical upgrades. To meet these goals, renewable energy, such as solar and geothermal, will be considered.

Strategy for Leveraging Resources

1.e Resources Needed for Site Characterization: The Site has extensive characterization, having undergone Phase I and II ESAs. Additional soil samples to delineate VOC and PAH impacts are being collected and new groundwater wells are being installed to delineate and characterize the groundwater for remedial planning purposes. This additional characterization will be completed by June 15, 2026, and will be sufficient to finalize the remediation alternative, as per a qualified environmental professional (QEP), helping to better define the extent of impact and reduce uncertainty during design, bidding, and construction. All previous and current assessment work at the Site is funded through the GSLB's FY24 Assessment Coalition Grant.

1.f Resources Needed for Site Remediation: GSLB anticipates that the EPA funding requested in this application will be sufficient to conduct the proposed remediation activities for the Site. However, if costs exceed the Cleanup Grant award, the GSLB will pursue state and private funding opportunities to close financial gaps, such as National Grid and Empire State Development funds.

1.g Resources Needed for Site Reuse: GSLB will market the property to private developer partners who are experienced in mixed use redevelopment projects. The GSLB will assist the developer in securing funds as needed, through economic development programs such as Empire State Development, National Grid, or HCR.

1.h Use of Existing Infrastructure: In a fully developed urban area, the Site has robust infrastructure from roads, water, sewer, power, gas and telecommunications as well as access to highway, rail and public transit. Site redevelopment is expected to utilize the existing infrastructure and no repairs or upgrades are expected.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a The Community's Need for Funding: Decades of population loss in Syracuse (34% since 1950) and other persistent economic challenges have reduced the local tax base and resulted in ~10% of properties in the City being at least 2-years tax-delinquent and eligible for foreclosure, many of which are suspected brownfields. Syracuse has consistently been one of the most poverty-stricken cities in the US, with 30% of its population living in poverty. In 2021, Syracuse was ranked the 2nd poorest city in NYS and the 4th poorest city in the US when compared to other cities with populations >100K.[2] The median household income in the city ($38,893) is 54% of the NYS median income. As a result of its small population (142,553) and low-income, the City has an inability to draw on other sources of funding to carry out environmental remediation and subsequent reuse in the Hawley-Green neighborhood.

Further diminishing sources of municipal revenue are tax exemptions for ~50% of the City's property tax base, which are the result of Syracuse's position as the regional seat of government, higher education, and medicine.[3] Extensive planning has been completed in various areas via

[2] U.S. Poverty Rate by City In 2021. https://www.forbes.com/sites/andrewdepietro/2021/11/26/us-poverty-rate-by-city-in-2021/

[3] City of Syracuse. Land Use & Development Plan 2040, A Component of the Syracuse Comprehensive Plan.

NYS's BOA program; however, the program does not fund remediation activities. The GSLB is funded by the City and Onondaga County but is projected to run a budget deficit for the next four years. The GSLB is not financially equipped to bear the cost of brownfield remediation without EPA funding. Without the Cleanup Grant, this Site will remain vacant and contaminated, leaving this vulnerable neighborhood to continue experiencing low income, adverse health outcomes related to contamination on site, and high unemployment.

2.b Health or Welfare of Sensitive Populations: As shown in the table below, the Hawley-Green Neighborhood target area is home to a number of sensitive populations experiencing severe welfare issues, such as elevated rates of poverty, unemployment, and abandoned properties. The overall poverty (40.8%) and child poverty rates (71.1%) in the neighborhood are more than triple Onondaga County and NYS averages. The neighborhood's median household income (MHI) is $30,000 lower than the state.

Data Type	Hawley-Green*	City of Syracuse	Onondaga County	New York State	United States
Total Population	2,023	142,553	461,591	19.5M	326.6M
% Children (<18 yrs)	**22.0%**	**21.1%**	21.3%	20.9%	22.4%
Poverty Rate	**40.5%**	**30.3%**	13.9%	13.6%	12.8%
Child Poverty Rate (<18 yrs)	**71.1%**	**48.4%**	21.2%	18.7%	17.5%
Median Household Income	**$41,544**	**$38,893**	$62,668	$71,117	$64,994
Unemployment Rate	**13.6%**	**5.4%**	3.6%	3.6%	3.4%
Cost Burdened Households (rent >30% income)	32.9%	**54.0%**	48.4%	51.5%	49.1%
Housing Vacancy Rate	**13.6%**	**17.0%**	10.4%	11.3%	11.6%

Note: Shaded values indicate distress measures above or below (depending on factor) Onondaga County averages. ***Bold values*** *indicate distress measures above or below (depending on factor) NYS averages.*
**Hawley Green Neighborhood = CT 24, Onondaga County, NY (target area)*
All data reflect 2020 American Community Survey 5-yr estimates from American Fact Finder.

The EPA Grant will address these challenges by remediating contamination on a key brownfield and providing the needed opportunity to return the Site to productive reuse, creating jobs (thus reducing unemployment and poverty levels) and high quality, healthy, and affordable housing, and improving access to basic goods and services, as well as removing a potential source of adverse health effects for vulnerable residents.

2.c Greater Than Normal Incidence of Disease and Adverse Health Conditions: Limited health data is available at the CT-level, so county- or city-level information is provided for some indicators. Soil contaminants found at the Site include SVOCs/PAHs, PCE, TCE, and VC. All known contaminants are linked to various cancers, particularly lung and bronchus. TCE has been shown to cause neurological impacts. Sensitive populations, such as low-income individuals and children, are disproportionately impacted, since they are in close proximity to this brownfield Site without the financial means to find safer housing or working conditions.

Lung and bronchus cancers are one of the leading causes of death in Onondaga County with incidence rates significantly higher than NYS (94.5 per 100,000 vs. 67.6 per 100,000).[4] The Hawley-Green CT has an adult asthma rate higher than the national average (12.6% compared to

[4] NYS Department of Health. Community Health Indicators Report.
https://apps.health.ny.gov/public/tabvis/PHIG_Public/chirs/

10.8%).[5] Remediation at this Site will address rates of lung cancer and other respiratory illnesses that are likely attributable to contaminant exposure by reducing the unsafe levels of PCE/TCE.

The need for new, lead-free homes, like those proposed at the Site, is critical in Syracuse. As an old industrial city with >50% of its housing stock built prior to 1940, residents are at high risk of exposure to hazardous airborne particulates from lead-based paint and asbestos-containing materials.[6] Much of the housing stock in Syracuse was constructed in the late 1800s/early 1900s and the high percentage of housing vacancies (17% in the City of Syracuse compared to 10-11% in the County/NYS) illustrates the prevalence of uninhabitable and deteriorating structures. The Hawley-Green neighborhood historically has some of the highest child lead levels in the city, ranging from 9.0% and 11.6% of children tested from 2015 to 2024 (5 micrograms and higher).[7] Childhood lead toxicity has long-lasting effects, including lower IQ, developmental delays, and seizures. Cleanup and subsequent conversion of the Site into new housing will provide lead-free homes, critical for Syracuse children.

2.d Economically Impoverished/Disproportionately Impacted Populations: This grant will provide necessary remediation resources to bring this key Site back into use, reducing the disproportionate impacts on a severely distressed neighborhood. According to the 2023 Syracuse Housing Strategy study, unhealthy and distressed properties (condition ratings of 4 or 5) outnumber healthy properties (condition ratings of 1 or 2) in the Hawley-Green Neighborhood (38% vs. 22%),[8] which has disincentivized investment. New housing at the Site will create 8 to 16 affordable, modern, and safe housing units, helping to ease the disproportionate number of poverty-stricken individuals, particularly children, exposed to environmental hazards such as asbestos containing material and lead based paint in unsafe housing.

Likewise, many residents in the target area disproportionately share negative environmental consequences of living near commercial facilities, gas stations, auto repair shops, and dry cleaners, which are associated with contaminated soils and plumes of impacted groundwater. Cleanup and redevelopment of this Site will support efforts to protect human health and reduce burdens on economically impoverished and disproportionately impacted populations, provide employment opportunities in a CT with a high concentration of poverty and unemployment, reduce blight, and increase the local tax base.

Community Engagement

2.e Project Involvement & 2.f Project Roles: The GSLB has identified and regularly works with governmental and community-based organizations to guide implementation. The partners below will contribute to decision-making for remediation and Site reuse.

Partner Name	Contact	Organization Purpose & Project Role
Northeast Hawley Development Association, Inc. (NEHDA)	Julie Madden, Programs Coordinator 315-427-6343 | jmadden@nehda.org	**Purpose:** Northside neighborhood organization promoting quality housing, family financial security for families, and local businesses **Role:** Support community outreach and advise on future reuse of Site

[5] CDC Local Data for Better Health. https://www.cdc.gov/places/
[6] Onondaga County Health Department Community Health Assessment & Improvement Plan, 2022-2024.
[7] https://onondaga.gov/health-lead/local-trends/
[8] Syracuse Housing Study. https://app.box.com/s/6h77dflf4kqo9ack97foh5t0mtrzd6ch

Partner Name	Contact	Organization Purpose & Project Role
Syracuse Northeast Community Center	Brian Fay, Executive Director 315-427-6343 | bfay@snccsyr.org	**Purpose:** Neighborhood-based community center offering services and programs for residents **Role:** Support community outreach and advise on future reuse of Site
NYSDEC	Karen Diligent, Director, Bureau of Program Mgmt. 518-402-9729 | karen.diligent@dec.ny.gov	**Purpose:** Protect human health and the environment **Role:** Provide technical and funding support for brownfield cleanup
Onondaga County Health Department	Lisa Letteney, Director of Environmental Health 315-435-6623 | LisaLetteney@ongov.net	**Purpose:** Protect health and facilitate disease prevention **Role:** Support community outreach and advise on health issues
City of Syracuse, Dept. of Neighborhood & Business Development	Michael Collins, Commissioner 315-448-8100 | mcollins@syr.gov	**Purpose:** Local government **Role:** Advise on reuse options and zoning approvals that may be needed for redevelopment
Syracuse Economic Development Corporation	Eric Ennis, President 315-448-8471 | eennis@syr.gov	**Purpose:** Enhance local business climate **Role:** Provide funding support for brownfield cleanup/reuse; administers an EPA RLF
Syracuse Industrial Development Agency (SIDA)	Eric Ennis, Executive Director 315-448-8100 | eennis@syr.gov	**Purpose:** Enhance economic development in Syracuse **Role:** Advise on reuse of sites and provide financial incentives for projects

2.g Incorporating Community Input: GSLB frequently collaborates with partners to employ community engagement strategies that allow stakeholders and the public, including residents directly affected by the project work listed in this application, to provide informed feedback that directly influences projects in their neighborhood. GSLB will continue to engage stakeholders with traditional, targeted, and innovative outreach methods to reach a broad and inclusive audience. Engagement will include routine meetings, focused dialogues with the community, periodic updates to local government/community leaders, and updates to the project webpage. Reference materials will be distributed at public facilities (e.g., libraries, schools, Northeast Community Center) and will include a statement that citizens may request alternative formats or special accommodations. GSLB also employs a full-time Community Engagement Specialist who works with neighborhood advocacy groups to meaningfully engage with sensitive populations.

Community meetings will continue to be accessible to those who rely on public transportation and will be held at ADA-compliant facilities in the target area, with a virtual option to ensure equal access. Special outreach efforts (e.g., translation services for non-English speaking and hearing impaired) will be used as needed to provide equal access to project information. The engagement process will also include pop-up activities at local community centers or existing events to engage underrepresented groups. The GSLB will continue to advertise all engagement opportunities through public notices in local newspapers, public service announcements on local radio stations, email blasts to project partners, social media posts, board meetings, and through word of mouth in existing community networks.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan: A draft Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared by a QEP for this Site which evaluated three remediation options, including (1) no action, (2) a cover system, groundwater treatment, and hazardous building material abatement, and (3) option #2 plus soil chlorinated volatile organic compound (CVOC) source removal. The

QEP recommended alternative 3, which is designed to meet NYSDEC Restricted Residential (RR) SCOs established in 6 NYCRR Part 375 and prepare the Site for mixed residential/commercial use, subject to engineering controls (EC). It will consist of:

- **Soil CVOC Source Removal**: Based on findings in the draft ABCA, demolition of the current structures is required to access soil contamination. Results of the Phase II TBA indicate that likely 25% of the Site is impacted to an approximate depth of 10 feet below ground surface (bgs). Because the groundwater table is located at approximately 8 feet bgs, excavation will be limited to approximately 10 feet bgs. The estimated volume of soil removal is 900 cubic yards (approximately 1,350 tons). It is assumed that soil will be disposed of as hazardous waste. It is also likely that another 25% of the Site is impacted to an approximate depth of 2 feet bgs; the estimated volume of soil removal in these areas is 200 cubic yards (300 tons). It is assumed that the soil will be disposed of as VOC-impacted non-hazardous waste.
- **Cover System:** Contaminants in the surface and shallow soil across the remainder of the Site will be controlled through installation of a cover system that will consist of the placement of a two-foot crushed stone cover across the entire Site. Following the demolition of the building, the existing soil will be removed as necessary to accommodate the installation of the cover system, to meet existing grades, and provide positive future drainage.
- **Groundwater Treatment:** A combined approach of in-situ chemical reduction (ISCR) and biologically enhanced reductive dechlorination (ERD) will address CVOCs on the southern end of the Site. Additional groundwater monitoring wells will be installed on- and off-site to further delineate the nature and extent of groundwater impacts, assess the Site's hydraulic conductivity, and evaluate the effectiveness of the groundwater remediation program.
- **Hazardous Building Material Abatement:** Prior to building demolition, loose items such as universal wastes and waste containers will be characterized for off-site disposal. Building materials containing asbestos or lead based paint will be left intact for building demolition, which will be performed consistent with NYS Department of Labor Code Rule and EPA NESHAP regulations.

Description of Tasks/Activities and Outputs

Task 1 – Project Management, QEP Procurement, Reporting, and Other Eligible Activities
3.b Project Implementation: Non-EPA funded activities: The GSLB will oversee and manage all aspects of the project in accordance with the terms and conditions established in the Cooperative Agreement. The GSLB will procure a QEP through a competitive process in accordance with 2 CFR Part 200. EPA-funded activities: The QEP will assist with compliance reporting. The GSLB will facilitate monthly check-in meetings with the QEP to ensure the project is progressing as planned.
3.c Anticipated Project Schedule: Activities will be ongoing throughout the 4-year project period.
3.d Task/Activity Lead: GSLB, with support from the QEP
3.e Outputs: 16 Quarterly Reports, 1 Final Report, 4 Federal Financial Reports, ACRES updates, and monthly check-in meetings
Task 2 – Community Engagement
3.b Project Implementation: Community engagement includes creating a project webpage and conducting community outreach to inform reuse plans.
3.c Anticipated Project Schedule: The project webpage will be created during the first quarter. Community outreach will occur 2 times per year throughout the 4-year project.
3.d Task/Activity Lead: The GSLB will lead outreach with support from project partners.
3.e Outputs: Project webpage, 8 community engagement activities

Task 3 – Site Remediation
3.b Project Implementation: Soil chlorinated VOC removal, a cover system, groundwater treatment, and hazardous building material abatement will occur.
3.c Anticipated Project Schedule: Remediation will begin in Y1 and will be completed within the 4-year grant period.
3.d Task/Activity Leads: The QEP will lead technical activities at the direction of the GSLB.
3.e Outputs: A finalized ABCA, Health and Safety Plan, Cleanup Plan, Cleanup Report, completed cleanup meeting the RR SCO established in 6 NYCRR Part 375, completion report.

3.f 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 GSLB will not use grant funds for personnel/fringe costs to administer the grant.

Task 1 – Project Management, QEP Procurement, Reporting, and Other Eligible Activities
Contractual Total: $34,300 48 monthly check-in meetings: $16,800 (48 hours x $175/hr x 2 staff) Compliance reporting: $17,500 (100 hours x $175/hr)
Task 2 – Community Engagement
Contractual Total: $2,800 Community engagement support: $2,800 (8 events x 2 hours x $175/hr)
Task 3 – Site Remediation
Contractual Total: $2,319,521 Site demo and clearing, site control/security, soil disposal/ testing, contaminated soil excavation/ transportation/disposal, groundwater treatment/monitoring, demarcation fabric, site survey, hazardous building material abatement, planning, bidding support, remedial oversight, and reporting, and 12% construction contingency: $2,319,521

A summary of the proposed budget for grant funded activities is provided below.

Budget Categories	Task 1 - Project Management	Task 2 - Community Engagement	Task 3 - Site Remediation	Total
Contractual	$34,300	$2,800	$0	$37,100
Construction	$0	$0	$2,319,521	$2,319,521
Total	**$34,300**	**$2,800**	**$2,319,521**	**$2,356,621**

3.g Plan to Measure and Evaluate Environmental Progress and Results: Project outputs and the schedule will be tracked continuously by the GSLB and QEP to ensure grant funds are expended timely and efficiently. Outputs will include a completed ABCA, interim cleanup objectives, a remediated Site meeting 6 NYCRR Part 375 RR SCO, and number of community engagement activities. If the project deviates from its expected schedule or financial track, the GSLB and QEP will work with the EPA to create a corrective measures plan and/or revise the Work Plan as necessary. Project outcomes will be tracked on a quarterly basis in the ACRES database and/or internally and evaluated for final project reporting. Outcomes include minimized exposure to environmental contamination, funds and partnerships leveraged for Site reuse, number of businesses opened and jobs created, and number of housing units constructed.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

4.a Organizational Structure & 4.b Description of Key Staff: As demonstrated in prior EPA Grant awards and projects, the GSLB has the capacity to successfully expend grant funds and implement the programmatic, administrative, and financial requirements in a timely manner. The GSLB

employs 8 staff, including planning, community engagement and GIS specialists, and accounting and administrative support. Immediately following notice of grant award, GSLB will competitively procure a QEP to conduct technical work at the Site. The GSLB will work closely with the selected QEP to monitor progress throughout the duration of the project. Key GSLB staff involved in prior EPA Grants will continue to have the same roles and level of project involvement:

Katelyn Wright, Executive Director, holds a Master of Urban Planning and has over 10 years of experience working for the GSLB. During this time, she facilitated over 100 public meetings to solicit feedback from residents impacted by local initiatives. She is responsible for administration of multiple grants and has a track record of exceeding project metrics. As Project Director of GSLB's FY19, FY23, and FY25 EPA Grants, Katelyn has overseen all phases of the projects, exceeding metrics established in the CA Work Plan, and completing the work on schedule.

Luke Avery-Dougherty, Director of Administration/CFO, holds a Master of Public Administration and has 10+ years of experience in compliance with complex grant terms and conditions, preparing fiscal/programmatic reports, and implementing grant-funded programs. As Project Manager on GSLB's FY19, FY23, and FY25 EPA Grants, Luke was responsible for overseeing compliance reporting, managing project financials, facilitating check-in meetings with Coalition members and key stakeholders, and overseeing day-to-day project activities.

4.c Acquiring Additional Resources: The GSLB routinely contracts with consultants and has equal opportunity procurement procedures in place for ensuring a fair bidding process. The qualifications-based procurement process conforms with 2 CFR 200.317-200.326.

Past Performance and Accomplishments

4.d Currently Has or Previously Received an EPA Brownfields Grant: GSLB was most recently awarded an FY25 EPA Cleanup Grant for two sites separate from the proposed in this application, totaling $3.7M. This is still in the contracting phase. GSLB was awarded FY19 and FY23 EPA Brownfield Assessment Coalition Grants, totaling $600K and $1M, respectively.

(1) Accomplishments: The FY19 Grant was successfully completed and closed in 2022. Accomplishments include:

- 28 sites nominated
- 19 Phase I ESAs, 11 Phase II ESAs, & 2 RBM Surveys completed
- 1 site enrolled in NYS BCP
- 4 NFA determinations issued by NYSDEC
- Multi-parcel assembly completed for 2 affordable, multifamily housing projects
- $17.4M of public and private funds leveraged at 4 assessed sites
- Purchase offers for 5 sites received
- Supported 5 adaptive reuse projects
- 80 direct/160 indirect jobs created
- All required reporting completed

The FY23 Assessment grant is currently in Year 3. To date, accomplishments include:

- QAPP completion
- 19 sites in progress
- 11 Phase I ESAs completed, 6 in progress 6 Phase II ESAs completed, 5 in progress
- 1 Hazardous Material Survey completed
- 2 ABCAs and Cleanup Grants in progress

(2) Compliance with Grant Requirements: For the FY19 Assessment Grant, the GSLB maintained compliance with the workplan, schedule, and EPA terms and conditions and achieved the expected results. All Progress, Final Performance, DBE Utilization, and Financial Reports were submitted on time and in compliance with EPA standards and the CA was formally closed on time and with all funds expended. Property profiles in ACRES continue to be updated as needed to reflect current conditions. The FY23 Assessment Grant is on schedule and all required reporting has been submitted to date.

Threshold Criteria

1. **Applicant Eligibility**
   The Greater Syracuse Property Development Corporation (doing business as the Greater Syracuse Land Bank [GSLB]) is an intergovernmental agency established by the authority of the New York State (NYS) Land Bank Act signed into law in 2011 under Article 16 of the NYS Not-for-Profit Corporation Law. Article 16 allows municipalities to establish land banks as a local public authority for the purpose of acquiring real property that is tax delinquent, tax foreclosed, vacant, or abandoned. Once they establish a land bank, municipalities can then design, develop, construct, demolish, reconstruct, rehabilitate, renovate, relocate, and otherwise improve upon banked real property. ***Pursuant to Article 16, Section 1610, a land bank may receive funding from the federal government.***

   The GSLB was established by the City of Syracuse and Onondaga County in 2012 (under the name of the Greater Syracuse Property Development Corporation) as a minor government district. Pursuant to Article 16 and agreement among its members, the GSLB has all the rights and privileges granted to a "general purpose unit of local government" as defined in 2 CFR 200.64.

   Eligibility documentation for the GSLB is provided in Attachment B and includes:
   1. Intergovernmental Agreement between the City of Syracuse and Onondaga County (2012)
   2. Bylaws (adopted July 2012)
   3. Documentation of tax-exempt status under section 501(c)(3) of the Internal Revenue Code
   4. Governmental Code (Article 16 of NYS Not-for-Profit Corporation Law)

2. **Previously Awarded Cleanup Grants**
   The proposed site (500 Hawley Avenue, Syracuse NY) has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. **Multipurpose Grant Balance**
   The Greater Syracuse Land Bank does not have an open Multipurpose Grant.

4. **Site Ownership**
   The site is currently owned by the applicant, the Greater Syracuse Property Development Corporation (doing business as the Greater Syracuse Land Bank [GSLB]).

5. **Basic Site Information**
   500 Hawley Avenue
   Syracuse, NY 13203

6. **Status and History of Contamination**
   a) This Site is contaminated by hazardous substances.

b) The Site was originally developed with residential structures in 1892. Historical records indicate that the three current interconnected buildings were constructed at different times. The southwestern building was constructed between 1910 and 1938, the middle building in 1957, and the eastern building between 1961 and 1968. From the late 1930s through the early 1950s, the Site was occupied by a gasoline filling station and automobile repair facility, during which time four underground gasoline storage tanks were reported. Beginning in the late 1950s and continuing through the late 2000s, the Site was utilized as a dry cleaning facility.

   The property is currently vacant and in poor condition, with a deteriorating parking lot, several broken/boarded windows on the structure, and vegetation covering the eastern side of the building.

c) A Phase II Environmental Site Assessment (ESA), conducted in 2024, showed that the site contained the following at concentrations greater than applicable New York State Department of Environmental Conservation (NYSDEC) Soil Cleanup Objectives (SCOs) and groundwater standards or guidance:
   a. Tetrachloroethene (PCE) in the soil within the Site building footprint.
   b. SVOCs/PAHs and metals in the soil across the Site.
   c. PCE, cis-1,2-dichloroethene (cis-1,2-DCE), trichloroethene (TCE), and vinyl chloride (VC) in the groundwater at the southern portion of the Site.
   d. Sub-slab soil vapor within the building is impacted by PCE and TCE.
   e. Off-site soil vapor is also impacted by PCE and TCE with the highest concentrations detected north of the Site, across Hawley Street in a hydraulically upgradient position. This may indicate vapor migration along preferential subsurface pathways, such as buried utilities. PCE detections in downgradient soil vapor may also reflect migration of a groundwater contaminant plume off-site.

d) The property's historical use as a dry cleaner, gasoline filling station, and pre-1970 residential structure is the likely cause of the contamination.

7. Brownfield Site Definition

The site meets the definition of a brownfield under CERLA § 101(39). The site is a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessments Conducted

Environmental assessments conducted at the Site consisted of:

Secondary Data	Data Source (Originating Organization, Report Title, and Date)	Data Generator(s) (Originating Org., Data Types, Data Generation/ Collection Dates)	How Data Will Be Used	Limitations on Data Use
Phase I ESA Update	Stantec. Phase I Environmental Site Assessment – 500 Hawley Avenue, December 2021	Stantec. Background information including Site history and current condition, 2021	Help identify environmental concerns at Site and create objectives for Phase II ESA	No sampling data, only background information provided
Phase II ESA	Nobis. Phase II Targeted Brownfields Assessment (TBA) – 500 Hawley Avenue, August 2024	Nobis. Geophysical survey results, soil, groundwater, and hazardous building material sampling results, soil vapor intrusion assessment, 2024	Help evaluate and quantify potential environmental concerns at Site.	None

9. Site Characterization

A letter from the NYS DEC for each Site is attached, dated 12/18/25, indicating that the Site is eligible to be enrolled in the NYS Brownfield Cleanup Program (BCP). The GSLB does not intend to enroll in NYS's voluntary BCP, as it is not seeking brownfield tax credits. Additional environmental assessment is underway to further characterize the Site prior to the start of remediation. The GSLB will work closely with the NYSDEC to ensure all assessments are complete by June 15, 2026.

10. Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the sites.

11. Property-Specific Determination

The site may require a Property-Specific Determination. Detailed information regarding the Property-Specific Determination is included as Attachment E.

12. CERCLA/Petroleum Liability

a) Property Ownership Eligibility – Hazardous Substance Sites

iii. Landowner Protections from CERCLA Liability

(1) Bona Fide Prospective Purchaser Liability Protection

(a) GSLB voluntarily purchased this site from the City of Syracuse on December 30, 2025. Ownership is fee simple, with GSLB as the sole owner. The GSLB is a local public authority and a component unit of the City of Syracuse. Although it is managed by an independent board of directors, the GSLB is financially dependent upon the City of Syracuse. The GSLB does not have any financial,

contractual, corporate, or familial relationships of affiliations with other prior owners or operators of this site.

(b) An ASTM E1527-21 Phase I ESA was completed in December 2021, and updated in December 2025, less than 180 days prior to the GSLB taking title. This work was performed for the GSLB using an EPA Assessment Grant. The original Phase I ESA was performed by Stantec Consulting Services Inc., and the required declaration by the firm is included in the written Phase I report for this site. The update was conducted by C&S Engineers, Inc. and the required declaration by the firm is included in the written Phase I report for this site. Stantec and C&S staff meet the definition of an Environmental Professional as defined in 40 CFR § 312.10 and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site.

(c) All disposal of hazardous substances at the site occurred before GSLB acquired the property. The GSLB has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(d) The property is currently vacant and unused. GSLB nor have any other persons or entities used the building since GSLB took ownership.

(e) The GSLB inspected and did not find any visible continuing releases, nor anything that appeared to threaten future releases, upon taking possession of the property. The building is currently boarded to keep trespassers from illegal entry.

The GSLB will comply with all land-use restrictions and will not impede the effectiveness or integrity of any institutional controls.

The GSLB will assist, cooperate with, and provide site access to those performing the cleanup.

The GSLB will comply with all information requests and administrative subpoenas that may be issued in connection with the property.

The GSLB will provide all legally required notices.

13. Cleanup Authority and Oversight Structure

a) A Qualified Environmental Professional (QEP) firm will be retained to manage the remediation at the Site, who will have the technical expertise to plan / design, manage, and oversee the cleanup. GSLB will hire the site contractor directly, and the work will be performed consistent with plans and specifications prepared by the QEP. The GLSB does not intend to enroll in NYS's voluntary BCP, as it is not seeking brownfield tax credits. However, all work will follow NYSDEC guidance relative to remediation.

b) The need to access adjacent properties during remediation is not anticipated. However, GSLB will be in close communication with property owners, so they are informed of

progress, and if an unforeseen need to access their property arises. A Community Air Monitoring Plan will be instituted at the Site, which will monitor total organic vapors and particulate matter upwind and downwind of the Site. Detection above threshold limits will result in stopping work and taking corrective actions, as laid out in the plan. Workplans developed by the QEP will include methods to ensure remediation work does not affect adjacent sites.

14. Community Notification

a) A Draft Analysis of Brownfield Cleanup Alternatives (ABCA) plan is provided as an attachment to this application.
b) A Community Notification Ad was posted in the Post Standard (Syracuse, NY) on December 30, 2025 (see attachment).
c) A virtual public meeting was held on Wednesday, January 7, 2026 at 5:30 pm via Zoom. No members of the public attended. A link to a recording of the video was posted on the GSLB's website following the presentation. Viewers were directed to request the draft ABCA and application via email, and also provided with an email to send comments.
d) Attached documents include:
    a. Draft ABCA
    b. Community notification ads
    c. Summary of comments received
    d. GSLB responses
    e. List of participants
    f. Meeting slides and notes

15. Contractors and Named Subrecipients

GSLB has not yet procured a QEP to complete the remediation work. Upon award, GSLB will complete a qualifications-based procurement process to select a QEP to provide the site remediation. The procurement process will be completed in accordance with the *Best Practice Guide for Procuring Services Under EPA Assistance Agreements*.