



EPA FY26 Brownfields Cleanup Grant – Project Narrative

Project Title: Arc Mid-Hudson Midtown Campus Boiler Room Cleanup Project

Applicant: The Arc Mid-Hudson

Site Address: 139 Cornell Street, Kingston, NY 12401

C. Narrative Criteria

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Overview of Brownfield Challenges and Description of Target Area

The Arc Mid-Hudson Midtown Campus is in an economically impoverished area of Midtown Kingston, New York, within Census Tract 9520 in Ulster County. This census tract has a poverty rate of 27.6 percent, a median household income of \$49,936, and a disability prevalence of 12 percent. The total population of the tract is approximately 2,815, with a median age of 26.7. These indicators reflect limited local capacity to address environmental contamination and heightened vulnerability among residents.

Arc Mid-Hudson operates a centrally located nonprofit service campus providing essential health and human services to individuals with intellectual and developmental disabilities, a sensitive population with greater-than-normal adverse health conditions and increased susceptibility to environmental exposure. The campus includes DayHab programming facilities, administrative buildings, and a Creative Arts Center open to the broader community.

A former boiler room structure located at 139 Cornell Street sits at the center of this active campus and presents a significant brownfield challenge. Environmental analysis identified asbestos-containing materials within the building, rendering it unsafe and unusable. The deteriorated structure poses an ongoing risk of airborne exposure and restricts safe movement across campus.

EPA Cleanup Grant funding will support a targeted cleanup plan focused on regulated asbestos abatement and associated remediation necessary to eliminate exposure

pathways. Cleanup will improve safety, accessibility, and continuity of nonprofit services within this economically impoverished community.

b. Description of the Proposed Brownfield Site(s)

The proposed cleanup site is a former boiler room located at 139 Cornell Street, Kingston, New York, owned by Arc Mid-Hudson and situated within its Midtown Campus. The structure historically supported campus heating operations and is no longer in use.

Environmental investigation confirmed the presence of asbestos-containing materials associated with insulation and equipment. The contamination renders the structure unusable and unsafe, particularly due to its central location between active DayHab programming facilities and the Creative Arts Center. The building's condition has continued to deteriorate, increasing concern for potential airborne exposure.

This application requests EPA Cleanup Grant funds for eligible cleanup and remediation activities only. No EPA funds are requested for demolition unrelated to contamination, construction, rehabilitation, or redevelopment.

c. Reuse Strategy and Alignment with Revitalization Plans

Following cleanup, the projected reuse is to reintegrate the structure into safe campus operations to support nonprofit programming and improve circulation and access across the Midtown Campus. Cleanup will remove an environmental hazard and a barrier to safe movement between program areas serving sensitive populations and community-facing facilities.

This projected reuse aligns with local priorities related to neighborhood stabilization, reuse of existing infrastructure, and protection of public health in underserved areas. Public and project partners were meaningfully involved through community notification and a public meeting process, with input emphasizing hazard removal, safety improvements, and improved campus flow rather than redevelopment. The site is not located within a federally designated floodplain.

d. Outcomes and Benefits of Reuse Strategy

Cleanup will remove environmental hazards, improve safety for sensitive populations, and support continued nonprofit operations. The project will eliminate pathways of exposure and improve safe circulation across campus for program participants, staff, families, and community members accessing the Creative Arts Center.

The site is also adjacent to the Arc Mid-Hudson Business Center, which is home to nine small businesses serving Midtown Kingston and surrounding areas. By addressing an increasing hazard within an active service campus, the cleanup contributes to neighborhood stabilization and helps reduce environmental burdens in an economically impoverished community.

The project improves local resilience by addressing a deteriorating structure that can pose increasing risk during extreme weather events (e.g., wind-driven damage, water intrusion), which may exacerbate the release of hazardous materials. No renewable energy systems are proposed as part of this cleanup project.

e–g. Strategy for Leveraging Resources

Arc Mid-Hudson is requesting EPA Cleanup Grant funds to complete eligible cleanup

and remediation activities. EPA funding requested is sufficient to complete the proposed remediation. Any post-cleanup restoration or reuse activities will be supported through non-EPA funding sources following cleanup completion and are not part of this application. Additional assessment funding is not anticipated based on existing site characterization.

Table 1.e–g: Leveraged and Future Resources

Resource Type	Source	Status	Use
EPA Brownfields Cleanup Grant	U.S. Environmental Protection Agency	Requested	Asbestos abatement, air monitoring and clearance testing, QEP oversight, waste transport/disposal, and cleanup reporting
State Oversight	New York State Department of Environmental Conservation (NYSDEC)	Coordinating	Regulatory oversight and confirmation of cleanup eligibility
Future Reuse Funding	Non-EPA public and private sources	To be pursued post-cleanup	Any future restoration or reuse activities following completion of cleanup (no EPA funds used)

h. Use of Existing Infrastructure

The cleanup will facilitate use of existing campus infrastructure by removing environmental barriers within a centrally located structure. No new infrastructure is required to complete the cleanup. Any future improvements or upgrades will be implemented with non-EPA funding sources after cleanup completion.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. The Community’s Need for Funding

Midtown Kingston is an economically impoverished community with limited capacity to finance environmental remediation independently. Census Tract 9520’s poverty rate of 27.6 percent and median household income of \$49,936 indicate constrained household resources and reduced local ability to address environmental hazards without outside funding.

Arc Mid-Hudson is a nonprofit health and human services provider and does not have unrestricted capital to fund hazardous materials cleanup while maintaining essential

services. EPA funding is necessary to address contamination that poses ongoing risks to sensitive populations and the surrounding community.

b. Health or Welfare of Sensitive Populations

Arc Mid-Hudson serves individuals with intellectual and developmental disabilities, a sensitive population with greater-than-normal adverse health conditions and heightened vulnerability to environmental exposure. Asbestos contamination within an active service campus presents increased risk because some individuals may have mobility limitations, respiratory vulnerabilities, or reduced ability to recognize and avoid hazards.

The cleanup plan will eliminate pathways of exposure and improve safety for program participants, staff, families, and community members who access the campus, including those visiting the Creative Arts Center.

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

The sensitive population served by Arc Mid-Hudson experiences greater-than-normal adverse health conditions and may be more susceptible to environmental hazards. Asbestos exposure poses heightened risk for individuals with existing respiratory vulnerabilities or limited ability to avoid exposure. Cleanup will remove asbestos-containing materials and reduce long-term health threats associated with potential exposure.

d. Economically Impoverished/Disproportionately Impacted Populations

Residents of Midtown Kingston disproportionately experience the cumulative impacts of economic hardship, aging infrastructure, and environmental hazards. The presence of a contaminated, deteriorating structure within an active community-serving campus compounds these burdens. Cleanup will directly reduce environmental risks in an economically impoverished community and improve conditions for those who already disproportionately share negative environmental consequences.

Community Engagement

e. Project Involvement

Arc Mid-Hudson will engage a Qualified Environmental Professional (QEP), a licensed asbestos abatement contractor, and will coordinate with NYSDEC. Community members and stakeholders were engaged through community notification and a public meeting process and will continue to be informed throughout cleanup activities.

f. Project Roles

Arc Mid-Hudson will serve as the lead entity overseeing the project, procurement, and compliance. The QEP will provide regulatory compliance oversight, inspections, verification of cleanup activities, and final certification. The licensed contractor will conduct asbestos abatement and associated contaminated material removal under QEP oversight. Community input will be documented and considered throughout project implementation.

g. Incorporating Community Input

Arc Mid-Hudson implemented a community notification and engagement process consistent with EPA Brownfields Cleanup Grant requirements. A public notice announcing the intent to apply for EPA Brownfields Cleanup funding, the availability of

the draft application and Draft Analysis of Brownfield Cleanup Alternatives (ABCA), and a public meeting was published in a local newspaper on January 13, 2026, providing more than 14 calendar days for public review and comment prior to application submission.

The draft application materials, including the ABCA, were made available for public review beginning January 14, 2026, both at Arc Mid-Hudson's campus and electronically. Written comments were invited through January 26, 2026.

Arc Mid-Hudson held an open public meeting on Wednesday, January 21, 2026, at 6:00 PM, on campus at 139 Cornell Street, Kingston, NY 12401, with a virtual participation option available. The meeting was accessible to persons with disabilities and accommodations for limited English proficiency were available upon request.

No members of the public attended the meeting in person or virtually, and no written public comments were received during the comment period.

Arc Mid-Hudson will continue to communicate project progress through posted notices on campus, website updates, and direct communications with stakeholders as appropriate. Any future comments received during project implementation will be documented and addressed as part of the project record.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

Cleanup activities include regulated asbestos abatement, selective removal of asbestos-containing equipment and materials necessary to access and properly abate contamination, air monitoring and clearance testing, waste transport and disposal, and final cleanup documentation and certification. These activities will eliminate pathways of exposure and restore safe conditions at the site.

b. Project Implementation

EPA-funded tasks will include procurement of a Qualified Environmental Professional (QEP) and licensed contractor services, preparation and implementation of cleanup work plans and health and safety procedures, regulated asbestos abatement and associated contaminated material removal, air monitoring and clearance testing, proper waste handling and disposal, and preparation of a final cleanup completion report. No subawards are anticipated.

Arc Mid-Hudson will contribute staff time for grant administration and programmatic oversight as leveraged resources (not charged to the EPA grant).

c. Anticipated Project Schedule

The project is anticipated to be completed within a one-year period of performance. Major milestones include: (1) finalization of cleanup planning and procurement (Months 1–2); (2) implementation of asbestos abatement and associated contaminated material removal with concurrent air monitoring (Months 3–6); (3) waste transport and disposal and post-abatement clearance testing (Months 4–7); and (4) final certification and reporting (Months 8–12).

d. Task/Activity Lead

Arc Mid-Hudson will oversee project administration, procurement, and coordination. The QEP will lead technical oversight, compliance verification, and final certification. The licensed abatement contractor will lead field implementation of regulated abatement and waste handling in accordance with approved plans.

e. Outputs

Anticipated outputs include: finalized cleanup work plans and health and safety documentation; air monitoring and clearance testing results; waste manifests and disposal documentation; a final Analysis of Brownfield Cleanup Alternatives (ABCA) if updated during implementation; and a cleanup completion report documenting that cleanup activities were completed in accordance with applicable requirements.

Table C.3: Cleanup Tasks, Schedule, Responsible Parties, and Outputs

Task	EPA-Funded Activities	Lead Entity	Timeline	Outputs
Task 1: Cleanup Planning & Compliance	Finalize cleanup work plan; health & safety plan; regulatory coordination	Arc Mid-Hudson / QEP	Months 1–2	Approved work plans
Task 2: Asbestos Abatement & Contaminated Material Removal	Regulated abatement and selective removal necessary to access asbestos-containing materials	Licensed Contractor / QEP	Months 3–6	Abatement completion documentation
Task 3: Air Monitoring & Clearance Testing	Baseline, continuous monitoring, and post-abatement clearance testing; lab analysis	QEP	Months 3–6	Clearance results
Task 4: Waste Handling, Transport, and Disposal	Licensed hauling; manifests; disposal at approved facilities	Licensed Contractor	Months 4–7	Disposal manifests

Task 5: Cleanup Certification & Reporting	Final inspection; compliance verification; cleanup completion reporting	QEP / Arc Mid-Hudson	Months 8–12	Final cleanup report
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Table C.3f Budget Summary (EPA Funds Only)

Cost Category	Description	EPA Funds
Asbestos Abatement & Contaminated Material Removal	Regulated abatement and selective removal necessary to access asbestos	\$45,000
Air Monitoring & Clearance Testing	Baseline, continuous, and post-abatement testing	\$15,000
Qualified Environmental Professional (QEP) Oversight	Compliance, inspections, verification, certification	\$15,000
Waste Transport & Disposal	Licensed hauling and disposal fees	\$5,000
Cleanup Planning & Reporting	Work plans and final cleanup report	\$5,000
Total EPA Cleanup Request		\$85,000

g. Plan to Measure and Evaluate Environmental Progress and Results

Arc Mid-Hudson will implement a structured system to track, measure, and evaluate progress toward expected project outputs, results, and outcomes throughout the cleanup process.

Outputs will be tracked through documented completion of EPA-funded tasks, including asbestos abatement activities, air monitoring and clearance testing, Qualified Environmental Professional (QEP) oversight reports, waste disposal manifests, and submission of a final cleanup report certifying that asbestos contamination has been removed in accordance with applicable federal and state standards.

Results and outcomes will be measured by the successful elimination of exposure pathways associated with asbestos-containing materials, verification that the building is safe for reentry, and restoration of safe circulation and movement across the Midtown Campus. Progress will be monitored through contractor reports, QEP verification, and regulatory documentation submitted to NYSDEC and EPA, as applicable.

Arc Mid-Hudson will maintain organized project records and ensure timely reporting of all required data, including submission of cleanup completion information into EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES), if required. Project milestones will be reviewed internally on a monthly basis to ensure adherence to schedule, budget, and performance goals.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Organizational Structure

Arc Mid-Hudson is a nonprofit health and human services organization with an established administrative and financial management structure designed to ensure compliance with federal funding requirements.

Overall grant oversight will be provided by Arc Mid-Hudson's executive leadership team, with day-to-day grant coordination managed by designated project staff. Financial management, accounting, and compliance functions are handled internally through established fiscal controls and procedures that meet federal grant management standards. Environmental and technical activities will be overseen by a Qualified Environmental Professional (QEP) retained through a competitive procurement process.

This structure ensures clear lines of responsibility for technical implementation, financial oversight, regulatory compliance, and reporting.

b. Description of Key Staff

Key staff responsible for administering the grant include:

Project Lead / Grant Administrator: Responsible for overall coordination of grant activities, communication with EPA and NYSDEC, contractor oversight, schedule management, and submission of required reports.

Financial Officer: Responsible for fiscal oversight, tracking expenditures, maintaining financial records, and ensuring compliance with federal cost principles and reporting requirements.

Qualified Environmental Professional (QEP): Responsible for overseeing asbestos abatement activities, ensuring regulatory compliance, verifying cleanup completion, and preparing technical documentation and certifications.

Arc Mid-Hudson staff bring extensive experience managing public and private funding, coordinating contractors, and implementing projects within active service environments serving sensitive populations.

c. Acquiring Additional Resources

Arc Mid-Hudson will acquire additional expertise and resources through competitive procurement processes in accordance with 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33.

Environmental consulting, abatement, air monitoring, and waste disposal services will be procured as contractual services, not subawards. Procurement will follow fair and open competition requirements, including solicitation of multiple qualified firms, evaluation of technical qualifications and price reasonableness, and documentation of selection decisions.

No sole-source procurements are anticipated. Firms involved in developing project specifications will be excluded from competing for those contracts, in compliance with federal conflict-of-interest rules.

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

Arc Mid-Hudson has not previously received an EPA Brownfields Cleanup, Assessment, Multipurpose, RLF, MARC, or 128(a) grant. However, the organization has successfully managed other federal, state, and non-federal financial assistance agreements supporting health, human services, facilities improvements, and community-based programming.

(1) Purpose and Accomplishments

Through these agreements, Arc Mid-Hudson has implemented projects involving regulatory compliance, contractor oversight, community engagement, and delivery of measurable outcomes benefiting economically impoverished communities and sensitive populations. Projects have resulted in improved facilities, expanded program access, and enhanced safety for program participants and the surrounding community.

(2) Compliance with Grant Requirements

Arc Mid-Hudson has a demonstrated history of compliance with grant workplans, schedules, and reporting requirements. Required reports and deliverables have been submitted in a timely and acceptable manner, and internal controls are in place to track progress, expenditures, and outcomes. When adjustments have been necessary, corrective actions were documented and communicated to funding agencies.

D. Applicants Using Contractors and/or Subrecipients

Arc Mid-Hudson anticipates using contractors, but not subrecipients, to implement EPA-funded cleanup activities.

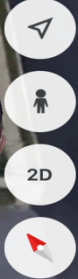
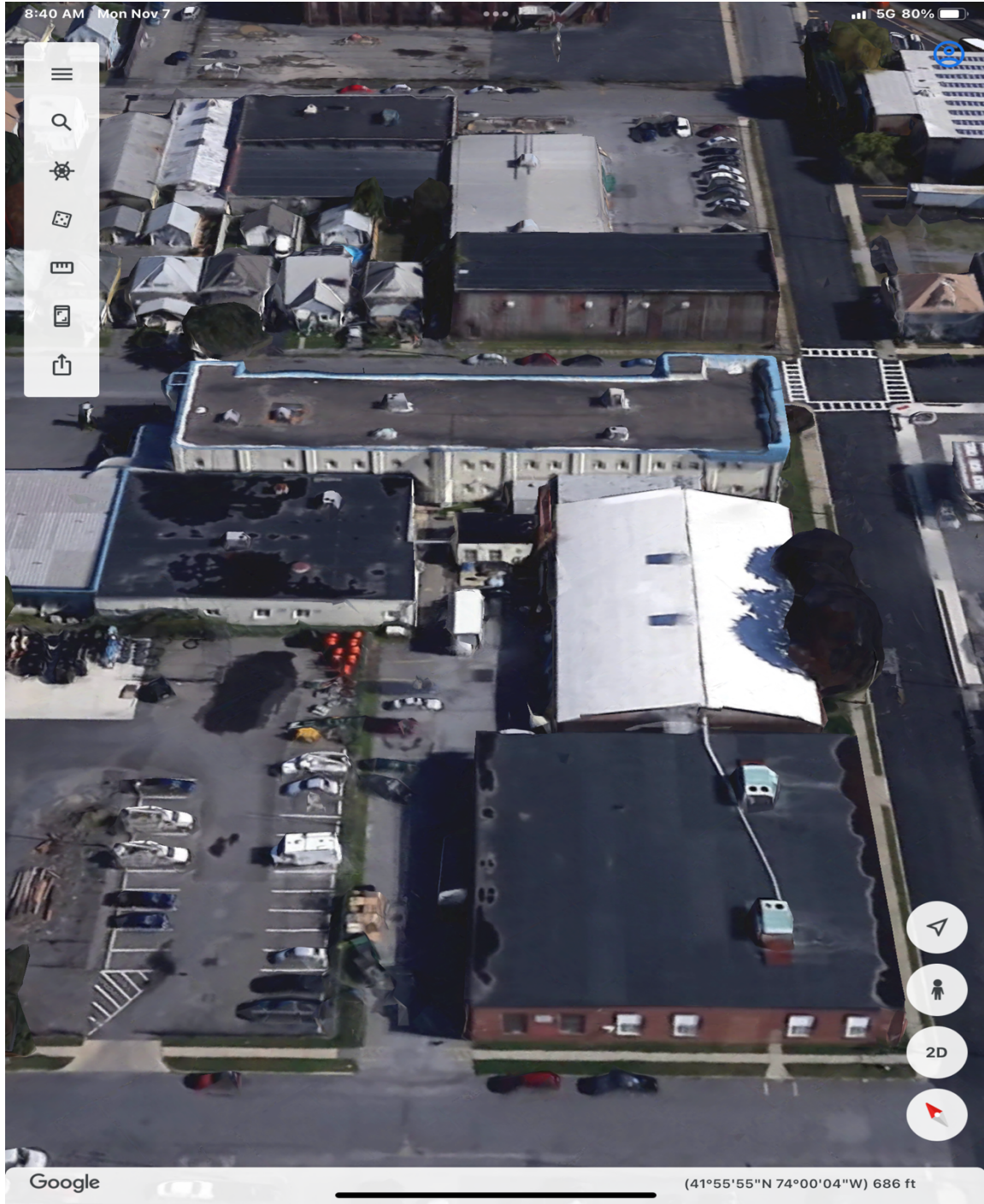
All contractors will be selected through competitive procurement processes in compliance with 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33, including EPA's Disadvantaged Business Enterprise (DBE) good-faith effort requirements. Contracts will include environmental consulting, asbestos abatement, air monitoring, waste handling, and disposal services.

Arc Mid-Hudson will ensure that:

- Procurement is conducted using fair and open competition
- Price reasonableness is evaluated as part of contractor selection
- Contractors comply with all applicable federal, state, and local requirements
- No contractors involved in drafting specifications will be permitted to compete for those services
- No subrecipients are proposed under this application.

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January 16, 2026

Josh McHugh, CEO
Arc Mid-Hudson
471 Albany Ave

Kingston, NY 12401

Dear Mr. McHugh:

The New York State Department of Environmental Conservation (DEC) acknowledges that The Arc Mid-Hudson plans to conduct the cleanup of a brownfield site and is applying for an FY26 EPA Brownfields Cleanup Grant.

The Arc Mid-Hudson has developed an application requesting site-specific federal Brownfields Cleanup funding for the Midtown Campus Old Boiler Shed located at 129 Cornell Street, Kingston, NY 12401.

The DEC affirms that the Old Boiler Shed:

- i. Is not eligible to be enrolled in the State voluntary response program because the sole type of contamination is asbestos-containing building materials. Asbestos is outside the purview of the DEC.

For any questions regarding this letter, please contact Sarah Saucier at (518) 402-9675, or by email at sarah.saucier@dec.ny.gov.

Sincerely,

Sarah Saucier

Sarah Saucier, P.E.
Director, Remedial Bureau C
New York State Department of Environmental Conservation

ec: N. Azzam, USEPA Region 2
S. Mitchell, USEPA Region 2
B. Arrowood, Arc Mid-Hudson
L. Gomes, Arc Mid-Hudson