

**US EPA
Brownfields Cleanup Grant Proposal**

**Site Name: Former Standard Shade Roller Site
541 Covington Street, Ogdensburg, New York, 13669**

CITY OF OGDENSBURG, ST. LAWRENCE CO., NEW YORK

Prepared for

**United States Environmental Protection Agency
FY10 BROWNFIELDS PROGRAM
Submitted October 16, 2009**



A. Threshold Criteria

1. Applicant Eligibility:

1.a. Eligible Entity:

The **City of Ogdensburg** is a General Purpose Unit of Local Government as defined under 40 CFR Part 31, and therefore the City is eligible to apply for FY-2010 EPA funding in the form of a Brownfields Cleanup Grant.

1.b. Site Ownership:

The City of Ogdensburg assumed ownership of the subject property on August 21, 2007 due to the foreclosure of real property taxes, as evidenced by the recorded deed in the Attachment Section of this application.

2. Letter from the State:

The attached letter from the **New York State Department of Environmental Conservation** acknowledges that the City of Ogdensburg plans to conduct cleanup activities at the Former Standard Shade Roller site and is planning to apply for federal grant funds.

3. Site Eligibility and Property Ownership:

3.a. Basic Site Information: **The Former Standard Shade Roller Site**
541 Covington Street
Current Owner: The City of Ogdensburg, NY

3.b. Status and History of Contamination at the Site:

The former industrial property, which is owned by the City of Ogdensburg, consists of approximately 7.8 acres and includes 1,000 feet of waterfront on the St. Lawrence River. The currently vacant site contains eleven (11) abandoned and slowly deteriorating buildings totaling 260,000 SF. This property has supported a variety of industrial uses since the turn of the century. Previous site uses included boat manufacturing, match manufacturing, brewing, shade roller manufacturing, and milling. During its final period of active operation, the subject property was occupied by the Joanna Window Décor Division of the Crown Home Furnishings Company. Joanna Window Décor manufactured window shade hardware, and part of this process included the plating of metals. The zinc-cyanide electroplating process, which occurred in the main building of the facility, was initiated in 1945 and continued until 1987. From 1987 through 1992, the electroplating process was cyanide-free, and then in 1992 the electroplating process was terminated at the facility. It is reported that during the 1960's and 1970's the wastes derived from the cyanide plating process were treated on site with the use of peroxides and buffers, and the treated wastewater was discharged into the facility's combined stormwater sanitary sewer system. The residual solid waste (i.e. sludge) was reportedly disposed of at the City of Ogdensburg Landfill. However, it is unknown how the process-derived cyanide wastes were handled or disposed of during the 1940s and 1950s.

Environmental investigations conducted at the site during the period of 1991 to 1997 reveal that the subsurface soil and groundwater quality in several areas of the parcel has

been detrimentally impacted by metals contamination, presumably due to the prior plating operations at the plant. In addition, elevated concentrations of volatile and semi-volatile organic compounds have been detected in subsurface soil and groundwater samples collected at the site. (See section 3.e for a listing of prior environmental investigations). The lateral and vertical extent of subsurface soils with metals concentrations that exceed the applicable NYSDEC target cleanup objectives have been defined for most areas of the site, with the exception of the soils beneath the main building. Specifically, the subsurface soils with the highest detected metals concentrations are located underneath the concrete floor in the main building, and in the alley area north of the main building near the former plating operation. Therefore, following the proposed demolition of the main building structure, additional assessment activities may be necessary in order to fully define the extent of the subsurface soil contamination beneath the floor of the main building, and for the purpose of developing a remedial action plan to remediate the site to applicable NYSDEC standards.

In preparation for the possible future demolition of some or all of the on-site building structures, an asbestos survey was performed by Barton & Loguidice, P.C., (B&L) in February 2009. Based on the results of the asbestos survey, it was determined that the eleven (11) on-site structures contain a total amount of 133,300 square feet (SF) of asbestos containing materials, 30,350 SF of which exists within the main building structure. Therefore, prior to removing the contaminated soil that exists underneath the concrete floor in the main building (which is one of the primary goals to be accomplished with the use of EPA Brownfield Cleanup Grant funds), it will first be necessary to perform pre-demolition asbestos abatement activities in the main building structure followed by the demolition of the building.

In conjunction with the above noted asbestos survey, a hazardous waste survey was also performed in February 2009 by B&L for the purpose of identifying the existence of potentially hazardous materials/wastes, used oils, paints, and unidentified containers within the main building and other on-site structures. Based on the results of the hazardous waste survey, B&L observed numerous waste materials including empty, partially full, and full containers (1-, 5-, and 55-gallon in size) of various identified and unidentified substances, some of which will require disposal as hazardous waste. Therefore, B&L has recommended that the City contract with a Hazardous Waste Management contractor to fully characterize, containerize, abate, and dispose of the identified substances. It is intended that EPA Brownfield Cleanup Grant funds will also be used to accomplish this task. The removal of identified hazardous materials/wastes should be conducted prior to any building demolition work in order to prevent the release of hazardous compounds into the environment and exposure of demolition workers and the general public to these contaminants.

3.c. Sites Ineligible for Funding:

The site is (a) not listed or proposed for listing on the National Priorities List, (b) not subject to unilateral administrative order, 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 United States government.

3.d. Sites Requiring a Property-Specific Determination:

The property does not require a property-specific determination, as it is (a) not subject to a CERCLA planned or ongoing removal action; (b) not subject to unilateral administrative orders, a court orders, an administrative order on consent, or a judicial consent decree; (c) not subject to corrective action under the RCRA; (d) not a land disposal unit; (e) not a portion of a facility at which there has been a release of PCBs; and (f) not a portion of a LUST facility..

3.e. Environmental Assessments:

From September 1991 to February 2009, a total of eleven (11) environmental investigations were performed at the site which consisted of the following:

Environmental Assessment, Joanna A CHF Company, Ogdensburg, New York, BCM Engineers, Inc., September 1991;

Underground Site Assessment for Joanna Industries, A CHF Company, CC Industries, Ogdensburg, New York,. BCM Engineers, Inc., October, 1991;

Environmental Assessment Survey for Crown Home Furnishings, Joanna, Ogdensburg, New York, CC Industries, Asset Management Department, December, 1992;

Report on Groundwater Sampling Prepared for Joanna Window Décor, Ogdensburg, New York, BCM Engineers, Inc., May 1994;

Phase I Environmental Assessment, Joanna Window Décor Division, CHF Industries, Inc., 541 Covington Street, Ogdensburg, St. Lawrence County, New York, Versar, Inc., July, 1994;

Phase II Environmental Site Assessment, Joanna/Crown Home Furnishings Facility, Ogdensburg, New York, Blasland, Bouck & Lee, November,1995;

Phase III Environmental Site Assessment, Joanna/Crown Home Furnishings Facility, Ogdensburg, New York, Blasland, Bouck & Lee October,1996;

Test Pit Excavation/Soil Sampling Results, Joanna/Crown Home Furnishings Facility, Ogdensburg, New York, Blasland, Bouck & Lee, February, 1997;

Supplemental Environmental Site Assessment Background Soils/Boring Program/Well Closure, Joanna/Crown Home Furnishings Facility, Ogdensburg, New York, Blasland, Bouck & Lee, June, 1997;

Asbestos Survey, Shade Roller Complex, Ogdensburg, New York, Barton & Loguidice, P.C., February 2009;

Hazardous Waste Survey, Former Shade Roller Complex, Ogdensburg, New York, Barton & Loguidice, P.C., February 2009.

3.f. CERCLA 107 Liability :

The City of Ogdensburg is not potentially liable for contamination at the site under CERCLA 107, since the City of Ogdensburg acquired the property after the

contamination took place. The City was not the owner of the property at the time of disposal of a hazardous substance, or in any way party to the creation, treatment or disposal of hazardous substances at the subject site.

3.g. Enforcement Actions:

There are no known or anticipated environmental enforcement actions on the site.

3.h. Information on Liability and Defenses/Protection

i) Information on Property Acquisition: The City of Ogdensburg acquired the property on August 21, 2007 as a result of unpaid taxes. The property was acquired by transfer, and the City, as sole owner, has a fee simple ownership. There are no familial, contractual, corporate or financial relations between the City of Ogdensburg and the former owner.

ii) Timing: The disposal of hazardous substances at the site occurred before the City acquired the property. The historical industrial operations at the site are potential sources for the contamination at the site. Since at least 1898 when the main building was constructed by the Spaulding Boat Company, the site and adjacent properties have been used for industrial and commercial purposes. The operations at the site formerly included boat manufacturing, match manufacturing, brewing, shade roller manufacturing, milling and window shade hardware manufacturing. Operations at the site stopped well before 2006.

iii) Pre-Purchase Inquiry: The City acquired the property in 2007 due to the default in the payment of taxes by the former owner. As reported in Section 3.e above, a total of eleven (11) environmental investigations, including several Phase I, Phase II, and Phase III Environmental Assessments, were conducted during the period of 1991 through 2009. The property has been vacant since manufacturing operations ceased in 1994 or 1995, the exact date of which is unknown. However, because there have been no changes in the condition of the property since the facility was closed, and since the City acquired the property through tax foreclosure, an updated Phase I Environmental Site Assessment has not been performed by the City of Ogdensburg.

iv) Post-Acquisition Uses: The property has not been developed or used for any purpose since the City acquired ownership in 2007. However, following the successful completion of asbestos abatement, building demolition, and subsurface soil remediation activities, the City intends to sell the property to a developer for redevelopment as a mixed use, LEED certified project.

v) Continuing Obligations: The City will comply with all land use restrictions and institutional controls; assist and cooperate with those performing the cleanup by providing access to the property; comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and provide all legally required notices.

3.i. Petroleum Sites: Not Applicable.

Not applicable. This is not a Petroleum Site

4. Cleanup Authority and Oversight Structure:

4.a. Cleanup Oversight:

As owner of the property, the City of Ogdensburg will have ultimate authority and responsibility in overseeing the cleanup project. The City will retain the services of a qualified remedial engineering consultant in accordance with the competitive procurement provisions of 40 CFR 31.36 to oversee all aspects of the EPA-funded Brownfield cleanup project. The City will use its standard procedure of issuing a Request For Quotation or Request For Proposal for this purpose.

4.b Access to Neighboring Properties:

The City of Ogdensburg owns the adjacent 17-acre property to the southwest, the former Diamond International Paper Mill site, which was recently investigated and remediated with the use of EPA Brownfield Assessment Grant funds (investigation only) and Environmental Restoration Program (ERP) funds awarded by the New York State Department of Environmental Conservation (NYSDEC). The Standard Shade Roller and Diamond International properties are boarded by the St. Lawrence River on the north, and by Covington Avenue, Adams Avenue, and Pearl Street to the south. The site is directly accessible by public roadways, and therefore access to the neighboring properties will not be required to complete cleanup activities at the site. However, during the performance of cleanup activities it is expected that an air monitoring and management plan will be implemented that will include air sampling at the downwind property boundary. However, routine air monitoring at the property boundary will not require access to neighboring properties.

5. Cost Share

5.a The City of Ogdensburg will use cash to pay the twenty percent (20%) match requirement of the \$200,000 EPA Brownfield Cleanup Grant.

5.b The City of Ogdensburg is not requesting a hardship waiver of the cost share.

6. Community Notification:

The City of Ogdensburg provided public notice of its intent to apply for an EPA Brownfields grant and provided an opportunity for the public to submit comments. The notice was published in the *Ogdensburg Journal* on October 2, 2009, giving the public a 10 day period to review the draft proposal and make written comments. The public notice also noted that a Public Meeting would be scheduled during the October 13, 2009, City Council Meeting to discuss the grant proposal and provide an opportunity for public comment. The ad, the affidavit to confirm publication, a summary of the written and oral comments, the sign-in sheet for the meeting, meeting minutes, and the City' response to the public comments are attached.

B. Ranking Criteria for Cleanup Grant

1. Community Need [15 Points]

1.a. Health, Welfare and Environment [8Points]

The City of Ogdensburg, New York, a small community of 12,364, is located on the St. Lawrence River -- the international boundary with Canada. An international port city, Ogdensburg was once a vibrant hub of industrial and commercial activities. However, as with many northeastern cities in the late 20th century, the City lost its industrial base, leaving vast wastelands at the heart of the city. Over the last decade the City has embarked on a strategic planning process to turn around the City's economy and capitalize on the redevelopment potential for these lands. The Brownfield area is planned to become a major mixed use waterfront complex, and an important tourist attraction in the St. Lawrence River Seaway Trail, a designated federal scenic highway. The area has been the focus of the *Local Waterfront Redevelopment Plan*, (1989 updated in 2001), the *Waterfront Redevelopment Action Plan* (2004), and the proposed *Waterfront Brownfield Opportunity Area (WFBOA)* (2008).

Much of the City's three-mile shoreline sits vacant since its prime waterfront properties are contaminated, a blighted victim of its industrial past. There are approximately 330 acres of waterfront property, characterized by at least 13 identified contaminated Brownfield sites (70 acres), and many more suspected of contamination. Key properties include the St. Lawrence Psychiatric Center, the former Diamond International site, the former Shade Roller site, the former Mobil Oil tank farm site, the former Augsbury tank farm, the Oswegatchie Pumping Station site, the Municipal Greenbelt Park and Lighthouse Point.

Most of the sites are clustered together, and have therefore been organized into the following four districts of strategic opportunity. Site plans and detailed cost estimates have been developed for each of these main districts:

- The Diamond International / Standard Shade Roller District in the western section of the WFBOA. (33 acres) This district is planned as a marina and boat launch, public park and campground, public waterfront greenspace with multi-use trail, and residential development in the eastern section of the district. The Diamond International property has been recently cleaned up.
- The Marina District in the central part of the WFBOA. (18 acres) This district is planned as a mixed-use commercial and recreational area with an existing ice rink, and future waterfront community park.
- Fort La Presentation in the central part of the WFBOA. (35 acres) This district is planned as a mixed-use residential and recreation center featuring a nautical museum, a visitor center, open space for reenactments, and waterfront boardwalk. The Lighthouse Point site within this district has been partially cleaned up through NYSDEC and Exxon/Mobil. The remediation work is 80% complete.
- Former Augsbury Tank Farm District in the eastern section of the WFBOA. This district is planned as a mixed-use residential and recreational area with emphasis on two boat basins and a waterfront promenade. Part of this site has been cleaned up and redeveloped.

Cleanup of the Waterfront Area is critical to the health and welfare of adjacent neighborhoods, the economic health of the City, as well as to the ecological health of the St. Lawrence River watershed. In tests done for specific waterfront sites, groundwater quality has been found to be contaminated with heavy metals, (lead, zinc, cadmium, chromium, and barium) in exceedance of the applicable NYS Department of Environmental Conservation Water Quality Standards. Throughout the waterfront area, on-site soil contamination has been found to be leaching to groundwater. Moreover, sewer systems from former industrial facilities are potential carriers of subsurface contamination. The St. Lawrence River is a significant source of water for drinking recreational and fishing purposes. The City regards the cleanup of groundwater contaminants as one of the most significant goals in its waterfront redevelopment initiative.

Immediately to the south of the Waterfront Brownfield Area lies a low-income residential neighborhood. The table below shows Block Group figures for the three Census Tracts in the City – 99140, 99150, and 99160. The Brown field Area and surrounding neighborhood contain some of the highest percentages of LMI residents -- Census Tract 99160, Block Group 2 has 537 individuals or 62.8% that are LMI, Block Group 3 has 481 individuals or 53% that are LMI, and Census Tract 99150, Block Group 1 has 447 individuals or 69.7 % that are LMI.

These residents are disproportionately impacted by the waterfront brownfields. Instead of a safe and sanitary waterfront public park, their children are tempted by vacant lands filled with debris, contaminated soils and buildings filled with asbestos and lead paint. The value of their homes is also affected by the nearness of the blighted area. The neighborhood residents must cross these devastated properties to access the St. Lawrence River for fishing or other recreational purposes. Instead of a vibrant waterfront district, the City has a devastated waterfront that is a detriment to the neighborhood, and more broadly to the City's social, economic and environmental health.

LMI Percentages at Block Group Level for all CDBG Eligible Towns and Cities

COUNTY NAME	PLACE NAME	TRACT	BG	POP 100	LOW MOD	LMI UNIV	LMI PCT
St. Lawrence	Ogdensburg City	991400	1	1153	559	1215	49.3
St. Lawrence.	Ogdensburg City	991400	2	969	364	940	38.7
St. Lawrence	Ogdensburg City	991400	3	1487	826	1434	57.6
St. Lawrence	Ogdensburg City	991400	4	2171	0	0	0
St. Lawrence	Ogdensburg City	991500	1	685	447	641	69.7
St. Lawrence	Ogdensburg City	991500	2	789	357	797	44.8
St. Lawrence	Ogdensburg City	991500	3	1044	279	964	28.9
St. Lawrence	Ogdensburg City	991500	4	794	353	791	44.6
St. Lawrence	Ogdensburg City	991500	5	764	463	766	60.4
St. Lawrence	Ogdensburg City	991600	1	734	327	670	48.8
St. Lawrence	Ogdensburg City	991600	2	877	537	855	62.8
St. Lawrence	Ogdensburg City	991600	3	897	481	904	53.2
	Ogdensburg City Total			12364	5033	9977	50.4

Source: 2008 HUD LMI Table page 85 <http://www.huduser.org/datasets/il/il09/index.html>

1.b Financial Need [7 Points]

1.b.i) Economic Impact of Brownfields

The economic impact of the brownfields on the City of Ogdensburg is severe. The known and suspected environmental contamination on these vacant waterfront parcels in the City of Ogdensburg are thwarting critical economic redevelopment projects that are designed to stimulate the local economy and create new jobs for low and moderate income persons in the City of Ogdensburg. There are several factors that severely limit the City’s ability to draw on other sources of funding for the cleanup of brownfield sites including:

- the poor fiscal condition of the City, due to a declining population and industry, and a limited tax base.
- the relatively small size of the City compared to the brownfields problem
- the vast number of sites, and the percentage of waterfront property that is contaminated. the absence of State funds for cleanup projects

1.b.i)(a) Poor Fiscal Condition of the City

The City of Ogdensburg has not shared in the significant economic gains that have impacted other communities across New York State and the nation over the past decade. Despite efforts to stimulate development, retain businesses and industry, and to capitalize upon the City’s assets and resource the economy has remained stagnant and the population has declined. The number of manufacturing jobs as declined dramatically as well as number of retail and service sector jobs. These declines in business activity have led to the decline of tax revenues, which in turn lace further strains on the City’s ability to maintain the aging infrastructure that typifies older, development communities.

Ogdensburg, New York is classified as a fiscally distressed city by the New York State Comptroller’s office and a distressed urban center as designated by Housing and Urban Development (HUD). The City’s current Low-Moderate Income (LMI) percentage is 50.4% as published in the HUD-issued 2008 LMI Census Table (see LMI table above). Moreover, the City has been steadily losing population over the last two decades, with a decline from 13, 521 in 1990, to 12,364 2000, and a further estimated decline to 11,119 in July, 2008 based on US Census Bureau, Population Estimates Program. The City’s median household income of \$27,954 is considerably lower than that of New York State’s \$43,393. The statistics presented in the following table chart reinforce the City’s designation as distressed area and amplifies the City’s need for sustainable economic development, living wage jobs and strategic community revitalization.

Comparative Economic Indicators

Economic Indicator	NYS	St. Lawrence Co.	City of Ogdensburg	Census Tract 9916	Census Tract 9915
Population	18,976,457	111,931	12,363	2,502	4,076
Population Living Below Poverty Level	14.6%	16.9%	18.3%	19%	15.6%
Median Household Income	\$43,393	\$32,346	\$27,954	\$26,216	\$28,875
Per Capita Income	\$23,389	\$15,728	\$16,650	\$14,044	\$17,506
In Labor Force	61.1%	56%	46.7%	58.9%	59.1%
Median Owner Occupied Housing Unit	\$148,700	\$60,200	\$48,200	NA	NA

Source: 2000 Census

1.b.i)(b) Small size of the City compared to the Brownfield Area

While Ogdensburg, New York is a small community, few communities can document as severe a brownfields problem based on the vast numbers of acres that are contaminated. The City's brownfield problem is without question, its largest impediment to future development.

1.b.i)(c) Vast Number of Sites on Waterfront

Ogdensburg's brownfield problem is also extremely unique given the fact that all of the City's undevelopable brownfields – comprising over 70 acres – are located on the City's waterfront. The brownfields dilemma is unique because the brownfields properties happen to be the most expensive real estate in the City, but in their present state they represent a gold mine that is environmentally inaccessible and, therefore, untapped. According to the City Assessor, 80% of the City's waterfront is comprised of polluted/contaminated sites and/or city, state or authority owned tax exempt properties.

1.b.i)(d) State Funds Unavailable

Funding that was formerly available through the Environmental Restoration Program (ERP) sponsored by the New York State Department of Environmental Conservation (DEC) is no longer available. The \$200 Million originally allocated to the ERP Program from the 1996 Clean Water / Clean Air Bond is exhausted. With the lack of local and State funds, the City of Ogdensburg is seeking federal funding for its comprehensive waterfront revitalization program. If funding is secured for brownfields cleanup, the City has a partnership of property owners and organizations ready to develop these properties as prime urban waterfront venues for residential, commercial, and recreational uses.

2. Project Description and Feasibility of Success [40 Points]

2.a. Project Description [10 Points]

2.a.i) Project Description and Prior Activities

2.a.i)a Site History

During its final period of active operation, the subject property was owned by the Newell Company of Rockford, Illinois and occupied by the Crown Home Furnishings Company. The Crown Home Furnishings Company manufactured window shade hardware, and part of this process included plating of metals. However, the subject parcel has supported a variety of industrial uses since the turn of the century. According to the September 1991 Phase I Assessment report prepared by BCM, the site was initially developed in 1898 by the Spalding Boat Company and the Adirondack Match Company. In 1904 the property was occupied by Leyare's Boat Works and the Cornell & Porter Brewery. A Sanborn Fire Insurance Map dated 1909 reveals that the Standard Shade Roller Company and Becker Moore, Inc. (Wood Flour Mill) were the next occupants of the site. The BCM Phase I Assessment report indicates that the property title was transferred to the Joanna Western Mills Company in 1963.

The site supports a total of 8 buildings totaling 260,000 square feet of usable space (Blasland, Bouck & Lee, November 1995). All of the buildings contain a concrete or stone foundation, and the exterior walls are constructed with stone, brick, wood, masonite, or metal. The Main Building, which contains a partial basement and two (2) aboveground floors, was constructed in 1898 by the Spalding Boat Company, while the remaining seven buildings were constructed in the 1940's (Blasland, Bouck & Lee, November 1995).

Information provided in the July 1994 Phase I ESA prepared by Versar, as well as the November 1995 Phase II ESA prepared by BBL, indicate that the zinc-cyanide electroplating process, which occurred in the main building of the facility, was initiated in 1945 and continued until 1987. From 1987 through 1992, the electroplating process was cyanide-free, and then in 1992 the electroplating process was terminated at the facility. According to the above referenced reports, during the 1960s and 1970s the wastes derived from the cyanide plating process were treated on site with the use of peroxides and buffers, and the treated wastewater was discharged into the facility's combined stormwater sanitary sewer system. The residual solid waste (i.e. sludge) was reportedly disposed of at the City of Ogdensburg Landfill. It is unknown how the process-derived cyanide wastes were handled or disposed of during the 1940s and 1950s.

2.a.i)b Site Characterization

With the exception of the lateral and vertical extent of soil contamination that exists underneath the concrete floor in the main building, the soil and groundwater quality at the site has been sufficiently characterized to allow for cleanup activities to proceed. Documentation of the soil and groundwater contamination that exists at the site is presented in the previously referenced June 1997 Supplemental Investigation conducted by BBL, as well as the prior two (2) studies conducted by BBL at the site. (See Section 3.e for a list of environmental assessments. The conclusions reached by BBL regarding the environmental conditions at the subject parcel are as follows:

- The lateral and vertical extent of subsurface soils with metals concentrations that exceed the applicable NYSDEC target cleanup objectives have been defined for most areas of the site, with the exception of the soils beneath the main building.
- The subsurface soils with the highest detected metals concentrations are located underneath the concrete floor in the main building, and in the alley area north of the main building near the former plating operation.
- Cyanide was detected in all three (3) indoor subsurface soil samples at concentrations in exceedance of the applicable NYSDEC target cleanup objective of 1.0 ppm. Furthermore, the cyanide concentration detected at indoor soil sample FC-1 (109 ppm) was the highest detected cyanide concentration for all of the soil samples analyzed during the three (3) phases of site investigation.
- With respect to the on-site groundwater quality, the following metals parameters have consistently been detected at concentrations in exceedance of the applicable NYSDEC Ambient Water Quality Standards: lead, zinc, cadmium, chromium, and barium. According to the BBL report, these are the same inorganic constituents that were detected most frequently and at the highest concentrations in the analyzed soil samples.
- The presence of lead, zinc, cadmium, and chromium in the analyzed groundwater quality samples “appears to be directly related to the presence of these inorganics contained in the on-site soils leaching to groundwater” (BBL, 1997).
- Both zinc and cyanide were used in the electroplating process, and it is BBL's belief that “the former plating operations at the site have had an adverse impact on the subsurface soil quality beneath the concrete floor in the main building where the plating baths were located, and in the alley north of the main building that housed the plating operations” (BBL, 1997).

- According to BBL, the sewer that connects the former plating-related pre-treatment system to the sewer in the alley may serve as a potential preferential pathway for subsurface contaminant migration, in addition to the presence of other site utility lines leading from the main building to the alley.
- “However, the presence of elevated inorganic concentrations detected in soils at less than 2-feet below the concrete floor and in the alley, suggests that the release of inorganics detected in soils is a result of past handling practices of plating fluids, accidental spills, leaks in the baths and/or process sewer systems with horizontal distribution of the inorganic constituents along the preferential flow paths noted with vertical distribution augmented by the seasonal fluctuating water table” (BBL, 1997).

2.a.i)c. Previous Cleanup Activities

Previous cleanup activities involved the removal of underground fuel tanks. The September 1991 report provides information regarding two (2) underground storage tanks (an 8,000-gallon fuel oil UST and a 500-gallon gasoline UST) that had previously been removed from the site. Specifically, the 8,000-gallon No. 4 fuel oil UST was removed from the west side of the site in 1988, while the 500-gallon gasoline UST was removed in 1991.

In addition to the above, during the period of September 23 through October 4, 2006, asbestos abatement activities were performed at the site by Hazardous Materials Management, Inc. of Plattsburgh, New York. Specifically, a total of 4,672 SF of asbestos containing material was removed from the Main Building, the Kiln Building, Shed No. 5, and the Garage/Paint shop, respectively.

2.a.i)d. Firm Commitment for Additional Funding

In 2008, the City was awarded \$700,000 in Restore NY Grant Funds to perform pre-demolition asbestos abatement activities and demolish the on-site building structures. In addition, the City of Ogdensburg has committed \$300,000 of its own funds to insure the successful completion of the project.

2.a.i)e. Project Description

With the use of EPA Brownfield Cleanup Grant funding, as well as numerous other funding sources, the City of Ogdensburg intends to cleanup the entire site and make it ready for mixed use development. Specifically, the entire clean-up project entails the performance of pre-demolition asbestos abatement activities, removal of the buildings and their foundations, and the remediation of soil and groundwater contamination that is present on site. As discussed in greater detail in Section 2.b (Budget) below, Restore NY Funds in the amount of \$700,000 will be used for performance of asbestos abatement and building demolition activities. The \$200,000 in funding requested in this grant application will be used for the removal of identified hazardous waste materials from each of the on-site structures prior to their demolition, and for the performance of soil remediation activities under the concrete floor of the main building and in the alley area north of the main building.

2.a.ii) Proposed Cleanup Plan

The cleanup method proposed in this application will follow typical contaminated soil excavation methods used during environmental investigations performed on Brownfield sites in New York State. Visual observation combined with use of a photoionizer detector (PID) field

instrument will allow the engineer to assess the excavation in order to determine which soils require removal. Excavation will cease when visual and PID assessment no longer indicate contamination; at this time, the field geologist will collect composite clearance samples from each wall of the excavation and submit the soil samples for laboratory analysis. Excavated soil that is determined by the soil assessment to be “clean” will be used in conjunction with granular fill to backfill the excavation to its original grade.

Various institutional controls will be used to reduce potential risk to humans and the environment. A Community Air Monitoring Program will be utilized during cleanup to ensure compliance with New York State Department of Health (NYSDOH) regulations for releases of VOCs and particulate downwind of intrusive site activities such as soil excavation.

Although no further work will likely be required, institutional controls will be enacted to reduce potential exposures. Institutional controls will be implemented at the site to minimize soil exposure, groundwater usage, and vapor intrusion into structures placed on the site. A soil management plan will be put in place to reduce exposures during future site construction, and soils excavated from the site will need to be properly characterized and disposed of. Structures built on the site will likely need to be designed with a sub-slab vapor barrier and vapor suppression system to prevent soil vapors from entering building spaces. Groundwater use will be restricted, and the site will have to be supplied by municipal water.

2.b Budget [10 Points]

The budget for this proposed EPA Brownfields Cleanup project consists primarily of Contractual costs associated with the performance of site cleanup activities. Modest costs are also proposed for City personnel related to coordinating activities under this program, and for travel by City staff to training seminars and conferences recommended by the EPA. The table below provides the proposed budget, with brief descriptions of the specific tasks indicated below the table.

2.b.i) Budget Table [5 Points]

BUDGET CATEGORIES (Programmatic costs only)	Task 1: Eligible Programmatic Activities	Task 2: Community Involvement	Task 3: Site Cleanup	Task 4: Groundwater Monitoring Program	TOTAL
Personnel	0	0	0	0	\$0
Fringe Benefits	0	0	0	0	0
Travel	\$3,000	0	0	0	\$3,000
Equipment	0	0	0	0	
Supplies	0	0	0	\$500	\$500
Contractual	0	\$2,000	\$185,000	\$9,500	\$196,500
Other (specify)	0	0	0	0	0
Subtotal	\$3,000	\$2,000	\$185,000	\$10,000	\$200,000
Cost Share	\$2,000	\$8,000	\$30,000	0	\$40,000
Project Total	\$5,000	\$10,000	\$215,000	\$10,000	\$240,000

Budget descriptions:

Task 1: The task involves programmatic activities associated with quarterly and annual reporting on grant performance, coordination of and overseeing contractors selected for this program, travel associated with EPA-sponsored conferences, and compiling payment documentation in accordance with all federal requirements and regulations.

Task 2: Community involvement activities include the preparation of fact sheets and press releases to update the community on the progress of cleanup activities at the site. The task also includes community involvement in the form of attendance at City meetings and other outreach opportunities.

Task 3: The task includes the removal and disposal of hazardous materials/wastes existing within the various on-site structures, as well as the excavation and off site disposal of contaminated soil beneath the concrete floor of the main building structure and the alley area to the north of the main building, including the disposal offsite of the contaminated soil. Remedial work at the site will address residual contamination at the Former Standard Shade Roller site that exceeds NYCRR Part 375 Soil Cleanup Objectives for Restricted Residential Use. Contaminated soil excavation and disposal will reduce or eliminate potential exposure pathways. Various remedial measures, including capping portions of the site with asphalt, will be considered and incorporated into the final remedial plan. In addition, institutional controls as well as the removal and off-site disposal of contaminated soil will further reduce or eliminate potential exposure pathways. It is anticipated that approximately 1,100 tons of contaminated soil will be removed at a cost of approximately \$127,500.00. Other work associated with site cleanup includes further characterization and removal of hazardous materials/wastes from the on-site building structures, which is estimated to cost \$75,000.00.

Task 4: The task includes groundwater monitoring to determine the effectiveness of Task 3 in reducing site contamination. The anticipated cost of the groundwater monitoring is \$10,000.

2.b.ii) Leveraging [5 Points]

The City of Ogdensburg has been awarded a 2008 Restore NY Grant in the amount of \$700,000 to conduct pre-demolition asbestos abatement activities and subsequently demolish the eight buildings on the site. Funding sources that will support the clean up budget include the Restore NY funds, the requested EPA funds, and committed City funds. If additional work is required, the City will use general funds, labor and equipment to cover extra costs.

2.c Programmatic Capability [20 Points]

2.c.i) Has Ever Received an EPA Brownfields Grant [8 Points]

• **Prior EPA Brownfields grants**

Agreement No. BP992907-01-0 - Brownfield Redevelopment (Diamond International, Arena, Augsbury, Lighthouse Point.

This was a \$200,000 grant; all funds were expended. The budget period for this project started on August 15, 1998, and the Final Status Report was accepted on January 31, 2007. All reports

were submitted in a timely manner. This pilot covered four sites: Diamond International, Arena, Augsbury, Lighthouse Point.

The Diamond site was the City's priority. Funding was used for pre-remedial activities geared toward preparing the mill superstructure for demolition, including preparation of the site evaluation report, preparation of specifications for building demolition and preparation of bid packages to address removal the PCB, lead and asbestos containing materials required prior to demolition of the mill. Subsequent funding (\$500,000 - ESDC; \$71,500 - State grant) was utilized for the demolition of the mill. The City also received a grant from the NYS DOT (State Assistance Grant 90% - \$2,305,000 / City match \$245,000) for site remediation.

With regard to the Arena site, the City addressed and closed out spill numbers associated with that site with the completion of the Exposure Evaluation and Post-Remedial Monitoring Report and the Operation and Maintenance Plan for Pavement/Soil Cap. The City completed the final requirements of the Order on Consent and on October 16, 2001, the NYS DEC issued a No Further Active Remediation is Required letter and the parking areas was capped as per the remedial plan. This former brownfield site has been cleaned and redeveloped.

With regard to the Augsbury site, the former Augsbury tank farm property was sold in separate parcels. The site is now comprised of three separate parcels with three separate owners. A portion of the site referenced as the City's portion is owned by the Kiwanis Club. No site investigations were performed by the City on the City's portion; however adjacent properties that were part of the Tank Farm have been investigated. The City's consultant, Camp Dresser McKee (CDM), prepared an evaluation report summarizing investigation activities on adjacent sites and submitted the final evaluation report to the NYS DEC and USEPA. In 2004 the City was awarded an EPA Brownfields Assessment grant, \$180,000 of which was designated for this site.

With regard to the Lighthouse Point site (original site of Fort LaPresentation), this site was the former location of the Mobil Oil bulk petroleum storage facility and adjacent property has been subject to ongoing investigation associated with contamination from Mobil Oil. The City and CDM met with Exxon/Mobil in 2000 to discuss their involvement if additional contamination is found on the City's portion of Lighthouse Point. The City completed to additional investigation or remediation activities. The Fort LaPresentation Company, owners of a majority of Lighthouse Point, successfully convinced NYS DEC to compel Exxon/Mobil to develop a cleanup plan for the site. The City worked with DEC and interested parties to facilitate a consent agreement with Exxon/Mobil for testing and cleanup. Due to lengthy, unending negotiations between DEC and Exxon/Mobil, DEC announced its intentions to undertake investigation and cleanup of the Mobil site. The remediation work was approximately 80% completed when DEC stopped work due to lack of funds.

Agreement #BF-97287204 - Brownfield Assessment (Augsbury and Quick Rite Sites)

This was a \$200,000 grant; the current balance remaining is \$177,476. The budget period for this project started on September 16, 2004. All reports have been submitted in a timely manner. This grant covered two sites: Augsbury (\$180,000) and Quik Rite (\$20,000).

Quik Rite - The City took ownership of this site through a tax sale. Subsequent investigation by DEC discovered hazardous materials on the site. These materials were identified, packaged at

the site and disposed of. The site was sold at public auction and has been renovated and is being reused as a dentist's office. This former brownfield site has been cleaned and redeveloped.

Augsbury - The City has negotiated easements with the owners of the two adjacent sties to allow access for Phase I & II environmental testing. Barton & Loguidice was selected through an RFP process to complete this testing. The Phase I Environmental Site Assessment has been submitted to EPA for approval, along with recommendations for a Phase II work plan. Work continues on preparation of an EPA Phase II Site Investigation Work Plan.

- **Management System [8 Points]**

The Cleanup Grant will be administered through the Ogdensburg Growth Fund Development Corporation, a local development corporation that maintains and delivers the City's other economic development grant and revolving loan fund programs. Ogdensburg Growth Fund Development Corporation is staffed by the Department of Planning & Development, including the following:

J. Justin Woods, Director of Planning and Development/City Planner will be responsible for programmatic activities. The DPD Director has nearly ten years of experience as professional planner in various communities and has worked as private consultant on many land use, planning, community and economic development, and management issues. Mr. Woods graduated, cum laude, with dual Bachelor's degrees in Environmental Science & Public Policy from Green Mountain College and studied at Cornell University's City & Regional Planning Graduate Program

Kimberly DesChamp, Economic Development Program Manager. Ms. DesChamp is the Coordinator for the Ogdensburg Empire Zone, a New York State Empire Zones Program and is also the Administrative Director of the Ogdensburg Growth Fund Corporation, a local development corporation and recent recipient of a New York Main Street Program. Ms. DesChamp has extensive project management experience and has several years of mortgage banking experience.

Mark E. Jacobs, Community Development Coordinator has 25 years of experience with on-going community development programs including the New York State Office of Community Renewal, New York State Division of Housing and Community Renewal Programs and various HUD programs.

Cindy Ghize, Community Development Clerk has 24 years experience with City of Ogdensburg Housing Rehabilitation, Code Enforcement, Planning and Assessment Departments. Ms. Ghize's Duties will include project disbursements and general accounting of client funds, client intake, preparing payment requests forms, and client screening.

The City's Comptroller also serves as the Finance Officer of the Growth Fund.

The number of professional employees involved in the City's grant program demonstrates the capacity of the City to retain project leadership should employee turnover occur. The City will use its standard employee recruiting system to recruit qualified staff if a position is vacated.

Through its standard competitive procurement system, the City will secure the professional services of a qualified engineering firm for project oversight and monitoring.

- **Adverse Audit Findings [4 Points]**

There have been no adverse audit findings.

3. Community Engagement and Partnerships [15 Points]

3.a. Plan for Involving the Affected Community [5 Points]

The City of Ogdensburg has embarked on a comprehensive Planning Process for community revitalization. Prior planning initiatives include the following:

- *The Local Waterfront and Harbor Management Plan (1986 updated in 2001),*
- *Brownfields Revitalization Project (1997),*
- *Waterfront Redevelopment Action Plan (2004)*
- *Strategic Management Plan (2009), and*
- *Pre-Nomination Study for the Waterfront Brownfield Opportunity Area (2008).*

Each of these planning initiatives included a comprehensive public outreach, including public meetings, stake holder interviews, and focus groups. Specifics are discussed below. The City of Ogdensburg uses only the English language at meetings since there are no specific ethnic groups that require translation services. According to the 2000 Census, the vast majority of the City's residents were born in the United States (94.8%) or have entered the United States since 1990 (1.2%). The City of Ogdensburg does not currently have a large influx of immigrants.

Plan for the Involving the community in the cleanup project for the Standard Shade Roller Cleanup Project

Building on the Strategic Planning Process discussed below, the Standard Shade Roller Cleanup Project will be highlighted as an integral part of the Waterfront Redevelopment Program. As part of its ongoing program to involve the public in all aspects of community development, the City will host special meetings to discuss the Cleanup Project. The project will be advertised in the local newspapers, and posted on the City's Website. Two preliminary public meetings are planned. At the first meeting the City will introduce the staff that will over see the project and explain how the program will fit into the strategic development program of the City. Staff will present their approach to site selection, cleanup decisions, and reuse planning. An overview of the City's plans to date will be presented, and the specific site plans for the Standard Shade Roller site will be reviewed.

A second public meeting will be advertised and held to answer questions about the ongoing results of the project, and address citizen questions and concerns.

Prior Community Engagement Activities are discussed below.

Strategic Management Plan (SMP) & Economic Development Summit (2009)

In 2006, the City of Ogdensburg undertook a Strategic Management Planning process to ensure quality services to citizens while continually improving the way services are delivered to those services. The SMP is based on the Vision, Mission, Values and Organizational Goals established by public input through citizen survey, interaction with boards, commissions, agencies, public at large, along with Departmental Business Plan; Department Heads, the Mayor

and City Council, and the City Manager. Updated annually, the **2009 SMP** has been presented to the public in a community survey, and results will be considered in the preparation of the City Budget and Capital Improvement Plan. The Waterfront Area is currently a key component of the Ogdensburg Strategic Plan.

- **Waterfront: clean, developed, mixed public/private use, psychiatric center, international use**
- Tax Base: expanded
- Economic Development: port, downtown revitalization, plazas, jobs
- Infrastructure: improved, support growth
- Technology: expanded service, utilization of internet
- Tourism: 4-land highway, cultural opportunities
- Housing Stock: improved

The City of Ogdensburg has recently hosted a **Community Planning & Economic Development Summit, “Defining Ogdensburg’s Future”** which was held at City Hall on Saturday, September 26, 2009. The City also hosted a number of focus groups on the City’s Planning & Economic Development Issues and Housing Programs on Thursday, September 24, and Friday, September 25, as a lead up to the summit. The meetings were advertised on the City’s website and residents were invited to participate in focus groups sessions, and were given a contact and phone number.

Waterfront Redevelopment Action Plan 2004

This Plan targets eight waterfront properties in the City. The objective of this plan is to capture the significant redevelopment opportunity these sites represent, aimed at new job creation, business growth, tax revenues and overall revitalization. The final draft is a market-oriented Vision Plan that builds upon local strengths and resources, and forms a basis for further discussion among the City, business leaders and the community to reach its objectives.

The preferred plan is a mixed-use waterfront complex, including a scuba diving center, a nautical museum, public parks and multi-use trails, marina. Site plans developed for the plant detail development for each of the 4 districts in the Brownfields Opportunity Area including land use, site design, building location, infrastructure and landscaping. Specific recommendations for the Shade Roller site are presented in Section 4.

Waterfront Brownfield Opportunity Area

In October 2008, the City of Ogdensburg submitted an application for funding in the amount of \$395,000 through the New York State Department of State for a Nomination Waterfront Brownfield Opportunity Area. This project will most likely be funded. The Waterfront Brownfields Area will be analyzed, and conceptual development proposal will be completed, subject to a rigorous market and real estate analysis. The result of this overall effort will be a revitalization plan based on smart growth principles that is economically viable. A Steering Committee will be created to include elected officials, citizens, local planning, real estate, design, and development experts, neighborhood, business, non-governmental organizations and governmental partners and stakeholders.

An in-depth Public Participation Process will be conducted to involve all residents in the planning process. The SMP Vision statements will serve as the framework for the WFBOA, including a minimum of two public visioning sessions / design workshops that will be undertaken to garner public input in the planning and programming of the WFBOA's future redevelopment strategies. Each session will include a short presentation summarizing project goals and approach, schedule, and anticipated results of the session, followed by a facilitated discussion designed to progress ideas and enfranchise the public. The City will organize all meeting locations and public notices for each of the public visioning sessions

3.b Efforts and Plans to Develop Partnerships with Local and State environmental and health agencies, and other relevant governmental agencies. [5 Points]

A vast network of partners has developed in response to the Strategic Management Plan and the Waterfront Redevelopment Action Plan. At the state level the City of Ogdensburg has formed partnerships with the New York State Department of Environmental Conservation NYS DEC, the Empire State Development Corporation (ESDC), the New York State Department of Transportation (NYS DOT). These agencies were instrumental in providing funding and oversight for brownfield assessment, cleanup and/or monitoring. See Section 2.c for a discussion of prior partnership activities in the Waterfront Brownfields Area. The identity of the partners ranges from state and regional organization to local agencies and individual property owners. Listed below are governmental agencies that have been instrumental in planning and remediation activities for Ogdensburg's Waterfront Redevelopment. Support letters are attached.

Empire State Development Corp.(ESDC) is New York State's lead economic development agency. This agency awarded the FY08 Restore NY funds to demolish building on one of the brownfields --: the Shade Roller site. ESD, with co-headquarters in Albany, Buffalo and New York City, is supported by a network of 18 additional ESD locations throughout the state and around the world. Their mission is to provide the highest level of assistance and service to businesses in order to encourage economic investment and prosperity in New York State. They provide the services to business who wish to relocate to NYS or expand already existing operations in NYS. A support letter from the ESD North Country Regional Office is attached.

St. Lawrence County Planning Office provides research and support services to the County Board of Legislators and other departments, provides staffing services for the County Planning Board and the Environmental Management Council, provides technical assistance and research on many topics to local governments, including preparing grant applications, and assists businesses, agencies and individuals with census and other data and information.

The St. Lawrence County Industrial Development Agency is a public benefit corporation created by New York State legislation to promote, encourage, attract and develop job opportunities and economically sound commerce and industry in St. Lawrence County. As a full-service development agency, SLCIDA works to ensure that businesses maximize the services available to help start, expand and maintain business in St. Lawrence County. They also provide funding for selected projects.

The Ogdensburg Growth Fund Development Corporation has been created by the City to provide low-interest loans for acquisition, construction, renovation, equipment and working capital. This agency has a broad interest in all development activities in the City.

3.c. Community –Based Organizations and other interested parties [5 Points]

North Country Alliance (NCA) is a private company categorized under Trade associations and located at Clarkson University in Potsdam, NY. NCA is a consortium of economic development organizations working in New York's North Country counties of Clinton, Essex, Franklin, Jefferson, Lewis, and St. Lawrence. NCA strives to offer a single point of access to the resources businesses need to locate or expand in the North Country. The NCA's members are most interested in the potential employment opportunities that might be created by the development of the Standard Shade Roller Cleanup Project.

The St. Lawrence County Industrial Development Agency is a public benefit corporation created by New York State legislation to promote, encourage, attract and develop job opportunities and economically sound commerce and industry in St. Lawrence County. As a full-service development agency, SLCIDA works to ensure that businesses maximize the services available to help start, expand and maintain business in St. Lawrence County.

St. Lawrence County Chamber of Commerce plays an important role in maintaining the economic health of St. Lawrence County. The primary purpose of the Chamber is to serve as the voice of business in improving St. Lawrence County. It sponsors business seminars, assists Small Business Start-ups, host a comprehensive website with information about county businesses and services. The Chamber also works on countywide tourism promotion and is the designated Tourism Promotion Agent for the county. This organization will be instrumental in promoting the redeveloped Ogdensburg Waterfront.

Greater Ogdensburg Chamber of Commerce. As a local chamber, their mission is to advance civic, commercial, industrial and agricultural interests in the City and the promotion of the general welfare and prosperity of the City of Ogdensburg. Their website carries information about City government and activities including new stories regarding current issues and events and helps spread the news about the Strategic Planning Process now underway.

Thomas J. Duffy, owner of land on Lighthouse Point. Mr. Duffy was involved in the development of Ogdensburg's Local Waterfront Redevelopment Program and owns land in Lighthouse Point that remains contaminated.

Joseph Basta, business owner and owner of land adjacent to the Standard Shade Roller brownfield site.

4. Project Benefits [30 Points]

4.a. Welfare and Public Health [10 Points]

The Standard Shade Roller site is planned as a residential development with an interior public green and a public waterfront green with a multiuse trail. This project contributes to the community's "**Vision**" for the revitalization of Brownfield sites which is most clearly detailed in the **Waterfront Redevelopment Action Plan**:

Ogdensburg is a small town community with a prime location on the St. Lawrence River and excellent recreational opportunities. The City will create a waterfront destination that will attract residents, businesses, and visitors. Waterfront development will result in a mix of uses that will contribute positively to the City's tax roll.

The focus of the Waterfront Redevelopment Program is to return brownfield, vacant and underutilized sites to productive economic and social use within an innovative strategy for waterfront revitalization. As part of the St. Lawrence Sea Way Trail, the City intends for its Waterfront to become one of the main attractions on the trail. The Seaway Trail, a 504 miles line scenic byway along the St. Lawrence River (Seaway), Lake Ontario, the Niagara River, and Lake Erie; is designated as one of “America’s Byways” for great American road trips. It meets all requirements set by the U.S. Federal Highway Administration; in categories of scenic, natural, historic, cultural, archaeological and recreational values. The amenities in the planned sub districts will be enjoyed by the adjacent neighborhood, but will also serve the greater community by providing waterfront greenspace and access to the St. Lawrence River for all residents and visitors.

Anticipated environmental, social and public health benefits resulting from the Standard Roller Shade Cleanup Project include:

- Clean-up of contaminated and protection of groundwater resources on a 10 acre brownfield site
- Protection of the St. Lawrence River from contaminated surface runoff and ground water seepage
- Creation of mixed-use mixed-income residential neighborhood
- Provision of green space and recreational opportunities along 1,000 feet of St. Lawrence River waterfront along the property’s northern boundary
- Creation of design, construction and maintenance jobs
- Increase in tax revenues to the City of Ogdensburg.
- Contribution to economic development and a sustainable economy in the City of Ogdensburg.
- Redevelopment of a centrally located area using smart growth principals

The City of Ogdensburg intends to use this Cleanup Grant to eliminate threats to human health and the environment. Currently, threats to human health posed by this site prohibit the use of this property for residential or commercial use. In addition, any groundwater contamination emanating from this site discharges to the St. Lawrence River and threatens the river’s ecosystem. Therefore, the goal of this project is to reduce soil contamination at the site to below 6 NYCRR Part 375 Soil Cleanup Objectives for Restricted Residential Use. As the excavation proceeds, the contaminated soil will be staged on-site on reinforced plastic sheeting and covered, and then transported via dump truck to a permitted disposal facility in accordance with local, state, and federal regulations. Various institutional controls will be used to reduce potential risk to humans and the environment. A Community Air Monitoring Program will be utilized during cleanup to ensure compliance with NYSDOH regulations for releases of volatile organic compounds (VOCs) and particulate downwind of intrusive site activities such as excavation.

4.b Economic Benefits and Greenspace [5 Points]

4.b.i) Economic Benefits

A Fiscal Impact Analysis was prepared as a key part of the City of Ogdensburg Waterfront Redevelopment Action Plan. The analysis included potential increased property tax revenues

likely to be derived from major new construction and redevelopment projects, the potential increase and sales tax revenue that might result from the commercial / retail activity planned.

The financial impact analysis of the City of Ogdensburg Waterfront Redevelopment Plan relied on two key measurements of economic impact – capital investment and property tax revenues. The analysis evaluates the cumulative impacts of these factors as the various development proposals are implemented over a 15-year build-out period. Summarizing the fiscal benefits of Plan implementation to the City – for an investment of \$4.3 million, the City will stimulate \$55.4 million in additional investments resulting in projected property tax revenues of \$6 million or about 140% of the City's investment. In addition, revenues would continue at \$459,000 annual thereafter.

Particulars were presented for specific areas. For each action plan that is expected to generate future property taxes, a future assessed value at project completion was estimated based on project costs and likely market value. Generally, the analysts estimated assessed value at 80% of the total project cost if the project primarily involved building construction. This percentage was reduced for projects that involved a significant amount of infrastructure, site preparation and landscaping work. Annual tax projections for each of the action plans were based on the projected assessed value and a constant City tax rate of approximately \$17.00 per \$1,000 assessed value. The residential development proposed for the Shade Roller site would cost \$3,800,000 and be assessed at \$3,040,000. Annual tax projects were estimated to be \$51,680.

Besides adding to the City's tax base, the redevelopment of the site would provide design, construction and maintenance jobs for the residential complex and public greenspace. The development of this site would also enhance the development activities in adjacent properties. Property owners have expressed support of this project, and their letters of support are included in the Attachments.

Property values in the existing residential neighborhood to the south would also increase as high amenity development occurs on the waterfront.

4.b.ii) Other non-economic benefits

The Waterfront Redevelopment is planned as a high amenity residential complex with public parks, open greenspace, multi-use trails and public access to the St. Lawrence River. Proposed site plans show the following greenspaces:

- Central public green
- Heavily planted berm screening residential neighborhood
- Waterfront multi-use trail
- Public waterfront Green

4.c Environmental Benefits [5 Points]

Beyond the remediation of contaminated soil at the subject parcel, the cleanup of the former Standard Shade Roller property and other brownfield sites in the Waterfront Area will have considerable environmental benefits by implementing the following smart growth and sustainable redevelopment principles: a) the waterfront area is already well served with existing

infrastructure in the form of municipal water, sewer, electric, and natural gas service; b) the site is located in the City's Empire Zone; c) following the completion of asbestos abatement activities, the City intends to allow the local Amish community to salvage sections of the on-site building structures for reuse in other construction projects; and d) Green Building techniques and materials will be encouraged by the City in redevelopment proposals, as the City intends to sell the property to a developer for redevelopment as a mixed use, LEED certified project.

4.d Monitoring Progress [5 Points]

In accordance with the provisions of EPA Order 5700.7, "*Environmental Results under EPA Assistance Agreements*," the City of Ogdensburg will track the success of the Brownfield Cleanup project based on the evaluation of the following measurable outputs and outcomes: a) removal of least 1,100 tons of contaminated soil at the former Standard Shade Roller site; b) the cleanup of 7.8 acres of property at the former Standard Shade Roller site; c) combined with the recently remediated 17-acre parcel (former Diamond International Paper Mill site), the creation of 25 acres of prime riverfront property ready for development; d) the leveraging of jobs as a result of the future site remediation work to be performed by contractors funded by this grant, and due to the future redevelopment of the parcel; e) the amount of additional funding that is leveraged as a result of the EPA Cleanup grant; and f) the preservation of greenspace.

DRAFT