CITY OF UTICA

1 KENNEDY PLAZA, UTICA, NEW YORK 13502
PH. 315-792-0100 | FAX. 315-734-9250

ROBERT M. PALMIERI
MAYOR

January 29, 2019

USEPA Region 2
Attn: Ms. Lya Theodoratos
290 Broadway, 18th Floor
New York, New York 10007

RE: FY19 USEPA Brownfields Cleanup Grant Application -
1712 Erie Street Site | Utica, New York 13502

Dear Lya,

The City of Utica is pleased to submit an application to the USEPA FY19 Brownfields Cleanup Grant program to remediate and position the 1712 Erie Street Site for redevelopment. Enclosed, please find the comprehensive application package.

NARRATIVE INFORMATION SHEET

1. Applicant Identification
   City of Utica
   1 Kennedy Plaza
   Utica, NY 13502

2. Funding Requested
   a. Single Site Cleanup
   b. Federal Funds Requested
      i. $500,000
      ii. City is not requesting a waiver
   c. Hazardous Substance

3. Location
   a. City of Utica
   b. Oneida County
   c. State of New York

4. Property Information
   1702 Erie Street
   Utica, New York 13502

5. Contacts
   a. Project Director: Brian Thomas, Commissioner of Urban & Economic Development
      1 Kennedy Plaza, Utica, New York 13502

315.792.0181 bthomas@cityofutica.com

b. Chief Executive: Robert Palmieri, Mayor
1 Kennedy Plaza, Utica, New York 13502
315.732.0180 rpalmieri@cityofutica.com

6. Population: 60,635

7. Other Factors Checklist:

Other Factors	**Page #**
Community population is 10,000 or less.	n/a
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	n/a
The proposed brownfield site(s) is impacted by mine-scarred land.	n/a
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.	n/a
The proposed site(s) is adjacent to a body of water (i.e., the border of the 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.	n/a
The proposed site(s) is in a federally designated floodplain.	n/a
The redevelopment of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvements projects.	4
Other Considerations	**Page #**
Greater than 20% of Utica's population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates. 2017 estimates indicate that **30.4% of Utica's population lives below the poverty level**.	1

8. Letter from the State or Tribal Environmental Authority: *See attached.*

Sincerely,

Robert M. Palmieri
Mayor

PROJECT NARRATIVE

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area & Brownfields

1.a.1 Background and Description of Target Area

Utica is a small city of 60,635 in the center of Upstate New York – the Oneida County Seat – on the banks of the NYS Barge Canal. Located at Exit 31 of the NYS Thruway, Utica is within a four hour drive of every major city in New York State.

Incorporated as the Village of Utica in 1798, the community blossomed with the success of the Erie Canal and the railroads. By the late 1900s, Utica was a global textile powerhouse, boasting 19 large knitting mills which employed upwards of 20,000 men and women. By the mid-20th Century, the City shed its textiles and transitioned into a metals and electronics manufacturing community. A true rustbelt city, suburban sprawl and the exodus of manufacturing eviscerated the urban core, leaving a legacy of environmental contamination, decaying building fabric, and economic disinvestment.

The site occupies Oneida County Census Tract 214.02. Census Tract 214.02 is in the City's Community Development Block Grant (CDBG) Target Area, as well as the recently-designated Community Development Financial Institution (CDFI) Target area. The CDFI was established in 2017 to target financial assistance to historically underrepresented populations, small businesses, and women-and-minority-owned enterprises.

1712 Erie Street Site	Census Tract 214.02, Oneida County, NY	City of Utica	Oneida County	New York State
Total Population				
% Minority				
Median Household Income				
Unemployment Rate				
% of Individuals Below Poverty Level				
% of Households Below Poverty Level				
% of Households with 1+ persons with disability				
Median Home Value				
Vacancy Rate				
% Rental Occupied				
% Owner Occupied				

Perhaps one of the most striking (if not disturbing) statistics is that, per US Census data, the historical poverty rate for Utica has exceeded 20% for more than 30 years; and continues to climb: reaching 21% in 1990; 24% in 2000; 27% in 2010, and peaking in 2017 at 30%.

1.a.2 Description of the Brownfield Site

Our site sits on the Oriskany Street Corridor, home of the original Erie Canal. One of the oldest mixed-use districts in the City of Utica, the canal corridor was historically characterized by a vibrant mix of residents, manufacturers, and entrepreneurs. 1712 Erie Street, also known as the "Mele Manufacturing Site," is a

contributing factor to blight, vacancy, and disinvestment in the neighborhood. The site has excellent access, tremendous visibility, and some of the highest traffic counts in the City – making it one of the highest-profile brownfields in downtown Utica.

Land Use History. 1712 Erie Street is situated along the southern bank of the original Erie Canal – now Oriskany Street – in downtown Utica, NY. The 5.3-acre site gently slopes south to north, from Erie Street to Oriskany Street. The remains of railroad bed and limestone blocks suggest that the site's northern boundary consisted of the Erie Canal wall. The site's historic land uses range from knitting to small manufacturing.

Existing Conditions and Severity. Phase I ESA was completed in 2014, followed by a Phase II ESA in 2016, and a Supplemental Subsurface Investigation in 2017. Currently, the site is vacant, sparsely vegetated, and blighted by rubble and remnants of old building foundations. Recognized Environmental Concerns and known contaminants include: VOCs, Acetone, SVOCs, PAH compounds, metals, petroleum, and chlorinated solvents. Extensive investigations confirm that contamination is widespread throughout the five acre site. In all instances, the contamination levels exceed the NY State DEC Soil Cleanup Objectives (SCOs) for unrestricted use.

However, there are only limited instances in which the contamination exceeds SCOs for commercial/industrial use. Although the contamination is severe, the areas of greatest concern are fairly well-defined and well-documented. In each of these cases, our strategy for cleanup is clear and achievable. Pervasive groundwater contamination suggests the need for on-site treatment and long-term monitoring – for which we have designed and in which are confident in our proposed remedial action plan. Several years ago, the site's existing structures were demolished. The absence of buildings has facilitated extensive investigation and will certainly expedite remediation and restoration efforts – not to mention the ability to visualize a host of redevelopment scenarios.

Proximity to Water. The site is approximately 900 feet from the Mohawk River and is not in a federally-designated floodplain.

1.b. Revitalization of the Target Area

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans

The ultimate redevelopment objective for the site is a flex-industrial and commercial campus to accommodate growing demand from businesses seeking to relocate, small businesses looking to expand, and entrepreneurial start-ups. Community-driven planning, market demand, and regional influences are all validating the need for cities to rationalize strategic infrastructure and to redevelop urban core brownfield properties.

Community Planning. The City of Utica adopted a sustainable, neighborhood-based masterplan in 2011 calling for the maximization of the City's downtown assets and a Smart Growth approach to development. Facing constant competition for suburban development, the City put in motion an urban-centric focus on adaptive reuse, infrastructure modernization, and brownfield redevelopment.

In October 2014, the City completed a Brownfield Opportunity Area (BOA) Pre-Nomination Study for the Central Industrial Corridor in order to begin the community-driven planning process required to transform the neighborhoods adversely affected by contaminated and blighted properties. One of the priority areas identified in the study is the Oriskany Street Corridor. 1712 Erie Street is a high-priority strategic site within this district.

Shortly thereafter, Cornell University selected the City of Utica to participate in the Rust 2 Green program. The coalition partnered with HUD to engage in a participatory Community Needs Assessment. Among the primary objectives of the planning exercise were to facilitate employment, increase economic activity, and improve

health and wellness. Rust 2 Green continues to be an active participant in community planning and redevelopment initiatives.

Growing Demand. Over 100 new loft apartments have been completed, with another 300 in progress during the past four years. Utica Harbor Point is embarking on a major bulkhead reconstruction and currently seeking mixed-use developers for the waterfront district. Finally, Bagg's Square, Utica's first mixed-use neighborhood, is rediscovering its roots and has become internationally recognized for its craft food and beverage scene.

The City of Utica has seen increasing demand for urban sites – both for new construction and adaptive reuse. As a follow-on to the environmental investigations, a limited strategic site development analysis and feasibility study was conducted in 2018 to determine redevelopment feasibility. The conceptual planning exercise confirmed that 1712 Erie Street could support up to four flex-industrial buildings, ranging from 10,000 – 20,000 square feet.

Regional Influences. Large-scale projects are accelerating the need for new sites and spatial efficiency in the Oriskany Street Corridor. The Adirondack Bank Center at the Utica Memorial Auditorium has attracted professional hockey (Utica Comets) and professional soccer (Utica City FC) to downtown Utica. Public and private investment exceeding $44 million promises to solidify downtown Utica as a regional sports and entertainment destination. The NEXUS Center, which has a planned completion date in 2020, will be a state-of-the-art sports complex servicing hockey, lacrosse, and soccer teams.

In 2016, Mohawk Valley Health Systems (MVHS) announced that they will be constructing a new downtown hospital in the urban core. Both projects could experience significant support by having proximal, developable space, and 1712 Erie Street is less than a mile from each site's footprint. 1712 Erie Street is ideal for a range of complementary businesses, whether that be commercial, hospitality, or medical office space.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy

A development-ready site for up to four new or expanding businesses. At a recent meeting with industry-specific site selectors, the partners noted the importance of having site ready properties to sway potential businesses. Once clean-up is underway, the site can be marketed as a "virtual building," akin to being able to start construction within a 60 day window. This type of asset is invaluable to the Oriskany Street Corridor.

Job opportunities within walking distance to transitional neighborhoods and public transportation routes. The Oriskany Street Corridor traverses west Utica, a long stigmatized section of the City. Anchored by the FX Matt Brewery, Varick Street (the "Brewery District") has become home to a thriving bar and restaurant scene, attracting locals and out-of-towners alike. The surrounding west Utica neighborhoods sit firmly in low-income census tracts, all of which is to say that mixed use development or flex-industrial uses at 1712 Erie Street would be a boon to residents who often require more walkable opportunities to maintain employment. The Brewery District is less than a mile to the proposed site. Additionally, Centro Bus lines run throughout west Utica and along the length of Oriskany Street, making 1712 Erie Street a desirable site for any employer looking for a local, built-in workforce.

MVHS Downtown Campus. Mohawk Valley Health System is midway through the development of a proposed campus in the heart of downtown Utica, less than a mile from 1712 Erie Street. With such a large footprint reserved for the hospital proper, leaving surrounding neighborhoods to absorb the necessary support services and medical office buildings. Once remediated, 1712 Erie is arguably the most promising buildable site, located along a bus line and within walking distance to the hospital.

The NEXUS Center. A multi-use, regional sports hub will be constructed directly across from MVHS's downtown campus. NEXUS will be another opportunity for 1712 Erie Street to achieve its full potential. As a site that can support up to four 20,000 sf buildings, there is ample opportunity for supply chain and supporting commercial services for the NEXUS and MVHS developments. Thoughtful, principled planning will be at the core of any development opportunity.

Opportunities for Energy-Efficiency and Smart Growth. More than 90% of the potential makers and service providers eyeing relocation and/or expansion are currently in aging and inefficient buildings. Redevelopment of this site will prioritize projects that strive for energy efficiency, rooftop solar, and green infrastructure. The site works for rooftop solar, specifically, due to the low building heights of adjacent properties (especially to the south), the direct access to the power grid, and the absence of mature vegetation.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse

If successful, the USEPA Cleanup Grant should provide the necessary funding for remediation and position the property for redevelopment. Should the costs exceed the low estimates and approach the high end, the City of Utica is eligible for the following grants to advance site remediation:

- National Grid Brownfields Program: Up to 25% of eligible cleanup expenses up to $250,000
- NYS DEC Environmental Restoration Program (ERP): Up to 90% of remedial investigation and 50% interim measures

The City intends to aggressively advance redevelopment, and intends to use the USEPA award to leverage NY State funding to encourage private investment in 1712 Erie Street:

- RESTORE NY – Up to $2 Million for site development, infrastructure, and new construction
- Consolidated Funding Application (CFA) – Up to 20% grant and tax credit assistance for business investments

1.c.ii. Use of Existing Infrastructure

Situated in the urban core, the site is replete with public infrastructure – all ON SITE. In addition to major utilities, the site fronts primary public transportation and pedestrian routes.

- Clean water provided by Mohawk Valley Water Authority
- Sanitary sewer provided by Oneida County Sewer District
- Natural gas and Three-phase electric provided by National Grid
- High-Speed Fiber provided by Northland Communications
- High-Speed Cable Broadband provided by Spectrum
- Major public transportation route, provided by Centro Bus Lines
- Sidewalks are present on both Erie Street and Oriskany Street.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding

Currently, the City's combined millage rate is among the highest in the nation in terms of taxes paid per $1000 assessed value at $65 per thousand; and is projected to exceed $69 per thousand by 2021. That puts Utica as the highest-taxed City in the County, the Mohawk Valley Region, New York State, and ostensibly, the United States of America. Having withstood more than 40 years of sustained economic recession, the City has fallen victim to urban sprawl and an alarming percentage of non-taxable property.

An unintended consequence of home rule, Industrial Development Agencies, and key regional land-use policies has contributed to suburban sprawl, the exodus of high-value development, and the evisceration of the urban core. Among those properties producing little-to-no tax revenue for the City are the 40+ vacant or underutilized brownfield properties identified in the BOA Target Area alone; a concentrate component of the greater than 100 such citywide. As a result, the already-compromised neighborhood property values continue to decline, creating a negative feedback loop and a vicious cycle of disinvestment and decay.

2.a.ii. Threats to Sensitive Populations

2.a.ii.(1) Health or Welfare of Sensitive Populations

Lead Poisoning Rates. New York State Department of Health (NYSDOH) 2013-15 data identifies Oneida County, with Utica as its largest City, as having the second highest incidence rate for high blood lead levels (BLLs), defined by New York State as > 10 µg/dL, among all counties in the state. NYSDOH data for Utica shows that in 2017 there were 259 children under the age of six (17.46% of children tested for BLL) with elevated BLLs, defined as > 5 µg/dL. The City has an older housing stock including 6,850 pre-1940 occupied rental units.

2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Elevated Blood Lead Levels and Asthma-Related Injuries. In 2015, the City and HUD collaborated on a Community Needs Assessment that found lead hazards are a major concern in Utica's poorest neighborhoods of West Utica and Cornhill where 90% of the housing was built before 1978 and where deteriorated housing conditions and asthma triggers are commonly found.

The City's residents living in older housing stock are at great risk for lead exposure with 6,850 occupied, pre-1940 rental units and 64% of homes built before 1950. The higher local asthma rates (25 per 10,000 rate in Utica compared to 15.6 in the State) can be partly attributed to aging housing where household injury risks and asthma triggers such as poor heating and ventilation, mold, and exposure to other environmental irritants contribute to increased emergency room visits and hospitalizations for acute asthma, absenteeism from school for children, and loss of work productivity for parents.

Rates for emergency room visits due to asthma are regularly reported by NYSDOH via the NYS Health Prevention Agenda Dashboard at both a County and City zip code level for the general population and for children ages 0-4. The five-year average (from 2010-2014) of annual asthma-related emergency room visits in the City of Utica (zip codes 13501 and 13502 combined) was 399 for children aged 0-4. 2015 U.S. Department of Education Data shows that for the entire Utica City School District, 28.4% of all students are chronically absent due to health-related issues.

2.a.ii.(3) Economically Impoverished/Disproportionately Impacted Populations

Poverty Rates. 32.2% of families in the City of Utica live below the poverty line, disproportionately affecting people of color (of which 72% of African American children live in poverty) in West Utica neighborhoods, less than a mile from where the proposed site is located. 47% of children under the age of 18 live at or below the poverty line, and there are 3,571 children age six and under on Medicaid in Utica zip codes 13501 and 13502; 13502 encompasses much of West Utica and a portion of the Oriskany Street Corridor, and struggled with blight and disinvestment.

2.b. Community Engagement

2.b.i. Community Involvement

Community Needs Assessment. In 2015, a collaborative effort between The Department of Housing and Urban Development (HUD) and the City of Utica produced a comprehensive Community Needs Assessment. The Assessment incorporated feedback from nine stakeholder roundtables discussing issues and collecting data related to economic development, community development, health, and education. The City also collected input from residents through an online form, and consolidated the information into a two year action plan with achievable goals and outcomes.

Goal 2 of the action plan identifies economic development as a priority – specifically to "fill vacancies, provide incentives for the adaptive reuse of buildings, and enhance and promote quality of life amenities across all demographics and neighborhoods." The proposed plan for 1712 Erie Street fulfills this missive, and would engage the Oriskany Street Corridor neighborhood in brownfield remediation, infill, and reuse of previously blighted space.

Empire State Poverty Reduction Initiative (ESPRI). The City of Utica has 23,828 working poor and 32.2% of families that live below the poverty line. Funded through Governor Andrew Cuomo's office and led by the United Way of the Valley and Greater Utica, the Utica-based ESPRI documented input from over 625 residents, many of whom struggle to meet basic needs. Based on community input, workshops, roundtables and one-on-one interviews, ESPRI identified five priority areas to help alleviate poverty: child care, employment assistance and job coaching, mobile medical services (dental, immunizations), housing resources, and transportation assistance. Any infill at 1712 Erie Street would provide an opportunity for low income residents to find employment within walking distance to their homes; a tenant on the site would be a drastic improvement over the brownfield that currently exists.

2.b.ii. Incorporating Community Input

Community Needs Assessment?
HUD action plans and consolidated plans?
BOA steering and stakeholder groups?
Utica Vision Plan?

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS (35 POINTS)

3.a. Proposed Cleanup Plan

Following thorough analysis and evaluation of the cleanup alternatives, the selected (preferred) remedy is the most cost-reasonable and effective alternative. Among a host of factors, the comparative analysis considered protection of human health, protection of the environment, short-and-long-term effectiveness, permanence, cost-effectiveness, future land use, community vision, sustainable practices, conservation of resources, urban ecology, socioeconomic conditions, and the community's ability to finance the cleanup project.

3.b. Description of Tasks and Activities

3.b.i. Project Implementation

The City, Urban Renewal Agency, and their consultants have performed a thorough analysis and review of the cleanup alternatives. The tasks are all eligible expenses per the USPEP FY19 guidelines; and the approach is reasonable, implementable, cost-effective (to the greatest extent known), and achievable in a reasonable time period. The project team is under no illusions that unrestricted SCOs are attainable; nor does the community envision residential development of the site. The City is taking a conservative and realistic approach.

The objective is to clean the site to commercial/industrial use standards, and to bring the site to market in the shortest time frame possible. Substantial completion will be achieved within an 18-month time frame, with some cushion for monitoring and site restoration. At this time, we foresee no funding gap. However, if the project approaches the high side, the UURA has authorized up to $100,000 in matching costs, and National Grid has indicated that they will provided up to 25% of total remedial costs, up to an additional $250,000.

3.b.ii. Task/Activity Lead

Brian Thomas, AICP, Commissioner, City of Utica Urban & Economic Development will oversee and coordinate all staff, consultants, and project partners. The NYS DEC will coordinate NYS DOH through the BCP.

3.b.iii. Cost Share

The Utica Urban Renewal Agency has passed a resolution to provide up to $100,000 for the remediation and site restoration of 1712 Erie Street, pending award of USEPA Brownfield Cleanup funds. See attached.

3.c. Cost Estimates and outputs

3.c.i. Cost Estimates

BUDGET	TASK 1	TASK 2	TASK 3	TASK 4	
CATEGORY	Remediation and Site Restoration	Cleanup Planning, Design, & BCP	Community Outreach & Engagement	EPA training & programmatic activities	TOTAL
Contractual	$ 422,000	$ 25,000	$ 2,000	$ 3,000	$ 452,000
Travel	$ -	$ -	$ -	$ 3,000	$ 3,000
Equipment	$ -	$ -	$ -	$ -	$ -
Supplies	$ -	$ -	$ 1,000	$ -	$ 1,000
Personnel & Fringe Benefits	$ -	$ -	$ -	$ -	$ -
Total USEPA Funding	$ 380,000	$ -	$ -	$ -	$ 380,000
Local Cost Share	$ 42,000	$ 25,000	$ 3,000	$ 6,000	$ 76,000
TOTAL BUDGET	**$ 422,000**	**$ 25,000**	**$ 3,000**	**$ 6,000**	**$ 456,000**

Clear Methodology and Eligibility. The costs were developed based on the individual tasks, the type and extent of contamination, the estimated quantity of material to be excavated/treated, the manner of treatment/disposal, site restoration/cover costs, and monitoring requirements. Each activity is itemized and costs were cross-referenced and compared with prior and planned brownfield projects across the region:

- Task 1 – Cleanup activities, including remedial investigation, soil removal, cover system, groundwater treatment system, CAMP, groundwater testing and monitoring, and restoration.

- Task 2 – Remedial design, cleanup planning, and application/reporting related to the NYS DEC Brownfield Cleanup Program
- Task 3 – Community Outreach & Engagement, including all materials, meeting supplies, notification/publishing costs, and contractual expenses.
- Task 4 – EPA grant administration, ACRES reporting, travel and registration for two (2) project team members to attend USEPA Brownfields Conference, travel to Albany for USEPA Interagency Roundtables

3.c.ii. Outputs

The quality of the specific outputs will be validated with confirmatory sampling of the remediated areas; and site will be remediated to NYS DEC SCOs for commercial/industrial use within an 18-month timeframe.

3.d. Measuring Environmental Results

The project team members will each assume project tracking roles according to their areas of expertise, and are responsible to the Commissioner to ensure that the milestones are achieved and coordinated to the greatest extent possible. The budget includes the appropriate Community Air Monitoring Program and the project team will be working directly with the NYS DEC & DOH to ensure that BCP requirements are met and on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure

The City of Utica Urban and Economic Development Department will oversee the timely and successful expenditure of funds. The City has also entered into a contractual relationship with Mohawk Valley EDGE to assist with the administration of funds, reporting, and management of consultants/contractors for the duration of the project. Key City of Utica personnel include:

- Brian Thomas, Commissioner of Urban & Economic Development
- Jack Spaeth, Utica Industrial Development Agency
- Christopher Lawrence, Senior Planner
- Key MVEDGE personnel assigned to the project:
- Christian Mercurio, VP Planning & Development
- Laura Cohen, Project Manager

4.a.ii Acquiring Additional Resources

At the proposed funding level, the EPA Cleanup Funding + the Utica Urban Renewal Agency (UURA) matching funds will be sufficient to fund the entire cleanup – eliminating the need to leverage additional cleanup funds. However, if the actual costs begin to overrun the estimated costs, the UURA has authorized up to $100,000 in project funding.

The City of Utica has an interdisciplinary network of environmental, non-profit, and financial professionals to achieve the cleanup objective and act as a force-multiplier to the project.

In close collaboration with the UURA and Mohawk Valley EDGE, the City has placed a high priority the remediation and redevelopment of 1712 Erie Street. AECC, Inc. and O'Brien & Gere have been retained by the UURA and the City, respectively, to investigate and address environmental issues in the MVHS footprint, various downtown sites, and the Oriskany Street Corridor.

Additionally, the City has been awarded a $199,000 planning grant by the Department of State to advance the Utica Central Industrial Corridor BOA. The City is concurrently issuing an RFP for a full-service planning & design firm to lead the BOA Step 2 effort – including planning and pre-development activities on the Oriskany Street sub-area. As the site is being remediated, redevelopment planning, design, and financial proforma will be simultaneously underay – complementing cleanup efforts and moving the needle closer to redevelopment.

The Community Foundation of Herkimer and Oneida Counties holds a $140 million endowment and has positioned itself as a strategic influencer, acting to convene partners across the social spectrum to engage in collective impact activities. Those include funding initiatives to eliminate elevated blood lead levels in children, grow cultural assets, and care for aging populations. Moreover, the Foundation has been involved in or funded every major planning project in the City, including the MVHS master plan, the parks master plan, and ESPRI, among others. As a leader in the MVHS downtown campus project The Foundation has a vested interest in supporting the MVHS and NEXUS ecosystems, roles for which the 1712 Erie Street site is well-positioned.

4.b. Past Performance and Accomplishments
4.b.i. Currently Has or Previously Received an EPA Brownfields Grant
4.b.i.(1) Accomplishments
2002 USEPA PILOT grant for Bossert Site

4.b.i.(2) Compliance with Grant Requirements
Completed and closed out. Need documentation

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management
625 Broadway, 12th Floor, Albany, NY 12233-7012
P: (518) 402-9764 I F: (518) 402-9722
www.dec.ny.gov

January 17, 2019

Brian Thomas
Commissioner of Urban and Economic Development
Utica City Hall
1 Kennedy Plaza
Utica, NY 13502

Dear Mr. Thomas:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from the City of Utica's consultant, MVEDGE, dated January 4, 2019, for a state acknowledgement letter for a Federal Year 2019 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the City of Utica plans to submit a Brownfield Cleanup Grant application for up to $500,000 and the Utica Urban Renewal Agency will be providing up to $100,000 in matching funds. Funding will be utilized to perform hazardous substance and petroleum cleanup activities at 1712 Erie Street, the former Mele Manufacturing site, and to conduct associated planning and community involvement activities. This is a strategic infill site for the City of Utica. Phase I and Phase II Environmental Site Assessments and supplemental investigations recently performed at this site have concluded that there are numerous semi-volatile organic compounds, polycyclic aromatic hydrocarbons, chlorinated solvents, and heavy metals present in the soil and groundwater.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,

Theodore Bennett
Director
Bureau of Program Management

ec: T. Wesley, USEPA Region 2
J. Brown, DEC Albany
P. Taylor, DEC Region 6
C. Mercurio, MVEDGE

EXHIBIT A
STATEMENT OF APPLICANT ELIGIBILITY

I hereby affirm and certify that the City of Utica is a municipality in Oneida County, incorporated as a City in 1832 under the laws of the State of New York, and eligible for funding under the FY19 USEPA Brownfields Cleanup Program.

_____

Brian Thomas
Commissioner of Urban & Economic Development
City of Utica
Oneida County, NY

EXHIBIT B
INFORMATION ON PREVIOUSLY-AWARDED CLEANUP GRANTS

I affirm and attest that the City of Utica has not been previously awarded EPA Cleanup Grant funds for the 1712 Erie Street site.

_____

Brian Thomas
Commissioner of Urban & Economic Development
City of Utica
Oneida County, NY

EXHIBIT C
SITE OWNERSHIP INFORMATION

I hereby affirm and certify that the City of Utica is the sole owner of 1712 Erie Street.

According to the City of Utica 2019 Tax Roll:

Property ID:	306.17-1-16
Owner:	City of Utica
Acres:	5.3
Assessment:	$250,000

_____

Brian Thomas
Commissioner of Urban & Economic Development
City of Utica
Oneida County, NY

[Insert tax map snapshot]

EXHIBIT D
BASIC SITE INFORMATION

Site Name: 1712 Erie Street

Site Address: 1712 Erie Street
Utica, NY 13502

Site Owner: City of Utica, NY

[insert site map]

EXHIBIT E
STATUS AND HISTORY OF CONTAMINATION OF THE SITE

(a) **Petroleum or Hazardous substances?** This site is contaminated predominantly by hazardous substances.

(b) **Historic Uses.** The site has historically been a knitting mill and apparel manufacturer from 1899 to 1960. In or around 1960, the site was re-tooled as a jewelry box manufacturer. The structures were demolished in 2010, and currently the site is vacant land.

(c) **Environmental Concerns.** Phase II and Supplemental Subsurface Investigation has confirmed the presence of VOCs, SVOCs, PAHs, Chlorinated Compounds, Petroleum, and Metals in the soil and groundwater samples. Some of these areas exceed the Soil Cleanup Objectives and Groundwater Standards for commercial redevelopment.

(d) **Origin, Nature, Extent of contamination.** Known history and subsequent investigations have led us to conclude that:

- Chlorinated compounds present in the soil and groundwater were likely the legacy of the former knitting mill and textile manufacturing processes.
- The manufacture of jewelry boxes has led to the residual presence of metals, lubricants, and solvents.
- A large Cistern was located on the property, which may have been a receptacle for waste discharges from various manufacturing processes.
- The eventual filling of the original Erie Canal was filled with unknown materials in the late 19th Century, from which there exists little-to-no documentation.
- It is also possible that there was a coal storage area on or adjacent to the site.

EXHIBIT F
AFFIRMATIVE STATEMENT THAT SITE MEETS THE DEFINITION OF A BROWNFIELD SITE

I affirm that the site meets the definition of a brownfield under CERCLA 101(39) as described in the Information on Sites Eligible for Brownfields Funding under CERCLA 104(k), and that the site:

a) is not listed or proposed for listing on the National Priorities List;
b) is not subject to unilateral administrative orders, court orders, administrative orders on consent; and
c) is not subject to the jurisdiction, custody, or control of the U.S. Government

_____

Brian Thomas
Commissioner of Urban & Economic Development
City of Utica
Oneida County, NY

CERCLA[1] defines a "Brownfield Site" as:
"...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." Brownfield sites include residential, commercial, and industrial properties.

[1] CERCLA as amended by the Small Business Liability Relief and Brownfields Revitalization Act enacted in 2002 and the Brownfields Utilization, Investment, and Local Development (BUILD) Act enacted in 2018.

EXHIBIT G
DESCRIPTION OF THE ENVIRONMENTAL ASSESSMENT CONDUCTED AT THE SITE

The following Environmental Assessments have been completed for the 1712 Erie Street Site and conform to ASTM Standards for Environmental Site Assessments:

Assessment:	Phase I ESA
Date Completed:	April, 2012
QEP:	GHD Consulting Engineers, LLC | Cazenovia, NY

Assessment:	Phase II ESA*
Date Completed:	December 2016
QEP:	Asbestos and Environmental Consulting Corporation (AECC)

Assessment:	Supplemental Subsurface Investigation
Date Completed:	December 2017
QEP:	Asbestos and Environmental Consulting Corporation (AECC)

**Written Phase II ESA completed in accordance with ASTM E1903-11 Standard*

EXHIBIT H
INFORMATION ON ENFORCEMENT OR OTHER ACTIONS

I affirm that, at the time of application for USEPA Brownfields Cleanup funding, the City of Utica is neither aware of, nor party to, any ongoing or anticipated environmental enforcement or other actions related to 1712 Erie Street site. Furthermore, the City of Utica has no information regarding any inquiries or orders from federal, state, or local government entities regarding the responsibility of any party for the contamination or hazardous substances at the site, including any liens.

_____

Brian Thomas
Commissioner of Urban & Economic Development
City of Utica
Oneida County, NY

EXHIBIT I
PROPERTY-SPECIFIC DETERMINATION:
AFFIRMATIVE STATEMENT THAT A DETERMINATION IS NOT REQUIRED

I have reviewed the Information on Sites Eligible for Brownfield Funding under CERCLA 104(k) as well as the following:

- properties subject to planned or ongoing removal actions under CERCLA;
- properties with facilities that have been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under the Resource Conservation and Recovery Act (RCRA), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA);
- properties with facilities subject to RCRA corrective action (§ 3004(u) or § 3008(h)) to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures;
- properties that are land disposal units that have submitted a RCRA closure notification or that are subject to closure requirements specified in a closure plan or permit;
- properties where there has been a release of polychlorinated biphenyls (PCBs) and all, or part, of the property is subject to TSCA remediation; and
- properties that include facilities receiving monies for cleanup from the Leaking Underground Storage Tank (LUST) Trust Fund (see the Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k) for a definition of LUST Trust Fund sites).
- properties that include facilities receiving monies for cleanup from the Leaking Underground Storage Tank (LUST) Trust Fund (see the Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k) for a definition of LUST Trust Fund sites).

None of these conditions are applicable to the 1712 Erie Street Site, and I affirm that the site does not require a Property-Specific Determination.

_____

Brian Thomas
Commissioner of Urban & Economic Development
City of Utica
Oneida County, NY

EXHIBIT J
PROPERTY OWNERSHIP ELIGIBILITY INFORMATION FOR HAZARDOUS SUBSTANCES SITES*

The Phase II and Supplemental Subsurface Investigation report confirm that the site is contaminated with hazardous substances. The City of Utica is exempt from CERCLA liability based upon the following:

(3) Property Acquired Under Certain Circumstances by Units of State and Local Government
State and local units of government that acquired ownership or control of a property by any of the circumstances listed below and did not cause or contribute to any contamination at the property, are exempt from liability for any previous contamination at that property and, therefore, do **not** have to demonstrate that they meet the requirements of a CERCLA liability defense to be eligible for a Brownfields Grant. Such circumstances include:

- Seizure or in connection with any law enforcement activity;
- Bankruptcy;
- Tax delinquency;
- Abandonment; or
- Other circumstances where title to the property was acquired by virtue of the government's function as sovereign.

The following will demonstrate that the City of Utica is exempt from CERCLA liability:

(a) Describe in detail the circumstances (from the list above) under which the property was acquired.
The property was acquired by the City of Utica through tax foreclosure in July 2009.

(b) Provide the date on which the property was acquired.
The property was acquired on July 30, 2009

(c) Identify whether all disposal of hazardous substances at the site occurred before you acquired the property and whether you caused or contributed to any release of hazardous substances at the site.
All of the disposal of hazardous substances at 1712 Erie Street occurred before the City of Utica acquired the site; and the City of Utica did not contribute to any release of hazardous substances at the site.

(d) Affirm that you have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
I affirm that the City of Utica has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

_____

Brian Thomas
Commissioner of Urban & Economic Development
City of Utica, Oneida County, NY

**A determination has been made that the predominant contaminants on this site are hazardous substances, therefore the ownership eligibility information for petroleum sites is Not Applicable.*

COPY

CITY TAX DEED

THIS INDENTURE, made this 30th day of July, 2009 between Michael T. Cerminaro, City Comptroller of the City of Utica, whose principle office is located at Utica City Hall, 1 Kennedy Plaza, Utica, New York 13502, **Grantor,** and

The City of Utica, a municipal corporation having its principle offices at Utica City Hall, 1 Kennedy Plaza, Utica, New York 13502, Grantee

WITNESSETH, that the Grantor, pursuant to the provisions of Article Eleven, of the Real Property Tax Law of the State of New York, and pursuant to a Judgment of the Honorable Anthony F. Shaheen. duly made on the 27th day of July, 2009, and entered in the Office of the Clerk of the County of Oneida on the 27th day of July, 2009, in an action entitled: "in the Matter of Foreclosure of Tax Liens by Proceeding in Rem Pursuant to Article Eleven of the Real Property Tax Law by the City of Utica, Index No.: 2008-01563, and another Judgment of the Honorable Anthony F. Shaheen. duly made on the 27th day of July, 2009, and entered in the Office of the Clerk of the County of Oneida on the 27th day of July, 2009, in an action entitled: "in the Matter of Foreclosure of Tax Liens by Proceeding in Rem Pursuant to Article Eleven of the Real Property Tax Law by the City of Utica, Index No.: 2008-3094.

AND in consideration of One ($1.00) DOLLAR lawful money of the Untied States paid by Grantee, does hereby grant and release unto the Grantee, in fee simple absolute, full and complete title pursuant to Real Property Tax Law Section 1136;

ALL those certain plots, pieces of parcels of land, together with the buildings thereon situate, lying and being in the City of Utica, County of Oneida and State of New York, which are designated by their respective tax map numbers on the Revised List of Delinquent Taxes attached hereto and made a part hereof, also known as "Schedule A",

TOGETHER with the appearances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD the above granted premises unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the 30th day of July, 2009.

By: Michael T. Cerminaro
Michael T. Cerminaro
Utica City Comptroller

ATTEST:
Joan M. Brenon
, City Clerk

APPROVED AS TO FORM:
, Corporation Counsel

STATE OF NEW YORK)
ss:
COUNTY OF ONEIDA)

On the 30th day of July in the year 2003 before me, the undersigned, a Notary Public in and for said State, personally appeared Michael T. Cerminaro, Comptroller of the City of Utica, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public
My Comm. Expires: 12-31-09

RONALD L. MACMASTER
Notary Public in The State of New York
Appointed in Oneida County
My Commission Expires 12-31-09

Schedule "A"
Revised list of Delinquent Taxes
2008-01563

SEPT. FORECLOSURE LIST

	PARCEL	LOCATION	CURRENT OWNER
1	306.17-1-16	Erie St.	Utica Mills, LLC
2	306.17-1-51.1	2201Erie St.	Shirley Scialdo
3	307.15-4-24	Tryon Rd.	Tryon County Developers
4	317.16-4-42	1432 Burrstone Rd.	Arthur Leavy
5	317.16-4-55	1413 Burrstone Rd.	Gladys Tarkowski
6	318.22-1-46	1710 Whitesboro St.	Chandara Pros
7	318.22-1-79	Mathews Ave.	Second Floor Realty
8	318.22-1-80	Mathews Ave.	Second Floor Realty
9	318.22-2-2	1532 Erie St.	Utica Mills, LLC
10	318.22-3-30	920 Churchill Ave.	Suzanne Tessay
12	318.23-3-28	1124 Whitesboro St.	Grace O'brien
13	318.23-3-46	1226 Whitesboro St.	Abby Collado
14	318.24-1-3	920 Haak Ave.	Charles Blum
15	318.24-1-20	11 Schuyler st.	Richard Richmond
16	318.29-1-46	1119 Kellogg Ave.	Edward Riley
17	318.31-1-38	700 Lenox Ave.	Johnnie Dingle
18	318.31-1-73	1130 Orchard St.	Jennifer Aguirre
19	318.31-2-48	603 Lenox Ave.	Small Business Svc. of S. Florida
20	318.32-1-1	1043 Erie St.	Martin Davis
21	318.32-1-72	13 Dewitt St.	Sophall Hang
22	318.39-1-26	938 Lenox Ave.	Richard Brown
23	318.40-4-38	946 Stark St.	Arthur Crippen, Jr.
24	318.41-1-34	610 Spring St.	Olah Hunter
25	318.41-2-54	519 Columbia St.	Albert Zeina
26	318.47-4-29	1304 Lenox Ave.	Keith Hellinger
27	318.48-2-48	709 Stevens St.	Shane Berge
28	318.48-2-53	950 Fay St.	Shane Berge
29	318.49-1-13	507 Roberts St.	Chester Jackson
~~30~~	~~318.51-1-10~~	~~108 Bleecker St.~~	~~Greater Utica Community~~
31	318.55-1-43	1002 Noyes St.	Flora Atwater
32	318.56-1-51.1	1247 Lincoln Ave.	Agueda Calle
33	318.56-3-9	1301 Lincoln Ave.	Destiny Ventures, LLC
34	318.60-2-82	Lansing St.	Michael L. Austin
35	318.60-2-83	517 Lansing St.	Michael L. Austin
36	318.63-3-7	721 Oswego St.	Judi Ann DeBella
37	318.63-4-17	814 Shaw St.	Edwin Tejada
38	318.64-1-32	708 Chestnut St.	Jesse R, Buckley
40	318.66-1-38	1107 Linwood place	Fabian Rivera
41	318.66-2-28	1206 West St.	George Lester
42	318.66-2-29	1208 West St.	Jessee Patterson
43	318.66-2-31	1212 West st.	Jessee Patterson
44	318.66-2-43	1137 Steuben St.	Timothy Klotz
45	318.67-2-58	1024 Dudley Ave.	Church of the Open Door Ministry
46	318.68-1-41./2	Lansing St.	Srey Chanthy
47	318.73-3-77	127 Gold St.	Wilbert Hammond
48	318.73-3-78	125 Gold St.	Wilbert Hammond
49	318.74-2-53	316 Leah St.	Timothy Klotz
50	318.74-4-10	1300 West St.	Francisco Pineda
51	318.81-2-31	1529 West St.	Mario Tirado

EXHIBIT K
DESCRIPTION OF CLEANUP AUTHORITY AND OVERSIGHT STRUCTURE

Technical Expertise and Oversight. Upon successful award of the USEPA Cleanup funding, the City of Utica will enter into the NYS DEC Brownfield Cleanup Program (BCP – a voluntary cleanup program.

Brownfield Cleanup Agreement. All parties must sign a Brownfield Cleanup Agreement (BCA) whereby the Applicant makes a commitment to undertake remedial activities under DEC's oversight. The obligations of an Applicant under a BCA depend upon whether the Applicant is accepted into the BCP as either a Volunteer or a Participant. The City of Utica would be considered a Volunteer – an applicant who is not liable for disposal of hazardous waste or discharge of petroleum at the site.

BCP Reporting Requirement. All environmental investigation and cleanup activity must be performed in accordance with Work Plan or design documents approved by DEC. Reports documenting the completion of all work must be submitted to DEC for approval in order to receive a Certificate of Completion. The documents are typically prepared by the Applicant's engineering consultant, and require certification by either a Qualified Environmental Professional (QEP) or a Professional Engineer (PE) registered in New York State.

Citizen Participation. To facilitate the remedial process and enable citizens to participate more fully in decisions that affect their health, the DEC will require opportunities for citizen involvement and will encourage consultation with the public early in the process.

A Citizen Participation Plan which provides details on the citizen participation activities that will occur at several milestones during a BCP project must be submitted within 20 days of the executed Brownfield Cleanup Agreement and must be approved by DEC before any other work plans/reports can be approved. The handbook provides details of the requirements of the citizen participation program for the BCP.

Remedy Selection. The selection of remedy is based on the characterization of nature and extent of contamination on the site and qualitative exposure assessment. A Participant in the Brownfield Cleanup Program must evaluate and implement an effective remedy that addresses not only contamination on-site but any contamination that has migrated off-site. A Volunteer in the Brownfield Cleanup Program must evaluate and implement an effective remedy to address the contamination on-site as well as prevent further migration of contamination to off-site properties.

The Remedial Alternatives Analysis Report identifies one or more remedial alternatives and evaluates the effectiveness of each alternative with respect to the remedy selection evaluation criteria as presented in 6 NYCRR Part 375 and DER-10. Remedies in the BCP are selected from four cleanup:

- **Track 1** - no restrictions on the use of the property;
- **Track 2** - restricted use with generic soil cleanup objectives (SCOs) based on the intended use of the property-residential, restricted residential (single family houses not allowed), commercial, or industrial;
- **Track 3** - restricted use with modified SCOs based on the same uses described in track 2 above;
- **Track 4** - restricted use with site-specific soil cleanup objectives, where the shallow exposed soils must meet the generic SCOs used for track 2 above.

Once a remedy has been proposed, a fact sheet will be issued noticing the availability of the Remedial Work Plan (Remedial Alternatives Analysis or Remedial Action Work Plan) and presenting the proposed remedy for a 45-day public comment period. DEC will consider the public comments for final remedy selection, have the applicant revise the plan as necessary, and issue a final Decision Document which describes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by DEC and the NYS Department of Health.

Certificate of Completion. DEC issues a Certificate of Completion at the completion of a BCP project and upon a determination that the remedial action objectives for the BCP site as defined in the Decision Document have been achieved. A Certificate of Completion allows the Applicant to receive a limitation of liability to the State of New York which applies to contamination identified by the remedial program. In addition, a Certificate of Completion makes the Applicant eligible to apply for BCP Tax Credits. The tax credits for individual sites may vary depending on when the site was accepted into the BCP.

Competitive Purchasing. Recognizing the absolute necessity of qualified experts required for a successful cleanup, the City of Utica will prepare a Request for Proposals (RFP) for Qualified Environmental Engineering and/or Consulting Firm in accordance with *2 CFR 200.317 through 200.326* to ensure that this technical expertise is in place prior to beginning cleanup activities.

The City of Utica is a diverse community, with a growing refugee population and an increasingly entrepreneurial culture. As a community, we directly solicit and encourage the participation of minority-owned, women-owned, and immigrant-owned enterprises.

Accessibility and Impact on Neighboring Properties. Fortunately, the structures on this site have long-since been demolished, and the site is accessible from Erie Street, Oriskany Street, and a service drive. We foresee little to no impact on neighboring properties.

With DEC oversight comes the additional assurance that the public and adjacent property owners are informed at each step along the way. Direct mailings and neighborhood meetings will continue to inform neighbors and stakeholders of the planned and ongoing cleanup activities. The City of Utica will coordinate with the Ward Councilor.

If it becomes necessary to install monitoring wells on adjacent property to pinpoint the origin of the groundwater point source contaminant, the City of Utica will request a temporary access agreement to perform the installation and to fulfill any long-term monitoring obligations.

EXHIBIT L
COMMUNITY NOTIFICATION DOCUMENTS
DRAFT ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES (ABCA)

INTRODUCTION AND BACKGROUND

Site Location: 1712 Erie Street | City of Utica | County of Oneida | State of New York

Previous Uses of the Site. The first major recorded development of the site began in 1899, when the Utica Knitting Mill was constructed. Since then, the predominant uses of the site include textile and apparel manufacturing; until around 1961, when the facility was retooled for the manufacturing of jewelry boxes.

Site assessment findings summary. Extensive site investigation has been performed, and has confirmed the presence of VOCs, Acetone, SVOCs, PAHs, and Heavy Metals in the soil and a high concentration of chlorinated solvents in the groundwater.

Project goal/reuse plan. The City of Utica envisions the 5.3-acre site being redeveloped as a micro-commercial/industrial campus for small business expansion and entrepreneurial growth to support downtown development projects and create local employment opportunities.

APPLICABLE REGULATIONS AND CLEANUP STANDARDS

Discussion of the Cleanup Oversight Responsibility: Upon successful award of the USEPA Cleanup funding, the City of Utica will enter into the NYS DEC Brownfield Cleanup Program (BCP – a voluntary cleanup program.

Brownfield Cleanup Agreement. All parties must sign a Brownfield Cleanup Agreement (BCA) whereby the Applicant makes a commitment to undertake remedial activities under DEC's oversight. The obligations of an Applicant under a BCA depend upon whether the Applicant is accepted into the BCP as either a Volunteer or a Participant. The City of Utica would be considered a Volunteer – an applicant who is not liable for disposal of hazardous waste or discharge of petroleum at the site.

BCP Reporting Requirement. All environmental investigation and cleanup activity must be performed in accordance with Work Plan or design documents approved by DEC. Reports documenting the completion of all work must be submitted to DEC for approval in order to receive a Certificate of Completion. The documents are typically prepared by the Applicant's engineering consultant, and require certification by either a Qualified Environmental Professional (QEP) or a Professional Engineer (PE) registered in New York State.

Citizen Participation. To facilitate the remedial process and enable citizens to participate more fully in decisions that affect their health, the DEC will require opportunities for citizen involvement and will encourage consultation with the public early in the process.

A Citizen Participation Plan which provides details on the citizen participation activities that will occur at several milestones during a BCP project must be submitted within 20 days of the executed Brownfield Cleanup

Agreement and must be approved by DEC before any other work plans/reports can be approved. The handbook provides details of the requirements of the citizen participation program for the BCP.

Remedy Selection. The selection of remedy is based on the characterization of nature and extent of contamination on the site and qualitative exposure assessment. A Participant in the Brownfield Cleanup Program must evaluate and implement an effective remedy that addresses not only contamination on-site but any contamination that has migrated off-site. A Volunteer in the Brownfield Cleanup Program must evaluate and implement an effective remedy to address the contamination on-site as well as prevent further migration of contamination to off-site properties.

The Remedial Alternatives Analysis Report identifies one or more remedial alternatives and evaluates the effectiveness of each alternative with respect to the remedy selection evaluation criteria as presented in 6 NYCRR Part 375 and DER-10. Remedies in the BCP are selected from four cleanup:

- **Track 1** - no restrictions on the use of the property;
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- **Track 4** - restricted use with site-specific soil cleanup objectives, where the shallow exposed soils must meet the generic SCOs used for track 2 above.

Once a remedy has been proposed, a fact sheet will be issued noticing the availability of the Remedial Work Plan (Remedial Alternatives Analysis or Remedial Action Work Plan) and presenting the proposed remedy for a 45-day public comment period. DEC will consider the public comments for final remedy selection, have the applicant revise the plan as necessary, and issue a final Decision Document which describes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by DEC and the NYS Department of Health.

Certificate of Completion. DEC issues a Certificate of Completion at the completion of a BCP project and upon a determination that the remedial action objectives for the BCP site as defined in the Decision Document have been achieved.
A Certificate of Completion allows the Applicant to receive a limitation of liability to the State of New York which applies to contamination identified by the remedial program. In addition, a Certificate of Completion makes the Applicant eligible to apply for BCP Tax Credits.

Cleanup standards for major contaminants. For a full listing of SCOs and Groundwater Standards, see CP-51 at https://www.dec.ny.gov/regulations/2393.html . The applicable cleanup standards for this Site are:

- Unrestricted Soil Cleanup Objectives: 6 NYCRR 375, Table 375-6.8(a) and/or the lowest of the three values for protection of groundwater, ecological resources, and public health as presented in 6 NYCRR 375, Table 375-6.8(b)
- Restricted Soil Cleanup Objectives: 6 NYCRR 375, Table 375-6.8(b) and NYSDEC Soil Cleanup Guidance Policy 51 Tables 1, 2, and 3
- Groundwater: groundwater effluent (Class GA) guidance value or standard per NYSDEC Technical and Operational Guidance Series (1.1.1)

Prior investigations have identified several contaminants that were detected at concentrations exceeding their respective cleanup standards. The cleanup standards for these contaminants are presented in the table below:

Cleanup Standards for Major Contaminants					
Category	**Compound**	**CAS Number**	**Unrestricted SCO (ppm)**	**Commercial SCO (ppm)**	**Groundwater Standard (ppb)**
VOCs	Acetone	67-64-1	0.05	500	50
	Benzene	71-43-2	0.06	44	1
	cis-1,2-Dichloroethene	156-59-2	0.25	500	5
	trans-1,2-Dichloroethene	156-60-5	0.19	500	5
	1,1,1-Trichloroethane	71-55-6	0.68	500	5
	Trichloroethene	79-01-6	0.47	200	5
	Vinyl Chloride	75-01-4	0.02	13	2
	Naphthalene	91-20-3	12	500	10
	Xylenes (Total)	95-47-6 108-38-3 106-42-3	0.26	500	5
SVOCs	Benzo(a)pyrene	50-32-8	1	1	Non-detect
	Benzo(a)anthracene	56-55-3	1	5.6	NS
	Benzo(b)fluoranthene	205-99-2	1	5.6	0.002
	Benzo(k)fluoranthene	207-08-9	1.7	56	0.002
	Benzo(g,h,i)perylene	191-24-2	100	500	NS
	Dibenzo(a,h)anthracene	53-70-3	0.33	0.56	NS
	Indeno(1,2,3-cd)pyrene	193-39-5	0.5	5.6	0.002
	2-Methylnaphthalene	91-57-6	0.41	NS	NS
	Chrysene	218-01-9	1	56	0.002
METALS	Lead	7439-92-1	63	1000	50
	Mercury	7439-97-6	0.18	2.8	1.4
	Arsenic	7440-38-2	13	16	50
	Chromium*	7440-47-3	1 / 30	400 / 1500	100
	Selenium	7782-49-2	3.9	1500	20

* = The SCOs for chromium are represented as "hexavalent chromium / trivalent chromium

Laws and regulations that are applicable to the cleanup.

Index of Standards, Criteria and Guidance (SCGs) for Investigation and Remediation of Inactive Hazardous Waste Disposal Sites http://www.dec.ny.gov/regulations/61794.html

The Division of Environmental Remediation (DER) performs environmental investigations and cleanup of Inactive Hazardous Waste Disposal Sites in accordance with the appropriate, relevant, and applicable requirements. This includes DER's regulations and guidance documents as well as regulations and guidance from other divisions within the New York State Department of Environmental Conservation, other State Agencies and Departments and external agencies such as the U.S. Environmental Protection Agency (USEPA) and the Occupational Safety and Health Agency (OSHA).

This page lists some of the Standards, Criteria and Guidance documents used in the remediation program. You can scroll through the entire list or click on a particular Division or Department on the bookmarks in the "On This Page" section to the right to find that Division's or Department's particular guidance and regulation(s) that applies to the New York State Remedial Program.

SCG Document	Description
Remedial Guidance and Policy Documents	Includes a listing of DER guidance.
6 NYCRR Part 364 - Waste Transporters	Waste transporter permit requirements
6 NYCRR Part 370 - Hazardous Waste Management System: General	Definitions of terms and general standards applicable to Parts 370-374 & 376
6 NYCRR Part 371 - Identification and Listing of Hazardous Wastes	Hazardous waste determinations
6 NYCRR Part 372 - Hazardous Waste Manifest System and Related Standards for Generators, Transporters and Facilities	Manifest system and record keeping, certain management standards
6 NYCRR Subpart 374-1 - Standards for the Management of Specific Hazardous Wastes and Specific Types of Hazardous Waste Management Facilities	Requirements for recyclable materials, hazardous waste burned for energy recovery, used oil burned for energy recovery, precious metal recovery, spent lead acid battery reclamation
6 NYCRR Subpart 374-2 - Standards for the Management of Used Oil	Regulates the management of used oil
6 NYCRR Subpart 373-2 - Final Status Standards for Owners and Operators of Hazardous Waste Treatment Storage and Disposal Facilities	Hazardous waste management standards (e.g., contingency plan; releases from SWMUs; closure/post-closure; container/management; tank management; surface impoundments; waste piles; landfills; incinerators; etc.)
6 NYCRR Subpart 373-3 - Interim Status Standards for Owners and Operators of Hazardous Waste Facilities	Similar to 373-2
6 NYCRR Part 375 - Environmental Remediation Programs	Requirements regarding remedial programs, private party programs, state funded programs, state assistance to municipalities
6 NYCRR Part 376 - Land Disposal Restrictions	Identifies hazardous waste restricted from land disposal defines land disposal

SCG Document	Description
6 NYCRR Part 360 - Solid Waste Management Facilities	Solid waste management facility requirements landfill closures; C&D landfill requirements; used oil; medical waste; etc.
6 NYCRR Subpart 373-4 - Facility Standards for the collection of household hazardous waste and hazardous waste from conditionally exempt small quantity generators	Hazardous waste management standards collection of household hazardous waste hazardous waste from conditionally. except small quantity generators

SCG Document	Description
Technical and Operational Guidance Series (TOGS)	Includes a listing of DOW guidance including TOGS 1.1.1 Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations.
6 NYCRR Part 702.15(a), (b), (c), (d), (e) & (f)	Empowers NYSDEC to apply and enforce guidance where there is no promulgated standard
6 NYCRR Part 700-706 - NYSDEC Water Quality Regulations for Surface Waters and Groundwater	700 - Definitions, Samples and Tests; 701 - Classifications Surface Waters and Groundwaters; 702 - Derivation and Use of Standards and Guidance Values; 703 - Surface Water and Groundwater Quality Standards and Groundwater Effluent Standards
6 NYCRR Part 750-757 - Implementation of NPDES Program in NYS	Regulations regarding the SPDES program

SCG Document	Description
10 NYCRR Part 5 - Public Water Supplies	Includes appendix 5-A Recommended Standards for Water Works and Appendix 5-B Standards for Water Wells.
Guidance for Evaluating Soil Vapor Intrusion in New York	For use in exposure assessments for vapor intrusion
Chemicals in Sports Fish and Game	Advisories of eating sportfish and game due to chemicals at levels of concern
10 NYCRR Part 170 - Sources of Water Supply	Protecting public water supplies
Health and Safety in the Home, Work Place or Outdoors	Includes guidance on indoor air, lead, radon, etc.

EVALUATION OF CLEANUP ALTERNATIVES

- See attached Remedial Alternatives Analysis prepared by AECC

January 23, 2019

Mr. Brian Thomas
Commissioner
City of Utica - Department of Urban & Economic Development
1 Kennedy Plaza
Utica, New York 13502

RE: Remedial Alternatives Analysis & Cost Estimate
Former Mele Manufacturing Site - 1712 Erie Street, Utica, New York
AECC Project Number: 19-011

Dear Mr. Thomas:

The Asbestos & Environmental Consulting Corporation (AECC) has prepared a remedial alternatives analysis and cost estimate for the former Mele Manufacturing site, located at 1712 Erie Street, in the City of Utica, New York (the Site).

We understand that Mohawk Valley Edge (MV Edge) is preparing an application for a United States Environmental Protection Agency (USEPA) Brownfield Grant on behalf of the City of Utica. To support this effort, AECC was contracted to provide an analysis of remedial alternatives for investigation and remediation activities associated with known contamination at the Site.

Document Review

AECC reviewed several documents pertaining to the referenced Site as the basis for preparing this report, namely:

- GHD Consulting, 2012, Phase I Environmental Site Assessment (ESA)
- AECC, 2016, Limited Phase II Environmental Site Assessment
- AECC, 2017, Supplemental Subsurface Investigation (SSI)

The Site (property tax map ID Number: 306.17-1-16) is generally a rectangular-shaped 5-acre parcel (Figure 1). The Site lies between Oriskany and Erie Streets and is currently vacant. The northern edge of the site slopes steeply down to a DL&W Railroad right-of-way (ROW) easement (per the City of Utica tax map) immediately south of Oriskany St. The rail ROW coincides with limestone blocks which are likely the historic remains of the southern wall of the former Old Erie Canal (prior to its relocation north).

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The Site is in a mixed commercial–residential area:

- North - Automotive repair shops
- South - Commercial (auto body repair and detailing business) and residential properties
- East - Auto parts store, which used to be a vacant lot and former industrial building
- West - Automotive repair facility and vacant lot.

Phase I ESA Report

In 2012, GHD Consulting Engineers, LLC (GHD) prepared a Phase I ESA and identified the following:

- Recognized Environmental Conditions (RECs)
  1) Underground Storage Tank (UST)—NYSDEC registration records identify a 20,000-gallon UST on-site, with an unknown location
  2) Brownfield—the site is a USEPA brownfield site
  3) Unauthorized Use—the property is vacant with uncontrolled access, and evidence of unauthorized dumping of unknown refuse
  4) Unknown Structure—GHD identified an apparent man-way on the Site's northeastern corner, with void into the sub-surface
  5) Unknown Pipes—GHD identified several exposed pipes along a building footprint on the northeast side of the site
  6) Sub-Slab Pipe and Potential Structure—GHD also identified a sub-slab pipe in the same northeastern area

- Historical RECs (HRECs)
  1) Historic Industrial Use—a former knitting mill; industrial use of the site for more than 100 years with unknown solvent and chemical use, and suspect historical waste management practices
  2) Erie Canal—the canal formerly extended along the northern portion of the Site, with a "harbor" area at the northwest corner of the site
  3) Cistern—proximal with the former canal harbor area
  4) Coal Storage—coal storage area in the western side of the Site

Phase II Limited ESA Report

In 2016, AECC's limited investigation included five (5) surface soil samples, installation of nineteen (19) borings (and collection of six [6] sub-surface soil samples), sampling of two (2) soil piles, and conversion of four (4) borings (SB-1, SB-4, SB-10, and SB-13) into temporary monitoring wells. AECC sought to identify and clarify the nature of the RECs identified during the Phase I ESA. Figure 1 shows the location of the various sampling, boring, and well locations.

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AECC presented the following conclusions:

- Confirmation of the removal of the suspect UST by review of the tank closure report and closure of the spill number file in the NYSDEC files.
- Some soils at the site have residual SVOCs and metals requiring management and proper disposal during any future redevelopment activities.
- Free product (oil) is present in the area of TW-3.
- Groundwater from TW-2 contained high concentrations (greater than NYSDEC TOGS standards) of chlorinated solvents (Trichloroethene, cis-1,2-Dichloroethene, trans-1,2-Dichloroethene, 1,1,1-Trichloroethane, and Vinyl Chloride).
- The source of the chlorinated solvents in Site groundwater may be either on-site or further upgradient (to the south of Erie St.).
- Surface soils in the northwestern corner and eastern portion of the Site exhibit concentrations of PAH and metals above Commercial Use RSCOs

AECC recommended performance of additional investigation to identify the source of the chlorinated solvents in groundwater and clarify the presence and extent of free product on site. The City reported the results of the AECC 2016 investigation to the NYSDEC, which opened a new spill file (#16-08628) for the Site.

Phase II Supplemental Subsurface Investigation (SSI) Report

In 2017, AECC performed a supplemental investigation of Site subsurface soils and groundwater:

- Installation of an additional eleven (11) soil borings
- Re-drill of six (6) prior investigation borings (namely, SB-5, SB-6, SB-7, SB-10, SB-11, and SB-16) to allow collection of soil samples and/or installation of additional temporary monitoring wells
- Collection of fifteen (15) soil samples from the borings with sampling depths ranging from 3.5–10 feet bgs, which were analyzed for full-list VOCs (USEPA Method 8260), base/neutral SVOCs (USEPA Method 8270), and/or RCRA 8 metals (USEPA Method 6010/7471)
- Installation of eight (8) additional temporary monitoring wells, collection of groundwater samples, and subsequent laboratory analysis for VOCs, SVOCs, and RCRA-8 metals

Figure 1 shows the location of the various sampling, boring, and well locations from both the limited Phase II ESA and the SSI.

AECC reported the following conclusions:

- As with the previous investigation, Site surface soils were typically a fill-like material (brick, concrete, gravel, and coarse sand) from about 6” to approximately 4 to 6 feet bgs. Deeper subsurface soils were characteristically a medium-sand interspersed with trace gravel and stone fragments. Occasionally, some silt was encountered below 10 feet bgs.

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- As with the previous investigation, borings terminated at 15-feet bgs (or shallower, depending on subsurface conditions and sampling goals).
- In December 2016 (original Phase II ESA investigation), AECC observed free-phase floating petroleum product (free product) in SB-4/TW-3 purge water. In 2017, AECC installed boring/well SB-20/TW-7 to determine if free product was present at a location between the former UST and SB-4/TW-3 (i.e., west of SB-4/TW-3). AECC concluded that any free product at SB-4/TW-3 is of limited areal of impact.
- Based on depth-to-water readings, groundwater occurs at a depth of 5-7 feet bgs and apparently flows in a general south to north direction at an approximate 4% gradient (see Figure 4 in AECC, 2017).
- Chlorinated solvents, PAHs, and/or metals are present to one degree or another in soils, as well as in groundwater throughout the Site (see Attachment C).
- Soils with elevated PAH and metals contamination is located primarily in an area at grade near Oriskany Street, likely related to poor quality fill placed in the past or the presence of a historic railroad. Elevated PAH and metals concentrations in groundwater might be biased due to sample turbidity.
- The chlorinated solvent plume may be originating from an off-site source to the south or southeast of the Site (see Attachments C and D). Note: based upon the Sanborn maps provided in the GHD Phase I ESA, the former knitting company had a “new” machine shop immediately south of the site across Erie St., between Downer and Mathews Ave.
- Due to the high concentrations of chlorinated solvents in groundwater, vapor intrusion could be a concern for any future structures erected on the Site.

In addition, AECC recommended:

- The City should submit the 2017 AECC report and formal request closing the Site associated petroleum spill file (#16-08628).
- In order to collect and analyze higher quality groundwater samples with less turbidity, new “permanent” groundwater wells should be constructed and sampled with low-flow methods.
- Additional groundwater monitoring wells at the border of the southeastern corner of the Site will help to clarify whether the source of the chlorinated solvent plume is on Site or originates from an off-Site source. These wells will similarly help to define the southern extent of PAHs observed in the northeastern corner.

AECC Findings

The Phase I ESA provides a good historic review and identifies potentially relevant items or issues and several RECs, some that are vague and poorly defined, given the detail in the Sanborn maps. The two AECC Phase II investigations indicate the presence of a chlorinated solvent plume (primarily Trichloroethene) in groundwater and PAHs and metal/metalloid concentrations in surface and subsurface soils, in particular along the northern margin of the parcel. These analyte concentrations are, in some instances, greater than NYSDEC SCOs and groundwater standards. AECC concludes that additional investigation is necessary and that remediation of extant soil contamination above restricted soil cleanup objectives (RSCOs) for commercial re-use (NYSDEC Soil Cleanup Policy, CP-51) will be necessary, as will remediation of the chlorinated groundwater plume.

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Remedial Action Objectives (RAOs)

Discussion of the selection of remedial alternatives must begin with the identification of Remedial Action Objectives (RAOs). This is not a detailed Feasibility Study (FS) or Remedy Selection report. Nevertheless, AECC wishes identify the following as the most likely RAOs for this site:

- Groundwater with contaminant levels greater than groundwater effluent standards
  - Public Health Protection
    - Prevent ingestion and dermal contact
    - Prevent contact with or inhalation of volatiles
  - Environmental Protection
    - Remove the source of contamination, if on-site
    - Restoration to pre-disposal/pre-release conditions, to the extent practicable
- Soil with contaminant levels greater than specified SCOs or RSCOs
  - Public Health Protection
    - Prevent ingestion/direct contact
    - Prevent inhalation exposure to volatilized contaminants
  - Environmental Protection—prevent migration of contaminants
- Soil Vapor
  - RAOs for Public Health Protection

Mitigate impacts to public health resulting from potential soil vapor intrusion into Site buildings

Remedial Alternatives

Screening of Available Remedial Technologies

The first step in the process of developing viable remedial alternatives was to review available and proven remedial technologies. AECC screened these technologies using the following criteria to determine their applicability to the Site and eliminated those technologies not technically or economically feasible:

- Short-term effectiveness
- Long-term effectiveness
- Implementability
- Relative cost; and
- Short-term risk

According to the property survey, the Site is approximately 240,000 sf. Based on the data obtained to-date there appear to be three environmental contamination issues to address:

- Soil contamination
  - Northwestern corner
  - Eastern portion
- Groundwater contamination, primarily the chlorinated plume with secondary metals and PAH contamination

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For the purposes of this alternatives analysis, AECC has assumed that remedial actions will be concluded prior to development of the Site. However, if a scenario occurs that allows for site development to commence at the same time as remediation, the sharing of some efforts and costs may be a benefit to the project.

A list of the screened remedial technologies follows, with those considered technically and economically feasible for this project in bold:

- **Institutional Control (IC)**
- **Site Management Plan (SMP), including Institutional and Engineering Controls**
- **Cover System**
- **Excavation**
- Ex-Situ Incineration
- Ex-Situ Thermal Desorption
- Consolidation/Capping
- In-Situ Solidification
- In-Situ Stabilization
- Ex-Situ Solidification/Stabilization
- On-Site Disposal
- **Off-Site Disposal**
- In-Situ Thermal Treatment
- Soil Vapor Extraction
- Air Sparging
- Vapor Mitigation
- **In-Situ Chemical Oxidation or Reduction**
- **Enhanced Bioremediation**
- Monitored Natural Attenuation
- Groundwater Extraction and Treatment
- Air Stripping
- Liquid-Phase Absorption Using Granular Active Carbon
- Ex-Situ Chemical/Ultraviolet Oxidation
- Chemical Precipitation
- Ion Exchange/Absorption
- In-Situ Colloidal Activated Carbon

(continued on next page)

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Summary of Potential Remedial Alternatives

Using the project-specific feasible technologies as options, the following remedial alternatives were developed:

Remedial Alternative 1:	No Further Action
Remedial Alternative 2:	Restricted Commercial / Industrial Use: Cover System with Limited Excavation / Off-Site Disposal and Enhanced Bioremediation
Remedial Alternative 3:	Restricted Commercial / Industrial Use: Cover System with Limited Excavation / Off-Site Disposal and In-Situ Chemical Oxidation / Reduction and Colloidal Activated Carbon Barrier
Remedial Alternative 4:	Unrestricted Use: Excavation / Off-Site Disposal and Enhanced Bioremediation

AECC's evaluation of these remedial alternatives follows below.

Remedial Alternative 1 – No Further Action

This remedial alternative is included as a procedural requirement and as a baseline to evaluate other alternatives. Under this remedial alternative, the site would remain in its current state, with no additional controls in-place, no further remedial or monitoring activities would occur, and no environmental easement would be recorded. The site would remain virtually as-is, and change in use would not be limited except by existing land use controls such as zoning.

The site as it exists is not protective of human health and the environment, due to the absence of institutional controls to prevent less restrictive forms of future site use (unrestricted) or export of site soils to uncontrolled off-site locations. Accordingly, the No Further Action alternative is not protective of public health and does not satisfy the RAOs.

Under the current and reasonably anticipated future use of the site (commercial building with ancillary asphalt parking lot, and landscaping), the concentrations of constituents detected in the soil / fill do not comply with applicable SCOs including: VOC, SVOC, and metals concentrations above Commercial Use SCOs.

Remedial Alternative 2 – Restricted Commercial / Industrial Use: Cover System with Limited Excavation / Off-Site Disposal and Enhanced Bioremediation

Sequence of Events

AECC assumes that after preparation of the Remedial Investigation (RI) and its review and approval by the appropriate regulatory agency, the program would move into a formal and detailed alternatives analysis as well as development of the remedial action work plan and engineering design. Next, the CAMP would begin simultaneously with limited fill and soil removal. Groundwater treatment would subsequently commence. Following these activities, the soil cover would be installed. Upon completion of these primary remedial activities, remediation closeout would occur and groundwater treatment would enter the OM&M stage.

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Remedial Investigation

Based upon the available evidence, AECC believes additional data are necessary to:

- Define the nature and extent of soil contamination (specifically to define volume); an additional 15 samples using a set of laboratory analyses similar to those in the previous investigations
- Identify the source of groundwater contamination and provide sufficient hydrological and geochemical parameters to design an appropriate groundwater plume control and mitigation system; these questions will require up-gradient and down-gradient investigations. This will require installation of approximately eleven (11) permanent monitoring wells, including two sets of two nested wells screened at different depth intervals, and using a set of laboratory analyses similar to those in the previous investigations.
- Based upon the findings of the additional groundwater investigation, it may be necessary to perform a potable well survey and an indoor air survey of those buildings adjacent and downgradient of the site and within the area of the chlorinated solvent groundwater plume. However, since the area has a municipal water supply and the data obtained to-date does not suggest that the plume is migrating off-site, AECC has assumed that inclusion of these activities in our alternatives analysis is unnecessary.

Soil Remediation

Remediation of the identified soil contamination can be through either removal or placement of a cover, or a combination of both, assuming it is limited within the identified areal extent. Based upon our experience, AECC is of the opinion that the best approach (in terms of feasibility, effectiveness, cost, and schedule impact) to remedying the environmental issues posed by the known soil contamination is limited ("hot spot") soil removal with a cover system. Excavated soils would be disposed of at appropriately permitted off-site waste disposal facility.

NYSDEC typical cover requirements include the following:

- Demarcation fabric, with warning properties, above the contaminated fill or soil
- Clean cover material:
  - 2 feet of stone, soil, etc.
  - Concrete building slab
  - Asphalt pavement
- Environmental Easement
- Site Management Plan, with regular inspection and engineering certification

Groundwater Remediation & OM&M

Groundwater remediation will be more involved than soil remediation and will have a longer treatment time. The Site's chlorinated plume is primarily Trichloroethene with signs of dechlorination as evidenced by the presence of degradation daughters (Dichloroethene and Vinyl Chloride). Note that if an on-site source is identified during the investigation, some associated soil removal may be necessary.

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Based on the data obtained to-date, AECC approached costing of the groundwater treatment as follows:

- Source removal: assumed a limited removal along the southern margin of the site (between the parcel boundary and TW-9); this was included as a component of the soil remediation (mentioned above)
- Treatment Test to select between an aerobic or anaerobic feeding approach
- Installation of an upgradient treatment trench/injection gallery for molasses or anaerobic micro-emulsion
- Treatment initialization and monitoring for the initial year (4-quarters)
- Remedial system Operation, Monitoring, and Maintenance (OM&M) groundwater monitoring for primary chlorinated species and requisite geochemical markers over a period of 2-6 years

Community Air Monitoring Program (CAMP)

A Community Air Monitoring Program (CAMP) will be necessary whenever contaminated soils are disturbed, beginning with initial site preparation work, and continuing until the cover is in-place and the site stabilized to a sufficient degree to render air quality concerns moot.

Other Considerations

This alternative will require an environmental easement and Site Management Plan (SMP) to control subsurface access together with regular cover inspection with engineering certification.

Remedial Alternative 3 – Restricted Commercial / Industrial Use: Cover System with Limited Excavation / Off-Site Disposal and In-Situ Chemical Oxidation / Reduction

This remedial alternative is similar to Remedial Alternative 2, except in-situ chemical oxidation / reduction (3DME and CRS ferrous iron solution gridded across the Site) will comprise the groundwater remediation.

Remedial Alternative 4 – Unrestricted Use: Excavation / Off-Site Disposal and Enhanced Bioremediation

This remedial alternative is similar to Remedial Alternative 2, except that all soils that exhibit concentrations of contaminants above the Unrestricted Use SCOs per 6NYCRR Part 375 will be removed and disposed off-site. The following are the key elements of this remedial alternative (in anticipated sequence of performance):

- Excavation of fill and soil material impacted by VOCs, SVOCs, and metals from all areas of the Site;
- Backfill and compaction of certified clean fill; and
- Groundwater remediation via Enhanced Bioremediation.

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The estimated total volume of impacted soil that would be removed from these areas totals approximately 20,000 cy (approximately 100,000 sf X 5 ft depth or 10 acre-foot of soil) or about 25,000 tons. This remedial alternative will not require a cover, environmental easement, or Site Management Plan.

Preliminary Remediation Estimates

Remedial Alternative 1 – No Further Action

The costs associated with this alternative are limited to the production of a Final Report for the site. The present worth of this remedy is $10,000, consisting of entirely of capital costs.

Remedial Alternative 2 – Restricted Commercial / Industrial Use: Cover System with Limited Excavation / Off-Site Disposal and Enhanced Bioremediation

1. BCP Application & Negotiation ($5,000–$15,000)
   Purpose—enter property into USEPA and NYSDEC BCPs (includes: agreement assistance [technical background, contamination documentation, & site figures], and preparation of Remedial Investigation Work Plan [RIWP])

2. Remedial Investigation (RI) ($75,000–$150,000)
   Purpose—define nature & extent of contamination, installation of permanent monitoring wells and one synoptic round of groundwater monitoring. Prepare formal RI report. Note that NYSDEC regulations require an RI to include soil and groundwater sampling for the full suite of potential contaminants (petroleum, chlorinated solvents, PCBs, metals, pesticides, herbicides, PFAS, etc.).

3. Alternatives Analysis & Remedial Action Work Plan/Design ($20,000–$50,000)

4. CAMP ($20,000–$60,000)
   1) Assume 2-months of operation (summer)
   2) Meteorology Station
   3) Airborne Particulate Density Monitoring (fence-line upwind & downwind, & handheld in-field)—purpose is real-time management during windy or dusty conditions
   4) Daily, Weekly, Monthly, & Final Reporting

5. Limited Soil Removal ($85,000–$125,000)
   1) Removal of “Hot Spot” Soils (500–750 cy or 750–1,125 tons)
   2) Groundwater Plume Source Removal (assumed off-site, therefore none included)
   3) Off-site disposal of 750–1,125 tons:
      - 25% hazardous waste, with disposal @ $200/ton
      - 75% municipal solid waste (landfill cover disposal @ $45/ton)
   4) Clean backfill (assumed the City will be able to supply for no cost)

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6. Cover ($45,000–$65,000)
   1) Demarcation barrier
      - Developable area is 217,800 sf
      - Assume coverage of 90,000-130,000 sf (@ $0.50/sf)
      - Sub-total: $45,000–$65,000
   2) Clean fill above protection layer
      - 2 feet of fill (includes landscaping topsoil)
      - Fill Pricing—assumed City can cover cost with its own sources, therefore, no cost

7. Groundwater Treatment System ($35,000–$75,000)
   1) Treatment Test to select between an aerobic or anaerobic feeding approach
      - $5,000–$15,000
   2) Installation of an upgradient treatment trench/injection gallery for molasses or anaerobic micro-emulsion
      - $15,000–$30,000
   3) Treatment initialization and monitoring for the initial year (4-quarters)
      - $15,000–$30,000

8. Remediation Oversight ($22,500–$37,500)
   - Sr. Tech @ $750/day, 30-50 days

9. Land Survey & Easement (covered by City resources, no cost)

10. Remediation Close-out ($20,000–$50,000)
    - Regulatory Interaction
    - Site Management Plan (SMP)
    - Final Engineering Report with Certifications

11. Groundwater OM&M ($30,000–$75,000)
    - Operational Period = 2-5 years
    - Assumes 6 wells + QA/QC samples
    - Laboratory Category B deliverable, DUSR preparation, and EQuIS data submittal
    - Quarterly Monitoring
    - Annual Site Inspection
    - Quarterly and Annual Reporting

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COSTING SUMMARY – REMEDIAL OPTION 2			
Task	Name	Cost Range in $	
		Lower	Upper
1	BCP Application & Negotiation	$5,000.00	$15,000.00
2	Remedial Investigation	$75,000.00	$150,000.00
3	Remedial Alternatives / Design / Plan	$20,000.00	$50,000.00
4	CAMP	$20,000.00	$60,000.00
5	Soil Removal	$85,000.00	$125,000.00
6	Cover	$45,000.00	$65,000.00
7	Groundwater Treatment System	$35,000.00	$75,000.00
8	Oversight	$22,500.00	$37,500.00
9	Land Survey & Easement	$0.00	$0.00
10	Remediation Close-out	$20,000.00	$50,000.00
11	Groundwater OM&M	$30,000.00	$75,000.00
—	Contingency @25%	$89,375.00	$175,625.00
	TOTAL	$446,875.00	$878,125.00

Remedial Alternative 3 – Restricted Commercial / Industrial Use: Cover System with Limited Excavation / Off-Site Disposal and In-Situ Chemical Oxidation / Reduction

COSTING SUMMARY – REMEDIAL OPTION 3			
Task	Name	Cost Range in $	
		Lower	Upper
1	BCP Application & Negotiation	$5,000.00	$15,000.00
2	Remedial Investigation	$75,000.00	$150,000.00
3	Remedial Alternatives / Design / Plan	$20,000.00	$50,000.00
4	CAMP	$20,000.00	$60,000.00
5	Soil Removal	$85,000.00	$125,000.00
6	Cover	$45,000.00	$65,000.00
7	Groundwater Treatment System	$500,000.00	$1,500,000.00
8	Oversight	$22,500.00	$37,500.00
9	Land Survey & Easement	$0.00	$0.00
10	Remediation Close-out	$20,000.00	$50,000.00
11	Groundwater OM&M	$30,000.00	$75,000.00
—	Contingency @25%	$205,625.00	$531,875.00
	TOTAL	$1,028,125.00	$2,659,375.00

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Remedial Alternative 4 – Unrestricted Use: Excavation / Off-Site Disposal and Enhanced Bioremediation

COSTING SUMMARY – REMEDIAL OPTION 4			
Task	Name	Cost Range in $	
		Lower	Upper
1	BCP Application & Negotiation	$5,000.00	$15,000.00
2	Remedial Investigation	$75,000.00	$150,000.00
3	Remedial Alternatives / Design / Plan	$20,000.00	$50,000.00
4	CAMP	$20,000.00	$60,000.00
5	Soil Removal	$1,350,000.00	$2,300,000.00
6	Cover	$0.00	$0.00
7	Groundwater Treatment System	$35,000.00	$75,000.00
8	Oversight	$22,500.00	$37,500.00
9	Land Survey & Easement	$0.00	$0.00
10	Remediation Close-out	$10,000.00	$25,000.00
11	Groundwater OM&M	$30,000.00	$75,000.00
—	Contingency @25%	$391,875.00	$696,875.00
	TOTAL	$1,959,375.00	$3,484,375.00

Comparative Analysis of Remedial Alternatives

The comparative analysis is designed to provide decision makers with information to aid in the selection of a remedial alternative that best meets the requirements for remedial actions. The following analysis compares the remedial alternatives relative to each other using the following evaluation criteria to support selection of a preferred remedial alternative:

- Protection of human health and the environment
- Compliance with RAOs
- Reduction of toxicity, mobility, or volume
- Short-term effectiveness
- Long-term effectiveness and permanence
- Implementability
- Cost effectiveness
- Land use
- Community acceptance
- “Green” principles and techniques
- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and,
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.

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Each remedial alternative was assessed and assigned a rating (poor, fair, good, excellent, or superior) for each evaluation criteria. Based on the evaluation of the individual criteria, each alternative was also given an overall rating (poor, fair, good, excellent, or superior). Note that community acceptance is not rated since it is based upon public comments received after issuance of this report.

Evaluation Criteria	Remedial Alternative			
	1	2	3	4
Protectiveness	Poor	Good	Good	Superior
Compliance	Poor	Good	Good	Superior
Reduction	Poor	Good	Good	Fair
Short-term effectiveness	Poor	Fair	Fair	Fair
Long-term effectiveness	Poor	Good	Good	Good
Implementability	Superior	Good	Fair	Poor
Cost Effectiveness	Poor	Excellent	Poor	Poor
Land Use	Poor	Excellent	Good	Good
"Green" Principles	Fair	Good	Good	Good
Overall	**Poor**	**Good**	**Fair**	**Good**

Selection of Preferred Remedy

Remedial Alternative 1 would not be protective of human health and the environment, and therefore, is disqualified from consideration. Remedial Alternatives 2 through 4 are protective of human health and the environment; each of these remedial alternatives, if implemented, will achieve the RAOs.

Based on the above comparisons, Remedial Alternative 2 (Restricted Commercial / Industrial Use: Cover System with Limited Excavation / Off-Site Disposal and Enhanced Bioremediation) was selected as the preferred remedial alternative for the Site. This remedial alternative will provide an appropriate, cost-effective remedy that protects human health and the environment, can be implemented in a timely manner, and is consistent with the intended use of the Site. Adverse impact from potential extreme weather events is expected to be limited to minor gullying in the cover after extreme rainfall.

Conclusions and Recommendations

The available reports provide a historic review of the Site and identify potentially relevant environmental issues and Recognized Environmental Conditions. The Phase II work identified VOCs, PAHs, and metal/metalloids consistent with a long industrial history, with some concentrations greater than NYSDEC (R)SCOs and groundwater standards. The investigation also identified a chlorinated solvent plume in groundwater.

AECC screened several remedial technologies and short-listed the most feasible options. AECC then evaluated four remedial alternatives based on these technologies:

Remedial Alternative 1: No Further Action
Remedial Alternative 2: Restricted Commercial / Industrial Use: Cover System with Limited Excavation / Off-Site Disposal and Enhanced Bioremediation

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Remedial Alternative 3:	Restricted Commercial / Industrial Use: Cover System with Limited Excavation / Off-Site Disposal and In-Situ Chemical Oxidation / Reduction and Colloidal Activated Carbon Barrier
Remedial Alternative 4:	Unrestricted Use: Excavation / Off-Site Disposal and Enhanced Bioremediation

Based on our evaluation, Remedial Option 2 is the preferred remedial alternative. This alternative includes entry into the BCP, performance of a Remedial Investigation, soil remediation (limited "hot spot" removal plus a cover system and easement with a Site Management Plan), groundwater treatment (including 2-5 years of OM&M), and supportive work to achieve closure. The cost estimate for environmental investigation, remediation, and OM&M ranged from approximately $450,000 to $900,000, including a 25% contingency.

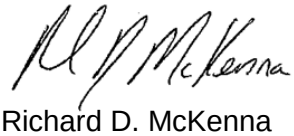
AECC concludes that the Site is a good candidate for the USEPA and NYSDEC BCP considering the groundwater plume, as well as the limited soil contamination in excess of restricted and/or commercial NYSDEC SCOs.

Note that our alternatives analysis and associated cost estimates are based on limited data obtained to-date, and significant data gaps exist (source of chlorinated solvent plume, concentration of chlorinated solvents along the southern border, depth of the chlorinated solvent plume, horizontal extents of soil contamination, etc.). Therefore, our analysis includes several assumptions that may or may not be accurate (size of plume, off-site source that will be removed/remediated separate from the on-Site remediation, amenable groundwater characteristics for bioremediation, utilization of City resources, etc.). AECC intends our analysis and this letter to serve as a basis for future investigation, remediation, and planning. We can revise this analysis as more data become available. Also note that our alternatives analysis and cost estimates are not to be construed a scope or quotation for services.

If you have any questions pertaining to this project, please do not hesitate to call our corporate office at (315) 432-9400.

Sincerely,

Asbestos & Environmental Consulting Corporation



Richard D. McKenna
Senior Project Manager

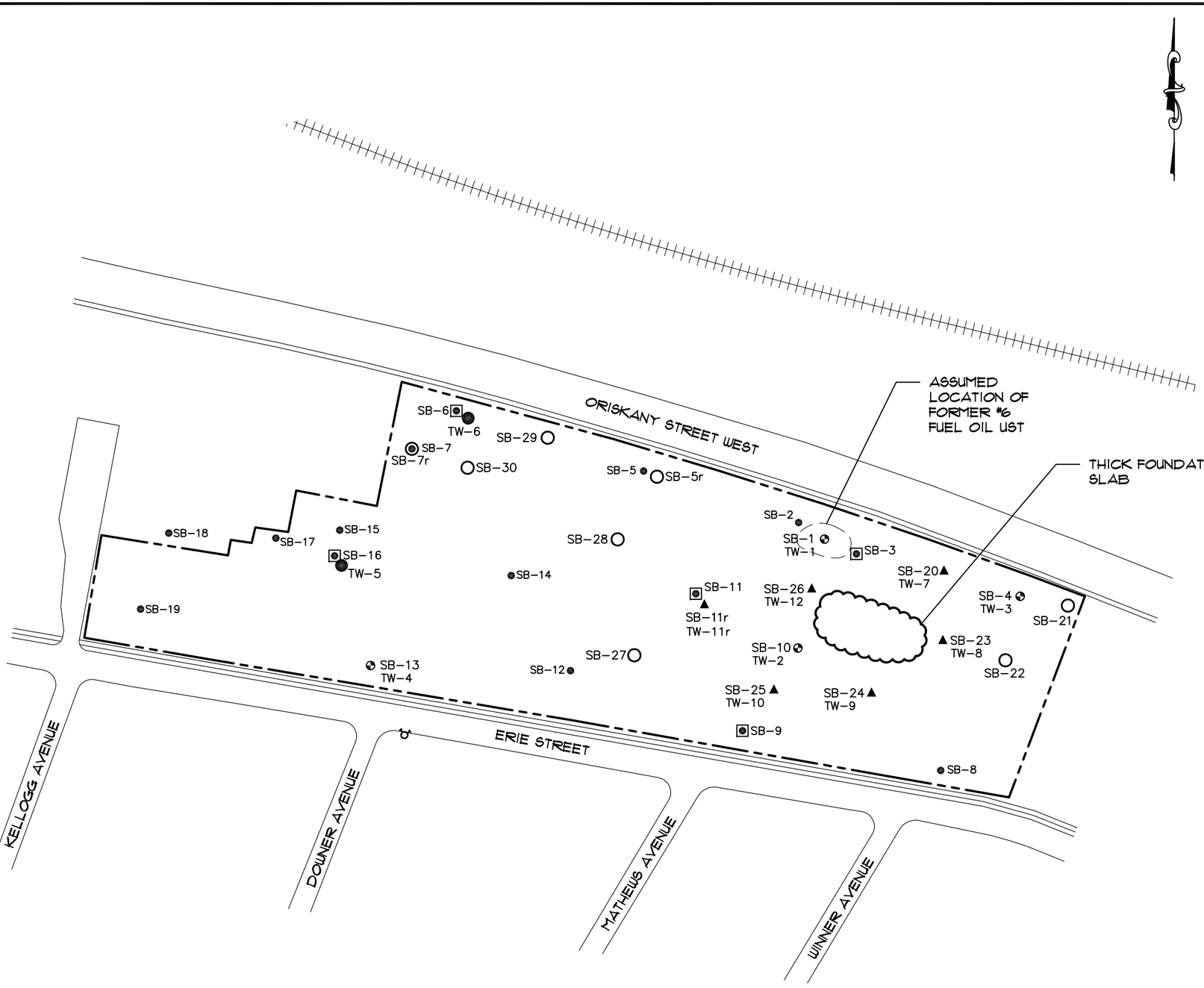
Attachment A:	Site Locus & Layout with Boring/Well Locations (from Fig. 1, AECC 2017)
Attachment B:	Extent of Soil Contamination Above Industrial/Commercial Use RSCOS (from Fig. 3, AECC 2017)
Attachment C:	Extent of Groundwater Contamination (from Fig. 5, AECC 2017)
Attachment D:	Chlorinated Solvent Plume in Eastern Portion of Site (from Fig. 6, AECC 2017)

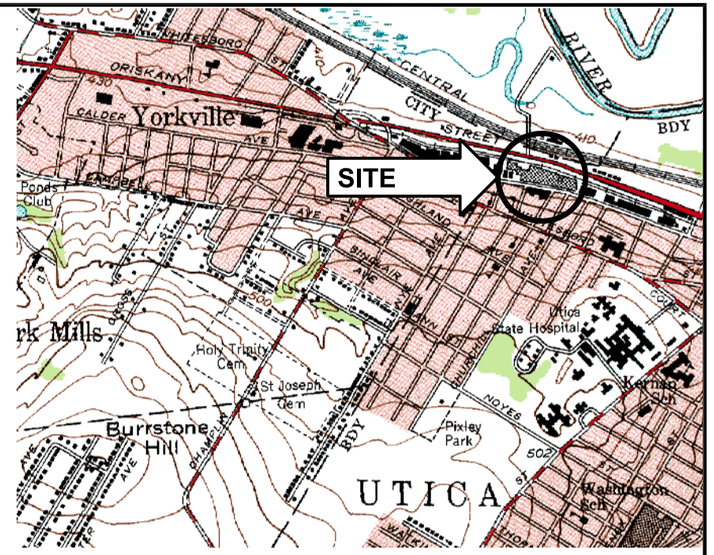
Asbestos & Environmental Consulting Corp. ~ 6308 Fly Road, East Syracuse, NY 13057 ~ (315) 432-9400 ~ (315) 432-9405 fax

ATTACHMENT A

Site Locus and Layout with Boring and Well Locations (Figure 1 from AECC 2017)

Asbestos & Environmental Consulting Corp. ~ 6308 Fly Road, East Syracuse, NY 13057 ~ (315) 432-9400 ~ (315) 432-9405 fax





SITE LOCATION

LEGEND:

- PROPERTY LINE
- SB-# / TW-# — FORMER SOIL BORING AND MONITORING WELL LOCATION (2016)
- SB-# ● — FORMER SOIL BORING LOCATION (2016)
- SB-#□ — FORMER SURFACE SOIL SAMPLE LOCATION (2016)
- SB-# / TW-# ▲ — SOIL BORING AND MONITORING WELL LOCATION (2017)
- SB-# ○ — SOIL BORING LOCATION (2017)
- TW-# ● — MONITORING WELL LOCATION (2017)

NOTES:

1. SOIL BORING LOCATIONS, SOIL PILES, DEBRIS PILES, AND CONTRACTOR ITEMS LOCATED BY GPS. ALL OTHER LOCATIONS ARE APPROXIMATE.
2. APPROXIMATE PROPERTY LINE BASED ON CITY OF UTICA TAX MAP.

0 100' 200'

GRAPHIC SCALE

AECC
ENVIRONMENTAL CONSULTING
Asbestos & Environmental Consulting Corporation
6308 Fly Road
East Syracuse, NY 13057

PROJECT NO.	17-217
DRAWN:	DEC. 2017
DRAWN BY:	HS
CHECKED BY:	RM

BORING AND WELL LOCATION PLAN

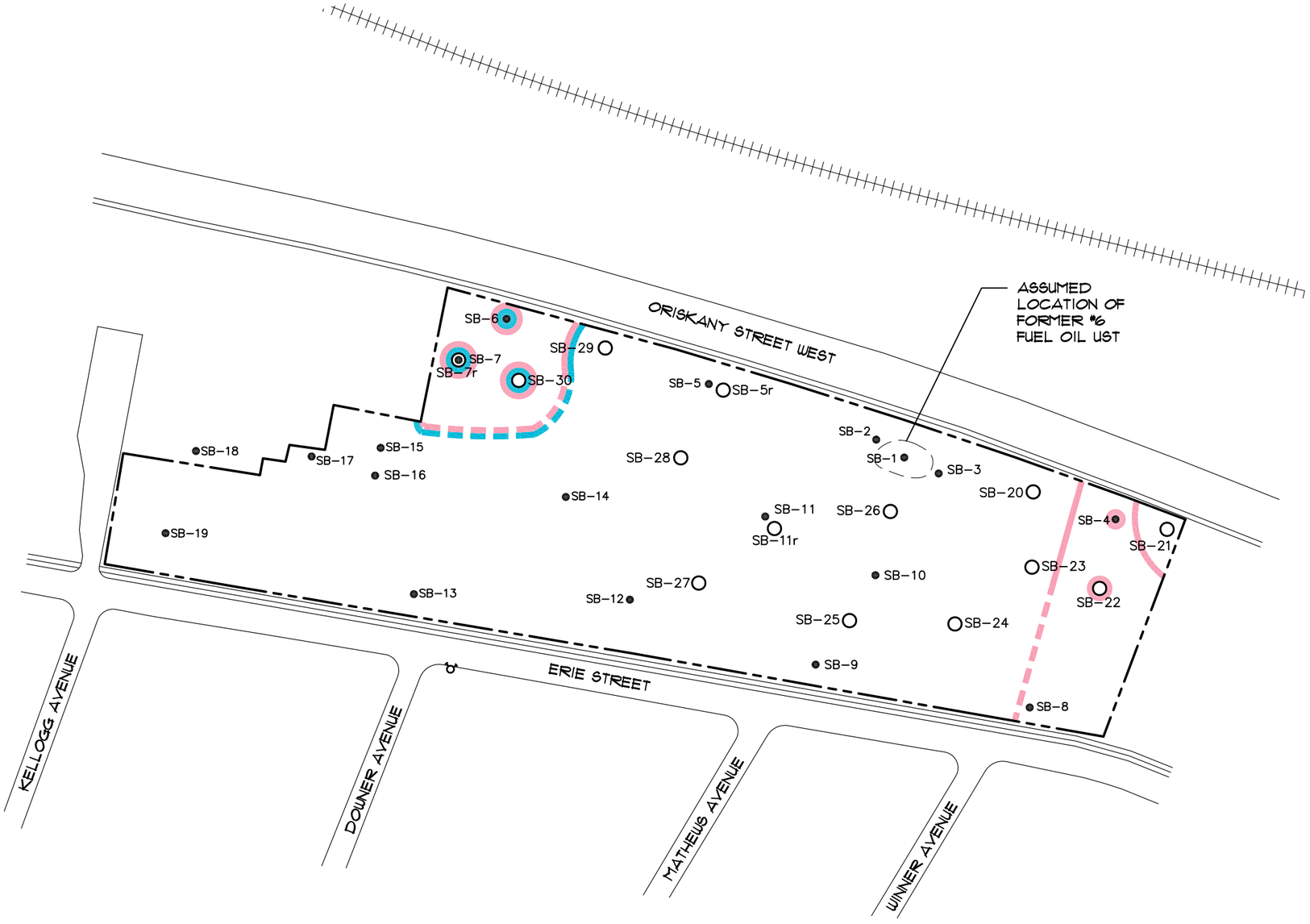
FORMER MELE MANUFACTURING SITE
1712 ERIE STREET
UTICA, NEW YORK

FIGURE
1

ATTACHMENT B

EXTENT OF SOIL CONTAMINATION ABOVE INDUSTRIAL AND COMMERCIAL USE RSCOS (FIGURE 3 FROM AECC 2017)

Asbestos & Environmental Consulting Corp. ~ 6308 Fly Road, East Syracuse, NY 13057 ~ (315) 432-9400 ~ (315) 432-9405 fax



LEGEND:

- PROPERTY LINE
- SB-# ● SOIL BORING LOCATION (2016)
- SB-# ○ SOIL BORING LOCATION (2017)
- IMPLIED EXTENT OF ARSENIC IN SOIL CONTAMINATION AT CONCENTRATIONS ABOVE APPLICABLE COMERCIAL AND INDUSTRIAL USE RSCOs
- IMPLIED EXTENT OF PAH AT CONCENTRATIONS ABOVE APPLICABLE COMERCIAL AND INDUSTRIAL USE RSCOs
- SOIL SAMPLE EXHIBITING ARSENIC CONCENTRATIONS ABOVE APPLICABLE COMMERCIAL AND INDUSTRIAL USE RSCOs
- SOIL SAMPLE EXHIBITING PAH CONCENTRATIONS ABOVE APPLICABLE COMMERCIAL AND INDUSTRIAL USE RSCOs

1. SOIL BORING LOCATIONS, SOIL PILES, DEBRIS PILES, AND CONTRACTOR ITEMS LOCATED BY GPS. ALL OTHER LOCATIONS ARE APPROXIMATE.
2. APPROXIMATE PROPERTY LINE BASED ON CITY OF UTICA TAX MAP.

0 100' 200'

GRAPHIC SCALE

AECC ENVIRONMENTAL CONSULTING
Asbestos & Environmental Consulting Corporation
6308 Fly Road
East Syracuse, NY 13057

PROJECT NO.	17-217
DRAWN:	DEC. 2017
DRAWN BY:	HS
CHECKED BY:	RM

EXTENTS OF SOIL CONTAMINATION ABOVE INDUSTRIAL AND COMMERCIAL USE RSCOs

FORMER MELE MANUFACTURING SITE
1712 ERIE STREET
UTICA, NEW YORK

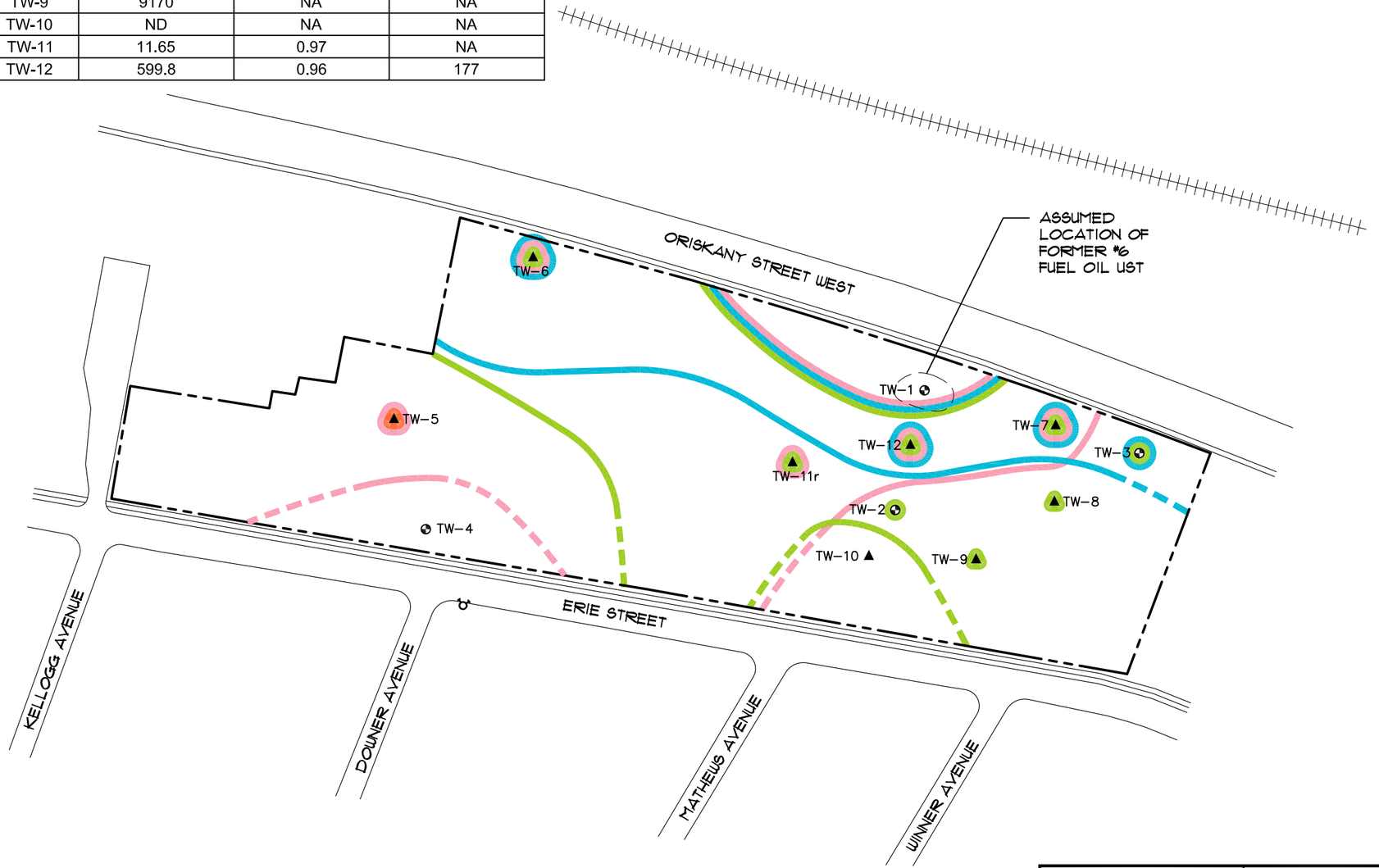
FIGURE
3

ATTACHMENT C

EXTENT OF GROUNDWATER CONTAMINATION (FIGURE 5 FROM AECC 2017)

Asbestos & Environmental Consulting Corp. ~ 6308 Fly Road, East Syracuse, NY 13057 ~ (315) 432-9400 ~ (315) 432-9405 fax

SAMPLE LOCATION	TOTAL CONCENTRATION OF DETECTED COMPOUNDS (ppb)		
	VOCs	PAH	LEAD
TW-1	ND	ND	40
TW-2	2196.8	ND	ND
TW-3	6.35	ND	339
TW-4	ND	ND	ND
TW-5	7.21	2.47	NA
TW-6	40.24	5.42	91
TW-7	22.82	3.3	70
TW-8	814	ND	6
TW-9	9170	NA	NA
TW-10	ND	NA	NA
TW-11	11.65	0.97	NA
TW-12	599.8	0.96	177



LEGEND:

- PROPERTY LINE
- TW-# ◉ MONITORING WELL LOCATION (2016)
- TW-# ▲ MONITORING WELL LOCATION (2017)
- ND NOT DETECTED
- NA SAMPLE NOT ANALYZED FOR THIS COMPOUND
- IMPLIED EXTENT OF LEAD IN GROUNDWATER
- IMPLIED EXTENT OF PETROLEUM VOCs IN GROUNDWATER
- IMPLIED EXTENT OF PAH IN GROUNDWATER
- IMPLIED EXTENT OF CHLORINATED SOLVENT IN GROUNDWATER
- GROUNDWATER SAMPLE EXHIBITING LEAD CONCENTRATIONS ABOVE APPLICABLE TOGS 1.1.1 STANDARDS/ GUIDANCE VALUES
- GROUNDWATER SAMPLE EXHIBITING PETROLEUM VOCs CONCENTRATIONS ABOVE APPLICABLE TOGS 1.1.1 STANDARDS/ GUIDANCE VALUES
- GROUNDWATER SAMPLE EXHIBITING PAH CONCENTRATIONS ABOVE APPLICABLE TOGS 1.1.1 STANDARDS/ GUIDANCE VALUES
- GROUNDWATER SAMPLE EXHIBITING CHLORINATED SOLVENT CONCENTRATIONS ABOVE APPLICABLE TOGS 1.1.1 STANDARDS/ GUIDANCE VALUES

1. SOIL BORING LOCATIONS, SOIL PILES, DEBRIS PILES, AND CONTRACTOR ITEMS LOCATED BY GPS. ALL OTHER LOCATIONS ARE APPROXIMATE.
2. APPROXIMATE PROPERTY LINE BASED ON CITY OF UTICA TAX MAP.

0 100' 200'

GRAPHIC SCALE

AECC ENVIRONMENTAL CONSULTING
Asbestos & Environmental Consulting Corporation
6308 Fly Road
East Syracuse, NY 13057

PROJECT NO. 17-217
DRAWN: DEC. 2017
DRAWN BY: HS
CHECKED BY: RM

EXTENTS OF GROUNDWATER CONTAMINATION

FORMER MELE MANUFACTURING SITE
1712 ERIE STREET
UTICA, NEW YORK

FIGURE
5

ATTACHMENT D

CHLORINATED SOLVENT PLUME IN EASTERN PORTION OF SITE (FIGURE 6 FROM AECC 2017)

Asbestos & Environmental Consulting Corp. ~ 6308 Fly Road, East Syracuse, NY 13057 ~ (315) 432-9400 ~ (315) 432-9405 fax

ORISKANY STREET WEST

TW–7▲
[19]

TW–12▲
[600]

TW–3
[6]

▲
TW–11r
[12]

▲TW–8
[814]

TW–2
[2,197]

TW–9▲
[9,170]

ERIE STREET

LEGEND:

- PROPERTY LINE
- TW–# MONITORING WELL LOCATION (2016)
- TW–# ▲ MONITORING WELL LOCATION (2017)
- [2,197] TOTAL CHLORINATED SOLVENT CONCENTRATION (ppb) IN GROUNDWATER

1. SOIL BORING LOCATIONS, SOIL PILES, DEBRIS PILES, AND CONTRACTOR ITEMS LOCATED BY GPS. ALL OTHER LOCATIONS ARE APPROXIMATE.
2. APPROXIMATE PROPERTY LINE BASED ON CITY OF UTICA TAX MAP.

0 50' 100'

GRAPHIC SCALE

AECC
ENVIRONMENTAL CONSULTING
Asbestos & Environmental Consulting Corporation
6308 Fly Road
East Syracuse, NY 13057

PROJECT NO. 17-217
DRAWN: DEC. 2017
DRAWN BY: HS
CHECKED BY: RM

CHLORINATED SOLVENT PLUME IN EASTERN PORTION OF SITE

FORMER MELE MANUFACTURING SITE
1712 ERIE STREET
UTICA, NEW YORK

FIGURE
6

LEGAL NOTICES DEPARTMENT
Utica Observer-Dispatch ~ Little Falls Times ~
Herkimer Telegram ~ Mid York Weekly
221 Oriskany Plaza, Utica, NY 13501

(315) 792-4918 – Direct Line
(315) 792-5085 – Fax
legals@uticaod.com

This Proof has been prepared for:

Brian Thomas
CITY OF UTICA URBAN & ECONOMIC DEVELOPMENT
1 KENNEDY PLZ
UTICA, NY 13502-4236
315-792-0181

For Publication in the:
☒ Observer Dispatch
☐ Times Telegram
☐ Mid-York Weekly

☒ e-Mailed Proof - OR - ☐ Faxed Proof

Proof & Cost

Wednesday, January 23, 2019
Approved 01/10/19
Ad #: **000651094**
Run Date(s): **01/15/2019**

Cost of Notice: **$30.07**
Affidavit of Publication: **$60.00** ($30.*each / 2x)
Total Order Price $90.07

Note:
We are *approved and all set to p*ublish your legal notice in the ***Observer Dispatch***.

Thank you,

Linda
Linda Grayson Garcea
Legal Department
legals@uticaod.com
Telephone: 315-792-4918
Fax: 315-792-5085

Karen
Karen Greco
Legal Department
legals@uticaod.com
Telephone: 315-792-5119
Fax: 315-792-5085

LEGAL NOTICE

Notice is hereby given that the City of Utica intends to apply for a United States Environmental Protection Agency (USEPA) Brownfield Cleanup Grant on or before January 31, 2019 for the property located at 1712 Erie Street, Utica, NY. The draft application, including an Analysis of Brownfield Cleanup Alternatives (ABCA) will be available for review and comment at a public meeting on:

Friday, January 25, 2019 at 11:00 AM in the Utica Common Council Chambers, located at:
Utica City Hall, First Floor
1 Kennedy Plaza
Utica, NY 13502

The draft application and ABCA will also be available for review and comment at the Department of Urban & Economic Development, 2nd Floor, Utica City Hall or on the city's website: **http://www.cityofutica.com/**

The public may send written comments to Brian Thomas to the above address or via email to: **bthomas@cityofutica.com** until January 29, 2019.
OD: 01/15/2019

Note: Please review and approve the text above with your reply. Thank you,

EXHIBIT L
COMMUNITY NOTIFICATION DOCUMENTS

A Public Meeting was held on Friday, January 25th, 2019 at 11:00 AM at Utica City Hall.

Meeting Summary. TBD

Comment:
Response:

Comment:
Response:

In addition to the meeting, comments received during the community notification period:

Comment:
Response:

EXHIBIT L
COMMUNITY NOTIFICATION DOCUMENTS

Public Meeting held on Friday, January 25, 2019. 11:00 AM at Utica City Hall, Common Council Chambers

Print Name	Do you wish to be contacted?	If so, please provide contact information

EXHIBIT M
STATUTORY COST SHARE DISCUSSION

(A) Demonstrate how the City of Utica will meet the required cost share, including the sources of the funding or services, as required for this Cleanup Grant.

The Utica Urban Renewal Agency (UURA) has passed a resolution committing up to $100,000 in cash toward the brownfield cleanup of 1712 Erie Street; contingent upon successful award of FY19 Brownfield Cleanup Funding. Documentation of committed matching funds is included as an attachment to the Project Narrative.

(B) The City of Utica is <u>not</u> seeking a Hardship Waiver Request.

[attach resolution from UURA]