

City of Rochester, New York  
 EPA Brownfield Assessment Grant Proposal – Hazardous Materials  
 25 Canal Street  
 November 29, 2012

### III.C Threshold Criteria for Assessment Grants

**1. Applicant Eligibility:** The City of Rochester (City) is an incorporated general purpose unit of local government in New York State.

**2. Letter from the NY State Environmental Authority:** State acknowledgment letter (Attachment A).

#### 3. Site Eligibility and Property Ownership Eligibility

##### 3.a. Basic Site Information

**3.a (a) Name of the Site:** 25 Canal Street

**3.a (b) Address of the Site:** 25 Canal Street, Rochester New York, 14608 (The Site)

**3.a (c) Current owner of the Site:** The City is the sole owner of 25 Canal Street (Site). The City took ownership of the Site via tax foreclosure, in November 1980.

##### 3.b Status and History of Contamination of the Site

**3.b (a)** Previous studies indicate that soil and groundwater have been impacted by hazardous substances including: Perchloroethene (PCE); Trichloroethene (TCE), Polychlorinated Biphenyls (PCBs) and the heavy metals Chromium and Selenium.

**3.b (b) and (c)** The following table illustrates the Operational History and Recognized Environmental Concerns (RECs) associated with the operational history or current use of the Site:

Year	Owner/ Tenant	Use	Potential RECs
1841-1950s	Jas. Cunningham & Sons	Carriage and Hearse Manufacturing	Foundry, metal etching, wood paint and stripping
Late 1950's	LeRoy Plow Company & Rosco Manufacturing	Machine shop	Lubricants and metal parts washing, plating
1950's-1960's	AJFEC Realty Corp.	Floor covering Manufacturing	Paint, stain, chemical application & Storage
Mid 1960's	Delgrass Realty Corp.	Tool & die Shop	Lubricants and metal parts washing, plating
Mid 1960's-late 1970's	Interstate Circuits	Electronics, canvas & leather goods, warehouse,	Metal plating, chemical treatment & Storage
Late 1970's	Columbia Banking	Roofing heating and office space	Materials storage
Late 1970's - 1980	Craw Carting	Warehouse storage	None indicated
1980's - present	City of Rochester	Vacant Bldg (demo'd 1989), Unimproved Surface Parking	None indicated

**3.b (d)** Site conditions and the full nature and extent of contamination at the Site have not been fully delineated. Although no records have been discovered indicating the occurrence of any catastrophic release of PCE, TCE, metals or other contaminants, the operational history and suspected RECs associated with those operations would suggest contamination could have occurred over a long period of time from various sources.

**3.c Sites ineligible for Funding. Affirm the Site is:**

**3.c (a)** The Site is not currently listed or proposed for listing on the National Priorities List.

**3.c (b)** The Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

**3.c (c)** The Site is not subject to the jurisdiction, custody, or control of the United States government.

**3.d** The Site is not subject to a planned or ongoing CERCLA removal action. A property specific funding determination is not required.

**3.e Property Ownership Eligibility:** The City is not a potentially responsible party under CERCLA Section 107. The City acquired 25 Canal Street in November 1980 via property tax foreclosure. Per the requirements of the bona fide purchaser protection (BFPP):

1. The City did not contribute to, and is not liable for the existing contamination nor do any affiliations exist between the City and any potentially responsible party (PRP);
2. The City of Rochester acquired the property on November 26, 1980, prior to the enactment of CERCLA in December 1980. A Phase I Environmental Site Assessments (ESA), or the equivalent, was not completed at that time. However, an ASTM E1527-05 Phase I was conducted in compliance with All Appropriate Inquiries Final Rule 40 CFR Part 312 in October 2012.
3. The City has taken appropriate care regarding any hazardous waste found at the Site and has prevented future releases and exposures at the Site. The Site structure had been vacant since the City's acquisition in 1980. The City maintained and secured the Site structure until 1989 when the City completed a drum removal and facility decontamination project at the Site in order to eliminate exposure to abandoned chemicals left behind from a previous occupant's operation (Interstate Circuits) plating operation. A total of eighty-four (84) drums were collected, the contents were characterized and the waste was removed and disposed of at an appropriate waste facility. Impacted building walls and floor surfaces were washed and the resulting rinseate was collected and properly disposed of. The City demolished all Site structures in 1994 due to unsafe conditions.
4. The City has and will continue to cooperate with authorized response persons in the event of or discovery of a hazardous substances release; and
5. The City abides by all land-use restrictions associated with response actions at the Site.

**3.f Enforcement or Other Actions:** There are no ongoing or planned environmental enforcement actions related to the Site. According to the NYSDEC there are currently no ongoing enforcement actions and the NYSDEC is not planning to initiate remedial actions at the Site.

**3.g Information on Liability and Defense/Protections...Does NOT Own the Site:** N/A.

**3.h Information on Liability and Defense/Protections...Applicant Owns the Site...**

**3.h (i) Information on the Property Acquisition:** The parcel is currently owned by the City and was acquired via property tax foreclosure on November 26, 1980 from Craw Carting Inc. No previous or current affiliations existed between the City and any of the former property owners.

**3.h (ii) Timing and/or Contribution...Disposal:** The City has not caused or contributed to any release since their ownership. In 1989, the City completed a drum removal and facility decontamination project at the Site in order to eliminate exposure to abandoned chemicals left behind from a previous occupant's metal plating operation. The City has not arranged for the disposal of hazardous substances or transported hazardous substance to the Site.



**3.h (iii) Pre-Purchase Inquiry:** The City of Rochester acquired the property on November 26, 1980, prior to the enactment of CERCLA, in December 1980. In July, 2007, Mr. Jeff Pacelli of LCS Inc. Environmental and Real Estate Consultants, completed a Phase I ESA of the property for Mr. Peter Mills, of Bags Unlimited, located at 5 Canal Street, for the purpose of completing the necessary due diligence for a potential property transaction with the City. The property was not acquired by Bags Unlimited at that time and the City retained sole ownership of the Site. In September 2009, an ASTM E-1903-97 Phase II ESA was completed by Lu Engineers (Rochester, New York) on behalf of the City in order to evaluate the presence of potential hazardous substances at the Site. Results of the study indicated that soil and groundwater had been impacted by hazardous substances including: PCE; TCE and the heavy metals Chromium and Selenium. An ASTM E1527-05 All Appropriate Inquiry Phase I ESA was completed for the Site, by Lu Engineers in February 2012 and updated in October 2012 prior to this application submission.

**3.h (iv) Post-Acquisition Uses:** The Site has been vacant since the City's acquisition in 1980. All Site structures were demolished by 1994. No access agreements or leases have been executed between the City and any other party since it was acquired; however, the Site has been used by surrounding businesses as unimproved surface parking since the mid 1990's.

**3.h (v) Continuing Obligations:** The City has exercised appropriate care to prevent future releases of hazardous substances and to prevent or limit exposures by maintaining current property conditions (vacant, surface parking area) and providing periodic visual monitoring of the Site to prevent illegal dumping or use of the property. Prior to building demolition in 1989, the City completed a drum removal and facility decontamination project at the Site in order to eliminate exposure to abandoned chemicals left behind from a previous occupant's metal plating operation. A total of eighty-four (84) drums were collected, the contents were characterized and the waste was removed and disposed of at an appropriate waste facility. Impacted building walls and floor surfaces were washed and the resulting rinseate was collected and properly disposed of. The City has also worked closely with local business and property owners to assist with Site security and to identify potential future Site use.

The City confirms its commitment to comply with all land use restrictions and institutional controls including any future NYSDEC environmental easements. The City's building permit based environmental institutional control system will also be used to control activities at the site. The City will provide assistance to environmental consultants and contractors performing the assessment and cleanup as well as regulatory agencies, and will provide access to the property. The City will comply with all information requests and subpoenas in connection with the property and will provide all legally required notices. The City has also provided notice to the community about its assessment grant proposal by: placing an advertisement announcing the City's intention to apply for federal grant funding in the City's local newspaper, the *Democrat and Chronicle* on October 8, 2012; presenting information about the Canal Street site, the assessment grant proposal, and providing an opportunity for comments at meetings of the Genesee Corridor Business Association (GCBA) on October 10, 2012; and the South West Common Council, on October 18, 2012; publishing a web page detailing the project at [www.cityofrochester.gov/citydepartments](http://www.cityofrochester.gov/citydepartments); and by soliciting letters of support from affected residents, property owners, businesses, and community groups. (Documentation supporting the City's outreach efforts is included as Attachment B).

## V.B. Ranking Criteria for Cleanup Grants

### 1. Community Need

#### 1.a Health, Welfare and Environment

1.a. (i) There are approximately 6,000 commercial and industrial properties in the City, that cover about 5,900 acres of land. It is estimated that as many as 3,800 of those properties have environmental issues that impair property values and reuse. Three (3) known NYSDEC Remedial Sites and two (2) MCDH suspected or confirmed waste sites are within one half mile of the Site. Also within the neighborhood are 111 vacant parcels, 37 sites in tax foreclosure and as many as 100 properties undergoing City tax delinquent/ environmental review. Police and Fire Department response statistics indicate that vacant properties become locations for drug trafficking and theft. Vandalism, theft and arson at these sites can cause the disturbance and release of asbestos and other contaminated materials to surrounding areas creating exposure hazards to neighborhood children and adults, utility workers, City environmental services crews, police, and fire fighters.

The majority of these vacant or underutilized sites are less than one acre in size, located adjacent to residences, and within one of the City's most disadvantaged neighborhoods. The City has the 7<sup>th</sup> highest childhood poverty rate in the country with 54% of children living in poverty (*Rochester Democrat & Chronicle*, [2010 US Census], September 21, 2012). The City of Rochester has some of the oldest housing stock in the poorest condition in New York State according to the University of Rochester's Environmental Health Sciences Center. Recent studies show that poverty, education, drug use and domestic violence, all common in disadvantaged neighborhoods, correlate to premature births and low birth rates (*Rochester Democrat and Chronicle*, 9/23/2012). Infant mortality rates in the City of Rochester, 14.1 deaths/1000 live births, exceed every other major city in NYS (NYSDOH 2010). "Toxic stress", the chronic stress of living in poverty or with other barriers to social and economic mobility, also has lifelong adverse effects (Dr. Jeff Kaczorowski, Children's Agenda, Rochester, New York).

In 2005, Rochester was ranked as having the highest risks posed to humans in the Northeast, according an evaluation by USEPA using its Risk Screening Environmental Indicators which is based on Toxics Release Inventory (TRI) data. EPA's evaluation concluded that toxic air emissions were the primary source of exposure. The risk screening results were of enough concern to EPA that it requested that Rochester pursue an EPA Community Action for a Renewed Environment (CARE) project in Rochester.

2010 Rochester City School District statistics indicate that 14% of children in kindergarten through 12<sup>th</sup> grade have asthma and that this trend continues to increase from year to year. Among Pre-kindergarten to 6<sup>th</sup> graders the prevalence is even greater, 15.7 %. State-wide the asthma rate for children is 11% and nationally the prevalence is 9.1% suggesting that school aged children in the City are at a greater risk. According to the African American Health Task Force 2003 report, "the hospitalization rate for asthma in Monroe County is still more than three times greater among African Americans than among the non-African American population." Minorities comprise over 50% of the population in the City and more than 88% in the neighborhood around Canal Street.

Prior to the Rochester's 2005 lead law in the City over 1,000 children were lead poisoned each year, with lead poisoning rates in some neighborhoods exceeding 35%. Rates of lead poisoning have decreased since the enactment of the law but are still a significant concern. Eighty-five percent of lead poisoned children are racial minorities and 90% live in homes subsidized by public assistance. The Center for Governmental Research (CGR) identified pervasive neighborhood problems stating "the City of Rochester, especially in neighborhoods in the crescent that surrounds the Central Business District ... *"display the characteristics associated with elevated*



*blood lead levels, including: concentration of minority residents, high percentage of families in poverty, a large proportion of the population that does not receive a high school diploma, low housing values, low owner occupancy rates and high population densities.” The 25 Canal Street Site falls within the crescent.*

## 1.b Financial Need

### 1.b (i) Describe the economic impact of brownfields on the targeted community:

	Target Community	City of Rochester	Monroe County	NYS	National
Population	1,300	210,565	744,344	19,378,102 <sup>1</sup>	308,745,538 <sup>1</sup>
Unemployment	Data not available	11.7 %	8.4 % <sup>2</sup>	9.9 % <sup>1</sup>	8.2 % <sup>2</sup>
% Below Poverty	37.3 %	25.8 %	15.4 % <sup>1</sup>	14.9 % <sup>3</sup>	15.1 % <sup>3</sup>
Percent Minority	88.6 % <sup>1</sup>	50 %	23.9 %	34.3 %	26.7 %
Median Household Income	\$ 18,409 <sup>1</sup>	\$ 30,138 <sup>1</sup>	\$49,532 <sup>1</sup>	\$55,605 <sup>1</sup>	\$ 49,445 <sup>1</sup>
<sup>1</sup> 2010 U.S Census <span style="float: right;"><sup>2</sup> New York State Department of Labor</span>					

Rochester's City Budget Bureau projects a total budget gap for Fiscal Year 2014 of \$42.7 million. This projected gap increases to \$99.3 million by fiscal year 2017-18 when it represents over 25% of the total inflation adjusted City budget. Excluding 2009 ARRA stimulus funding, since the year 2000, federal aid for the City's administration of federally funded programs declined 20%. Rochester lost 4.2% of its population between 2000 and 2010 (US Census Bureau) which when combined with the increase in abandoned properties and manufacturing losses, has depressed property valuations in many neighborhoods.

The City has experienced a general, long-term decline in real assessed property values in many neighborhoods which has affected the willingness of businesses and developers to invest in Brownfield properties since cleanup costs alone frequently exceed property values. Rochester has experienced massive job losses in its traditional industrial jobs and continues to experience facility closings at some of its major employers such as Eastman Kodak, Delphi, and Valeo. The 2011 bankruptcy announcement from Kodak, which once employed 65,000 people in Rochester, continues to add to the uncertain economic future in the City and clouds the future of nearly 500 acres of land within the City.

While Rochester has secured several previous EPA Brownfield Grants, and the City has an active and successful brownfield program, it is able to remediate only 5 to 10 acres per year. The private sector completes cleanups at about the same pace. As a result, there are hundreds of acres of brownfield properties that still need environmental assessment and cleanup. In addition, no resolution has been reached to refund the NYSDEC's Environmental Restoration Program (ERP), which Rochester has used very successfully for 15 years. ERP grants, totaling \$10 million, have represented approximately 30% of the City's brownfield capital funding for cleanup projects during the last ten years. Much of the costs for demolition of structures on brownfields must be financed with municipal funding which limits funds available for actual remediation. Consequently, cleanup grant funding from EPA is very necessary for the City to continue its brownfield cleanup efforts.



## **2. Project Description and Feasibility of Success**

### **2.a Project Description**

**2.a (i)** The proposed assessment project is the critical step toward returning the Site to a viable City commercial property. The Site is located in the City's Southwest Quadrant within the local Susan B. Anthony Preservation District, and is less than one quarter mile from the National Historic Landmark, Susan B. Anthony House. In 2010, the City adopted the *Southwest Quadrant Strategic Plan* to enhance "neighborhood development and service delivery in the City". Nine (9) strategies were identified which would be followed in order to achieve the intended goals such as: to increase business development, improve public safety, health, wellness and human services, improve education and living standards, and to encourage greening and housing development. The City's plan fits with the targeted community's plans for neighborhood redevelopment primarily through collaboration with 67-89 Canal St LLC, who has already invested private funds towards the redevelopment of a neighboring property, the former Volunteers of America Outlet Center. Project outputs related to the plan include: the creation of as many as 70 new residential units as well as two (2) floors of new commercial space, which could bring 120 to 260 permanent new jobs into the area as well as additional temporary construction jobs. Once the assessment of 25 Canal Street is complete, and an appropriate cleanup strategy is implemented, the 0.86 acre Site could be redeveloped to a use which would complement the area's historic character, or be utilized as additional parking, open space and/or pedestrian access to residents and neighboring businesses.

As part of the project, the City will prepare a work plan to complete a comprehensive Environmental Site Assessment (ESA) of the subject property in order to fully define the nature and extent of contamination associated with the Recognized Environmental Conditions (RECs) as indicated by previously completed Phase I and II ESAs at the Site (Refer to Operational History and Recognized Environmental Concerns (RECs) table, section **3.b (b) and (c)**). Components of the Comprehensive ESA will include:

#### **TASK 1 - BCP Application and Work Plans:**

- Completion of a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application for the Site;
- Develop of all Project Plans including: a Remedial Investigation Work Plan (RIWP) defining the area(s) requiring investigation; a site-specific Quality Assurance Project Plan (QAPP); a site-specific Health and Safety Plan (HASP); a Community Air Monitoring Plan (CAMP); and a Citizen Participation Plan (CPP);

#### **TASK 2 – Remedial Investigation Implementation:**

- Completion of all aspects of Remedial Investigation including:
  - Evaluation of the extent of groundwater impact in the overburden/bedrock interface and deep bedrock zones up-gradient, on, and down-gradient of the Site;
  - Evaluation of the extent of soil impacts up-gradient, on, and down-gradient of the Site
  - Evaluation of the extent of impact within bedrock using select components of the Discrete Fracture Network (DFN) approach; and
  - Characterization of the on-site fill material for environmental and structural impacts;

#### **Task 3 – Conceptual Site modeling and Reporting:**

- Development of a Conceptual Site Model (CSM) for the Site that will be supplemented by modeling using Geographic Information Systems (GIS) software. The CSM will be an on-going model that is modified as new data becomes available as the project progresses
- Development of a RI Report summarizing the work completed and known Site conditions.



**Task 4 – Project Oversight and Community Engagement:**

- Development of a Community Outreach and Public Information Forum in order to sustain open communication with the impacted community and to maintain continuity between the proposed project and the overall community planning efforts and revitalization vision.

Project Task cost estimates and projected outputs are more fully described in the following **Section 2.b. (i)**.

**2.b Budget for EPA Funding, Tracking and Measuring Progress, and Leveraging Other Resources****2.b (i) 25 Canal Street Site Assessment Grant Budget**

<b>Budget Category</b>	<b>Task 1 BCP Application and Project Work Plans</b>	<b>Task 2 Soil &amp; Groundwater Quality Evaluation</b>	<b>Task 3 GIS Modeling/ and Reporting</b>	<b>Task 4 Project Oversight and Community Engagement</b>	<b>Total</b>
Personnel	\$ 1,840	\$ 5,616	\$ 2,892	\$ 3,388	\$ 13,736
Fringe	\$ 813	\$ 2,482	\$ 1,278	\$ 1,498	\$ 6,071
Travel	\$ 600	\$ 0	\$ 0	\$ 600	\$ 1,200
Equipment	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Supplies	\$ 100	\$ 100	\$ 200	\$ 600	\$ 1,000
Contractual	\$ 30,000	\$ 165,000	\$ 32,000	\$ 2,000	\$ 283,500
Other Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
EPA Grant	\$ 0	\$ 200,000	\$ 0	\$ 0	\$ 200,000
Total Project Cost	\$ 33,353	\$ 173,198	\$ 36,370	\$ 8,085	\$ 251,006

All procurement will comply with procedures in 40CFR 31.36.

**Task 1:** Under the proposed grant, the City will hire a qualified consultant to complete preparation of a NYSDEC BCP application package, with assistance from the City of Rochester. The consultant will obtain information from its file and/or contact City of Rochester Division of Environmental Quality representatives in order to obtain additional environmental information, as warranted. This task assumes that two meetings with representatives of the City of Rochester, and possibly also the NYSDEC, will be conducted in relation to the BCP application. [Output = BCP Application Package/ Estimated Task cost = \$ 8,338].

A site-specific RIWP will be developed and submitted to the NYSDEC for its review and approval. The objective of the RIWP will be to define the extent of soil and groundwater impact requiring investigation. This RIWP will describe the scope of work to be implemented at the Site and will include a HASP, a QAPP and a CAMP describing the procedures to be implemented during the RI study. Also, a CPP would be developed, and fact sheets would be prepared and submitted to a public mailing list as the project progresses. This Task assumes that four meetings with representatives of the City of Rochester, and possibly also the NYSDEC, will be conducted in relation to the RIWP and CPP. In addition, this Task assumes that two rounds of comments from the City will be provided (one round prior to submission of the Draft RIWP to the NYSDEC and one round following the NYSDEC comments to the RIWP). Subsequent to addressing the NYSDEC comments, a revised version of the RIWP would be subsequently submitted to the City and regulatory agencies for approval. The final RIWP scope of work will be dependent upon the City's and NYSDEC's requirements. [Output = Final RI WP, HASP, QAPP, CAMP, CPP documents. Estimated Task cost = \$ 25,015].

**Task 2:** This task includes staff implementation, programmatic, and contractual consulting costs for conducting Comprehensive Site Assessment activities at the Site. Under the proposed grant, the City will hire a qualified consultant to complete a geophysical survey of the Site in order to identify anomalies below the ground surface that may be indicative of underground storage tanks (USTs), large pieces of concrete or other hard materials, and utilities. Following the geophysical survey, test pits will be advanced in the areas of significant anomalies. In addition to evaluating the anomalies, this Task assumes that five soil samples will be collected from the test pits and submitted to an analytical laboratory for testing by appropriately determined parameters. The second phase of soil characterization will consist of advancing direct-push equipment capable of advancing a Membrane Interface Probe (MIP) and a macro-core soil sampling probe. This Task assumes that up to 25 MIP points will be advanced on the Site to identify areas of overburden impact, potentially indicative of a source area(s). Following completion of the MIP test boring program, soil samples will be collected from up to 10 direct push borings advanced next to MIP borings using the macro-core soil sampling equipment. Macro-core samples will include boring locations which produced a MIP response indicative of impact for correlation of MIP data and analytical laboratory data. Six (6) interface groundwater monitoring wells will also be installed and groundwater samples will be collected and analyzed consistent with Discreet Fracture Network approach to characterize contamination in bedrock fractures at the Site. This Task assumes that up to 10 soil samples and six (6) groundwater samples will be collected and submitted for analytical laboratory testing for appropriately determined parameters. The test pit and test boring logs will be supplied to a geotechnical sub-consultant who will provide a letter of opinion regarding the structural integrity of the on-site fill material. [Outputs = test boring and soil boring logs, groundwater monitoring well network, soil and groundwater sample laboratory analytical report(s), MIP data correlation, geotechnical evaluation. Estimated Task Cost = \$ 173,198].

**Task 3:** This task includes staff implementation, programmatic, and contractual consulting costs to record and maintain all field observations, detector readings and other investigative data in accordance with the Site QAPP. The data collected, in conjunction with other data developed during the RI, will be input into a 3D ArcGIS database to develop two and three dimensional descriptions of the lithology and contaminant mass distributions. The GIS database will include the elevations of the groundwater measured during two (2) groundwater sampling events, allowing potentiometric groundwater contour maps to be prepared that illustrate the approximate groundwater elevations and groundwater flow direction(s) for each water-bearing unit.

Upon completion of the Remedial Investigation, RI report will be prepared and submitted to the regulatory agencies. This report will be developed in general accordance with the provisions set forth in NYSDEC DER-10 *Technical Guidance for Site Investigation and Remediation*. The RI report will include:

- Technical overview and details on the investigative and IRM work performed;
- A description of the physical characteristics of the Site;
- Identification of the nature and extent of contamination, including identification of known or suspected sources of contamination;
- A discussion on contaminant fate and transport;
- A qualitative human health exposure assessment, and completion of a Fish and Wildlife Resources Impact Analysis (FWRIA) Decision Key;
- All investigation derived figures, stratigraphic cross-sections, data tables including Site Cleanup Objectives (SCO), analytical laboratory reports and associated QA/QC evaluation (e.g., DUSRs), Field logs, Photographs; and



- A Summary and Conclusions section, including identification of data limitations or recommendations for future work;

Two rounds of comments and four meetings with City of Rochester, and NYSDEC, representatives will be required prior to obtaining NYSDEC approval of the RI Report. [Outputs = draft and Final Remedial Investigation Report including GIS Modeling. Estimated Task Cost = \$ 36,370].

**Task 4:** This task includes staff implementation, and programmatic costs for project oversight in accordance with the guidelines of the NYSDEC Region 8 Brownfield Cleanup Program (BCP). The City has assigned a senior environmental staff person to manage the environmental firm selected to perform the assessment and cleanup work. In accordance with standard City brownfield cleanup procedures, the City project manager will coordinate the review and approval process for the site assessment and remedial action with the MCDH and the NYSDEC.

Citizen participation and community engagement activities will be based on a NYSDEC approved Citizen Participation Plan (CPP) and will include scheduled neighborhood meetings, preparation and dissemination of notices or Fact Sheets, presentations, and coordination of re-use planning in relation to the cleanup project. Additional tasks include maintaining the Site web-page, and the document repository. [Outputs = draft and Final Remedial Investigation Report including GIS Modeling. Estimated Task Cost = \$ 8,085].

**2.b (ii) Plan for tracking...outputs:** The City has already adopted the area-wide *Southwest Quadrant Strategic Plan*, many of the goals of which coincide with the expected outputs and outcomes of the Brownfield Program, including: identifying brownfield sites, completing Phase I and II ESAs at strategic properties, leveraging public and private funding for cleanup and economic redevelopment of sites, and reducing the community's exposure to hazardous substances. Already, as many as 15 potential brownfields have been identified in the targeted community and at least three (3) assessment or cleanup projects are in progress.

The City DEQ tracks and measures its output and outcome progress through its well established grant and project management system. EPA cooperative agreement actual work plan outputs will be compared to work plan estimates, and results will be reported via the USEPA Assessment, Cleanup, and Redevelopment Exchange System (ACRES) through regular quarterly report submittals. The project schedule (Attachment C) will allow the City to maintain momentum, to identify milestones crucial for tracking progress towards expected outcomes/ outputs, and to create opportunities to engage the community throughout the project. Project managers will provide performance data and project status information to the DEQ Grants Compliance Coordinator (GCC). The GCC will monitor budgetary and environmental outputs and deliverables, and assemble output and outcome data for the Project Director to evaluate. Project outputs/ outcomes, and variances from expected cooperative agreement work plan progress are investigated and reported to EPA both informally and through required reporting.

The City measures outcome data for specific sites and on a City-wide basis including: numbers of sites and acres remediated/year. These data are tracked for all City brownfield sites and reported in the City's annual budget. Average remedial costs/acre are calculated based on intended future use (i.e. commercial, industrial, residential) and are tracked as well. The City also tracks: outside and private sector site investment, increases in assessed valuation and annual property tax revenues, and project specific job retention and creation, specifically for brownfield sites as part of the City's *Rochester By the Numbers* (RBN) performance management system. Outcomes for the Site will be reported to EPA during the project.

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**2.b (iii) Leveraging:** The City has already contributed over \$210,000 in municipal funding towards cleanup and redevelopment of the Site including: \$97,780 in 1989 to complete an abandoned drum removal and building decontamination action; \$87,010 in 1994 to demolish unsafe site structures; \$20,770 in 2009 to complete an ASTM E-1903-97 Phase II ESA; and \$6,500 in 2012 to update the ASTM E1527-05 Phase I ESA. An additional \$50,000 to \$80,000 is also available in the City's Capital Allocation budget to complete any Interim Remedial Measures (IRMs) that may be required by the NYSDEC under the BCP Program.

In addition, this Site is positioned to take advantage of over \$50 million in public and private investments now occurring on adjacent properties. Carriage Factory Apartments, is a proposed \$13 million redevelopment project, located immediately west of the Site, which will create 68 new living units, 29 of which will be suitable for households with income <50% of the Area Median Income (HUD). The City is also collaborating with 67-89 Canal St LLC on its planned \$11 million mixed use redevelopment of the former Volunteers of America Outlet Center (VOA) located at 67-89 Canal Street. The 1920's era structure will be converted into two lower floors of commercial office space with approximately 70 residential units occupying the upper three floors. The Frederick Douglass Apartments, located 200 yards southeast of the Site is a \$7 million dollar project which will restore six (6) buildings along Main Street to lower level commercial and 28 upper level apartments. The \$20 million Voters Block Housing development site, located south of the Site will create an additional 28 affordable housing units as well as a commercial cafe. The availability of the 25 Canal Street Site to these developments, for use as additional off-street parking, green-space or resident and customer access creates an opportunity to leverage future funding for the project. The following table illustrates leveraged funds for recent redevelopment projects in the target area.

	Federal Funds	NYS Funds	City of Rochester Funds	Private Investment Funds
Voters Block	\$ 10 Million	\$ 1.8 Million	\$ 7.0 Million	\$ 772,000
Frederick Douglass Apts		\$ 3.5 Million	\$ 1.4 Million	\$1.4 Million
Anthony Square	\$ 6.8 Million	\$ 1.25 Million	\$ 3.1 Million	
Cunningham Carriage Factory	\$ 15.3 Million	\$ 3.9 Million	\$500,000	

The current proposed budget estimate for this project, estimated to be \$251,006, is based on sound engineering and extensive experience with similar sites. The projected budget gap of \$51,006 will be met by utilizing resources from our DES Fiscal Year 2013-2014 Cash Capital Allocation for brownfield investigation and cleanup. In addition, \$400,000 has already been allocated in the City's FY 2015-2016 Capital Improvement Plan for anticipated cleanup of the Site.

### **2.c. Programmatic Capability and Past Performance**

**2.c (i)** This project will be managed under the NYSDEC BCP. The City DEQ will assign one Environmental Specialist to manage the environmental consulting performing the work. Firm selection will be in compliance with all competitive procurement standards set forth in 40 CFR Part 31.36. Request for proposals (RFP) will be prepared by the brownfield coordinator in accordance with the EPA approved work plan. RFP drafts will be reviewed and approved by the DEQ Manager prior to solicitation. Proposals received by the City will be carefully reviewed, scored, and ranked; proposal costs, carefully analyzed and compared; and consultant interviews, held prior to final selection. Once a consultant is selected, a



recommendation for Council authorization will be made and, if approved, a professional service agreement with the consultant will be executed. DEQ has 26 years experience in procuring professional environmental consulting services under EPA's brownfield cooperative agreement procurement requirements and will follow all contractor and subaward/subgrant requirements.

The City's brownfield coordinator has over 26 years experience and has managed the DEQ since 1994. The DEQ includes five full-time environmental professionals and a full-time grants and finance coordinator. Collectively DEQ staff members have over 80 years of experience in managing assessment and cleanup projects under Voluntary and Brownfield Cleanup Programs (VCP & BCP). DEQ has managed \$10 million in NYSDEC ERP grant funds for six brownfield sites in addition to two NYS Brownfield Opportunity Area planning grants. DEQ also managed \$6.2 million in grants for investigation and cleanup of a 21-acre NYS Superfund site that was redeveloped into a \$26.4 million regional fire training facility. DEQ established the City's Environmental and Institutional Control System for City managed brownfield sites in 1996. This system currently tracks and manages about 143 parcels in the City.

In the past four (4) years, succession planning and organizational changes in the DEQ, designed to encourage retention of experienced staff by expanding the team's functional responsibilities, led to promotion of two senior environmental specialists. DEQ personnel were encouraged to take civil service exams for every title within the division. As a result, each DEQ staff person is now reachable on civil service lists for every staff level title within the division so that promotions can be made quickly in the event of a vacancy.

**2.c (ii) Adverse Audits:** The City of Rochester has not had any adverse audit findings.

**2.c (iii) Past Performance:** Rochester's most recent EPA brownfield grants have included:

Site	EPA Funding & Type	Use of Funds	Balance of Funding	Anticipated depletion of Funds
935 West Broad Street	\$200,000 EPA BF Cleanup	Soil Source Removal; In-Situ GW Treatment	\$0	Closed 10/2012
Phototech	\$200,000 EPA BF Cleanup	Soil Source Removal; In-Situ GW Treatment	\$10,134	09/30/2012
62-64 Scio Street	\$200,000 EPA BF Cleanup	Soil Source Removal; In-Situ GW Treatment	\$22,463	12/31/2012
EPA BAP Assessment	\$200,000 EPA BAP	Phase I & Phase II ESAs	\$3,924	12/31/2012
BOA Site Assessment Program	\$200,000 EPA ESAs	BOA Phase I & Phase II ESAs	\$4,333	12/31/2012

**Funds Expenditure:** Of the \$1 Million in grant funding for the above referenced grants, \$40,854 (4.1%) has not yet been drawn down. The balance is fully committed to complete consulting and staff programmatic work that has not yet been billed and newly committed BAP project budgets. Of the five (5) grants listed one (1) grant has already been closed out, and three (3) of the remaining grants will be closed by 12/31/2012.

**Compliance with grant requirements:** The DEQ has consistently tracked its EPA cooperative agreement actual work plan outputs, schedule, and reporting requirements against work plan estimates. The timely



delivery of planned results is a priority. The grants compliance coordinator monitors performance, budget and financial data, environmental outputs and deliverables, and helps assemble output and outcome data for the City Brownfield Coordinator to evaluate. Variances from expected objectives are investigated and reported to EPA Region 2 both informally and through required reporting. Site approval requests and EPA property approval forms are submitted on a timely basis. Quarterly progress reporting, reporting measures and annual financial reports for the existing EPA grants are up to date and were made on time. Annual financial reporting was performed as required by the City's Accounting Bureau. The City's quarterly reporting routinely links progress toward achieving grant output goals, to actual performance (ie. number of site assessments completed). The City has frequently communicated progress and accomplishments to both its EPA Region 2 project manager and the Region 2 Brownfield Coordinator as well as through the EPA ACRES program. The City's plans for tracking and measuring its output and outcome progress are based on its well established grants and project management system.

The City independently measures some outcome data, such as: number of sites and number of acres remediated each year. These data are tracked for all City brownfield sites and reported in the City's annual budget. Average remedial cost per acre is calculated based on intended future use and is tracked as well. The City also tracks outside and private sector brownfield investment, increases in assessed value, annual property tax revenues, and project specific job retention and creation as part of the City's *Rochester by the Numbers* (RBN), monthly performance management system. DEQ and the City Purchasing Bureau use well established advertising and RFP or public bidding procedures to hire environmental consultants in accordance with NYS General Municipal Law. The City has consistently met EPA requirements for contractual professional environmental services and environmental project work plan compliance and performance.

**Accomplishments:** The City has successfully completed numerous EPA funded Brownfield Assessment and Brownfield Cleanup projects to date. As illustrated in the EPA BAP Summary Table included as Attachment D, the City has utilized EPA BAP funds to complete assessments on more than 40 properties totaling over 63 acres. As a result, more than \$40 million dollars in public and private redevelopment investment was realized, approximately 174 jobs were retained and 165 new jobs were created. The City has also completed remedial investigations, remedy selection, and site cleanups, including: petroleum and hazardous substances, by utilizing EPA BF Cleanup grant funds. Since 2003, the City has completed EPA funded cleanup projects on five (5) properties totally approximately 11.8 acres. Another three (3) projects are in-progress which will result in an additional 14.4 acres of land made ready for redevelopment. The DEQ works with the City's Neighborhood and Business Development Department (NBD) to prepare redevelopment RFPs for sites once they are ready to be marketed. EPA funded assessment work also set the stage for reuse of the former Erie Canal Industrial Park (ECIP) site as the new home for the Rochester Rhinos professional soccer team. Opened in 2006, the 15,000 seat, \$27 million soccer stadium included more than \$9 million in privately secured financing and more than \$15 million in NYS funding.

The City has frequently communicated progress and accomplishments to both its EPA Region 2 project manager and the Region 2 Brownfield Coordinator as well as through the EPA ACRES program. The City was awarded the 2006 Local Government Innovation Award from the NYS Conference of Mayors and was recognized by the National League of Cities for the BAP. In addition, in October, 2012, the City was awarded the Silver Engineering Excellence Award from the American Council of Engineering Companies of NY (ACEC) for the Environmental Cleanup of the Former Phototech Imaging Site.



### **3. Community Engagement and Partnerships**

**3.a** The City has worked closely with the Susan B. Anthony Neighborhood Association, local residents, developers and other affected community members to maintain an open dialog regarding future redevelopment options at the Site and the surrounding community. On October 18, 2012, at a meeting of the Southwest Common Council, the City presented information about the Site, discussed the City's intention to submit an EPA Assessment grant proposal, and provided an opportunity for comments. Informational letters were also sent to adjacent property owners, involved citizen volunteers, businesses, and other community groups. Information regarding this cleanup application was posted on the City's web page at: [www.cityofrochester.gov/citydepartments](http://www.cityofrochester.gov/citydepartments), and notifications for meetings and updates were posted on the City's web-based "Events Calendar". The demographics of the target community indicate English as the primary language; however, both web domains are equipped for translation to several alternative languages. If additional language translation or translation for the visually impaired is necessary, the City will make a good faith effort to meet the needs of all involved community participants.

Letters of support for the City's project were received from several neighborhood entities, including: Sector 4 Community Development Corporation (CDC); Unity Health System; South West Common Council; Buckingham Properties; the Susan B. Anthony Neighborhood Association; and area residents. All information generated during the project will be shared through periodic meetings and regularly posted updates on the City's website and other social media sites. A public document repository for citizen use will be established at the City's Rundell Library. A copy of all meeting notifications, and sign-in sheets, public comments and response summaries to the City's project and proposal, and support letters are included in Attachment B.

**3.b** The Project will be completed under the NYSDEC BCP. As a result, the City will work closely with the Monroe County and NYS Health Departments and the NYSDEC on this project. Under the BCP, the NYSDEC reviews all work plans, inspects site work and routinely makes referrals to and consults with the MCDH and NYSDOH on work planning, site investigations, remedy selection, cleanups, and reporting. The City meets regularly with the MCDH Waste Site Advisory Committee which includes NYSDEC, NYSDOH, MCHD, local sewer and environmental management agencies. A formal memorandum of agreement exists between the MCDH and the NYSDEC regarding waste site information and decision making.

In October, 2003, the City created an Apprenticeship Program intended to encourage apprenticeship training for City residents in order to increase meaningful employment opportunities within the trades. The policy requires any prime construction contracts in excess of \$250,000 or sub-consultant construction contracts in excess of \$100,000 "have apprenticeship agreements, appropriate to the type and scope of work to be performed, which have been registered with and approved by the New York State Commissioner of Labor" prior to entering into public works contracts. The City also offers its PRIME Initiative (Providing Real Incentives to Maintain Employment) employment program, designed to assist adults, 18 and over in their search for sustainable employment. Through various outreach, mentoring, vocational training and other strategies city residents are engaged in a process that connects job seekers to job opportunities established between the City and area employers.

**3.c** The Susan B. Anthony Neighborhood Association (Group) is the key organization that the City will work with during the project. The Group is comprised of representatives from local business and property owners, historical and educational institution administrators, and tenants. The involvement of the Group constitutes the participation of its member neighborhood and business groups. The goals of Group are to attract, maintain and support area businesses; to ensure that the historic Susan B. Anthony neighborhood



is attractive and appealing; to provide opportunities for citizen input on issues and services that affect them; to ensure that residents have access to safe, affordable housing; and to support a "no tolerance" attitude for crime and violation of personal rights. Citizen volunteers may be utilized throughout the project: to disseminate on-going project details to other neighbors and/ or groups; to provide input regarding community visioning for the future of the Site; and to provide "neighborhood watch" information to the project team regarding conditions at the Site. Through regularly scheduled progress meetings, Susan B. will continue to be the voice of the community in the assessment, cleanup and redevelopment planning process for the Canal Street site. Anticipated Progress Meeting dates are illustrated on the Project Schedule included in Appendix C.

#### **4. Project Benefits**

**4.a Welfare and/or Public Health:** Once part of the larger, Cunningham Carriage Factory Complex, the Site has PCE and TCE contamination impacts in soil and groundwater. Adequate characterization of site conditions through the proposed assessment project will enable the City to devise and implement an appropriate cleanup strategy for the target property. In addition, the City is working closely with DePaul Developmental Services, who is currently in the process of redeveloping 1.5 acres of land, immediately adjacent to the Site, and also formerly part of the Cunningham complex. DePaul is applying to the NYSDEC BCP program to assess and cleanup impacts known to be present at the Site. Assessment and future cleanup of these Sites would benefit the public health by eliminating area-wide source(s) of the PCE and TCE contamination. Without cleanup, volatilization of these compounds into the indoor air of nearby structures could occur and prolonged exposure could cause respiratory irritation, contribute to asthma in sensitive populations and effect workers, residents and contractors performing work at the properties. Engineering and Institutional Control practices will be adhered to during the project to minimize the potential for exposure to future workers, property owners, City personnel and the community.

In keeping with the *Southwest Quadrant Strategic Plan* vision, the City will ensure that redevelopment options for the Site will be formulated that not only preserve the important historic heritage of the neighborhood, but also integrate desired equitable development principles such as, providing a range of affordable housing options, creating local employment opportunities and increasing access to local capital for residents. Numerous social benefits are anticipated from the successful redevelopment of not only the target Site, but more than 8.5 acres of land, with existing infrastructure, at surrounding sites including: 67-89 Canal Street; Cunningham Carriage Factory; Voters Block Redevelopment and the Frederick Douglass Apartments. These collaborative efforts will furnish residents and visitors with access to additional retail outlets and create more than 100 new affordable and market rate residential units. An additional \$41 million dollars in private and public redevelopment dollars are currently being invested into other adjacent properties (**see Section 2.b.iii Table of Leveraged Funds**). Consequently, as many as 300 temporary construction jobs and 160 to 300 new part-time and full-time retail and health services jobs could be created, (source: DePaul/ 67-89 Canal Street LLC) greatly benefitting the socio-economic climate in the target neighborhood.

#### **4.b Economic Benefits and/or Green-space:**

**4.b (i)** The Site is located in the center of over 8.5 acres of land currently experiencing extensive redevelopment activity. The Cunningham Carriage Factory and 67-89 Canal LLC development projects estimate a combined potential for the creation/retention of 200-300 jobs with the redevelopment of the DePaul Mental Health Facility and the 5 story, former Volunteers of America Outlet Center. The assessment grant will be a catalyst for producing several beneficial outcomes in the area. By quantifying adverse environmental impacts through assessment, the City can better utilize future capital funding, or



additional grant funds towards cleanup and marketing of the Site. Redevelopment of the property for use as retail parking, public access or green-space, would provide an amenity which the surrounding area currently lacks and which would provide access for local residents and visitors to patronize existing and future businesses. In turn, local retailers can thrive and grow their businesses providing increased employment opportunities to local residents, as well as stabilizing current property values, and expanding the tax base.

**4.b (ii)** The Site is located in not only a local Preservation District, but is less than one quarter mile from the National Historic Landmark, Susan B. Anthony House. In addition, the Site is part of the overall *Southwest Quadrant Strategic Plan* for cleanup and revitalization of the area. During completion of the assessment project, the City will enter into a long term lease with Buckingham Properties in order to provide interim use, off-street parking and the necessary access to existing and proposed businesses and apartments. The aesthetic value of the Site will be improved through temporary site enhancements. Once the Site has been remediated, the City will market the Site to 67-89 Canal LLC., DePaul, or other local developers interested in redeveloping the parcel for retail use, permanent parking, pedestrian access, green-space or a combination of these uses. The grant will provide the necessary mechanism toward redevelopment by eliminating the issues that have prevented interested parties from purchasing the property in the past.

Redevelopment plans for the Site would be required to undergo a City Site Plan Review process to ensure the dictates of the City's Center City District (CCD) zoning are followed, including provisions to *"create green streets and mid-block corridors to enhance pedestrian circulation"* and to take into consideration the local and national historic significance of the area. Any redevelopment of the Site would likely include a design complementary to the existing greenspace.

**4.c** Numerous environmental benefits are anticipated associated with the Sustainable Redevelopment of the Site. Redevelopment of the Site would promote in-fill development, utilize existing infrastructure (ie. sidewalks, storm and sanitary sewers, utilities), and new commercial and residential units would benefit from existing access to public transportation, offered less than 100 yards south of the Site on West Main Street. The City will require green infrastructure techniques be used during site redevelopment, such as permeable pavements. The City will also require the identification of LEED practices in any requests for proposals for the redevelopment of the site which will encourage energy efficient construction, and green building concepts for the new construction.

The project incorporates desired Livability Principles by recognizing the historic value of the existing community and in particular the Susan B. Anthony neighborhood. The City and neighborhood focus on historic preservation, neighborhood quality of life, etc. is consistent with the Livability Principles encouraged in this grant program. Support for the neighborhood is being promoted through cooperation with other State and local investors. The City has leveraged nearly \$17 Million in federal funds, towards area-wide redevelopment which has provided affordable housing, and economic growth opportunities in the target community.

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## APPENDIX A

### NYSDEC Acknowledgement Letter

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**New York State Department of Environmental Conservation**  
**Division of Environmental Remediation**  
**Bureau of Program Management, 12<sup>th</sup> Floor**  
625 Broadway, Albany, New York 12233-7012  
**Phone:** (518) 402-9764 • **Fax:** (518) 402-9722  
Website: [www.dec.ny.gov](http://www.dec.ny.gov)



October 5, 2012

Mr. Mark Gregor  
Mgr – Division of Environmental Quality  
Department of Environmental Services  
City of Rochester  
30 Church Street Room 300B  
Rochester, New York 14614

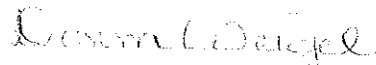
Dear Mr. Gregor:

This is to acknowledge that the New York State Department of Environmental Conservation (Department) received your request dated September 19, 2012 for a state acknowledgement letter for a United States Environmental Protection Agency (USEPA) brownfield grant applications.

I understand that the City plans to submit two proposals: \$200,000 for a brownfield assessment grant for 25 Canal Street, and \$200,000 for a brownfield cleanup grant for 937-941 Genesee Street.

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

Sincerely,



Donna Weigel  
Director  
Bureau of Program Management

cc: R. Torres, USEPA

## APPENDIX B

### Community Notifications and Engagement

---



## DEMOCRAT AND CHRONICLE



# ROC CLASSIFIED

## Lehigh Valley

# Legais

**Roberto**

Instructional

**BIDDERS:** Conditions and Specifications, Drawings, and Specifications may be examined at the office of: Rochester, N.Y. Exchange, 180 E. Ontario, Suite 100, Rochester, NY 14625. Drawings and Specifications will be available 12:00pm on Oct. 10, 1990.

12/12/2012	Contract No. 05: Electrical	Contract No. 04: Mechanical	Contract No. 03: Plumbing	Contract No. 02: Slewwork	Contract No. 01: Demolition and Abatement	Cultural and Natural History Museum - Contract No. 01: Demolition and Abatement	Guyana Rd., Brantford, NY 14118, Finger Lakes	2012 Document copies obtained	ROTULFELLIOTT C P.O. Box 97, Pleasant 14534-5983-1453	14534-5983-1453	payment to Roadie to documents.	Contractors shall certify the Owner that they
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Class-LLC	ings, Project Manual, and other Bidding and Contract Documents prepared by Bohlin Cawmick Jackson, 8 West Main St., Wilkes-Barre, Pa. 18701, will be reviewed by the Finger Lakes Cultural and Natural History Museum at their offices at the	and will continue to, 3001 E. 10th St., Suite 100, and the Equal Employment Opportunity (EEO) policy statement provisions of the Minnesota Business Women's Business Enterprise - Equal Employment Opportunity (MBE/EEOP)
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40 CFR Part 32, and requirements as prescribed by the Environmental Protection Agency (EPA) by providing opportunities for MBE/WBE participation, as provided within the solicitation. Bids should be submitted by mail to the Federal Acquisition Regulation (FAR) Case File, Lakes Museum, PO Box 56, Lakeside, NY 11752.

**LeChase Construction Services, LLC**  
604-798-1919  
lechase@lechasenetwork.com  
www.lechasenetwork.com

He pieced those together to create



## 25 Canal Street – EPA Brownfield Grant Application

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### About the Project

The City of Rochester is applying for grant funding to complete an Environmental Assessment project at the City owned property located at 25 Canal Street (Site). This competitive grant opportunity is part of the United States Environmental Protection Agency's (USEPA) Brownfield Grant Program which could provide up to \$200,000 in funding for investigation of brownfield sites. The Site consists of one (1) parcel of land and totals 0.83 acres. The Site is currently vacant but recent private investments in the area make the Site a prime candidate for redevelopment.

- **Site Location Map 1**

The property had been used for various commercial and manufacturing purposes since the late 1880's which included a carriage company, and leather, textiles and electronics manufacturing. The City obtained the property through tax foreclosure in 1980, and all Site structures were demolished by 1994 due to unsafe conditions. Past investigations of the property include:

- **Phase I Environmental Site Assessment**, LCS Inc, July 2007
- **Phase II Environmental Site Assessment**, LU Engineers, October 2009
- **Phase I Environmental Site Assessment**, LU Engineers, February 2012

Study results indicated that petroleum Volatile Organic Compounds (VOCs) were present in the soil and groundwater underlying the Site, the nature and extent of which have not been determined. As part of the grant application, the City will propose a scope of work designed to fully characterize Site conditions, and devise a cleanup strategy that would enable the Site to be redeveloped in the future.

### Citizen Participation

A copy of the draft grant application will be available for review on-line on this web-site on October 18, 2012. The City will be presenting a more detailed overview of the Grant program, current Site conditions and potential redevelopment plans for the Site at a meeting of the Southwest Common Council on **October 18, 2012 at 275 Dr. Samuel McCree Way, Rochester 14611 at 6:00 p.m.** Citizen comments will be addressed and incorporated into the final grant application and submitted to the USEPA for consideration on November 19, 2012.

### Questions?

If you have additional questions about the project or the grant application, contact the City's project manager:

Jane MH Forbes, Environmental Specialist, Division of Environmental Quality  
(585) 428-7892, or [email her](#).





***YOU are invited to the October meeting of the***  
***Genesee Corridor Business Association***

*Businesses Working Together for Genesee Street*

**WEDNESDAY, October 10, 2012**

**8:00 - 9:00 a.m.**

**At the Southwest Community Center**

Next to the Wilson Foundation Academy, 200 Genesee Street

- 8:00 a.m. **Welcome**, Introductions, Agenda Check, accept minutes (over)
- 8:10 a.m. **Keeping Genesee Safe**..... RPD Lt. Bob Hill / representative
- Street Vice at corners: Frost Ave., Lenox Ave, Sawyer St., Congress Ave.
  - Genesee business' concerns
- 8:25 a.m. **Keeping Genesee Attractive**..... Neighborhood Svc. Ctr. – David Hawkes
- Run-down properties between Lenox St. and Arnett Blvd, and others
  - proposed Good Neighbor Agreement
- 8:35 a.m. **937 Genesee - Vacant Commercial Lot**.....Jane Forbes, City D.E.S.
- Need support for City proposal to fund environmental clean-up
- 8:40 a.m. **City business assistance, grants** .... City N&BD
- 8:50 a.m. **Upcoming Genesee Area News & Events**
- Police-community meeting tonight, 7pm, at Staybridge
- 8:55 a.m. **Your News and “Walk-in” Items?**
- - 
  -
- 9:00 a.m. **Meeting Adjourned**

# Genesee Corridor Business Association

Businesses Working Together for Genesee Street

DATE 10/10/12

NAME

"BUSINESS" YOU REPRESENT

PHONE

EMAIL

1. Stanley Byrd	University of Rochester	275-0425	stanley.byrd@rochester.edu
2. Bruce Wilder	SUNSC	428-7630	wilderb@cityofrochester.gov
3. Don Hanks	Section 4 CDC	325-5750	SECTION4CDC@YAHOO.COM
4. Dillman	Official Cuts	743-0232	
5. Joan Roby-Nunn	Section 4 etc	328-5750	<del>joan</del> joan.section4.cdc@yahoo.com
6. Jane Forbes	City of Rochester	428-7892	forbesj@cityofrochester.gov
7. Joe D'Alessandro	D'Alessandro House Burgers	703-0437	joe@dalessandrohouseburgers.com
8. Dan Adelstein	Section 4 CDC	328-5750	genesee-business@yaho.com
9. Mark Dembs	Canopy Coin Laundry	370-2626	mdembs@statewidemachinery.com
10. Erik Bryant	Prospect Place	235-7090	
11. JAKE WATERS	Gen. Robach	225-3650	
12. Elizabeth Murphy	Neighbor Works Rochester	325-4170 x320	emurphy@nwrrochester.org
13. Eleanor Coleman	SWITH	434-8201	ecoleman@swanacoline.org
14. _____	_____	_____	_____
15. _____	_____	_____	_____





## GENESEE CORRIDOR BUSINESS ASSOCIATION

### MEETING MINUTES - October 10, 2012

8:00 – 9:00 a.m. at the SW Community Center, 200 Genesee St.

**ATTENDANCE:** Erik Bryant, Stanley Byrd, Eleanor Coleman, Joe D'Alessandro, John DeMott, Mark Dembs, Jane Forbes, Don Hanks, Joan Roby-Davison, Demetrius Miller, Elizabeth Murphy, Officer Jeff Schroeder, Officer Joe Trovato, Jake Waters, Bruce Wilder, JoAnn DeMott

September minutes were checked and approved.

#### ➤ **Keeping Genesee Street Safe** – CPO Officers Joe Trovato & Jeff Schroeder

- **RPD Good News:**

A portable surveillance camera will be placed at the corner of Genesee & Frost as soon as one is available. Commercial burglaries have increased in other areas of the city, but not in the Southwest.

- **Criminal Activity:**

655 Frost Ave. – shots fired ... penetrated front window

Comments: Outside cameras on building at Sawyer Street and Genesee has helped.

Hawley & Genesee... is pretty quiet now.

#### ➤ **Keeping Genesee Attractive** – SW Neighborhood Service Center /Bruce Wilder

- **Good News:** Good Neighbor agreement- will be going into effect November 1<sup>st</sup>.

- **Absentee-owned properties between Lenox St. & Arnett Blvd.**

116 –118 Arnett – lots of progress under new management – pretty aggressive painting exterior work, some interior ...

373-385 Genesee... still vacant...city property

381-385 Genesee – fired damaged – private owner tax delinquent – no action taken place yet

693 Genesee - Bank of America owns property, city is trying to take some actions.

120-128 Lenox - permits that were opened on property were cancelled. Work started, but the contractor walked away. Will have to reapply for permits... no nuisance activity, no contact from owner.

Comments: ...some properties seem to stay derelict for too long.

668 Genesee thank you for the help from the City for taking care of broken windows and keeping it clean.

#### ➤ **937-941 Genesee –Vacant Commercial Lot** - Jane Forbes, City D.E.S.

- As part of the application process to receive an EPA ground cleanup grant of \$200,000 the city needs community support. The property falls in the Brooks landing urban renewal planning area. Letters to support cleaning up the property are encouraged as another step to revitalize the area. Send letters in support to Jane Forbes, City Hall, 30 Church Street, room 300B, Rochester, NY 14614-1290, or call her at 428-7892 for more info.

#### ➤ **City Business Assistance, Grants, Services** - City Neighborhood & Business Development,

- 50-50 Matching Grants up to \$8000 for businesses are still available. Call Thad Schofield at 428-7848. Low interest loans are also available.
- From July 1<sup>st</sup> (new fiscal year) – 2 new businesses have opened & there are 7 vacant storefronts in 7 buildings. This is an all-time low.

#### ➤ **Upcoming Genesee Area News & Events**

Police – Community Interaction monthly meeting – tonight (Oct. 10) at 7:00 p.m. at Staybridge Suites.

#### ➤ **Your News and “Walk-in” Items?**

- **NeighborWorks** – Programs at present are concentrating in the residential area of Brooks Landing. They have funding for community signage, banners, street sign toppers, welcome signs, etc. and would like to get residents to help. A \$3000 grant is available if it is used to promote green living.
- **Volunteers Welcome: Saturday, Oct 12<sup>th</sup>, 9-3, Grow Green** located on Dr. Samuel McCree Way will be putting the planting beds to bed. Also they will be taking down two trees. It will be a fun activity, the SWAN Band will be there and refreshments will be available. All are welcome.

Respectfully submitted JoAnn DeMott

**Southwest Common Council**  
Co-Chairs: Dawn Noto & Gloria Edmonds  
**Thursday, October 18, 2012**

6:00PM SIGN IN  
CALL TO ORDER  
MOMENT OF SILENCE

6:05PM Public Safety

6:15PM Quad Team Report & Jane Forbes, City of Rochester Environmental Specialist,  
Canal St. BOA update

6:30PM Robert Walker Smith, SWAN – Bullshead Project Discussion

6:40PM Neighborhood Association and Partner Reports

- Youth Initiatives
- COTS
- ✓ • Cornhill
- ✓ • 19<sup>th</sup> Ward NA
- Neighborhood United
- PLEX
- SWAN
- NeighborWorks
- Sector 4 CDC
- ✓ • Susan B Anthony Neighborhood Association
- SW Riverfront Planning
- University of Rochester
- Westside Farmers Market

COMMITTEE REPORTS

- Communications
- SW Education Forum

7:30PM ADJOURN

NEXT MEETING: NOVEMBER 15, 2012 - 6PM @ SWAN.



**Sector 4 Southwest Common Council**  
**3<sup>rd</sup> Thursday Meeting**

Attendance Sheet  
 October 18, 2012

NAME (Please Print - or put initials next to name if already listed)	REPRESENTING (Neighborhood Assn, Agency, Resident, etc.)	PHONE	EMAIL	Time Here (X)
Chavez (Woman)	SUNAN			
Jane Forbes	City of Rochester	428-7892	forbesj@cityofrochester.gov	X
Joe Biondillo	City of Rochester	428-4649	Biondij@cityofrochester.gov	✓
Dorothy Hall	PLEX	436-5390	dhall5390@hotmail.com	X
Deblary	SUN Libraries	428-8288	deblary@libraryweb.org	
<b>THAD SCHORFELD</b>	<b>City of Rochester Development</b>	<b>428-7848</b>	<b>Schorfeld@CityofRochester.gov</b>	
Jim Curran	PLEX - St. Luke's ARTS-MUSEUM	271-1053	jcurran@rochesterartsmuseum.org	
Jim Discussion	PRD	428-7152	corral@cityofrochester.gov	
John Boutet	Location 19	328-4271	jboutet@frontier.net	
Deblain Feller	19th WCA	527-9619	defeller@frontier.net	
Anna Rahn	SUNJA	444-8785		

D. 337 on Co. 11/20/2010 St.

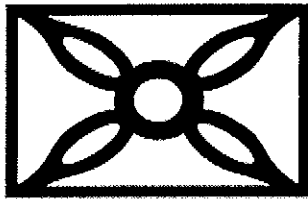
**Sector 4 Southwest Common Council**  
3<sup>rd</sup> Thursday Meeting

Attendance Sheet

October 18, 2012

NAME (Please Print - or put initials next to name if already listed)	REPRESENTING (Neighborhood Assn, Agency, Resident, etc.)	PHONE	EMAIL	1 <sup>st</sup> Time Here (X)
James Muscatella	Ditchborn	328-2819	msjimmy@rochester.rr.com	
Florence Clemmons	Youth Engagement for the Valley	270-1976	Florence.Clemmons@rochester.rr.com	
Gloria Edwards	PLEX Summit	235-8993	Gloria.Edwards@plex.com	
Frances N. Johnson	We Care City of Rochester NIBD	328-4838	Frances.N.Johnson@plex.com	
LINDA HEDDEN		428-7584	heddenl@cityofrochester.gov	
Pek Rynski	WEB/BHD	428-6932	tryski@cityofrochester.gov	
Paul Davies	Suisse	428-7650	Paul.Davies@cityofrochester.gov	
Loren Morelle	FLHSA/Health Kids	224-3121	lorenmorelle@flhsa.org	
Elizabeth McDade	FLHSA/Health Kids	"	elizabethmcdade@flhsa.org	X
Joan Tobyn-Tauson	Sector 4 Cde	328-5750	joan.sector4cde@rochester.rr.com	
Robert Laver Smith	SWMAN	436-8201	RLSMITH@SWANONLINE.ORG	
Booby Mayer	Com Hill	455-6243	BMAYER@Rochester.rr.com	
Jarred C. Jones	PLEX	(518) 505 0886	JJones8479@Comcast.net	X





Susan B. Anthony  
Neighborhood  
Association

November 8, 2012

Ms. Jane MH Forbes, Environmental Specialist  
Division of Environmental Quality  
30 Church Street, Room 300B  
Rochester, NY 14614

Re: United States Environmental Protection Agency Brownfield Assessment Grant Funding  
Application  
25 Canal Street, Rochester, NY

Dear Ms. Forbes:

Thank you for the information at the South West Common Councils monthly meeting held on October 18, 2012. Your presentation regarding the City of Rochester's upcoming USEPA's Brownfield Assessment Grant Funding Application and how grant funding could be used for soil and groundwater contamination cleanup at 25 Canal Street was very informative and we have a better understanding of the Brownfield Assessment process and funding use.

We enthusiastically support your application for assessment of this site and look forward to this sites contaminates identified and a scope of work prepared to address the cleanup efforts . Having a ready site for new development will undoubtedly have a positive impact on the existing businesses in the area and aide in our continued revitalization. We look forward to a cooperative effort with the City of Rochester and keeping the community engaged in the process.

We hope the USEPA responds favorably to your grant proposal. Please feel free to contact me if I can be of any further assistance.

Sincerely,

Dawn Noto  
President,  
Susan B Anthony Neighborhood Association, Inc.



SERVING THE SOUTHWEST QUADRANT & NEIGHBORHOODS

89 Genesee Street \* Rochester \* NY \* 14611

Phone: 585-328-5750 \* 585-328-7351

<http://sector4cdc.org> \* e-mail: [sector4cdc@yahoo.com](mailto:sector4cdc@yahoo.com)

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September 20, 2012

Ms. Jane MH Forbes, Environmental Specialist  
Division of Environmental Quality  
30 Church Street, Room 300B  
Rochester, NY 14614

Re: City of Rochester, NY – 2012 USEPA Brownfield Assessment Grant Proposal: 25  
Canal Street, Rochester, NY

Dear Ms. Forbes:

Thank you for the information regarding the City of Rochester's EPA brownfield assessment grant application, for the properties located at 25 Canal Street. This site has been vacant and undeveloped for several years.

Sector 4 Community Development Corporation (Sector 4 CDC) works closely with businesses and business associations in the south west quadrant of the city of Rochester, working to establish vibrant commercial corridors within thriving residential neighborhoods. We presently work with five business associations, and partner with neighborhood associations, including the Susan B. Anthony Neighborhood Association, where 25 Canal Street is located.

Sector 4 CDC enthusiastically support the City's cleanup efforts at the site and look forward to new development. This will undoubtedly have a positive impact on the existing businesses in the area, as well as the residential neighborhood adjacent to this site. Sector 4 CDC would be interested in contributing to the City's plans to restore the site and revitalize the surrounding properties after completion of the brownfield cleanup project. We look forward to a cooperative effort with the City and to engaging in the community participation activities during the site assessment and cleanup.

I hope the USEPA responds favorably to your grant proposal and look forward to working with the City on this project. Please feel free to contact me if I can be of any further assistance.

Sincerely,

Joan Roby-Davison,  
Executive Director



**Forbes, Jane**

---

**From:** Stewart Putnam [sputnam@unityhealth.org]  
**Sent:** Sunday, October 14, 2012 2:28 PM  
**To:** Forbes, Jane  
**Subject:** Letter of Support for USEPA Brownfield Grant Funding

Dear Ms. Forbes:

Please be informed that Unity Health System is in support of the City of Rochester's application to the USEPA's Brownfield Cleanup grant program for cleanup efforts at 25 Canal Street and 937-941 Genesee Street.

As you know, Unity Health System is the Bullshead area's largest employer, and we are vitally interested in the quality of life in that neighborhood. We believe these cleanup efforts support that quality of life and will pave the way to continued positive development in the area.

Best wishes for success in this effort.

Stewart Putnam

Stewart C. Putnam  
President, Health Care Services Division  
Unity Health System  
1555 Long Pond Road  
Rochester, NY 14626  
(585) 723-7007

Please Note: Property of Unity Health System -- [www.unityhealth.org](http://www.unityhealth.org)

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Address policy questions to address below.

[postmaster@unityhealth.org](mailto:postmaster@unityhealth.org)

# **South West Common Council**

November 5, 2012

Ms. Jane MH Forbes, Environmental Specialist  
Division of Environmental Quality  
30 Church Street, Room 300B  
Rochester, NY 14614

Re: 25 Canal Street EPA Brownfield Assessment application

Dear Ms. Forbes:

Thank you for attending the South West Common Councils monthly meeting held on October 18, 2012. Your presentation regarding the City of Rochester's EPA Brownfield Assessment Grant application for the property located at 25 Canal Street was very informative and we have a better understanding of the Brownfield Assessment process.

We fully support the City of Rochester's grant application seeking funding for the Brownfield Site Assessment for 25 Canal St. It will be in our best interest to further characterize the sites current condition and we look forward to a report that will guide future clean up efforts. The brownfield assessment will lead us closer to having a healthy site that will undoubtedly have a positive impact on the neighborhood in the future.

We hope the EPA responds favorably to your Brownfield Assessment application and we look forward to working with the City of Rochester. Please feel free to contact me if I can be of any further assistance.

Sincerely,

Dawn Noto  
Chair, South West Common Council

Gloria Edmonds  
Co-Chair, South West Common Council

**Rochester, NY**



112 Gregory Hill Road  
Rochester, NY 14620  
October 19, 2012

Jane MH Forbes  
Environmental Specialist -- City of Rochester  
Department of Environmental Services  
City Hall Room 300B  
30 Church Street  
Rochester, NY 14614

Dear Jane MH Forbes,

I am writing as an individual in support of your department's efforts to seek environmental clean-up funds for the historic Cunningham Carriage properties at 25-37 Canal Street. The buildings at that locale have the potential to add an important component to the historic preservation that is taking place along Rochester's West Main Street corridor.

The Susan B. Anthony Neighborhood Association conducted a charrette of this area in 2006-7. I participated in the complete process and added background information pertaining to the area's rich history. I also participated as a citizen in the development of the newly-opened *Rochester Heritage Corridor* that passes by the Canal Street buildings.

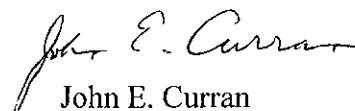
The neighborhood association advocates here have done an exceptional job preserving the Erie Canal, Abolition and Voting Rights history of this neighborhood and have reclaimed the architectural character of the buildings that surround 25-37 Canal Street. Although the Preservation District has preserved the 19th Century industrial buildings here, they do not showcase Cunningham's world-renowned carriage, automotive and aeronautical achievements. An environmental clean-up would permit the repurposing of these buildings.

This same location, once revitalized, permits the adjoining property to highlight the junction of the Erie Canal with the lesser known, but very significant, Genesee Valley Canal. The property just east of 25-37 Canal is where the two historic canals met.

I hope that you will be able to receive the funds to move the clean-up process forward.

attachments

Respectfully,

  
John E. Curran  
(585)271-1053

Re: 25 Canal St.

## Forbes, Jane

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**From:** Larry Glazer [lglaizer@buckprop.com]  
**Sent:** Thursday, October 25, 2012 9:02 AM  
**To:** Forbes, Jane  
**Cc:** Ken Glazer  
**Subject:** 25 Canal St.

Good morning Jane. Thank you for the opportunity to comment on the proposed clean up grant application for 25 Canal Street EPA Brownfield Assessment application. As you know, we have recently purchased 67-89 Canal Street as a potential mixed use redevelopment project. This project must be supported by proper and adequate parking. Our desire is to lease/purchase the land at 25 Canal Street as parking for our development. The grant you are requesting is critical to assess the condition and extent of required cleanup on the site, which in turn is necessary before we can start the redevelopment of our site.

We fully support this application. If there is anything else we can do to assist, please let us know.

### **Laurence C. Glazer**

Chief Executive Officer



#### **Buckingham Properties**

259 Alexander Street  
Rochester, NY 14607  
Office: 585-295-9500 ext. 5842  
Direct: 585-287-5842  
Cell: 585-967-1960  
Fax: 585-295-9505  
[www.buckprop.com](http://www.buckprop.com)

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*Before you sign a lease...Call **Buckingham**.*

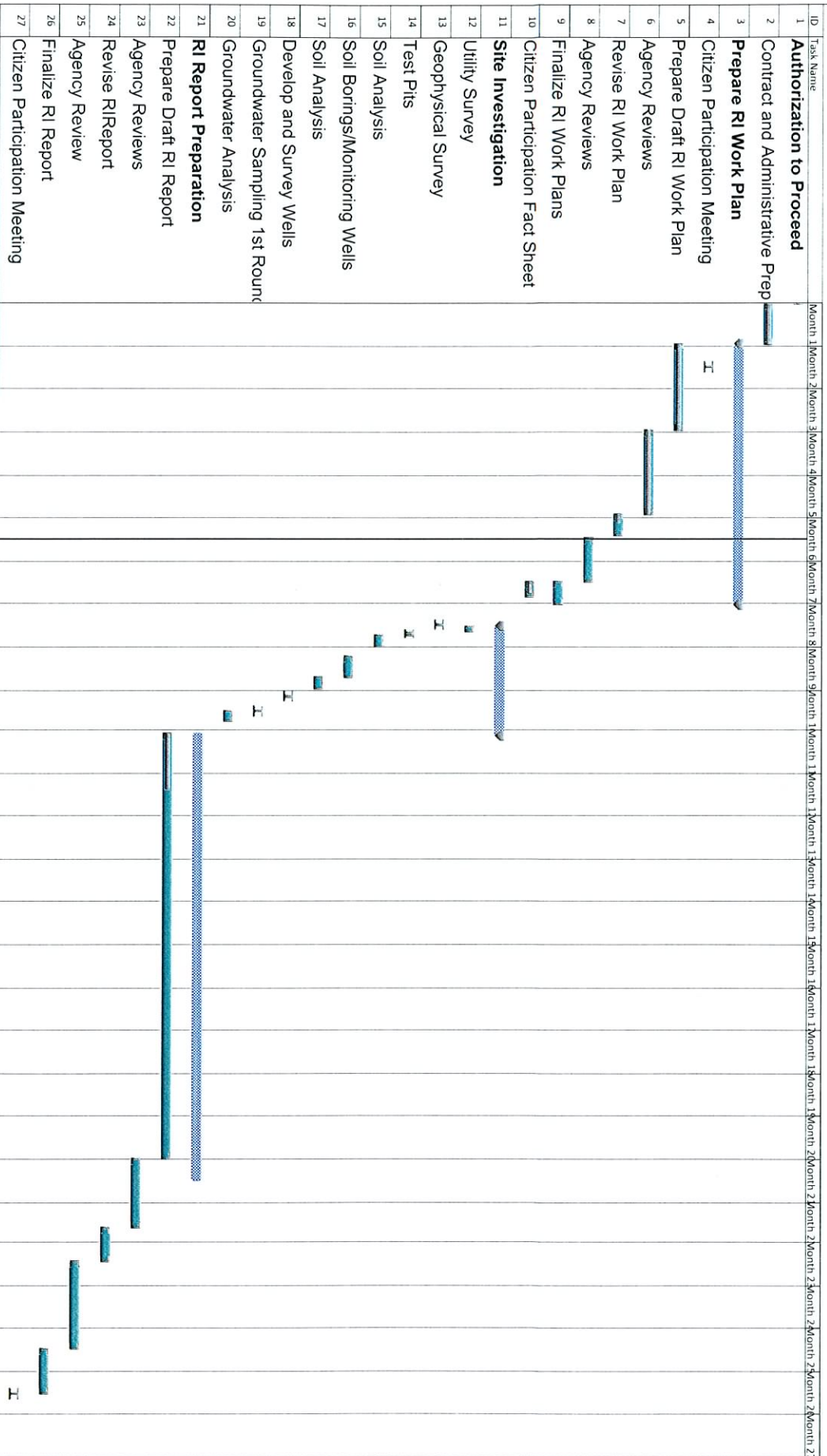


## APPENDIX C

### Project Schedule

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Remedial Investigation  
25-37 Canal Street  
City of Rochester, NY



Project: Gant Chart Seadule 101612  
Date: Tue 10/16/12



## APPENDIX D

### EPA BAP Statistics Summary Table

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# EPA Brownfield Assistance Program

Program	Project	Applicant	Acres Investigated	Product	Redevelopment Investment Amount to Date	Additional Investment Expected	Jobs Retained	Jobs Created
BAP Pilot	40 Jay St	Julio Ahumada	0.26	Phase I	DNP			
	1030 Jay St	Riverside/Woerner	1.20	EMP/HASP				
	1040 Jay St	Riverside Automation	1.10	Phase I/Geotech	DNP			
	1695 Emerson St	XLI Corporation	3.90	Phase I/EMP/HASP/Geotech	\$4,000,000			
	1695A Emerson St	Klein Steel Service	12.50	Phase I/EMP/HASP/Geotech	\$6,000,000	\$7,686,349	70	70
	507 Hague St	Riverside Automation	1.92	Phase I				
	950 & 984 Exchange	XLI Corporation	0.93	Phase I				
	950 & 984 Exchange	XLI Corporation						
	1120 Portland Ave	Expert Appliance	0.66	Phase I	DNP			
	504 S. Clinton/390 South	John Billone	0.35	Phase I	DNP			
BAP2	175 & 195 Hague Street	Marble by Medusa	1.25	Phase I	DNP			
	1025 Chili Avenue	Frederico	10.00					
	175, 195 & 199 Hague	Marble by Medusa		Conf. Phase I	DNP			
	1025 Chili Avenue	Frederico Constr.		EMP/HASP/Conf. Phase II		\$1,700,000	50	
	1025 Chili Avenue	Frederico Constr.		OPC				
	950/985 Exchange St	XLI Corporation		Supplemental PSA				
	950/985 Exchange St	XLI Corporation		Data Comparison				
	39 Adelaide St.	Rockbur Industries	0.62	Phase I	DNP			
	15 Cairn Street	Barhelmes Mfg.	0.00	Application rejected				
	85 Stanton Street	Eugene Velti	0.47	Phase I/EMP/HASP	DNP			
BAP3	110 Colfax Street	Peko	2.70	Phase I/Geotech				
	1025 Chili Avenue	Frederico Constr.		Survey & Design	\$1,700,000			45
	1030 Jay Street	Woerner Industries		Conf. Phase II				
	186 Norman Street	Ralph J. Annucci	6.40	Phase I	DNP			
	957 S. Clinton Avenue	JoAnn Morreale	0.24	Phase I	\$80,000		9	1
	1560 Emerson Street	DPI	1.67		\$3,410,496		36	10
	500 Lee Road	Vampiro Ventures	1.40	Phase I	\$406,850	\$935,000	4	12
	140-142/144 Railroad Street	Stephen Capizzi	0.44	Phase I	DNP			
	280-286 Lyell Avenue/55 Dewey	Kristina Rogers	2.38	Phase I/Conf. Phase II				
	900 & 930 Maple Street	Cylinder Services	4.93	Phase I/Phase II	DNP			
* 10 Full Time & 20 Seasonal	0 Smith Street (aka 196 Smith St)	Phoenix Graphics	1.40	Phase I/Geotech/Phase II	\$3,200,000		26	30 *
	691 & 711 Exchange Street	Nordon Tool	3.40	Phase II	\$1,500,000			
	935-951 E. Main Street	Rehouse	1.20	Phase I	DNP			
	179-191/217 W. Main Street	Buckingham Properties	0.97	Phase I	\$4,525,000		40 **	35
	640 Pullman Avenue	Paul Christoff	0.19	Phase I/Conf. Phase II	\$40,000		2 **	2
	583 & 593 Hudson Ave	Demos	0.47	Phase I	\$887,000			2
	80 Excel Drive	Macauio	1.32	Phase I	\$1,694,540		15	15
	1630 Dewey Avenue	Norstar Development	1.07		\$16,000,000			
	1575 & 1595 Mt. Hope Avenue	HIS Land V. LLC	0.28		\$180,000	\$450,000		3
	480-488 East Main Street	480 Eastman LLC	0.16	Conf. Phase II	\$1,200,000			
			65.78		\$44,823,886	\$10,771,349	210	195

\*\* Jobs moving from suburbs to City  
DNP - Did not proceed