

CITY OF ROME, NEW YORK
U.S. ENVIRONMENTAL PROTECTION AGENCY CLEANUP GRANT
Former Rome-Turney Radiator Company Site, 109 Canal Street

V.B.1 Community Need

V.B.1.a Targeted Community and Brownfields

V.B.1.a.i Targeted Community Description

Located in the geographical center of New York State at the foothills of the Adirondacks, the City of Rome is home to over 33,000 residents. Incorporated in 1870, the growth of the City was directly attributed to historical movements including the fortification of the British Fort Stanwix during the American Revolutionary War and development of the Erie Canal in the 1790s.

Rome historically served as the industrial and manufacturing center of Oneida County. Strategically located at the confluence of the Mohawk River and the Erie Canal, the City of Rome was once considered one of the most important transportation hubs for moving goods and services from New York City and the Atlantic Seaboard to the Great Lakes. During the Industrial Revolution, Rome gained the reputation as the "Copper City" and was home to many significant metal industries such as Revere Copper, Rome Cable and General Cable. From 1950-1995, Rome was the home of Griffiss Air Force Base, a former United States Air Force installation, that served as a significant regional employer.

Much of Rome's industry was concentrated in the downtown core and immediate vicinity, as well as along the Erie Canal. Many of these industrial areas were directly adjacent to residential neighborhoods. As Rome's manufacturing industries collapsed from the late 1960s through the early 2000s, the City was left with a number of contaminated and environmentally hazardous vacant and abandoned industrial sites, including Griffiss Air Force Base, which was declared a Superfund Site in 1995.

The City saw these former industrial sites as opportunities for new investment and development in downtown, with the goal of attracting new employers, residents and visitors. The City of Rome has a successful track record of bringing brownfield and underutilized sites back into productive use. The City of Rome has successfully participated in the New York State Department of Environmental Conservation (DEC) Environmental Restoration Program to remediate a number of sites throughout the community. In 2006 the City was one of the first communities in New York State to receive Brownfield Opportunity Area (BOA) funding through the Department of State to develop a community-based revitalization plan for a 513-acre area, including the downtown, former Rome Cable site and the Rome-Turney property, which is the subject of this grant request. This study is known as the Downtown Rome BOA. The Downtown Rome BOA (Step 2 - Nomination Study) was completed in 2013 and the City is currently completing implementation strategy activities in accordance with funding from the BOA for Step 3 of the three-phase program.

The former Rome-Turney Radiator Company site (herein referred to as the Rome-Turney site) located at 109 Canal Street was chosen as a strategic site in the Downtown Rome BOA due to its high visibility at the intersection of Black River Boulevard and Erie Boulevard, its proximity to the Fort Stanwix National Monument (part of the National Park System), and its central location

in downtown. The site is in a critical location as it connects residents and visitors from Bellamy Harbor Park along the Erie Canal north to residential neighborhoods, Fort Stanwix and downtown.

Surrounding uses include a mix of residential, industrial and commercial uses. The Erie Boulevard corridor, on which the Rome-Turney site resides, is a major vehicular gateway into the City that has suffered from a lack of identity and an incompatible range of uses. As a gateway corridor into downtown, with the Rome-Turney site serving as a visible bookend, the corridor has been identified for streetscape/traffic calming improvements and green infrastructure enhancements. The cleanup and redevelopment of the site – which has sat as a visible reminder of what the City once was - would be a prominent success story that is likely to spur other complementary investment on surrounding properties.

V.B.1.a.ii Demographic Information

	City of Rome	Oneida County	New York State	National
Population	33,375	274,878	19,695,680	311,536,594
Unemployment	6.4%	8.0%	5.9%	5.3%
Poverty Rate	16.7%	16.5%	15.3%	11.3%
Percent Minority	10.2%	13.7%	32.4%	36.7%
Median Household Income	\$42,832	\$48,931	\$58,003	\$53,046
Other				
*All data derived from the 2009-2013 American Community Survey				

V.B.1.a.iii Description of Brownfields

Ninety-two (92) parcels (10%) within the BOA were identified during the Downtown Rome BOA as brownfields. The known environmental issues from these sites include petroleum and chemical contamination, impacting not only soils but also ground and surface water. Over half of the 513-acre BOA study area has some overriding environmental concern attributable to the area’s history as the City’s manufacturing and industrial center.

The Rome-Turney site is currently not being utilized and includes several structures. It was owned and operated by the Rome-Turney Company from 1905 until the mid-1990s as a manufacturing plant for radiators. In June 1988, it was given a petroleum Spill No. (8802056) when a release of petroleum from fuel storage tanks was discovered and reported to the New York State Department of Environmental Conservation. Subsequently, it has been used for light manufacturing and storage by several different companies. Because of past use and known petroleum contamination, reuse of this site in its current condition is limited and is a detriment to the revitalization of the area.

V.B.1.a.iv Cumulative Environmental Issues

The City of Rome, because of its history of manufacturing, has many brownfield sites. The EPA’s Enviromapper indicates that there is a high level of lead paint and other contaminants, it is near a water discharger and a Superfund site (the Griffiss Air Force Base site), and there are high levels of ozone disturbance in the City. All of these are at a higher level than the state or national

levels. All of this contributes to air, water and land pollution and have a cumulative environmental effect.

V.B.1.b Impacts on Targeted Community

The high proportion of brownfields (10%) in the Downtown Rome BOA has had a cumulative impact on the larger Rome community. The Oneida County Health Department has identified a number of environmental and socioeconomic issues specifically related to brownfields including lead poisoning in children who come into contact with chipping paint in older homes and buildings, and playing in contaminated soil. One of the very reasons that the Rome-Turney site is unused today is the petroleum contaminated soils and the health risk they pose from dermal contact, inhalation of dust or ingestion.

Additionally, soil contaminated with lead and other pollutants, such as petroleum, pose risks, particularly for refugees, who often grow their own food using traditional farming practices without knowledge of site-specific soil conditions in their new communities. Sites with contaminated soil are woven throughout the fabric of the City and the City of Rome has welcomed over 250 Burmese refugees since 2008. It is imperative that the City continue to remediate contaminated sites in and around neighborhoods to better accommodate sensitive and at-risk populations whose livelihoods depend on the land.

The Oneida County Health Department developed a Community Health Assessment (CHA; 2013-2017) that identifies key health needs and issues in an effort to develop and implement policies to improve the overall health of the County's communities. The County conducted extensive outreach and participation with local health care providers, educators and practitioners to identify the top issues facing the health and wellbeing of the community. Participants consistently emphasized economic development as the prime challenge with a specific focus on lack of employment resulting in economic instability and social insecurity. Even though these are not primary health factors, given that job security and economic wellbeing contribute to health issues and are secondary factors. Therefore, each site that is underutilized and not contributing to a healthy economy, including the Rome-Turney site, become part of the reason for health concerns.

The U.S. Center for Disease Control and Prevention (CDC) indicates that Oneida County ranks in the least favorable quartile when compared to surrounding counties for a number of indicators including the number of older adults with asthma and depression, and residents living near highways. With an increasing aging population, the City's goal is to create a safe and secure pedestrian environment, and near destinations such as shops, to help older adults remain active and engaged in the community.

V.B.1.c Financial Need

V.B.1.c.i Economic Conditions

The City of Rome's population has been declining since the 1970s with the relocation and outsourcing of manufacturing jobs, as well as the closing of Griffiss Air Force Base in 1995. The impact on the mental and physical health of residents was resounding as school numbers declined, businesses lost customers, and real estate prices plummeted. Griffiss Air Force Base

employed over 5,000 people and represented 30% of the City's economic base. It served as a source of pride for the City, and was directly tied to the success of surrounding businesses.

As a result of the economic downfall, the City experienced a drop in population greater than 30% from 44,350 in 1990 to 34,950 in 2000 (U.S. Census Bureau). The City's population has remained around 33,000 over the past decade, while state and national populations have experienced growth from 2% - 12%. The age distribution in the County is heavily skewed toward an older population as compared to the State average, with significantly more people age 80 and older in the County as percentage of the overall population. Recent data trends also indicate that the City may continue to experience a rise in 20-30 year olds as this cohort increasingly prefers to live in urban environments. The changing demographics has resulted in a shift in the demand for different types of housing, such as senior apartments, as well as studios and different types of amenities to accommodate the younger, millennial population.

The loss of the manufacturing industries and air force base has impacted the physical environment. Many former industrial sites, including the Rome-Turney site, have been left vacant, underutilized and contaminated which has been a significant barrier to redevelopment.

The purpose of this grant is to offset the costs associated with remediating a strategic redevelopment site in the City so that it can be repurposed and put back on the tax roll. As a new mixed-use commercial and residential development, the Rome-Turney site would stimulate redevelopment activity along the Erie Boulevard corridor, providing diversity in housing stock and contributing to a healthy environment and quality of life for residents now and in the future.

V.B.1.c.ii Economic Effects of Brownfields

A direct result of the loss of manufacturing and associated job opportunities is an overall population decrease in the City of Rome and Oneida County. Since the last Census, the State's population has increased and is expected to continue to grow approximately 0.30% annually, with the national population projected to grow 1.23% annually. The median household income for Rome is more than \$10,000 under the national median and the poverty rate is 16.7% as opposed to a national rate of 11.3%. The unemployment rate for Oneida County is 8.0% as opposed to a national rate of 5.3% and the age distribution in Oneida County is heavily skewed toward an older population as compared to the State average. The decline of overall population numbers, coupled with an aging population, has resulted in higher poverty and unemployment rates. This places a disproportionate burden on the city for services such as fire and police protection as well as trash collection and general maintenance. The City does not have extraneous funds to utilize for site cleanup activities.

It is not a coincidence that downtown Rome, the historic center of Rome's business and manufacturing, is also the location of the Downtown Rome BOA. The high proportion of brownfield properties has led to higher vacancy and underutilization rates, which have resulted in a reduced tax base and reduced property values because of perceived and actual environmental issues. There is little interest by developers to purchase sites because of the existing environmental constraints and associated increased costs and timeframes for redevelopment. The

cost to the city to obtain a number of brownfield and abandoned properties, in particular the Rome-Turney site, has greatly affected the city's ability to fund cleanup efforts.

V.B.2 Project Description and Feasibility of Success

V.B.2.a Project Description

V.B.2.a.i Existing Conditions

The 1.4-acre Rome-Turney site is the largest site along the Erie Boulevard corridor that is currently available for reuse. About 2/3rds of the site is covered by several buildings dating back to the 1930s. The remainder of the property is covered with asphalt. Little green or open space area exists. As stated previously, the site is contaminated with petroleum and has a New York State Department of Conservation Spill No. (8802056). The concentration of petroleum contamination is in two areas: one at the north of the site near two wings of the building and one at the south of the site near the entrance from Canal Street. The contaminated soil is estimated to be approximately 2,000 tons. The site is currently not being used.

Given its prime location near the intersection of Erie and Black River Boulevards and proximity to the City's Cultural District, it has been identified as a potential site for an arts manufacturing operation (such as maker space), low intensity industrial, or live-work spaces for local artists. The cleanup of this property could be the catalyst for the redevelopment of the Erie Boulevard corridor, which would include streetscape improvements, green infrastructure improvements, and traffic calming measures, as well as increased commercial, industrial and residential uses on the other unused and vacant properties. These would be in keeping with the recommendations in the Downtown Rome BOA and Step 3 Implementation Strategy.

V.B.2.a.ii Proposed Cleanup Plan

Historically the site was the location of the former Rome-Turney Radiator Company that manufactured radiators from 1905 through the mid-1990s. There was a release of petroleum that was discovered in June 1988 and reported to the New York State Department of Environmental Conservation (DEC; Spill No. 8802056), which resulted in petroleum contaminated soil and groundwater. The locations of contamination are concentrated in two source areas on the site.

As summarized in the draft ABCA, which is included as Attachment F, three remedial alternatives were considered. The three alternatives are: 1) No Action with Institutional and Administrative Controls; 2) Removal with Off-Site Disposal; and 3) In-Situ Treatment. The three remedial alternatives were evaluated based on: Overall Protection of Human Health and the Environment, Compliance with Soil Cleanup Objectives (SCGs), Long-term Effectiveness & Performance, Reduction of Toxicity, Mobility, or Volume, Short-term Effectiveness, Implementability, Cost, Land Use, Green Sustainable Remediation, and reasonably foreseeable changing climate conditions.

Based on the results of the analysis, Alternative 2 is considered the most technically feasible and cost effective alternative, which achieves cleanup of the petroleum source areas, protection of human health and the environment with ease of long-term maintenance. Alternative 2 includes the removal of Petroleum Impacted Soils in source area with limited groundwater removal and backfill with restoration of ground surface. This alternative includes:

- 1) Implementation of a Citizen Participation Plan.

- 2) Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds/odors.
- 3) Achievement of petroleum source area cleanup to address the current DEC petroleum spill through implementation of a source area soil excavation with limited groundwater removal and long-term Engineering and Institutional Controls required pursuant to a Site Management Plan (SMP) and Environmental Easement (EE).
- 4) Collection and analysis of confirmatory end-point samples in the petroleum source soil removal areas to determine the performance of the remedy with respect to attainment of applicable levels of remediation.
- 5) Import of materials to be used for excavation backfill in compliance with remediation requirements and in accordance with DEC- DER-10 guidance. Potential re-use of site soil as backfill and recycled crushed concrete in accordance with DEC- DER-10/DER-34.
- 6) Excavation and removal of petroleum impacted soils with disposal at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal. Sampling and analysis of excavated media as required by disposing facilities and DEC. Appropriate segregation of excavated soils and materials on-site.
- 7) Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
- 8) Performance of all activities for the cleanup, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
- 9) Submission of an approved SMP for long-term management of residual contamination, including plans for operation, maintenance, monitoring, sampling, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
- 10) Recording of an EE that includes a listing of Engineering Controls and a requirement that management of these controls must be in compliance with an approved SMP; and Institutional Controls including prohibition of the following: (a) use of groundwater without treatment rendering it safe for the intended use; (b) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (c) higher level of land usage without EPA, DEC and NYS Department of Health approval.

The excavation activities will extend to approximately 12 to 15 feet below the ground to remove the accessible portion of the petroleum source area soils. This proposed cleanup plan will reduce potential short-term and long-term exposures to the on-site contaminants by removing the impacted soils from the site. This will significantly eliminate potential exposure to pathways. The removal of the petroleum source soils also reduces the volume and toxicity of the most contaminated soils and the potential of migration. While low level contaminants will remain at the site, the remedial objectives will be met to the extent practicable in a cost effective manner, while being protective of human health and the environment. Alternative 2 will also provide an effective long-term and permanent remedy for the site.

V.B.2.b Task Description and Budget Table

b. Task Description

The City of Rome plans to complete the following specific tasks with the proposed budget:

Task 1-Community Outreach: We have budgeted \$4,500 of the requested funding for contractual expenses related to community outreach, education and citizen participation.

Bergmann Associates, the Consultant for the City of Rome, will present at community meetings

to provide updates on cleanup activities at the Rome-Turney site. They will assist the City with issuing public notices and newspaper articles to keep the local community informed of environmental cleanup activities and results. Part of the community outreach work will include announcements on the city website to inform residences and businesses that adjoin the site. Costs associated with community involvement activities planned for the project include:

- Citizen Participation Plan – outlines outreach activities over the life of the grant (\$1,500).
- DEC and City of Rome – meetings will occur quarterly (\$1,000).
- Public Meeting – facilitate 1 to 2 meetings to disseminate project activities and environmental cleanup results (\$1,000).
- Preparation, Printing, and Distribution of Fact Sheet (\$500).
- Public Notices and Comment Periods (\$500).

Included in the contractual costs above are travel (\$1,500) and supply expenses (\$3,000) under the grant application. Travel funds will allow the Consultant staff to attend regional DEC meetings and other City public meetings associated with sustainable redevelopment of brownfield properties, including the Rome-Turney site. Supply funds will allow the Consultant and City to purchase supplies needed to support community outreach, such as printing brochures, conceptual renderings, and plans.

Task 2 – Cleanup Planning: Cleanup planning will include finalizing the ABCA document, finalizing the RAWP document, preparing the Health & Safety Plan, and assisting the City with contractor bid requirements. Cleanup Planning costs are anticipated to be \$6,000 and include the following:

- Finalization of ABCA document, including incorporation of comments from public notice and regulatory review (\$2,000).
- Finalization of RAWP document, including incorporation of comments from public notice and regulatory review (\$1,500).
- Prepare Health & Safety Plan (\$1,000).
- Assist City with contractor bid requirements (\$1,500).

Task 3 – Site Cleanup: We will use the majority of the grant funds for the actual site cleanup activities. Based on the Site Investigation (Phase II ESA) of the property and the findings from the draft ABCA, we plan the following remedial activities:

- Soil Excavation (non-impacted): Estimated 600 tons by Contractor. Cost is \$5,100.
- Transportation and furnish Granular Backfill (clean imported back fill): Estimated 2,000 tons by Contractor. Cost is \$46,000.
- Excavation and Disposal of Soil (contaminated soil disposal): Estimated 2,000 tons of petroleum contaminated soil for disposal at permitted landfill by Contractor and City. Cost is \$132,000.
- Soil Compaction: Estimated 2,000 tons of backfill, compacted by contractor. Cost is \$4,000.
- Soil Compaction Test: Estimated 1 proctor test and 10 compaction tests by Contractor. Cost is \$2,500.
- Groundwater Containment: Estimated rental for a 20,000 gallon tank by Contractor. Cost is \$2,400.
- Groundwater Disposal: Estimated disposal of 20,000 gallons by contractor. Cost is \$6,000.

- Field Monitoring of Remediation Work done by Contractor: Estimated 4-week duration by Consultant. Cost is \$11,000.
- Documentation and Remediation Report: Prepared by Consultant. Cost is \$7,500.
- Groundwater Monitoring (confirmatory post-remediation) Report: Prepared by Consultant. Cost is \$6,500.
- Confirmatory Soil Samples and Field Expenses: By Consultant. Cost is \$6,500.

City cost share in Task 3 is included in the excavation of 2,000 tons of petroleum impacted soils and transportation of 2,000 tons of petroleum impacted soil to the permitted landfill. The City cost share is estimated at \$40,000 for these tasks. The EPA costs would be \$189,500 (\$158,000-Contractor and \$31,500-Consultant).

Budget Table

Budget Categories	Project Tasks			
	Task 1 Community Outreach	Task 2 Cleanup Planning	Task 3 Site Cleanup Activities	Total
Personnel				
Fringe Benefits				
Travel	\$1,500			\$1,500
Equipment				
Supplies	\$3,000			\$3,000
Contractual		\$6,000	\$189,500	\$195,500
Total Federal Funding (Not to exceed \$200,000)	\$4,500	\$6,000	\$189,500	\$200,000
Other (specify)				
Cost Share	\$0	\$0	\$40,000	\$40,000
Total Budget	\$4,500	\$6,000	\$229,500	\$240,000

V.B.2.c Ability to Leverage

The City of Rome has successfully leveraged funds for many projects in the past. Funds from the NYS BOA Program have been used for all environmental investigations for this site including the Phase I Environmental Site Assessment, the Site Investigation Report (Phase 2 equivalent), the draft ABCA and the draft Remedial Action work Plan (RAWP). BOA funding also facilitated completion of the Downtown Rome BOA and the City is currently developing the Step 3 BOA Implementation Strategy for the BOA. The cleanup of the Rome-Turney site would be an instrumental and critical implementation activity as outline in the BOA documents. Funds are being leveraged for additional community engagement, implementation of supportive activities, economic pro formas for the site, market analyses and conceptual design for enhancement to the Erie Boulevard corridor that complement the proposal for the redevelopment of the Rome-Turney Site. Documentation indicating these leveraged funds from the NYS BOA Program is included in Attachment D.

V.B.3 Community Engagement and Partnerships

V.B.3.a Plan for Involving Targeted Community and Other Stakeholders and Communicating Project Progress

The City of Rome Department of Community and Economic Development is overseeing the planning and revitalization process for the Downtown Rome BOA. A significant part of the planning process is actively engaging various stakeholder groups and members of the public, as has been done since the BOA planning process began in 2007. To ensure that community members have a variety of forums and opportunities for participation, a Community Involvement Plan (CIP) was developed. The CIP is a guide to involving the community in the planning process which is intended to be flexible as the process unfolds. The community outreach process adopted for the Downtown Rome BOA will be integrated into the EPA cleanup grant for the Rome-Turney site. A detailed description of each of the public outreach activities follows below.

In addition to internal staff meetings, the City is working with a Steering Committee comprised of key stakeholders, community members and City staff. The Steering Committee is charged with providing feedback and guidance for the revitalization vision and recommendations. Additionally, the City is conducting interviews and meetings with key stakeholders, such as land owners, business owners, non-profit organizations and other interested parties within the BOA. This helps gain insight into desired goals for specific sites and within the BOA boundary as well as the identification of any constraints that may affect re-use potential.

A variety of forums have been developed to engage residents and the general public. Public workshops and meetings that are hands-on and interactive allow the project team to educate the community regarding the purpose and potential benefits of the project. Due to varying levels of planning expertise, socioeconomic backgrounds, and interests amongst the City's population, public workshops will continue to be held in a range of locations, such as the Rome and Art Community Center, schools, and City Hall to accommodate as many community members as possible. The City will also host public hearings consistent with open meetings laws. To ensure that members of the public have accurate and up-to-date information, the City is developing a project website for the BOA that will provide the status of cleanup activities and upcoming events.

V.B.3.b Partnerships with Government Agencies

The New York Department of State (DOS) and the Department of Environmental Conservation (DEC) funds, administers and oversees the state's Brownfield Opportunity Area (BOA) Program. The City of Rome has a long working history with the DEC and will continue to coordinate throughout the cleanup process. In addition to coordinating on the Step 2 and Step 3 of the BOA program, the City of Rome has been working with the DEC in the Petroleum Spills Program and received approval for the Work Plan for the investigation that lead to the preparation of the Site Investigation Report. The City will continue to coordinate with the DEC throughout the cleanup process. As was mentioned in III.C.4.a-Cleanup Oversight, this site is part of the DEC Petroleum Spills Program where the DEC would provide oversight for this cleanup. The City of Rome will continue to work closely with the DEC to the extent possible, the goal of achieving "pre-spill conditions". The DEC is the state environmental authority that has issued the letter of support, which can be found in Attachment B.

Oneida County Health Department is a county department that is committed to promoting and protecting the health of Oneida County residents. The City of Rome will work closely with the Health Department to ensure the health and safety of surrounding residents and workers on-site during the cleanup. All precautions will be made to limit exposure to the contaminants whether by dermal contact, ingestion or inhalation.

Oneida County Soil & Water Conservation District is a county agency that provides leadership in the development, wise use and management of soil, water and related resources in a way that will restore, enhance, protect and maintain their quality and quantity for the benefit of Oneida County and its residents. The City of Rome will work closely with the District as the contaminated soil is removed and replaced with the recycled crushed concrete.

U.S. Department of the Interior-National Park Service (NPS) manages the Fort Stanwix National Monument which is a United States Historic Site located immediately adjacent to the Rome-Turney site. Fort Stanwix played a strategic role in both the French and Indian War and the American Revolution. Given the Fort's proximity to the site and that the revitalization of the Erie Boulevard corridor will benefit both the target site and Fort Stanwix, the NPS has been and will continue to be a key stakeholder in the City's plan for reuse and revitalization.

Letters of support from these agencies can be found in Attachment C.

V.B.3.c Partnerships with Community Organizations

The City of Rome has developed strong partnerships with many community organizations and anticipate that they will continue to play a role in the revitalization process as they have since 2007. They are as follows (Letters of support are in Attachment C.):

Rome Chamber of Commerce is a volunteer organization of business, professional, industrial and community leaders committed to the promotion of business growth and economic development and to the provision of programs that will meet the evolving needs of the community. The Chamber of Commerce is a key stakeholder in the planning process for the Downtown Rome BOA. Representatives from the Chamber inform the plan by providing insight into local needs, business development, and opportunities for economic development in the community.

Rome Community Brownfield Restoration Corporation (RCBRC) is an economic development agency focused on remediating and revitalizing brownfield sites in the City of Rome and therefore is a key stakeholder in the planning and revitalization process. The RCBRC has in recent history worked with the city on the revitalization of the Rome Cable Site, another brownfield site, which shut down in the mid-1990s and had a significant detrimental impact on the local economy. The RCBRC and Rome have a good success record with this site which we anticipate will carry through for the Rome-Turney site.

Rome Historical Society was chartered by the State Board of Regents in 1936. Their goal is to foster the study of the historic city of Rome, New York and to share that history through public and outreach programs and education. As a stakeholder, the Rome Historical Society is working with the Downtown Rome BOA project team by providing the history of key sites within the Study Area and opportunities for the preservation of historic buildings and sites.

Oneida County Industrial Development Authority (OCIDA) is a public benefit corporation of New York State offering financial incentives for hands-on manufacturing and other eligible projects through payments in lieu of taxes, tax-exempt industrial development bond financing,

taxable industrial revenue bond financing, mortgage recording tax relief and sales tax relief. Since they have a keen interest in the redevelopment and revitalization of the City of Rome, they are a stakeholder in the planning process for the Rome-Turney site.

V.B.4 Project Benefits

V.B.4.a Health and/or Welfare and Environment

V.B.4.a.i Health and/or Welfare Benefits

Receipt of EPA funds will facilitate the remediation and redevelopment of the Rome-Turney site, which was previously discussed in the Community Needs section. The property was identified through the NYS BOA program planning process as a strategic site that will act as a catalyst for the redevelopment in downtown Rome. The removal of petroleum contaminated soils will have a positive impact on the health of the community in very particular ways.

The removal of the petroleum contaminated soils will reduce the potential for exposure to anyone on-site to the health risks associated with dermal exposure, inhalation of dust or ingestion. Although this site is not currently slated for a reuse that would include a garden, the possibility remains that this could happen in the future. In the draft ABCA that was prepared by Bergmann Associates (dated December 7, 2015), the alternative that was recommended includes soil and ground water testing after the remediation. If the site were to be home to a small garden, there would be safeguards in place to make sure that the soil and groundwater are suitable for that use.

The Oneida County Health Department having developed a community health survey that was explained in Section V.B.1.b-Impacts on Targeted Community, concluded that lack of employment opportunities in the City has resulted in economic instability and social insecurity and that these are more than economic factors when it comes to the health and welfare of the community. Job security and economic well-being contribute to individual's health issues. Therefore, the economic benefits from the redevelopment of the Rome-Turney site can also be translated into health and welfare benefits for the community.

The Rome-Turney site borders Erie Boulevard and is impacted by a high level of vehicular traffic and other issues associated with being a minor highway and major gateway into the city. The U.S. Center for Disease Control and Prevention lists living near a highway as an unfavorable indicator. Part of the redevelopment plan as outlined in the Downtown Rome BOA, is a plan to implement traffic calming improvements and incorporate streetscape enhancements along the corridor, which would include lighting, a raised central median with plantings and a wayfinding system that integrates the corridor's historic importance in Rome. The redevelopment of the Rome-Turney site would be part of this bigger plan and would be a benefit to the health and welfare of the community.

V.B.4.a.ii Environmental Benefits

As discussed in the Community Needs section, the petroleum contamination and other cumulative environmental issues at the Rome-Turney site have limited the uses on this site since the spill was discovered in 1988. The petroleum contaminated soils have led to the contamination of the groundwater. Other environmental issues, such as the high level of lead paint and other pollutants in the area affect not only the water quality, but the air quality as well.

The proximity of the superfund site and the water discharger further exacerbate environmental challenges. The cleanup and revitalization of this site will allow for soils that can be used for normal daily activities. The soil removal and replacement with clean fill will also have a positive impact on the groundwater both at the site and in the surrounding environs. Once the contaminated soils are removed, the threat of contaminated dust from the site will be eliminated.

V.B.4.b Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

V.B.4.b.i Policies, Planning, or Other Tools

The City of Rome Zoning Ordinance, developed in conjunction with the City of Rome Comprehensive Plan, was adopted in April, 2004. In 2013, the City of Rome received a \$75,000 New York State Energy Research and Development Authority (NYSERDA) grant through the Cleaner, Greener Communities (CGC) Program which encourages communities to develop and implement regional sustainable growth strategies. The purpose of this grant is to update the Comprehensive Plan and Zoning Code to integrate smart growth principles and LEED Neighborhood Development into the City's Master Plan, regulatory processes, subdivision regulations, and supplemental design standards.

The zoning update will be developed as a Form-Based Code (FBC) that will encourage compact, mixed-uses in an effort to create a more sustainable community. Specifically, the updates will include incentives for new development, as well as flexibilities for the retrofitting of existing development, to incorporate more sustainable development techniques.

The update of the City's ordinances and Comprehensive Plan closely align with the proposed plan for the Rome-Turney site. As previously outlined in Section V.B.1.a.i- Targeted Community Description, this site is located along the Erie Boulevard Gateway subarea of the Downtown Rome BOA which is envisioned as a mixed use corridor. The redevelopment of the site as a mixed-use commercial and residential development supports the sustainability goals listed above by providing the following outcomes:

1. Adaptively re-using a site that is located in the heart of downtown;
2. The site will include new commercial and residential opportunities which are desired by the community and will support the changing demographics, including an aging and millennial cohort;
3. Utilizing existing infrastructure, including existing roadways, to support infill redevelopment;
4. Mitigate environmental conditions through remediation strategies that would improve water quality and introduce new green space, such as street trees and plantings;
5. Improve employment opportunities for local residents through business development;
6. Reduce blighted vacant parcels and improve the quality of life for residents; and
7. Minimize exposure to hazardous substances.

V.B.4.b.ii Integrating Equitable Development or Livability Principles

The cleanup and redevelopment of this site would incorporate and promote many of the HUD-DOT-EPA Livability Principles. The redevelopment of the property will enhance economic competitiveness by the creation of a new business in this location. The redevelopment of this property will support the existing community by the recycling of a vacant parcel and which increases the efficiency of public works investments and safeguards rural landscapes by focusing

development on infill parcels. This redevelopment will also show the city's value of the existing neighborhood. This will help further promote that this is a healthy, safe and walkable neighborhood.

V.B.4.c Economic and Community Benefits (long-term benefits)

V.B.4.c.i Economic or Other Benefits

Redeveloping the Rome-Turney site will have long-term economic and non-economic outcomes that impact the financial, physical, and environmental health of the City of Rome. The adaptive reuse and redevelopment of this property, once it has gone through the cleanup process, will move it from the category of unused parcel to a taxable commercial use. The property tax revenue collected from this site will allow the City to allocate funds towards parks and recreation, capital improvements and additional public resources. Additionally, it serves as infill redevelopment, utilizing the existing building footprint, and minimizing the impact on valuable greenspace.

In addition to improving the local tax base and serving as infill redevelopment, the desired types of uses for this sites includes commercial mixed use on the first floor with residential units/studios/office space above. A market analysis developed for the Downtown Rome BOA indicated that there are several industries with leakage that have potentially enough customers to warrant opening a new establishment. Industries, such as a full-service restaurants, are experiencing a \$100 million retail gap, while clothing stores and electronics and appliance stores both experience a retail gap around \$13 million. The City could potentially accommodate 236 new restaurant businesses, 13 clothing stores, 12 electronic stores as well as 7 grocery stores. Commercial space could range from niche, local boutiques to national chains and retailers to support a range of ages, backgrounds and interests. The building could support approximately 20,000 square feet of commercial space on the lower level.

Changing demographics in the City have impacted housing trends. It is estimated that the Rome-Turney site could accommodate up to 20 new 1,000 SF dwelling units (total of 20,000 SF of residential space). The City has not experienced new market-rate housing growth in over 30 years, which makes it challenging to support both the existing population and attract new residents. Due to the lack of alternate housing types, entrepreneurs, small business owners, and professionals are forced to live in neighboring communities such as New Hartford and Marcy. The redevelopment of the Rome-Turney site presents an opportunity to create more housing options for younger, educated workers who are accustomed to different types of amenities and housing quality.

Additionally, there is a need for senior housing. With a high percentage of older residents, the need for different housing options is becoming more acute. Housing for older residents will help preserve the current community, encourage residents to be able to age in place and still meet their needs as they get older. Opportunities to live downtown where amenities are within walking distance will help accommodate and retain this population.

V.B.4.c.ii Job Creation Potential: Partnerships with Workforce Development Programs

The City of Rome does not provide a local brownfields job training grantee. The Oneida County Office of Workforce Development offers programs for young people, such as summer youth employment, as well as career opportunities through local businesses, schools and organizations. In addition to the Oneida County Office of Workforce Development, Workforce Solutions, the Workforce Investment Board (WIB) of Herkimer, Madison and Oneida Counties, is a collaborative effort among many agencies, organizations and programs to assist job seekers, workers and businesses in the three counties. Workforce Solutions also provides job workshops and trainings, as well as resume writing and interviewing preparation for job seekers.

V.B.5 Programmatic Capability and Past Performance

V.B.5.a Programmatic Capability

The City of Rome Department of Community and Economic Development maintains staff that is able to ensure the timely and successful expenditure of funds and completion of all technical, administrative and financial requirements associated with the project and grant. Key staff on the project include the following:

- **Project Manager - Diana Samuels, Planning Assistant:** Ms. Samuels has been with the City of Rome for 12 years, two of which have been in the Department of Community and Economic Development. Ms. Samuels is overseeing the Environmental Restoration Program (ERP) grants for sites located throughout the City, and will be the Project Manager on this grant. Her previous experience was in the payroll department.
- **Matt Andrews, Senior Planner:** Mr. Andrews has been with the department for 6 years in the role as a Senior Planner, and is responsible for administering Site Plan documents, oversees the development of community plans, such as the Zoning and Comprehensive Plan updates, and works with the Planning Board through the Site Plan Review process. Mr. Andrews also oversees both of the City's Brownfield Opportunity Area projects and serves as a liaison between the City and community for planning efforts.
- **Edward Seelig, Community Development Specialist:** Mr. Seelig has been with the Department of Community and Economic Development for 16 years and brings significant banking and financial experience to the department. Mr. Seelig manages the fiscal responsibilities associated with the City's grants including paying vendors and reimbursements. Prior to the City, Mr. Seelig was with Oneida County working as a medical accounting supervisor and finance administrative officer.
- **Dennis Gillen, Planning Assistant:** Mr. Gillen has been with the City of Rome for 8 years, and is responsible for working with the Real Property Committee which oversees real estate transactions for city-owned property. He also provides oversight for properties that are derelict and cannot be rehabilitated.
- **Frank Tallarino, Commissioner of Public Works:** Mr. Tallarino has been the Commission of Public Works for the City of Rome for 12 years. Mr. Tallarino will allocate resources - trucks, site work, and demolition services for the project.

V.B.5.b Audit Findings

The City of Rome has not had any adverse audit findings.

V.B.5.c Past Performance and Accomplishments

V.B.5.c.i Currently or Has Ever Received an EPA Brownfields Grant

The City of Rome has received an EPA brownfields grant for the following property:

1. 1333 E. Dominick Street: The City received a \$200,000 EPA Brownfield Cleanup grant in 2011 that will expire in 2016. The purpose of the grant was to continue cleanup efforts after PCB contamination was located in the concrete flooring of both buildings which requires demolition. The City revised the work plan from restoring to demolishing the buildings. The site was a former gas station and manufacturing facility. There is community-wide interest in developing a mixed-use, commercial space or grocery store. The City is working with the EPA to revise the budget to allow the City's Department of Public Works to complete the asbestos and demolition.

V.B.5.c.ii Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

The City has received an EPA grant as referenced in Section V.B.5.c.i, and has also received the following grants from the New York State Department of Environmental Conservation (DEC).

1. 501 W. Liberty Street: The City received \$205,513 from the DEC Environmental Restoration Program (ERP) in 2006 to clean the property for a future mixed-use development. The property was previously a textile mill, machine shop and automobile service shop. The City has recorded the easement and survey, and is currently waiting on the Certificate of Compliance from the DEC. Once received, this will allow the City to sell the property and put it back on the tax roll.

The contract expires at the end of 2015, and the DEC is looking into extending the ERP program.

2. 1333 E. Dominick Street: The City received \$200,000 in funding from the DEC to participate in the ERP. The purpose of cleaning the property was to develop it as a mixed-use commercial space. The community has expressed interest in commercial uses, including a grocery store. The former uses of the site include a gasoline station and manufacturing facility. The contract was awarded in 2006 and is set to expire at the end of 2015. Demolition is scheduled to occur at the beginning of 2016 for both the 1- and 2-story building. An Alternative Analysis has been submitted to the DEC and the City is awaiting approval to move towards a record of decision. This site was also the recipient of an EPA grant.

3. 1201 E. Dominick Street: In 2006, the City received \$232,417 in funding from the DEC ERP to clean up contamination associated with a former gas station and auto repair shop. The contract expires at the end of 2015, with the possibility of an extension. The City has met their targeted goals of cleaning up the site, and has complied with submitting all status reports as required by the DEC. The City is completing the final paperwork and reimbursements. The site is currently vacant with a plan for a future mixed-use development.

4. 701 Lawrence Street: In 2006, the City received \$571,520 through the DEC, ERP to clean the site that was formerly a major oil storage facility that housed storage tanks. An oil spill occurred on the property on October 2, 1989 (spill reference #8906561), and cleanup efforts are directly related to this incident. The site is currently vacant and is being prepared for mixed-use, waterfront development. The City has submitted an Alternative Analysis to the DEC that is awaiting approval. There are two sites associated with this property. The DEC is currently looking into splitting the site into two operable units and move forward with a record of decision. Both sites are at different stages of cleanup. One site is close to receiving a record of decision while the other requires further environmental investigation. The contract will expire in 2015.

V.B.5.c.iii Has Never Received Any Type of Federal or Non-Federal Assistance Agreements

Not applicable. The City of Rome has received Federal assistance through an Environmental Protection Agency (EPA) Cleanup Grant for 1333 Dominick Street, Rome, NY.