

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

The City of Rome has been known historically as the industrial and manufacturing center of Oneida County. Its history is defined by geographic features including the Mohawk River, the Erie Canal and its location in the center of New York State. Known as the "Copper City", Rome was home to numerous metal industries such as Revere Copper, Rome Cable and General Cable. From 1950-1995, Rome was the home of Griffiss Air Force Base which closed in 1995 causing Rome and the region to suffer notable economic and demographic declines.

Rome is participating in the Brownfield Opportunity Area Program(BOA), which is funded, administered and overseen by the New York State Department of State(DOS) and the Department of Environmental Conservation(DEC). The 513-acre Downtown Rome BOA includes a mix of residential, industrial, commercial and retail land uses. The BOA includes nine subareas to assist with the completion of the inventory and analysis and to ensure that recommendations address neighborhood-specific issues and opportunities.

The target of this application is the Former Rome-Turney Radiator Company. This site is identified in the Nomination Study, prepared under Step 2 of the BOA Program and dated September 2012, as one of two strategic site within the Erie Boulevard Gateway Subarea. This area serves as the primary gateway from the south across the Erie Canal. This corridor is a prime area for business development, green infrastructure improvements, streetscape enhancements as well as traffic calming measures to create a positive first impression of the city.

### V.B.1.a.ii Demographic Information

	City of Rome	Oneida County	New York State	National
Population	33,375 <sup>1</sup>	274,878 <sup>1</sup>	19,695,680 <sup>1</sup>	311,536,594 <sup>1</sup>
Unemployment	6.4% <sup>1</sup>	8.0% <sup>1</sup>	5.9% <sup>1</sup>	5.3% <sup>2</sup>
Poverty Rate	16.7% <sup>1</sup>	16.5% <sup>1</sup>	15.3% <sup>1</sup>	11.3% <sup>1</sup>
Percent Minority	10.2% <sup>1</sup>	13.7% <sup>1</sup>	32.4% <sup>1</sup>	36.7% <sup>1</sup>
Median Household Income	\$42,832 <sup>1</sup>	\$48,931 <sup>1</sup>	\$58,003 <sup>1</sup>	\$53,046 <sup>1</sup>
Other				

<sup>1</sup>Data are from the 2009 – 2013 American Community Survey and

<sup>2</sup>Data are from the Bureau of Labor Statistics

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

The Downtown Rome Brownfield Opportunity Area (BOA) is composed of 513 acres and has 92 brownfield sites. The Erie Boulevard Gateway Subarea, one of 9 within the BOA, is 31.9 acres and contains 86 parcels, 32 of which are brownfields. Given the statistics, many of these are one acre or less and are within close proximity of one another.

The target site is one of two sites within this subarea identified in the Nomination Study under the NYS BOA Program as a strategic site. Because this site has a highly visible location near the intersection of Black River Boulevard and Erie Boulevard, it is a catalyst site that could ultimately play a role in the revitalization of the Downtown Rome BOA. The site is currently vacant and includes several structures. It was owned and operated by the Rome-Turney Radiator 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 real detriment to the revitalization of the area.

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

The 513-acre BOA borders the Erie Canal and is transected by the Mohawk River. There are mapped wetlands and floodplain present. Of the 991 parcels that compose the area, 92 parcels (10%) are considered brownfields. The potential cumulative environmental issues from those and other sites not identified include petroleum and chemical contamination, as well as the existence of locations of former dry cleaning operations, manufacturing and coal storage. Over half of the 513-acre area has some overriding environmental concern.

### **V.B.1.b Impacts on Targeted Community (5 Points)**

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. Contaminants from these historic manufacturing and business enterprises have had an impact on vacancy rates and reuse. The Rome-Turney Radiator Company site, in particular, is at a key intersection in the Erie Boulevard Gateway subarea of the City. Due to its prominent location, the site should be the center of a thriving commercial district; however, the contamination on-site and on surrounding areas, is the center of vacant and underutilized properties.

### **V.B.1.c Financial Need (7 Points)**

#### **V.B.1.c.i Economic Conditions (3 Points)**

The population of Rome is slowly declining, the median household income is below the national average, the poverty rate and unemployment rate are above the national average and there is an older population. With almost a third of the parcels in the BOA being classified as vacant, there is a strain on the tax base and therefore the city's ability to fund any remediation.

Additionally, since much of the economy of the area was dependent on manufacturing in the past, with the loss of the manufacturing jobs from closure, this has meant that job growth must be in other sectors of the economy.

#### **V.B.1.c.ii Economic Effects of Brownfields (4 Points)**

The population of the City of Rome and Oneida County has been decreasing slowly since the last census, whereas the State's population has increased and is expected to continue to grow approximately 0.30% annually and the national population is projected to grow 1.23% annually. The median household income for Rome is over \$10,000 under the national median and the poverty rate is 16.7% as opposed to the national rate of 11.3%. The unemployment rate for Oneida County is 8.0% as opposed to the 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 population and an aging population combined with higher poverty and unemployment rates, a disproportionate burden is placed on services for the city, thereby affecting any ability to use funds to clean up the site.

The high proportion of brownfield properties (10%) in the Erie Boulevard Gateway subarea leads to a reduced tax base and reduced property values because of perceived and actual environmental issues. The cost to the city to purchase some of these properties, in particular the Former Rome-Turney Radiator Company site, has greatly affected the city's ability to fund any cleanup.

#### **V.B.2 Project Description and Feasibility of Success (30 Total Points)**

##### **V.B.2.a Project Description (15 Points)**

###### **V.B.2.a.i Existing Conditions (5 Points)**

The target site is a 1.4 acre parcel wedged between Erie Boulevard and Canal Street. About 2/3rds of the site is covered by several buildings dating back to the 1930s. The remainder of the property is covered with old asphalt with a little bit of green area. The site is currently vacant and given its prime location near the intersection of Erie and Black River Boulevards, it has been identified as a potential site for an arts manufacturing operation or live-work spaces for local artists. This type of redevelopment scenario would be appropriate given the vision of the gateway corridor, and the desire to expand the City's cultural district. The cleanup of this property could be the catalyst for this redevelopment process.

###### **V.B.2.a.ii Proposed Cleanup Plan (10 Points)**

###### **V.B.2.b Task Description and Budget Table (10 Points)**

## Task Descriptions and other

### Budget Table

Item	Estimated Quantity	Total Cost
<b>Remediation Construction Services Petroleum Soil &amp; Groundwater Removal :</b>		
Non-impacted Soil Excavation	600 tons @ \$ 8.40 per ton	\$ 5,040.00
Contaminated Soil Excavation	2,000 tons @ \$ 8.40 per ton	\$ 16,800.00
Transport Soil to Landfill	2,000 tons @ \$13.00 per ton	\$ 26,000.00
Disposal of Soil	2,000 tons @ \$46.00 per ton	\$ 92,000.00
Transport to furnish Granular Backfill	2,000 tons @ \$13.00 per ton	\$ 26,000.00
Furnish Granular Backfill	2,000 tons @ \$10.00 per ton	\$ 20,000.00
Soil compaction in Ten Inch Lifts (provide equipment and labor)	Compact soil – 3,000 tons	\$ 4,000.00
Proctor Test and 10 Compaction Tests	2 proctor and 10 compaction tests	\$ 2,500.00
Rental of 20,000 gallon Frac tank	10 days with cleaning service	\$2,400.00
Disposal of impacted groundwater	20,000 gallons	\$6,000.00
<b><i>Environmental Remediation Construction Services Subtotal</i></b>		<b>\$ 200,740.00</b>
<b>Environmental Consulting Services for Spill Inactivation:</b>		
EPA and NYSDEC Coordination – Corrective Action Plan, Citizen Participation Plan and Meetings at DEC Region 6 Utica, NY		\$ 4,500.00
Field Monitoring and Health & Safety		\$12,000.00
Spill Inactivation Final Report – required documentation to receive spill inactivation		\$ 6,450.00
Quarterly Groundwater Monitoring		\$5,600.00
Equipment rentals, direct expenses, materials, laboratory testing		\$10,700.00
<b><i>Environmental Consulting Services to Support Remediation Subtotal</i></b>		<b>\$ 39,260.00</b>
<b><i>Remediation Budget Cost Estimate</i></b>		<b>\$ 240,000.00</b>

### **V.B.2.c Ability to Leverage (5 Points)**

The City of Rome has successfully leveraged funds for many projects in the past. Funds from the NYS BOA Program are available for leveraging. Documentation indicating these leveraged funds is included in Attachment G.

### **V.B.3 Community Engagement and Partnerships (15 Total Points)**

#### **V.B.3.a Plan for Involving Targeted Community and Other Stakeholders and Communicating Project Progress (5 Points)**

The City of Rome Department of Community and Economic Development is overseeing the preparation of studies and projects associated with the Downtown Rome BOA Program. Through this process, they have actively engaged various stakeholder groups and members of the public, including BOA property owners, prospective developers, community groups, interested organizations, such as the Chamber of Commerce, and others in conversations about the future of the study area. A variety of consulting techniques have been used throughout this process to date, such as: managing meetings, public presentations, project booths at community events and project websites. It is anticipated that this process will continue through the cleanup phase.

#### **V.B.3.b Partnerships with Government Agencies (5 Points)**

The New York State Department of State (DOS) and the Department of Environmental Conservation (DEC) funds, administers and oversees the state's BOA Program. The DEC works with communities throughout this process. In the case of the target site, it is the state environmental authority that issued the letter of support, which is in Attachment C.

In addition, we will be coordinating with the Oneida County Department of Health and the Oneida County Soil & Water Conservation District to ensure that excavation and disposal is done following their guidelines.

We also anticipate coordinating with the National Park Service given the site's proximity to the Fort Stanwix National Monument.

#### **V.B.3.c Partnerships with Community Organizations (5 Points)**

The City of Rome has developed strong partnerships with many community organizations and anticipate that they will play a role in the revitalization process. They are as follows (Letter of support are in Attachment F.):

Rome Chamber of Commerce

Oneida County Tourism

Mohawk Valley EDGE

Rome Historical Society

Oneida County Industrial Development Authority

#### **V.B.4 Project Benefits (20 Total Points)**

##### **V.B.4.a Health and/or Welfare and Environment (10 Points)**

###### **V.B.4.a.i Health and/or Welfare Benefits (5 Points)**

Receipt of EPA funds will facilitate the remediation and redevelopment of the Former Rome-Turney Radiator Company Site, which as previously discussed, is a strategic site that will act as a catalyst for the redevelopment of the Erie Boulevard Corridor. The removal of petroleum contaminated soils will have a positive impact on the health of the community, particularly where the ground water is concerned. The adaptive reuse and redevelopment of this property, once it has gone through a cleanup, will move it from the category of vacant parcel to a taxable commercial use.

###### **V.B.4.a.ii Environmental Benefits (5 Points)**

As discussed in the Community Needs section, the real and perceived impacts of the petroleum contamination has limited the uses on this site since the spill was discovered in 1988. Most recently, the site is vacant, which is a further drain the tax base and services. Once the property has gone through cleanup, the site can be redeveloped into a taxable commercial use, and once the contaminated soil and water is removed, this will allow the public to be on the site especially if it is redeveloped as a live-work space for artists where public shows might be held.

##### **V.B.4.b Environmental Benefits from Infrastructure Reuse/Sustainable Reuse (5 Points)**

###### **V.B.4.b.i Policies, Planning, or Other Tools (2 points)**

**V.B.4.b.ii Integrating Equitable Development or Livability Principles (3 points)**

**V.B.4.c Economic and Community Benefits (long-term benefits) (5 Points)**

**V.B.4.c.i Economic or Other Benefits (3 Points)**

**V.B.4.c.ii Job Creation Potential: Partnerships with Workforce Development Programs (2 Points)**

**V.B.5 Programmatic Capability and Past Performance (20 Total Points)**

**V.B.5.a Programmatic Capability (12 points)**

**V.B.5.b Audit Findings (2 points)**

**V.B.5.c Past Performance and Accomplishments (6 Points)**

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

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

**V.B.5.c.iii Has Never Received Any Type of Federal or Non-Federal Assistance Agreements (3 points)**

# **Cleanup Grant Hardship Waiver Request**