

EXHIBIT B

NARRATIVE INFORMATION SHEET

Greene County Assessment Coalition Grant Application



Greene County
Economic Development,
Tourism & Planning
411 Main Street, Suite 419
Catskill, New York 12414

Warren Hart
Director

1. Applicant Identification:

Greene County, New York
411 Main Street
Catskill, NY 12414

2. Funding Requested:

- a. Assessment Grant Type: Assessment Coalition Grant
- b. Federal Funds Requested = \$1,500,000

3. Location:

- a. Cities: Village of Catskill, Village of Tannersville, City of Hudson
- b. Counties: Greene and Columbia
- c. NY

4. Coalition Members' Target Areas and Priority Site Information:

Lead Member: Greene County

Target Area: Village of Catskill

Priority Site Information:

- Atlantic Mills: 130 W. Main Street, Catskill, NY
- Catskill Point: 2-33 Main Street, Catskill, NY

Non-Lead Member: Columbia County EDC (a.k.a. Choose Columbia)

Target Area: City of Hudson

Priority Site Information:

- 58 North Front Street, Hudson, NY
- KAZ, Inc., 72 South Front Street., Hudson, NY

Non-Lead Member: Hunter Foundation, Inc.

Target Area: Village of Tannersville

Priority Site Information:

- Tannersville DPW, 105 Railroad Avenue, Tannersville, NY
- Legg's Garage, 116 Railroad Avenue., Tannersville, NY



5. a. Project Director

James Hannahs, Director of Economic Development
Greene County
411 Main Street
Catskill, NY 12413
518-719-3286
JHannahs@greencountyny.gov

b. Highest Ranking Official

Patrick Linger, Chair of the Legislature
Greene County
411 Main Street
Catskill NY 12413
518-496-8399
plinger@discovergreene.com

6. Population of Target Areas:

Village of Catskill = 3,536
City of Hudson = 5,964
Village of Tannersville = 562

7. Other Factors

Other Factors Checklist	Page #
Community Population is 10,000 or less	1, 2
The applicant is, or will assist a federally recognized Indian tribe or United States territory	N/A
The proposed site is impacted by mine-scarred land	N/A
The priority site (s) is adjacent to a body of water (i.e., the border of the priority site(s) is continuous or partially contiguous to the body of water but for a street, road or other public thoroughfare separating them).	2, 3
The priority site(s) is in a federally designated flood plain.	2, 3
The reuse of the priority site (s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	5
The proposed project will improve local resilience to protect residents and community investments	5
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 1.B. for priority sites within the target areas.	11
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

8. Letter from State (Separate Attachment from the NYS Dept. of Environmental Conservation)

9. Releasing Copies of Applications: N/A

This information is not confidential, privileged, or sensitive and may be made public.

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Coalition Members, Target Area, and Brownfields

1.a.i. Coalition Members

Greene County (GC), a local government agency, coalition lead and applicant, formed a coalition with community-based nonprofit organization Hunter Foundation, Inc. (HF) and local government agency Columbia County EDC (a.k.a. Choose Columbia) (CC) to address brownfields within Greene and Columbia Counties of New York State (NYS). HF is a community-based 501(c)(3) non-profit organization located in the Village of Tannersville, within the Town of Hunter. The HF wishes to continue their mission of purchasing, improving, and reselling blighted properties (over 100 homes and 35 businesses) in Greene County. CC is the lead economic development organization for Columbia County, promoting economic development, high-quality job creation, and affordable housing under a Strategic Initiative. CC is also connected to the Columbia County Industrial Development Agency (IDA) and Columbia County Capital Resource Corporation (CRC), which broadens CC's impact. As is typical of rural, small population areas with low median income (county-wide 15% below state average, 35% below state average within the counties' nine urban centers), the non-lead coalition members lack capacity to apply for and manage an EPA Brownfield Grant. HF has 1 full time employee and a part time administrator. CC has only 9 part- and full-time staff members to develop and administer housing, planning activities, seek funding, and conduct outreach for 23 municipalities. Both Counties are struggling to maintain their existing levels of basic public safety services such as police and fire. Beyond an EPA Brownfield Grant, resources available to local governments to address brownfields are limited to competitive state brownfield grants, which total only \$10M for all of NYS. As the coalition lead, GC brings the advantage of an organized and experienced administrative unit that manages 28 County departments over 32 jurisdictions with a budget of \$122M. However, GC lacks planning capabilities which the grant can address with the planning outlined in Section 3.

1.a.ii. Overview of Brownfield Challenges and Description of Target Area

The project geographic boundaries include Greene and Columbia Counties, NY, which are bisected by the Hudson River and located in southeast central NYS, approximately 100 miles north of New York City (NYC). This 1,293 mi² highly rural area of 108,000 residents is dotted with small villages hugging deteriorating former mills and abandoned hotels along the waterways, surrounded by forests and farmland. Two industries drove the economy: manufacturing and tourism. Manufacturing included boat building, brick and furniture making, and wool and cement production. Tourism flourished as NYC residents flocked to the area for open space and fresh air, staying at hundreds of hotels. Regrettably, all of this changed in the 1970s when manufacturers moved to lower-cost areas in the southern states and overseas, leaving behind deteriorating buildings and contamination encircled by private residences. Three major cement plants closed in 1976, 1980, and 1982 eliminating 1,200 jobs for residents of Catskill and Athens. In addition, since 1996, 850 good-paying jobs have been eliminated with the closures of numerous manufacturers including Kaz, Inc., LB Products Corporation, Emsig Manufacturing, and W.B. McGuire Co. Inc. At the same time, tourism dwindled as airlines made exotic vacationing possible, shifting local travel to the globe, and closing many grand resorts forever. Numerous palatial destination hotels such as the Friar Tuck Inn and the Cold Spring Hotel closed leaving behind asbestos-ridden, deteriorating buildings. Still today, the area's tragic job loss continues with the 2023 announcement of the closure of a Sav-A-Lot warehouse. These closings resulted in numerous deteriorating abandoned mills in the center of hamlets surrounded by substandard housing that continue to have a devastating and profound social and economic impacts on the surrounding underserved population. As if the adverse economic impacts are not enough, flooding has had a dramatic impact in our communities. The area has suffered 48 flooding events since 1995 which has resulted in significant property damage. The Coalition's primary challenge to addressing brownfields is lack of funding to complete Phase I and II Environmental Site Assessments (ESAs) to evaluate contamination, address liabilities/transfer issues for privately owned sites, and determine remediation costs to prioritize sites and initiate site disposition strategies. The EPA Brownfield Assessment Coalition Grant will provide critical funding to implement the communities input to not only address legacy contamination and flooding issues but also enable communities to enjoy the health benefits of enjoying the beauty, recreation, and increased tourism and associated jobs, and remove pollutants from the waterways. This grant will focus on the following Target Areas(Tas):

- **GC (lead): *Village of Catskill*** – a 2.8 sq. mile jurisdictional area of 3,536 residents, mapped as a distressed area of census tract (36039081000) according to on- hand screening tools, extends along both sides of Catskill Creek approximately 1.5 miles upstream from the confluence of the Hudson River, including the village’s downtown area. The TA’s population has shrunk by 30% since 1970 (5,317 in 1970 to 3,844 in 2021)
- **CC (non-lead): *City of Hudson***- a 3.3 mi² jurisdictional area of 5,964 residents, mapped also as a distressed area of census tract (36021001200) and extends 1.7 miles along the Hudson River and consists of empty, deteriorating manufacturing sites and underutilized buildings located along the waterfront and the downtown. The TA’s population has decreased by 35% since 1980.
- **HF (non-lead): *Village of Tannersville*** – a 1.2 mi² jurisdictional area including 562 residents which has decreased 5% since 2010, in a mountain valley. This densely developed area was once a bustling railroad hub and now consists of old housing (median build date 1947 vs. 1971 for County), an abandoned hotel, auto repair, and coal storage facilities. Due to the village’s location in a valley at the confluence of several streams, it is at significant risk of flooding according to a Local Flood Hazard Mitigation Analysis.

1.a.iii. Description of the Priority Brownfield Sites

Village of Catskill (GC – lead): 14 brownfield sites totaling 45 acres including two oil terminals, former industrial sites (brick making, foundry, textile, lumber), and abandoned marinas are documented to have potentially exposed the local populations to volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), petroleum, metals, asbestos, and other carcinogens. The first priority site, *Atlantic Mills, 130 W. Main Street, Catskill (42.21309, -73.866313)*, is an unsecured 1.2-acre vacant lot located within a distressed areas and the 100-year floodplain on the Catskill Creek at the confluence of the Hudson River. Historically occupied by a brickmaking facility and then a knitting mill, the site was demolished in the 1960s leaving behind building rubble, a building foundation, and a 4-story dilapidated brick stairway. Based on historic site use, potential contaminants include PCBs, PAHs, VOCs, petroleum, and metals. Since the building was demolished in the 1960s, hazardous building materials are expected to be present. The site was identified as a priority due to the public’s concern about children being tempted to enter the site and its potential to address the need for public access to the waterfront and to address flooding along Catskill Creek. The second priority site, *Catskill Point, 2-33 Main Street, Catskill, NY (42.211083, -73.854700)*, is a 9.5 acre site consisting of a mix of private and village owned parcels located on the water within a distressed area and the 100-year floodplain at the confluence of the Hudson and Catskill Rivers that is currently and has historically been used for fuel oil storage. Due to the site’s history, petroleum contaminants are a concern. Catskill Point offers a perfect opportunity to connect people with the water and the Hudson River landscape, and existing oil tanks are the most obvious elements detracting from the landscape at the Point.

City of Hudson (CC – non-lead): Includes 24 sites totaling 50 acres of abandoned and underutilized brownfield sites including a railroad yard and numerous deteriorating former manufacturing facilities, potentially exposing the local populations to metals and VOCs in the groundwater and soils as well as asbestos-containing building materials. In addition to the noted abandoned industrial sites, the New York State Department of Environmental Conservation (NYSDEC) spill database identified 555 spills of petroleum and hazardous substances in Hudson. The first priority site, *58 North Front Street, Hudson (42.258492, -73.793767)*, is an unsecured 0.68-acre vacant site, a portion of which is within the 100-year floodplain. Located in a distressed area, this site historically operated as a fuel terminal from at least the 1920s until circa 1970s when the site was demolished. Petroleum contaminants and building debris are present. Comments obtained during outreach meetings have indicated its importance is related to the redevelopment plans for the adjacent *Kite’s Nest, a 501(c)3 community organization that provides life skills and job training to economically distressed areas.* The second priority site, *KAZ, Inc., 72 South Front Street, Hudson (42.253769, -73.797515)*, is a 4-acre, privately-owned, unsecured former industrial site which operated from 1950 until 2008 when it closed, eliminating 350 jobs. The site includes two abandoned deteriorating warehouses totaling 50,000 ft². No known investigation has been completed; however, based on the facilities’ long history of manufacturing plastics for the

healthcare industry, it is expected that halogenated solvents and metals many have been released from manufacturing operations and petroleum may have been released from heating and maintenance operations. It has been identified as a priority site since surrounding children may be tempted to enter the site. Its redevelopment will advance the city's waterfront revitalization efforts and will address local populations needs. **Village of Tannersville (HF – non-lead):** was the center of lumber mills, tanneries, furniture manufacturing and the railroad until the early 1900s when these industries collapsed. The lost industries were gradually replaced by the summer resort trade built upon former industrial sites. The area has at least 6 identified brownfields, including 2 former gasoline stations, an abandoned hotel, 2 auto repair facilities, a tannery and over 150 documented hazardous substances releases. Due to the lack of investment, limited environmental data is available; however, it is expected that metals, PAHs, and VOCs are present in the area soil and groundwater and asbestos is present in building materials. The priority sites, Tannersville DPW, 105 Railroad Ave. Tannersville (42.192387, -74.135692) and Legg's Garage, 116 Railroad Ave, Tannersville (42.195139, -74.13713), located across the street from one another on the Sawmill Creek and within the 100-year floodplain, routinely suffer with flooding due to increased rainfalls in the surrounding mountains which drain to the village. The DPW facility, a 1.0-acre lot currently occupied by a 3,500-ft² garage used for vehicle maintenance, was constructed in 1980. The site was originally developed in the early 1900s and was demolished to allow for the construction of the DPW garage. Site concerns include underground storage tanks and use of hazardous substances. Hazard mitigation planning has noted that the DPW facility should be moved from this location (since it is a critical facility) and the vacant site used for flood control. Legg's Garage, a 0.4-acre site occupied by a dilapidated 2,402-ft² body shop and 1,680-ft² storage building was utilized for automobile repair from at least 1938 through the early 2000s. Removal of the site's structures has been identified as key to flood management and prevention of downstream flooding of the village.

1.a.iv. Identifying Additional Sites

GC will conduct brownfield awareness training for the Coalition and community members (i.e., leaders/stakeholders and public) and complete public outreach throughout the counties. The training will educate community members on what is a brownfield, the needs and opportunities and encourage community members to assist in identifying additional sites. Due to the TAs' and counties' industrial legacy, we believe numerous additional sites will be identified. GC will add to the list of brownfields identified in Section 1.a.iii. and work with community members through public engagement to prioritize sites based on location and community desires, redevelopment potential based on community goals, the ability to address needs of local community, projected communities' benefit, and removal of issues due to environmental contamination. The revitalization of the priority sites along the waterfronts will catalyze the development of other brownfields for the other community priorities such as affordable housing. In addition, GC will include a review of several mine-impacted areas in Greene County. **1.b. Revitalization of the Target Areas**

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

The proposed priority site reuse strategies directly align with revitalization plans developed with input from residents and community-based groups during public engagement conducted during Brownfield Opportunity Area (BOA-NYS program that provides funding to inventory and complete reuse plans for areas of brownfield concentrations) and/or Downtown Revitalization Initiative (DRI- a NYS initiative that provides funding to municipalities to complete transformative projects) planning and each County's Hazard Mitigation and Resilience Plans. Overall development goals of each of the TAs and specific priority redevelopment goals are outlined below.

- Develop a waterfront with recreation facilities and link downtown to the waterfront.
- Ensure greater access to livable wages by spurring tourism and providing incentives to attract/retain manufacturers/small businesses to create jobs.
- Create high quality affordable housing neighborhoods adjacent to employment and recreation centers by attracting developers and supporting rehabilitation of existing homes.
- Retain and attract youth to ensure future workforce.
- Remove blight by including flood resilient features and methods to reduce flooding.

Village of Catskill – As a result of an extensive BOA public participation process, the community developed a vision of revitalization with an affordable, family-oriented, walkable downtown and revitalized waterfront that features a mix of uses (commercial, residential, retail) with a variety of waterfront access points that provides jobs, recreational waterfront access for community residents, and creates a flood-resilient community that protects and preserves natural resources.

Atlantic Mills – A former knitting mill site with a historical tower will be incorporated into redevelopment to accommodate new water-dependent uses. The property would provide parking and launching of roof top watercraft, a stop-off for the village’s proposed water taxi service along and across Catskill Creek and starting point of a pedestrian boardwalk leading to a nature walk. The proposed use would align with Catskill land use and revitalization goals including a revitalized waterfront that spurs tourism by encouraging public access to riverfront trail and the water, incorporates electric vehicle (EV) charging, and flood resilience design features.

Catskill Point – Conversion of this oil storage site into a public park will provide access to the waterfront and connections to Main Street and downtown. The site would include parking, EV chargers, recreation, entertainment, and cultural opportunities for a wide audience. In addition, site features will be water-resilient and accommodate flooding to the highest degree possible to reduce flooding impacts on the adjacent downtown area and loss of economic activity.

City of Hudson – The goal for this TA is to promote development of sustainable mixed-use projects that address residents’ needs, incorporate affordable and market-rate housing and transportation-oriented design, workforce development, access to healthy, affordable food, and revitalization of the waterfront for expanded public use.

In addition, the community wants to ensure preservation of historical features. **58 North Front Street** – This former oil bulk petroleum storage site will provide additional ancillary space for parking and storage for Kite’s Nest but more importantly increase the organization’s capacity to address the needs of local youth and businesses by providing job training and business assistance.

KAZ – This derelict site will be redeveloped to create a vibrant new arts and food district (markets and restaurants) to further advance waterfront revitalization efforts and create a dynamic year-round, multiuse space. The site will include a 18,000-ft² interior courtyard with a flexible design for year-round use including a farmers’ market, agricultural and artisanal fairs, art installations and events and open into a 25,000-ft² exterior courtyard, allowing for larger events and outdoor activities in warm weather. The redevelopment of this site will serve as an anchor for waterfront revitalization and a catalyst to rehabilitate surrounding housing to meet the needs of the community.

Village of Tannersville – Addressing brownfields in this TA will create a sustainable, livable, resilient community by removing blight and encouraging new or adaptive uses on those properties, building on existing assets through strategic investments to create living wage jobs, affordable workforce housing, establish a sustainable downtown by promoting strategies promoting environmental adaptation and address persistent flooding.

Legg’s Garage – The owner has not paid property taxes for this site. The village intends to utilize the grant to complete environmental reviews pursuant to acquiring the site via tax foreclosure. Once acquired, the abandoned building will be demolished, remediated and utilized as a parking lot to provide access to the Catskill Rail Trail. Removal of structures and cleanup will provide additional stormwater water storage, reduce flood risks and vulnerability of downstream downtown structures, and improve water quality by removing pollutants from flood-prone areas.

DPW – Funds will be used to identify environmental concerns and develop a cleanup plan. Site features will be removed and a pocket park will be created along the Catskill Rail Trail. Removal of structures and site cleanup will provide additional stormwater storage, reduce flood risks and vulnerability of downstream downtown structures, and improve water quality by removing potential pollutants from flood-prone areas.

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

The proposed projects will provide environmental due diligence, cleanup strategy and reuse planning services using local construction crews/vendors and providing workforce training, whenever possible, to position priority sites for redevelopment. These activities will encourage investments by leveraging available funds and resources. Living conditions and opportunities for residents will be improved, as residents will no longer require a car to obtain essential needs such as fresh food and benefit from a healthier living environment, increased tax revenue and job opportunities, reduce flooding impacts and increased options for outdoor activities and public gathering locations. In particular, the projects

will investigate/remediate 17 acres, remove blight (3 aboveground estimated 500,000-gallon oil storage tanks and 5 unsafe dilapidated buildings totaling 57,000 ft²), create 8 acres of parks with water access and amenities, construct a 43,000 ft² building that houses new arts and a fresh food market, create flood protection and promote tourism leading to job creation. The projects will incorporate green design features including energy efficiency equipment, EV chargers, as well as flood resilient features and stormwater capacity to reduce downstream flooding. In addition, 2 Area-Wide Plans (one for each Columbia and Greene County) will be developed to inform the additional site selection process. The plans will identify the Counties' needs, site selection criteria and assist in determining selected site future uses. Also, it is expected additional sites will address housing needs and mine-scarred lands.

Atlantic Mills - remove contamination/blight, provide access to the waterfront and public transportation (water taxi), promote tourism, preserve historical features, provide jobs and address resiliency (i.e., flooding).

Catskill Point - remove contamination/blight, provide public access to the waterfront with amenities that incorporate EV chargers and renewable energy, promote tourism and reduce flooding risks.

58 North Front Street - remove contamination and allow Kite's Nest, located on adjacent parcel, to expand its mission to build the collective capacity of youths by providing job training and workplace skills development.

KAZ, Inc. - remove contamination/blight and revitalize an abandoned industrial site in the heart of Hudson's waterfront, provide jobs, a fresh food market, cultural center, and active meeting place for residents, and incorporate sustainable building practices (i.e., LEED, Passive House, Zero Net Energy, or Energy Star features).

Legg's Garage and DPW - remove contamination/ blight, improve water quality by removing potential pollutants from flood-prone areas and reduce flood risks/vulnerability of downtown structures located 500 ft downstream.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse

The TAs do not have nor is funding available to complete site assessment, investigation and reuse planning for the noted projects. Without the completion of the assessment/investigation the projects will not move forward. However, the TAs have secured \$1.5M (via Restore NY) to assist with building demolition and site preparation at the KAZ site and \$2M (via the Tannersville DRI) to create a park and improve the trail network on the DPW/Legg's sites. The Coalition will leverage the following incentives to revitalize the priority sites:

Site Remediation

- **NYS Empire State Development Restore NY** – \$150M in demolition funds available statewide to municipalities via annual application process.
- **NYSDEC Brownfield Cleanup Program Tax Credits** – Provides tax credits for site remediation and development to taxpayers via an application process.

Site Redevelopment

- **NYS Parks, Recreation and Historic Preservation:** Offers matching grants up to \$500k for acquisition, planning and development of historic properties listed on the National or State Registers of Historic Places.
- **NYS Empire State Economic Development Fund (EDF):** Offers financial assistance for projects that facilitate job creation and/or retention, or increased business activity.
- **Greene County Revolving Loan Program (Quantum Fund):** Offers up to 50% (up to \$200k) of project costs that create jobs for low-moderate income persons.
- **NYS Energy Research Development Agency:** Provides grants for energy efficiency, EV Stations, and renewable energy installation.
- **NYS HOME Program:** Provides up to 9% tax credits for land acquisition/affordable housing.
- **NYS Office of Community Renewal:** Provides up to \$900k to design and construct a recreational trail; provides grants to create/retain jobs for low- to moderate-income persons.
- **Main Street Program NYS Homes & Community Renewal:** Funds building renovation for historic buildings, mixed-use neighborhoods, and commercial districts.
- **Stream Management Implementation Program Flood Hazard Mitigation Grants:** Provides funding to municipalities to design/construct floodplain restoration and flood mitigation projects.

1.c.ii. Use of Existing Infrastructure

Each of the TAs are in developed areas that have existing infrastructure including roads, sidewalks, trails, and utilities (sewer, water, power, and communications) as noted below:

Catskill – According to Catskill’s 2019 Comprehensive Plan, the infrastructure is adequate to support present and revitalization efforts. However, although the sewage capacity is adequate, its sewer mains are aged (Catskill secured \$2.9M of NYS Water Infrastructure Improvement Act funding for water main replacement).

Hudson – An infrastructure review completed in 2019 by engineering consultants stated that the area is well-served by infrastructure with adequate gas, electric, water, streets, and sewer available.

Tannersville – The Village of Tannersville Strategic Investment Plan dated August 2022 reported adequate existing infrastructure, including roads, sidewalks and trails, and utilities (sewer, water, power, and communications). In addition, the Village has received \$2M to complete a variety of street enhancements that will promote walkability and increase safety for people of all ages and abilities.

2. Community Involvement

2.a.i. Project Involvement & 2.a.ii. Project Roles

The table below identifies community partners that will be involved and will aid in project performance. These partners and their participation in the project are viewed as key to a successful brownfield program, particularly in community outreach. GC’s discussions with these partners have all met with strong affirmation of the importance of addressing brownfields. The Coalition will engage with the community partners listed below to identify community priorities on which site selection will be based and solicit input on brownfields that these organizations believe will further their goals and the members of the communities that they serve.

Partner Name	Point of Contact	Specific Role in Project
Kite’s Nest	Amanda Boyd, Director of Education 518-241-3540; aboyd@kitesnest.org	These business/workforce development organizations will advise regarding workforce development/local business needs and champion brownfield projects that create family-wage jobs. Kite’s Nest works with local youth to increase job skills. Columbia -Greene Workforce NY will assist those lacking HS education to obtain HS Graduate Equivalency Diplomas. Columbia Chamber Foundation works w/adults to improve job skills.
Columbia-Greene Workforce NY Career Center	Christopher Nardone 518-697-6510 Christopher.nardone@sunycgcc.edu	
Columbia Chamber Foundation	Bill Gerlack, President 518-828-4417 bgerlach@columbiachamber.ny.org	
NYSDEC	Donald Guest; 607-652-3607 Donald.guest@dec.ny.gov	Regulatory oversight through BCP programs. BCP also provides tax incentives for cleanup.
Community Action of Greene County	Barbara Palmateer; 518-943-9205 x111 bpalmateer@cagcny.org	These agencies will represent/ advocate for local residents: St. Catherine’s-Children; Community Action- distressed families; Catskill Housing Authority, Catskill Mounting Housing Coalition;- People of Color; Columbia County Office for the Aging - >64Yrs old; Care Net- pregnant teens. In addition, they will assist with identifying/implementing methods to engage local populations/encourage participation in public outreach events.
Greene County IDA	April Ernst, Executive Director ernst@greeneida.com; 518-731-5500	
Care Net Pregnancy Center of the Hudson Valley	Jackie Rosa 845-856-3423 Jackie.rosa@carenetny.org	
St. Catherine’s Center for Children	Michele Puleo O’Hare 518-337-7021; mpuleocare@st-cath.org	
Columbia County Office for the Aging	Kevin McDonald – Administrator 518-828-4258	
Catskill Housing Authority	Tim Mattice; 518-943-2900 tmattice.catskillha@gmail.com	
Catskill Mountain Housing Coalition	Molly Whitbeck; mwhitbeck@cmhdc.org 518-943-6700	

Catskill BOA Steering Committee	Peter Grasse, President Village of Catskill Board; 518-943-3830; pgrasse@villageofcatskillny.gov	These groups will promote participations in the project from and communicate project progress to communities in the region.
Catskill Downtown Redevelopment Initiative Task Force	Natasha Law, Village Board Trustee nlaw@Villageofcatskill.net; 518-943-2244	
Tannersville DRI	Todd Erling Co-chair, Hudson Valley Agribusiness Development Corporation; 518-432-5360	
Hudson DRI	Matthew Nelson, co-chair; VP and Mortgage Officer Community Preservation Corporation; 518-463-1776	

The Coalition partners are viewed as equal partners in the performance of the project. As such, all Coalition members will attend virtual monthly meetings with the Qualified Environmental Professional (QEP) to review project status and strategies to move the program forward and will be involved in all site selection decisions and in determining the scope of work and grant funds budget for each site. Coalition partners will work closely with GC and its QEP on all aspects of projects within their jurisdiction.

2.a.iii. Incorporating Community Input

The Coalition will ensure that stakeholders (i.e., county officials, municipalities, and organizations listed in the table above) are educated on brownfields and are aware of the coalition activities. Therefore, the Coalition will develop a written Community Involvement Plan that will identify stakeholders, residents/groups directly impacted, outreach events, frequency, and methods. A total of 8-12 public meetings will be held during the 4-year grant to maintain stakeholder engagement and continue to gather input on site selection, prioritization, assessment needs, cleanup decisions, mitigation measures from the cleanup and redevelopment activity, and reuse planning. In addition, 2-4 brownfield committee meetings will be held each year. Outreach events, open to the public, will be advertised through county and partner websites, newspapers, radio, and social media (earned media and other low-cost/no-cost, or in-kind methods) ensuring that the entire community has an opportunity to provide input. The community will be updated on progress throughout the grant, as well as share input through comment opportunities on county and partner websites. For residents with limited internet or cellular network access, paper surveys will be available at local businesses, enabling community input without access to digital resources. We have already begun engaging target area residents, business owners, and community advocates to solicit their input regarding our brownfield project and will continue to do so during the grant period. A public meeting will be held in the second quarter of the grant period to discuss goals, planned activities, and a schedule for future community involvement. For subsequent meetings, personal invitations will be sent to residents directly impacted by priority sites, neighborhood groups, lenders, area businesses, and developers to maximize stakeholder engagement. GC staff will catalog stakeholder input for reference when determining assessment and redevelopment priorities. As the project progresses, we will involve stakeholders in the decision-making process regarding prioritization, assessment, site marketing, cleanup planning, and feedback on reuse. When stakeholder input is received, the Coalition will evaluate it against our development goals and available resources, adopting feedback that feasibly meets these criteria.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS

3.a. Description of Tasks/Activities & Outputs

Task 1 – Project Management, Reporting & Other Eligible Activities

3.a.i. Project Implementation: This task will include: 1) Development of MOA between GC and HF and CC; 2) Cooperative agreement compliance oversight; 3) Selection of a QEP by Coalition partners in accordance with GC requirements and 2 CFR200.317-326; 4) Federal Financial Report (FFR) reporting; 5) Property Profile Form submission and updates in the EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database; 6) monthly status meetings with QEP to ensure all activities are moving forward, goals and objectives are being met, and if not, actions are developed to address; 7) report summarizing accomplishments, expenditures, outcomes, outputs, lessons learned, and resources leveraged at the completion of the grant. GC anticipates that one member from GC, HF, and CC will attend one local and two national brownfield events during the performance period of the grant.

3.a.ii. Anticipated Project Schedule: Activities will be completed over the 4-year grant period. The MOA and QEP selection will be completed in the first quarter of the grant award.

3.a.iii. Task/Activity Lead: GC with support from the QEP.

3.a.iv. Outputs: Quarterly reports with status tables (16), Annual FFR report (4), Final project closeout report (1), ACRES profiles (~28 sites) updated with completion of each project element), member from each coalition attending 3 brownfield events, executed Coalition MOA, approximately 48 monthly meetings and QEP selection. **Task 2 – Community Engagement & Site Inventory/Prioritization:**

3.a.i. Project Implementation: This task will include: 1) preparation of community involvement plan; 2) outreach materials including updated web content and fact sheets; 3) develop and review site inventory for all coalition members, update inventory in years 2 and 3; 4) solicit, consider, and respond to community input,

including an estimated 16 public/stakeholder meetings; and 5) coordinate meetings with property owners to encourage brownfield reuse and participation in the project. Initial broad planning review of inventory sites to determine next steps for each site, e.g., Phase I, Phase II, or detailed planning study if assessments are adequate. Work with GC legal representative to obtain access agreements. Sites will be selected that can support near term growth and spur economic activity in identified areas.

3.a.ii. Anticipated Project Schedule: Preparation of community involvement plan and outreach materials, Quarter 1, Development of Site Inventory and prioritization of sites to be assessed will occur in Quarter 1 – Quarter 2. Meetings with the taskforce, community members, and property owners, throughout the grant period (4 years). Update inventory twice in year 2 and 3 to account for new foreclosures.

3.a.iii. Task/Activity Lead: GC with support from coalition and community partners, and the QEP.

3.a.iv. Outputs: Community involvement plan, prioritized site inventory, eligibility forms and access agreements (~28), 16 public meetings, up to 16 meetings with property owners, updated web content and fact sheets (up to 16 events), meet with local trade/club groups 1-2 times per year.

Task 3 – Phase I/Phase II ESAs, Site Cleanup, Reuse and AWP:

3.a.i. Project Implementation: Based on the outcome of Task 2, GC will direct the QEP to obtain EPA site approvals, prepare a master Quality Assurance Project Plan (QAPP)/Health and Safety Plan (HASP), 28 Phase Is in accordance with the All-Appropriate Inquiries Final Rule and ASTM International (ASTM) E1527-21 Phase I ESA standard. Completion of up to 9 Phase IIs will be completed conforming to EPA/NYSDEC requirements and ASTM 1903-11. Regulated Building Material (RBM) surveys will be completed at up to 6 sites for lead, asbestos and PCBs. Each Phase II ESA/RBM survey will include the following: 1) a Sampling and Analysis Plan (SAP), 2) materials demonstrating compliance with National Historic Preservation Act (NHPA) and Endangered Species Act requirements, and 3) a 29 CFR §1910.120-compliant site-specific HASP. Phase I/Phase II activities will start with priority sites Atlantic Mills, Catskill Point, 58 North Front Street, 72 South Front Street, Tannersville DPW and Legg's Garage. Site Specific Cleanup plans and Analysis of Brownfield Cleanup Alternatives (ABCAs) will be prepared for up to 7 sites where contamination is confirmed and anticipated to be at the noted Priority Sites. A separate Area Wide Plan (AWP) will be developed for Columbia and Greene County. Site specific planning studies will be completed for up to 8 sites (including priority sites with the exception of Atlantic Mills, which has a defined reuse) consisting of Site Reuse Assessment and Vision, Resource Road Mapping, and Revitalization Plans. The studies will help Coalition members identify the best reuse and strategies to help Coalition members pursue revitalization for sites that are stagnant. All planning activities will be reviewed and approved by the Coalition members and all subcontractors will be procured following grant and GC requirements.

3.a.ii. Anticipated Project Schedule: Year 1: Master QAPP, 10 Phase Is, 2 RBM surveys, 3 Site Reuse Assessments; Year 2: 14 Phase Is, 2 RBM surveys, 5 Phase IIs, 3 site specific Cleanup Plans/ABCAs, 3 Site Reuse Assessments, 1 Brownfields Revitalization Plan (Village of Catskill due to multiple/contiguous brownfield sites), AWP (Greene County); Year 3: 4 Phase Is, 4 Phase IIs, 2 RBM surveys, 2 site specific Clean Up Plans/ABCAs, AWP (Columbia County), 1 Brownfield Revitalization Plans (site to be determined), 1 Resource Road Map (site to be determined); Year 4: Completion of any plans that are incomplete.

3.a.iii. Task/Activity Lead: QEP will complete all technical deliverables for this task (assessments, investigations, reporting, ABCAs) with oversight from GC. GC will oversee plans with support from QEP.

3.a.iv. Outputs: 1 master QAPP/HASP, 28 access agreements/EPA site approvals, 28 Phase Is, 9 Phase IIs, 6 RBMs, 8 Site Specific Cleanup Plans/ABCAs, 8 Site Reuse Assessments, 2 brownfield revitalization plans, 1 Resource Roadmap, 2 AWP.

3.b. **Cost Estimates:** Project cost estimates are provided by the task below.

Task 1 – Project Mgmt., Reporting & Other Eligible Activities (\$90,588):

Personnel/Fringe Total: \$75,000:

MOU development – 20hr x \$100/hr. = \$2,000

RFP Prep/QEP Selection – 60 hrs. x \$100/hr. = \$6,000

Compliance/Reporting - 10 hrs./qtr. x 16 qtrs. x \$100/hr. = \$16,000

Project Management/ Acting/ QEP Meeting- 8 hr./mo. x 48 mo. x \$100/hr. = \$38,400

Meeting w/QEP/communities/Presentations – 126 hr. x \$100/hr. = \$12,600

Travel Total: \$4,090

2025 National Brownfields Conference (Location TBD): \$1,525 (\$1,525/person x 1 Greene Co. Staff)

2027 National Brownfields Conference (Location TBD): \$1,525 (\$1,525/person x 1 Greene Co. Staff)

2026 Regional/State Brownfields Conference (Location TBD): \$1,040 (\$1,040/person x 1 Greene Co. Staff)

Contractual Total: \$11,498

48 monthly meetings: \$8,160 (48 hrs x \$170/hr. x 1 staff) Property Profile Prep: \$2,750 (16 hrs x \$170/hr.)

Task 2 - Community Engagement Site Inventory/Prioritization (\$50,660):

Contractual Total: \$50,660

Coalition & Stakeholder Meetings: \$27,200 (80 hrs x \$170/hr. x 2 staff)

Update Project Fact Sheets, Site Nomination Form & Webpage Content: \$10,200 (60 hrs x \$170/hr.) Update inventory brownfield sites: \$13,260 (78 hours x \$170/hr.)

Task 3 – Phase I/II ESAs & Site Cleanup/Reuse Planning & AWP (\$1,358,752)

Contractual Total: \$1,358,752

Site Eligibility Requests: \$4,760 (28 hours @\$170/hr.); RBM Surveys: \$65,952 (6 sites @\$10,992 ea.)

Update Master QAPP/HASP: \$6,040 (1 QAPP x \$6,040/QAPP); Cleanup/ABCAs: \$98,000 (7 sites @\$14,000ea.)

Phase I ESAs: \$153,500 (28 sites @\$5,500/ea.); Phase II ESAs: \$544,000 (9 sites @\$60,500ea.).

Site Reuse Assessment*: \$280,000 (8 sites @\$35,000ea.); Revitalization Plans*: \$90,000 (2 sites @\$45,000ea.)

Resource Roadmap*: \$16,500 (1 site @\$16,500ea.); Area Wide Plan*: \$100,000 (2 sites @\$50,000ea.)

*Plan activities as prescribed @ <https://www.epa.gov/brownfields/information-eligible-planning-activities>.

3.c. Plan to Measure and Evaluate Environmental Progress and Results

The Coalition will set milestones/benchmarks, track, measure, and report outputs (i.e., number of completed Phase I/II ESAs and public meetings) and outcomes (e.g., acres assessed, steps toward redevelopment plans, land remediated and redeveloped, redevelopment investment value, and other funding leveraged) in ACRES at project

Budget Categories	Task 1: Project Mgt., Reporting & Other Eligible Activities	Task 2: Community Engagement & Site Inventory/Prioritization	Task 3: Phase I/II ESAs/RBM/ Site Cleanup/ Reuse Planning & AWP	Total
Personnel	\$60,000	\$0	\$0	\$60,000
Fringe	\$15,000	\$0	\$0	\$15,000
Travel	\$4,090	\$0	\$0	\$4,090
Contractual	\$11,498	\$50,660	\$1,358,752	\$1,420,910
Total Direct Costs	\$90,588	\$50,660	\$1,358,752	\$1,500,000
Indirect Costs	\$0	\$0	\$0	\$0

milestones (site investigation completed, cleanup/reuse planning initiated/completed). Actual outputs will be compared to the estimated number of outputs listed in 3.a. GC will document outcomes/outputs that cannot be easily entered into ACRES (i.e., website updates, staff training, and community outreach/meetings) in quarterly reports. GC will evaluate the project progress semi-annually and, if goals are not met, will discuss with EPA Project Officer, local stakeholders, and QEP to adjust project approach. A project-specific spreadsheet will be developed to track outputs and associated milestones noted for activities within Task 3. This spreadsheet will be updated and presented to stakeholders quarterly to ensure project completion. Measurements will include tracking that at least 80% of the funding for site-specific activities is for distressed communities.

4.0 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

a.a. Organizational Capacity

GC will engage the Greene County Department of Economic Development, Tourism and Planning (GCEDTP) to manage the Grant, with support from the GC Business Manager and Administrator. This Department is specifically tasked and experienced with grant management and assistance and will include executing administrative and financial duties and retain and oversee consultants to implement technical activities including investigation and planning. GC's Director of Economic Development will oversee all aspects of the project to ensure timely completion of key milestones.

a.b. Organizational Structure

The grant will be administered by the GCEDTP, which reports to the Director of Economic Development, who in turn reports to the Deputy County Administrator. The GCEDTP includes planning, tourism and economic

development departments, which are organized, aligned and supportive of the Director of Economic Development. Greene County is governed by an elected Legislature and its economic development activities are carried out by GCEDTP which focuses to achieve its goal of business development and growth, retaining and attracting jobs, and promoting Greene County collaborating with public, private, and nonprofit interests to create an economy with opportunities for all its residents. GC includes trained staff members and has the authority to engage County employees as needed (i.e., County Attorney). GC will be the final decision maker if there is indecision or stalled progress in executing the grant activities within the Coalition and ensuring progress.

a.c. Description of Key Staff

The project will be managed by **GC Director of Economic Development, James Hannahs** who has experience providing technical assistance with federal/state funding programs including multiple EPA Community Wide Assessment Grants in Fulton County and Gloversville, NY. He has relevant experience in broad public participation/engagement processes and development of projects identified as priorities by previously awarded applications. Mr. Hannahs will oversee grant administration, fiscal accounting, and compliance, and will be assisted by **Jessie DuPont, GC Economic and Community Development Specialist**. Ms. DuPont will serve as a senior technical resource to Mr. Hannahs. Mr. Boomhower will be responsible for oversight of the Project Mgmt. team and strategic direction in relation to implementation of the Comprehensive Economic Dev. Strategy for the region. **Evelyn Donnelly, GC Business Manager**, will manage all financial aspects as well as manage day-to-day grant activities, completing quarterly reports, disbursements, coordinating public outreach events, responding to comments, maintaining records, etc. Ms. Donnelly manages GC's Economic Development, Planning, and Tourism related finance and accounting activities. **Edward Kaplan, Esq.**, a municipal attorney with over 10 years of experience, will assist with site assessment access agreements and other legal issues.

a.d.iv. Acquiring Additional Resources

GC has systems in place to acquire additional resources. GC posts all bid requests on its website and provides proposal templates/workshops to assist local contractors. GC routinely receives federal grant funding, and as such, is familiar with federal fair and open competition requirements in 2CFR Part 200 and 2CFR Part 1500. Procurement staff also abide by the National Institute of Governmental Purchasing code of ethics, which ensures a level playing field.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments: GC has not received an EPA Brownfield Grant but has received other assistance agreements which were completed on time, on budget and in compliance with regulations. See table.

Grant Agency	Awarded Grant \$	Date Awarded/Completed	Purpose	Outputs	Accomplishments
HUD	\$423k	8/2021 8/2022	Community Development Block Grant – Funds expended to revolving loan fund to businesses achieving national objective of creating jobs, or making jobs available, to low-to-moderate income individuals.	10 loans disbursed to local businesses, totaling \$423k	Total of ~25 FT employees created since conception of corporation in 2018.
NYS Empire State Development	\$250k	2/2017 3/2021	Managed Restore NY Grant for the Town of Catskill including completion of Phase I ESA and administering site demolition project.	~\$300k disbursed, demo completed	Project completed; site prep conducted; officially attracted a new hotel chain to rebuild in 2023.

(2) Compliance with Grant Requirements: During the administration of the above-mentioned grants, meetings were held at milestones by GC officials and interested/invested parties to determine progress and implement necessary changes. A review was completed to determine the overall success and/or areas for improvement when the grants were concluded and were submitted to the awarding agency per grant requirements. Reporting requirements within each grant (monthly or quarterly) were completed on time and submitted in the required report formats. No corrective actions were required during the administration of the grants.

Greene County Coalition Grant

Threshold Criteria

1. Applicant Eligibility – Counties:

- Greene County is eligible to apply for a Brownfield Grant as a County.
- Choose Columbia (a.k.a. Columbia County EDC) is eligible to apply for a Brownfield Grant as a 501(c)(3) Organization
- Hunter Foundation Inc. is eligible to apply for a Brownfield Grant as a 501(c)(3) Organization

Please see attached documentation.

2. Applicant: Greene County

Non-lead coalition members:

- Columbia County EDC, (a.k.a. Choose Columbia)
- Hunter Foundation, Inc.

3. Target Areas:

Lead: Greene County

Target Area: Village of Catskill

Priority Sites:

- Atlantic Mills, 130 W. Main Street, Catskill, NY
- Catskill Point, 2-33 Main Street, Catskill, NY

Non-Lead: Choose Columbia (a.k.a. Columbia County EDC)

Target Area: City of Hudson

Priority sites:

- 58 North Front Street, Hudson, NY
- KAZ, Inc. – 72 South Front Street, Hudson, NY

Non-Lead – Hunter Foundation, Inc.

Target Area: Village of Tannersville

Priority Sites:

- Tannersville DPW, 105 Railroad Ave., Tannersville, NY
- Legg's Garage, 116 Railroad Ave., Tannersville, NY

4. Existing Brownfield Grants to Non-lead Members.
Each non-lead coalition member is not the recipient of an open cooperative agreement for grant funding or a MARC grant that closed in 2016 or later.
5. Coalition Agreement:
Please see attached letters from each non-lead coalition member to the grant applicant, Greene County, in which they agree to be part of the coalition.
6. Community Involvement:
Greene County is committed to inclusive public process that engages project stakeholders, and the community. A community involvement plan includes an outreach approach to provide citizens with the opportunity to be involved in and provide input every step along the way.

Partners:

Greene County, and coalition partners will use the support of project partners to assist with distributing project-related information on their websites, social media pages, newsletters and other avenues offered. They will host at least 2 brownfield action committee meetings per year and at least 3 community/neighborhood meetings per year.

Fact Sheets and Newsletters;

Greene County will include project updates in its newsletter to stakeholders. Project partners will also communicate progress via regular meetings, with fact sheets and newsletters.

Website/Social Media pages:

Greene County will continue to update its website with information about the sites consistently noting accomplishments and goals for the grant as well as social media platforms.

Meetings:

Greene County will hold meetings regularly with business owners, government and property owners to discuss sites, progress, assessment and goals for the grant

Public Notices and Newspapers & Email:

Greene County will publish all engagement opportunities in public newspapers or email blasts to community networks.

Additional:

Special outreach efforts (translation services for non-English speaking and hearing impaired are used as needed to provide equal access to project information. During times of social distancing Greene County will host engagement events via Zoom and at outdoor locations.

7. Expenditure of existing grant funds

Neither Greene County nor the Coalition partners have received EPA grant funds.

8. There are no named Contractors and named Subrecipients.

Below are community advocacy groups that will aid Greene County in informing and updating the public.

Partner Name	Point of Contact	Specific Role in Project
Kite's Nest	Amanda Boyd, Director of Education 518-241-3540 aboyd@kitesnest.org	These business/workforce development organizations will advise regarding workforce development/local business needs and champion brownfield projects that create family-wage jobs. Kite's Nest works with local youth to increase job skills. Columbia -Greene Workforce NY will assist those lacking HS education to obtain HS Graduate Equivalency Diplomas. Columbia Chamber Foundation works w/adults to improve job skills.
Columbia-Greene Workforce NY Career Center	Christopher Nardone 518-697-6510 Christopher.nardone@sunycgcc.edu	
Columbia Chamber Foundation	Bill Gerlack, President 518-828-4417 bgerlach@columbiachamber.ny.org	
NYSDEC	Donald Guest; 607-652-3607 Donald.guest@dec.ny.gov	Regulatory oversight through BCP programs. BCP also provides tax incentives for cleanup.
Community Action of Greene County	Barbara Palmateer 518-943-9205 x111 bpalmateer@cagcny.org	These agencies will represent/ advocate for local residents: St. Catherine's- Children; Community Action- distressed families; Catskill Housing Authority, Catskill Mounting Housing Coalition;- People of Color; Columbia County Office for the Aging - >64Yrs old; Care Net- pregnant teens. In addition, they will assist with identifying/ implementing methods to engage local populations/encourage participation in public outreach events.
Greene County IDA	April Ernst, Executive Director ernst@greeneida.com 518-731-5500	
Care Net Pregnancy Center of the Hudson Valley	Jackie Rosa 845-856-3423 Jackie.rosa@carenetcn.org	
St. Catherine's Center for Children	Michele Puleo O'Hare 518-337-7021 mpuleocare@st-cath.org	
Columbia County Office for the Aging	Kevin McDonald – Administrator 518-828-4258	
Catskill Housing Authority	Tim Mattice; 518-943-2900 tmattice.catskillha@gmail.com	
Catskill Mountain Housing Coalition	Molly Whitbeck; mwhitbeck@cmhdc.org 518-943-6700	
Catskill BOA Steering Committee	Peter Grasse, President Village of Catskill Board; 518-943-3830; pgrasse@villageofcatskillny.gov	
Catskill Downtown Redevelopment Initiative Task Force	Natasha Law Village Board Trustee nlaw@Villageofcatskill.net; 518-943-2244	These groups will promote participations in the project from and communicate project progress to communities in the region.
Tannersville DRI	Todd Erling Co-chair, Hudson Valley Agribusiness Development Corporation; 518-432-5360	
Hudson DRI	Matthew Nelson, co-chair; VP and Mortgage Officer Community Preservation Corporation; 518-463-1776	

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
G.P.O. BOX 1680
BROOKLYN, NY 11202

RECEIVED
12-19-94

DEPARTMENT OF THE TREASURY

Date: DEC 15 1994

COLUMBIA ECONOMIC DEVELOPMENT
CORPORATION
FAIRVIEW AVENUE PLAZA
HUDSON, NY 12534

Employer Identification Number:
14-1755710
Case Number:
114271009
Contact Person:
TERRY EVANS
Contact Telephone Number:
(718) 488-2317
Accounting Period Ending:
December 31
Form 990 Required:
yes
Addendum Applies:
yes

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

We have further determined that you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other Federal excise taxes. If you have any questions about excise, employment, or other Federal taxes, please let us know.

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

Donors may deduct contributions to you as provided in section 170 of the

Letter 947 (DD/CG)

COLUMBIA ECONOMIC DEVELOPMENT

Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of Code sections 2055, 2106, and 2522.

Contribution deductions are allowable to donors only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. See Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, which sets forth guidelines regarding the deductibility, as charitable contributions, of payments made by taxpayers for admission to or other participation in fundraising activities for charity.

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt From Income Tax. If Yes is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than \$25,000. However, if you receive a Form 990 package in the mail, please file the return even if you do not exceed the gross receipts test. If you are not required to file, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$10 a day is charged when a return is filed later, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$5,000 or 5 percent of your gross receipts for the year, whichever is less. This penalty may also be charged if a return is not complete, so please be sure your return is complete before you file it.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

In accordance with section 508(a) of the Code, the effective date of this determination letter is January 1, 1973.

This determination is based on evidence that your funds are dedicated to the purposes listed in section 501(c)(3) of the Code. To assure your continued exemptions you should maintain records to show that funds are expended only for those purposes. If you distribute funds to other

Letter 947 (00/CG)

COLUMBIA ECONOMIC DEVELOPMENT

organizations, your records should show whether they are exempt under section 501(c)(3). In cases where the recipient organization is not exempt under section 501(c)(3), there should be evidence that the funds will remain dedicated to the required purposes and that they will be used for those purposes by the recipient.

If distributions are made to individuals, case histories regarding the recipients should be kept showing names, addresses, purposes of awards, manner of selection, relationship (if any) to members, officers, trustees or donors of funds to you, so that any and all distributions made to individuals can be substantiated upon request by the Internal Revenue Service. (Revenue Ruling 56-304, C.B. 1956-2, page 306.)

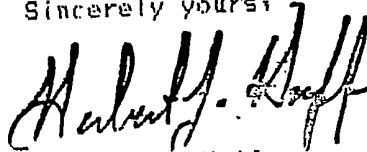
If we have indicated in the heading of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

We have sent a copy of this letter to your representative as indicated in your power of attorney.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,



Herbert J. Huff
District Director

Enclosure(s):
Addendum

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201



DEPARTMENT OF THE TREASURY

Date: JAN 10

HUNTER FOUNDATION INC
PO BOX 486
HUNTER, NY 12442

Employer Identification Number:
14-1798918

DLN:

17053341719072

Contact Person:

MICHAEL A LUDWIG

ID# 31470

Contact Telephone Number:

(877) 829-5500

Our Letter Dated:

NOVEMBER 1998

Addendum Applies:

NO

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(VI).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Letter 1050 (DO/CG)

HUNTER FOUNDATION INC

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Lois G. Lerner", with a long, sweeping horizontal line extending to the right.

Lois G. Lerner
Director, Exempt Organizations

Internal Revenue Service
Director, EO Rulings & Agreements
P.O. Box 2508
Cincinnati, OH 45201

Department of the Treasury

Employer Identification Number:
14-1798918
Document Locator Number:
17053-341-71907-2
Toll Free Number: 877-829-5500
FAX Number: 513-263-3756

Date: December 18, 2002

HUNTER FOUNDATION INC
PO BOX 486
HUNTER, NY 12442

Acknowledgement of Your Request

We received your Form 8734, Support Schedule for Your Advance Ruling, or other information regarding your public support status. When communicating with us, please refer to the employer identification number and document locator number shown above.

Your tax exempt status under section 501(c)(3) of the Internal Revenue Code remains in effect.

What Happens Next?

The information you submitted was entered into our computer system at our processing center in Covington, Kentucky, and has been sent to our Cincinnati office for initial review. We approve some cases based on this review. If this is the case, you will receive a letter stating that you are a publicly supported organization.

If the review indicates that additional information or changes are necessary, your case will be assigned to an Exempt Organization Specialist in Cincinnati who will call or write you. We assign cases in the order we receive them.

If the additional information indicates that you meet one of the public support tests, you will receive a letter stating that you are a publicly supported organization. If the public support tests are not met, we will send you a letter re-classifying you as a private foundation. That letter will tell you why we believe you do not meet the public support tests, and will include a complete explanation of your appeal rights.

How long will this process take?

Normally, you may expect to hear from us within 120 days. If you do not, you may call our toll free number between the hours of 8 a.m. and 6:30 p.m. Eastern Time. Please have your identification numbers available so that we can identify your case. If you would rather write than call, please include a copy of this notice with your correspondence.

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
E. Q. BOX 2503
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: NOV 13 1998

HUNTER FOUNDATION INCORPORATED
C/O SEAN M BYRNE
PO BOX 436
HUNTER, NY 12442-0424

Employer Identification Number:
14-1798918

DLN:

318301185

Contact Person:

D. A. DOWNING

Contact Telephone Number:

(877) 829-5500

Accounting Period Ending:

September 30

Foundation Status Classification:

509(a)(1)

Advance Ruling Period Begins:

November 10, 1997

Advance Ruling Period Ends:

September 30, 2002

Addendum Applies:

No

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make a final determination of your foundation status.

If we publish a notice in the Internal Revenue Bulletin stating that we

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will no longer treat you as a publicly supported organization; grantors and contributors may not rely on this determination after the date we publish the notice. In addition, if you lose your status as a publicly supported organization, and a grantor or contributor was responsible for, or was aware of, the act or failure to act, that resulted in your loss of such status, that person may not rely on this determination from the date of the act or failure to act. Also, if a grantor or contributor learned that we had given notice that you would be removed from classification as a publicly supported organization, then that person may not rely on this determination as of the date he or she acquired such knowledge.

If you change your sources of support, your purposes, character, or method of operation, please let us know so we can consider the effect of the change on your exempt status and foundation status. If you amend your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, let us know all changes in your name or address.

As of January 1, 1984, you are liable for social security taxes under the Federal Insurance Contributions Act on amounts of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the private foundation excise taxes under Chapter 42 of the Internal Revenue Code. However, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Internal Revenue Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Donors may deduct contributions to you only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, gives guidelines regarding when taxpayers may deduct payments for admission to, or other participation in, fundraising activities for charity.

You are not required to file Form 990, Return of Organization Exempt From Income Tax, if your gross receipts each year are normally \$25,000 or less. If you receive a Form 990 package in the mail, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return. Because you will be treated as a public charity for return filing purposes during your entire advance ruling period, you should file Form 990 for each year in your advance ruling period that you exceed the \$25,000 filing threshold even if your sources of support do not satisfy the public support test specified in the heading of this letter.

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If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete. So, please be sure your return is complete before you file it.

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You are required to make your annual return available for public inspection for three years after the return is due. You are also required to make available a copy of your exemption application, any supporting documents, and this exemption letter. Failure to make these documents available for public inspection may subject you to a penalty of \$20 per day for each day there is a failure to comply (up to a maximum of \$10,000 in the case of an annual return).

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, we will assign a number to you and advise you of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

This determination is based on evidence that your funds are dedicated to the purposes listed in section 501(c)(3) of the Code. To assure your continued exemption, you should keep records to show that funds are spent only for those purposes. If you distribute funds to other organizations, your records should show whether they are exempt under section 501(c)(3). In cases where the recipient organization is not exempt under section 501(c)(3), you must have evidence that the funds will remain dedicated to the required purposes and that the recipient will use the funds for those purposes.

If you distribute funds to individuals, you should keep case histories showing the recipients' names, addresses, purposes of awards, manner of selection, and relationship (if any) to members, officers, trustees or donors of funds to you, so that you can substantiate upon request by the Internal Revenue Service any and all distributions you made to individuals. (Revenue Ruling 56-304, C.B. 1956-2, page 306.)



Choose Columbia

Columbia Economic Development Corporation

Greene County
Patrick S. Linger, Chair County Legislature
411 Main Street
Catskill, NY 12414

RE: 2023 EPA Brownfield Coalition Assessment Grant Application
Letter of Commitment
Affirmation of no MARC grant funding

Dear Chairperson Linger:

Columbia Economic Development Corporation, a local development corporation certified by the IRS as 501(c)(3) tax exempt. Columbia Economic Development Corporation (CEDC) is committed to be an active, non-lead coalition member to the 2023 EPA Brownfield Coalition Assessment Grant application submitted by Greene County. We are committed to the planning and collaboration that such coalitions undertake and understand the time required to implement a successful program. We acknowledge the contributions and expectations of all coalition members.

CEDC commits to partnering with members, Greene County and The Hunter Foundation on a Brownfield Coalition Program. If awarded, CEDC as a non-lead entity agrees to do the following:

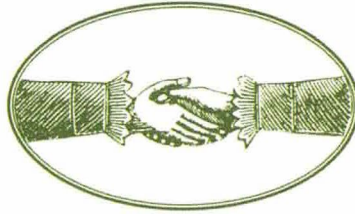
- Appoint a representative(s) to attend coalition meetings and activities, and make decisions on behalf of CEDC
- Read minutes, reports and newsletters to keep abreast of coalition decisions/activities
- Disseminate relevant information to organizational members or employees
- Keep coalition informed of our organization's related activities
- Collaborate with coalition on developing a site selection process
- Work with coalition and consultant(s) on finalize the scope of work for sites in the Columbia County geographic area

As part of our commitment to the coalition, please note CEDC is not a recipient of an open cooperative agreement for Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant or a MARC Grant that closed in 2016 or later.

We look forward to working with the Coalition on this important program.

Sincerely,

David P. Fingar
Chairman



HUNTER FOUNDATION, INC.

Partners in improving our communities

Greene County Legislature
ATTN: Chairman Patrick Linger
411 Main Street
Catskill, NY 12414

Dear Mr. Linger,

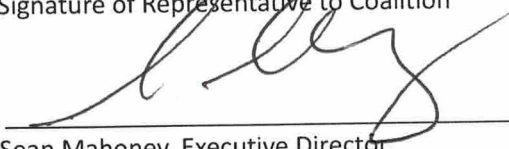
Our organization, The Hunter Foundation, Inc., is committed to be an active member of the Greene-Columbia Assessment Coalition. We are committed to the vision, goals, objectives and strategies that have been and/or will be decided by the Coalition. We are committed to the planning and collaboration that such coalitions undertake and understand that it will take time. We acknowledge the contributions and expectations of the other members of the Coalition.

Benefits of membership to Greene-Columbia Assessment Coalition include access to the coalition website and its resources, educational events, connection to other members and priority populations. As general evidence of our commitment, we agree to do the following:

- Appoint a representative(s) to attend coalition meetings and activities
- Authorize that representative to make decisions on our behalf.
- Read minutes, reports and newsletters to keep abreast of coalition decisions/activities
- Disseminate relevant information to organizational members or employees through listservs, websites and newsletters
- Keep coalition informed of our organization's related activities

The Hunter Foundation, Inc.

Signature of Representative to Coalition



Sean Mahoney, Executive Director

Date 11/17/23