

Part C. - PROJECT DESCRIPTION AND OTHER CRITERIA

1. SUMMARY PROJECT DESCRIPTION

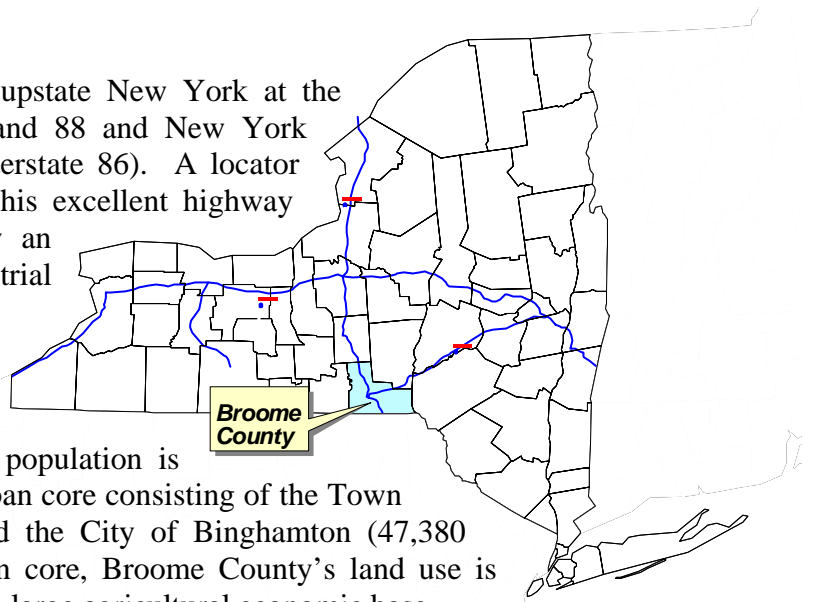
Broome County intends to complete an Implementation Strategy for an approximately 222-acre site characterized by 17 brownfield sites that are located in the Village of Johnson City and the City of Binghamton. The primary community revitalization objectives to be achieved by this project include: directing development to distressed properties; connecting the BOA internally, to adjacent neighborhoods and to the larger region; providing appealing, marketable opportunities for private investment; creation of the Willow Street Business Park; and capitalizing on the emerging Goodwill Theatre district by expanding cultural and recreational opportunities available to residents and employees

2. IN-DEPTH PROJECT DESCRIPTION

Overview

Broome County is located in upstate New York at the intersection of Interstates 81 and 88 and New York State Route 17 (soon to be Interstate 86). A locator map is shown at the right. This excellent highway access makes Broome County an ideal site for industrial development.

Broome County has a population of 200,536 persons (2000 Census). This population is primarily concentrated in an urban core consisting of the Town of Union (56,298 persons) and the City of Binghamton (47,380 persons). Outside of the urban core, Broome County's land use is primarily rural residential with a large agricultural economic base.



Indicators of Economic Distress

There are several federal and state programs that target distressed communities for economic development assistance based upon demographic criteria. At the Federal level, the Small Business Administration created Historically Underutilized Business Zones (HUBzones) in an effort to stimulate economic development and create jobs in urban and rural communities by providing contracting preferences to small businesses. The HUBzones and EJ BOA are shown on Map 1.

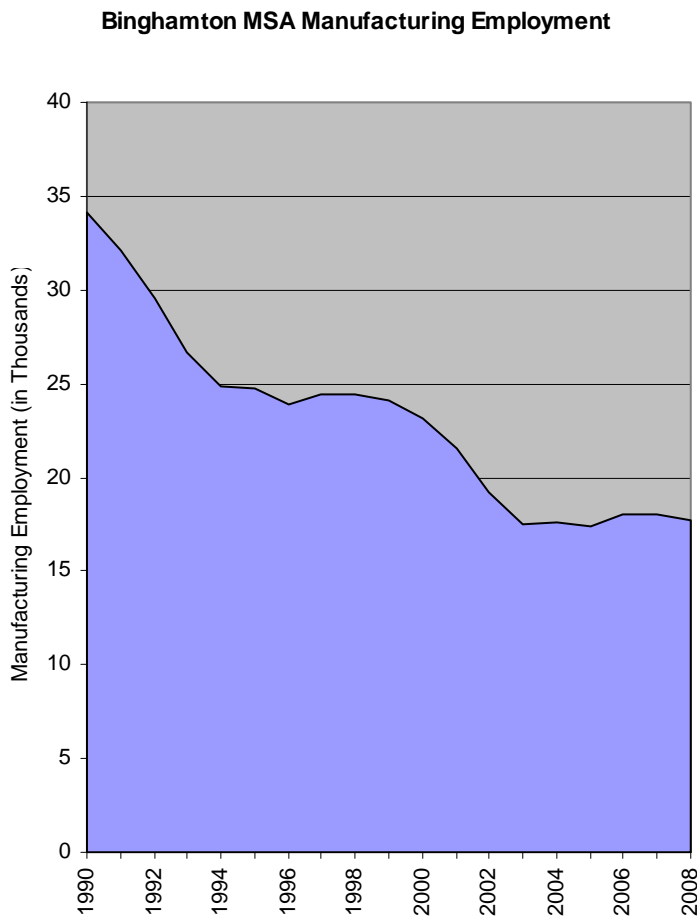
Empire State Development designates Environmental Zones (EnZones) throughout the State to provide incentives to encourage brownfield redevelopment. EnZone

designation is based upon poverty rates and unemployment rates at the census tract level. The EnZones and the EJ BOA are shown on Map 2.

New York State has established 85 Empire Zones across the state. The Empire Zone program was created to foster investment and job creation within distressed and disadvantaged neighborhoods. The specific boundaries of each zone is drawn at the local level and approved by the State. The boundaries of the Broome County Empire Zone and the proposed BOA are shown on Map 3.

These State and Federal programs are aimed and turning around a decades long economic slide in Broome County. This community has endured a painful economic restructuring that included defense downsizings, manufacturing cutbacks, population declines, and increases in poverty. Impacts include:

- Local defense procurement contracts are one-half of their 1994 level.
- Broome County's manufacturing employment is roughly one-half of its 1990 level
- Between 1970 and 2008, the County's population decreased by 12%
- Over the same period, the Village of Johnson City population declined by 18% and the City of Binghamton's population declined by 30%
- County-wide poverty rates have nearly doubled since 1989.



These defense downsizings rippled throughout the entire manufacturing sector. As the major defense firms cut back, suppliers and contract manufacturers also announced layoffs. For the period from 1990 through 2008, the Binghamton MSA, the area that includes Broome and Tioga counties, lost approximately 16,300 manufacturing jobs. That is a job loss of 75 manufacturing jobs per month. The ongoing loss of manufacturing jobs for the Binghamton MSA is shown by the chart to the left. (Source: NYS Department of Labor)

As the economic base eroded, the County's population dropped, and this decline has been most pronounced in the villages and urban core of the County. Between 1970 and

2008, the County population declined by 12% (from 221,815 in 1970 to an estimated 195,018 in 2008) while the population in the Village of Johnson City declined by 18% (from 18,025 to an estimated 14,727) and the City of Binghamton dropped 30% (from 64,123 to an estimated 44,729). Over this same period, the New State Population increased by 7%, from 18.2 million to an estimated 19.49 million (Source: US Census Bureau).

This local population decline was most pronounced among skilled workers and upper-income residents. County-wide the percent of individuals below poverty nearly doubled between 1989 (7.4%) and 2007 (14.5%). Over the same period, the poverty rate statewide increased by just 12% to 13.8%. These increasing poverty rates are overwhelmingly concentrated within the urban core of the county. The poverty rate for the Village of Johnson City stands at 16% and nearly one-quarter of Binghamton's population (23.7%) is below poverty. Map 4 shows the poverty rates for individuals. (Source: US Census Bureau)

Concentration of Brownfields

In addition to the erosion of the local economic base, there have been substantial changes in manufacturing methods. Broome County has a long history of industrial development. From cigar production to shoe factories to electronics and defense contracting, the county has been at the center of every major phase of the industrial revolution. As manufacturing processes changed to favor large, horizontal layouts, the turn-of-the century plants became increasingly inefficient to operate. Some companies shuttered their plants and relocated elsewhere, others built new facilities on greenfield sites at the periphery of the urban core, and unfortunately, some firms abandoned their properties altogether. As these plants sat idle, they inevitably deteriorated and became eyesores. The result is that the County is now faced with a growing list of abandoned or underutilized commercial and industrial sites.

In 2000, the local Environmental Management Council (EMC), a grassroots citizens advisory committee, formed a subcommittee to address brownfield redevelopment in the county. The EMC Brownfield Subcommittee consisted of interested citizens, local planning and economic development officials, environmental consultants, developers and public health officials. Working with the EMC brownfield subcommittee, the Broome County Department of Planning and Economic Development assembled a database and inventory of known or suspected brownfield sites. The inventory was built using existing public data, interviews with key officials, digital aerial photography, and tax assessor's records.

The foundation for this work was the extensive GIS coverages maintained by the Broome County Department of Health. Their data includes illegal dumpsites, Sanborn Insurance Map information dating back to the 1800's, chemical bulk storage, dry cleaner locations, VOC survey sites, environmental cleanup locations, wellhead data, hazardous materials sites, historic orchard sites, pesticide/herbicide storage sites, chemical spill sites, and much more.

To date, the full Broome County Brownfields Database identifies 97 sites occupying over 2,150 acres in Broome County. These include former municipal landfills, dry cleaners, and pesticide spills, but the majority are former industrial facilities. Of the 97 sites, 35 have groundwater contamination, 28 have soil contamination, and at least 5 have off-site migration of contaminants. Of the 97 sites in the brownfield inventory, there are 22 sites in Binghamton, 17 in the Village of Johnson City.

The EMC developed a 4 part site ranking and evaluation process. The EMC ranking criteria are as follows:

1. Environmental & Health Considerations – a Public Health Risk Assessment Methodology: Through the development of a hazard potential flowchart, this methodology established a letter grade for each site depending on whether the site has known or suspected contamination (negative grades signify suspected contamination); the level of known or suspected contamination (low vs. high), and the toxicity of known or suspected contamination (low vs. high). This methodology was established with major input from the Broome County Health Department's (BCHD) Groundwater Specialist and a certified Industrial Hygienist from the New York State Department of Transportation. These considerations also account for a probability of exposure for different populations (construction workers, residents, industrial employees, commercial employees or visitors) and the route of exposure (surface water, ground water, soil surface, soil subsurface or soil gas).
2. Legal & Financial Considerations: This methodology accounts for each site's ownership (public or private), and each site's physical status (vacant, occupied, or under occupied building).
3. Social & Demographic Considerations: The EMC Brownfield Committee chose to assign a list of important social and demographic factors from 2000 US Census block group data to each site for the site evaluation process. Sites were ranked by this consideration alone, but rather demographics were used as a tool to help identify sites that will result in the greatest economic revitalization benefits if chosen for cleanup and redevelopment, as well as ensure that brownfields redevelopment projects do not have disproportionate negative impacts on economically disadvantaged and minority residents. Social and demographic factors found in the database include: total population, population density, number of housing units, percent nonwhite, residential vacancy rate, per capita income, poverty rate, percent of families below poverty with children under 5 years of age, and unemployment for each site's block group, and a comparison of each.
4. Land Use & Development Considerations: This methodology accounts for each site's contiguous acreage, proximity to highway access, viability of utility access, zoning status, Empire Zone status, and EnZone status.

The EMC applied these criteria to the sites in the Brownfields Database. The result was that seven sites were identified as the highest priority brownfields in Broome County. Since that time, the Broome County Department of Planning and Economic Development has aggressively pursued grant funds to characterize and remediate these priority sites. These priority brownfield sites and their status is as follows:

<u>Site Name</u>	<u>Status</u>
1. Former Endicott Forging & Mfg Co.	Using Restore-NY and EPA funds, the buildings has been demolished. A DEC-led cleanup is underway.
2. Former Chenango Industries	Using EPA and New York State Environmental Restoration Funds, an Interim Remedial Measure was completed, and a Remedial Investigation/Remedial Alternatives Report has been issued.
3. Former EJ Victory Building	This property will be part of the EJ BOA Implementation Strategy (<i>if funded</i>)
4. Former TK Lawn & Hardware	This property will be part of the EJ BOA Implementation Strategy (<i>if funded</i>)
5. Former Philips Foundry, Inc.	This property is in the Brandywine BOA; That project has entered Step Two of the BOA process.
6. DOT Equipment Management Building	This property is in the Brandywine BOA; That project has entered Step Two of the BOA process.
7. Former Rivco Tank Site	<i>No change</i>

If funded, the EJ BOA Implementation Strategy will enable the community to address two of the highest priority sites in the County.

Strategic Opportunities

The EJ BOA Nomination Study identifies the following strengths of the study area:

- The Study Area is readily accessible from I-81, I-88 and NYS Route 17, which is due for conversion to I-86 in the near future.

- Wilson Hospital is a major employer in a regional growth industry, and can potentially serve as an anchor institution helping to draw related healthcare and other services, as well as housing, to the area.
- As an employment center, employees tend to commute into the Study Area on a daily basis.
- Fine arts and cultural uses are well represented in the Study Area: The Goodwill Theatre/Firehouse Stage Complex is located in the heart of the Study Area, as well as the Spool Art Gallery and other studios, are actively involved in building an arts community.
- The region's population is generally aging, and the Study Area's concentrated healthcare services may make it a suitable location for senior housing.
- The Main Street corridor provides a commercial gateway linking the City of Binghamton with Johnson City and Endicott.
- Existing water and sewer infrastructure is sufficient to support future development without constraints.
- Recent development activity includes development of the Gannett facility and proposed Walmart Supercenter north of the railroad tracks, and restoration of the Goodwill Theatre complex on Willow Street.
- A population of students and young professionals resides in the area, particularly along Main Street.
- The area's urban location provides an alternative to suburban office and/or industrial spaces.

The EJ BOA Nomination Study identifies the following weaknesses of the study area:

- Past industrial uses throughout much of the Study Area present environmental challenges for the redevelopment of brownfield sites.
- The region faces a trend of declining population, which is projected to continue in the near future.
- The regional real estate market is stagnant, with surpluses of office and industrial space in the region.
- Existing office space in the Study Area is primarily Class B, which has a 30% overall vacancy rate in the Greater Binghamton MSA compared to 10% vacancy for Class A office space.
- Residential portions of the Study Area are in a transitional state, and housing vacancy is high.
- Retail leakage from the Study Area is substantial.
- Below-grade rail lines limit connectivity between areas to the north and south.
- Most brownfield sites are not located directly along the Main Street corridor.
- Study Area streetscapes are relatively unappealing.

The EJ BOA Study Area provides a number of unique opportunities to develop large-scale properties in a highly accessible urban setting. Considering the Study Area brownfield properties in the context of the regional real estate market, many Study sites possess key locational advantages that enhance their development appeal.

Wilson Hospital supports hundreds of employees in medical and healthcare-related fields, and is a regional destination for medical services. State-of-the art services such as Cyber Knife treatment are offered by Study Area establishments associated with the hospital. Healthcare industries account for almost 20% of the Southern Tier Region's projected growth from 2004-2014, so hospital-related spinoff growth represents a potentially viable development option for the Study Area. Practitioner offices, medical billing services, laboratory space, and hospital-related storage space are just a few examples of medical-related uses that may be viable in the Study Area.

The socioeconomic characteristics of the projected future population for the area indicate that there will be a significant growth in the 55-64 year age group referred to as "empty nesters." This age group generally elicits a demand for apartments or condos located close to urban areas such as the Village of Johnson City. In addition, older age groups (65+) are also expected to experience relatively high population growth in the near future. This could create opportunities for "aging-in place" housing arrangements to be constructed within the study area. And lastly, the projected population growth in individuals age 25 to 34 in the region presents the opportunities for housing built or current residential structures to be renovated for graduate students and young professionals.

Office and/or light industrial uses could take advantage of the Study Area's accessibility while enjoying the benefits of urban surroundings. A high-tech manufacturing operation has recently moved into the 18 Park Street/25 Ozalid Road property, providing a fine example of a manufacturing reuse with potential to serve as an anchor establishment in the future. National real estate trends indicate a renewed interest in urban office locations, and the Study Area's brownfield properties could allow the development of competitively priced, modern office space within close proximity to the Main Street commercial corridor and the Goodwill Theatre Complex, as well as Wilson Hospital. Flex development formats could accommodate the needs of various office, R&D, and/or light industrial uses in the area.

The Walmart Supercenter will increase flows of consumer traffic throughout the Study Area. Brownfield sites along Lester Avenue are poised to benefit from increased exposure to Walmart customers. In the future, Study Area retail establishments – particularly those located along Main Street – should complement Walmart's comprehensive offerings by providing specialty retail and/or services. Increased exposure to retail customers will likely enhance the vitality of Main Street retail, in turn boosting the area's appeal by providing improved retail support services to nearby employees.

To capitalize on these opportunities, the EJ BOA Nomination Study identifies 10 goals. These are as follows:

Goal 1: Direct development efforts to distressed properties while preserving viable sites and operations

- Goal 2:* Ensure that the revitalization plan is well-grounded in current market conditions, reflective of the E-J BOA study area's character, and realistically addresses environmental constraints
- Goal 3:* To guide future development, create a General Land Use Plan that will serve as a basis for a Master Plan of the study area.
- Goal 4:* Use the existing character to provide recommendations specific to each BOA sub-area
- Goal 5:* Connect the BOA internally, to adjacent neighborhoods, and to the larger region
- Goal 6:* Provide appealing, marketable opportunities for private investment
- Goal 7:* Create the Willow Street Business Park
- Goal 8:* Revitalize priority sites in a manner that is consistent with community plans, needs and vision
- Goal 9:* Capitalize on the emerging Goodwill Theatre district by expanding cultural and recreational opportunities available to residents and employees
- Goal 10:* To ensure the redevelopment process remains grounded and does not lose momentum; continue to foster partnerships with institutions and stakeholders

Community Partners

Development of the Step 2 Nomination Study was the result of pulling together a key group of stakeholders to serve as the steering committee for the project. The steering committee consisted of representatives of the following:

- United Health Services
- Goodwill Theatre
- City of Binghamton Department of Planning and Community Development
- City of Binghamton Department of Economic Development
- Village of Johnson City Department of Planning
- Broome County Environmental Management Council
- Broome County Industrial Development Agency
- Broome County Planning and Economic Development

Input of this steering committee was vital to the success of the Nomination Study. Letters of support from these agencies for the Implementation Strategy are attached.

3. COMPLEMENTARY PROJECTS

Recognizing the potential of abandoned or underutilized sites, Broome County has devoted significant resources to brownfield redevelopment. An early success in the County's brownfield redevelopment effort was the award of \$200,000 in U.S. Department of Environmental Protection Agency (USEPA) grant funds for the Brownfield Assessment Program. The EPA-funded Brownfield Assessment Program is focused on key gateway areas within the urban core. To implement this program,

Broome County has contracted with two consulting firms, Clough, Harbour and Associates and O'Brien & Gere Engineers, for the provision of Phase I and Phase II environmental assessments on sites of known or suspected environmental contamination.

To further the redevelopment of distressed sites, the County instituted a Hotel/Motel tax with a dedicated brownfield redevelopment component. Using \$83,000 from this fund, the County matched a \$471,568 Restore-NY grant secured by the Town of Union for the demolition and cleanup of 46 Corliss Avenue within the EJ BOA. Bids have been received for that work, and the demolition is expected to be completed by the end of 2009. This demolition and cleanup is a first step toward the creation of the Willow Street Business Park. The Village of Johnson City has followed up on this with a \$914,000 Restore-NY grant award for the demolition of deteriorated commercial and mixed use buildings and catalyze the redevelopment and stabilization of priority sites within the EJ BOA. The project will consist of the demolition of a mixed use building of 8,500 square feet, stabilization and rehabilitation of the vacant National Register-listed Goodwill Theatre and the rehabilitation and redevelopment of several vacant industrial buildings.

4. INVOLVEMENT BY THE PUBLIC AND GOVERNMENT AGENCIES

Part D. - LEVEL OF SUPPORT (not applicable)

Part E. - APPLICANT'S PROJECT PERSONNEL and MANAGEMENT TEAM

If awarded Step 3 funds, Broome County will contract with an appropriately qualified environmental engineering and planning firm or team to develop the Implementation Strategy. The in-house project manager for this effort will be Frank Evangelisti, the County's Chief Planner. Mr. Evangelisti has 15 years experience with managing brownfield projects, and nearly 25 years of experience writing and administering grants including being the Brownfield Coordinator for the EPA-funded Brownfield Assessment Program currently underway. At the County, he has secured nearly \$875,000 for brownfield assessment, clean up, and end use planning. He was the project manager for the following successful brownfield investigation and cleanup projects in the City of Binghamton:

- Emma Brown Public Library: The City of Binghamton was the owner of a closed branch of the County's public library system. The site had been a gasoline filling station, and this history clouded its redevelopment potential. The City undertook investigative work that showed the site to be free of contamination, and the property was sold and redeveloped as a retail establishment.
- City Incinerator: The former City of Binghamton incinerator, located adjacent to the south of the Binghamton Plaza, had been closed for decades. The City performed site investigation work and asbestos removal on the property. Ultimately the incinerator was demolished and sold to a private party.

- Coal Bin: The City of Binghamton was the owner through in rem tax foreclosure of a coal storage facility on Clinton Street. The City conducted an environmental assessment and found limited environmental issues. Those issues were addressed and the site was cleared for redevelopment.
- Naval Reserve Center: The US Navy operated a training center on the north side of Binghamton. The site was closed by the Navy, and the City coordinated an extensive environmental investigation and remediation of spills from underground storage tanks and lead in a former indoor shooting range. The primary building was demolished and the site is available for redevelopment.
- Kroehler Site Redevelopment: The Kroehler Furniture Company operated a manufacturing facility on a seven-acre site on the east side of Binghamton. The site was deeded over to the City in advance of an in rem tax foreclosure. The City undertook extensive investigative work and remediation at this site. The Kroehler project was a \$1.2 million cleanup, including consulting services, demolition costs, and onsite remediation. The property has been sold and paper processing facility has been built on the site.
- 1151 Hoyt Avenue (Depot Site), Town of Fenton: Initiated an EPA funded end use plan for the redevelopment of a former defense depot in the Town of Fenton. As a result of this County-led effort, the site was investigated by the EPA Mobile Lab, and further environmental contamination was documented.
- 1901 North Street, Village of Endicott: Secured an EPA Emergency Removal Action which resulted in further cleanup by the NYS Department of Environmental Conservation. Prepared an enhanced Phase I, Asbestos Sampling/Testing, and Demolition Cost estimates which were used by the Village of Endicott to secure a \$700,000 Restore-NY grant to clear the site. The buildings have now been demolished.
- 46 Corliss Avenue, Village of Johnson City: Prepared a Phase I Environmental Assessment and limited Phase II testing with EPA grant funds. This environmental documentation provided by the County through its EPA grant, the Village of Johnson City secured a \$471,000 Restore-NY grant to clear the site. Demolition is scheduled to be completed in 2009.
- 312 Maple Street, Village of Endicott: Secured \$337,150 in NYS Environmental Restoration funds to perform an Interim Remedial Measure and Remedial Investigation/Remedial Alternatives Report for this TCE-contaminated site.

Part F. - PROJECT SCOPE of WORK and SCHEDULE

The scope of work will consist of five major components. These components, and the Step II goals that they address, are as follows:

1. Community Outreach

- Goal 10: To ensure the redevelopment process remains grounded and does not lose momentum; continue to foster partnerships with institutions and stakeholders

The membership of the Steering Committee from the Step 2 Nomination Study will be assessed to ensure that it remains relevant to the project. The selected consultant will prepare a Citizen Participation Plan (CPP) in collaboration with the Steering Committee. The CPP will be a useful tool for the County to foster communication between the selected consultant, residents, stakeholders, regulatory agencies, and elected officials.

2. Master Plan

- Goal 1: Direct development efforts to distressed properties while preserving viable sites and operations
- Goal 3: To guide future development, create a General Land Use Plan that will serve as a basis for a Master Plan of the study area.
- Goal 4: Use the existing character to provide recommendations specific to each BOA sub-area
- Goal 5: Connect the BOA internally, to adjacent neighborhoods, and to the larger region
- Goal 6: Provide appealing, marketable opportunities for private investment
- Goal 7: Create the Willow Street Business Park
- Goal 9: Capitalize on the emerging Goodwill Theatre district by expanding cultural and recreational opportunities available to residents and employees

Detailed Land Use Plan: Based on the area-wide analysis, including the economic and market trends analysis, community outreach and informational meetings, consultations with government agencies, and discussions with private-sector interests conducted to create the General Land Use Plan prepared in the Step 2 Nomination Study, a detailed land use plan will be developed for the Master Plan. The detailed land use plan will be the basis for specific recommendations for zoning changes, developing design standards, and amending economic development incentives.

The detailed land use plan will include a description of the range of improvements necessary to establish the desired future uses in terms of supporting infrastructure, utilities, transportation systems, parking lots or garages, and any other associated improvements or upgrades.

Signage Plan: To connect the BOA internally and to adjacent neighborhoods, a detailed signage plan will be developed. The signage plan would support the emerging Goodwill Theatre district.

Streetscaping Plan: A streetscaping plan will be created to guide public improvements and encourage private investment in the BOA.

3. Priority Site Pre-development Activities

- Goal 2: Ensure that the revitalization plan is well-grounded in current market conditions, reflective of the E-J BOA study area's character, and realistically addresses environmental constraints
- Goal 8: Revitalize priority sites in a manner that is consistent with community plans, needs and vision

Environmental Assessments/Engineering Analysis: For priority sites, the Step 3 Implementation Strategy will include four elements: 1) Updated Phase I Environmental Assessment; 2) Phase II Environmental Assessment (where necessary); 3) Hazardous Material Survey (where necessary) and 4) Structural Analysis. Site access agreements will need to be negotiated with property owners for this work. It is anticipated that three priority sites will be characterized as part of the Step III Implementation Strategy.

Reuse of Strategic Sites: Cost-Benefit Scenario: Building on the reuse scenarios developed in the Step 2 Nomination Study and the more in-depth Environmental Assessments/Engineering Analysis, the consultant will prepare cost-benefit scenarios for priority sites.

Design Alternatives and Illustrations for Strategic Sites: Conceptual site plans, elevations, and renderings will be prepared for the priority sites that will be the basis for SEQRA review and the Marketing Plan.

4. Marketing Plan

- Goal 6: Provide appealing, marketable opportunities for private investment
- Goal 7: Create the Willow Street Business Park
- Goal 9: Capitalize on the emerging Goodwill Theatre district by expanding cultural and recreational opportunities available to residents and employees

The selected consult will develop a full marketing plan, including all materials for distribution. A primary component of the marketing plan will be:

Profiles of Strategic Sites for Marketing Purposes: Descriptive profiles of strategic sites will be prepared to publicize and market the site's availability for redevelopment for desired end land uses. The descriptive profiles will be designed so they can be included in real estate portfolios, marketing brochures, or for posting on web sites.

5. Action Plan

The final component of the Step 3 Implementation Strategy will be an Action Plan. The specific activities at the local, county, state and federal levels necessary to achieve the objectives identified in the Brownfields Opportunity Area Nomination will be detailed. This will include financial assistance available at the federal and state levels, the permitting required, and direct actions undertaken by each agency or organization.

This action plan will fully incorporate a Generic Environmental Impact Statement. This section will include a description of the significant steps and procedures that have been taken to comply with the State Environmental Quality Review Act (SEQRA) while developing the BOA Plan; the designated Lead Agency and a description of the process to declare Lead Agency; the completed environmental assessment forms; and the Determination of Significance regarding the proposed action.

In addition, the consultant will provide model language for all local laws, regulations, standards, and other measures necessary for the implementation of the BOA Plan.

Part G. - APPLICANT SHARE

The total project cost for the Step 3 Nomination is \$834,000, requiring a match of \$83,400. This match will be provided as follows:

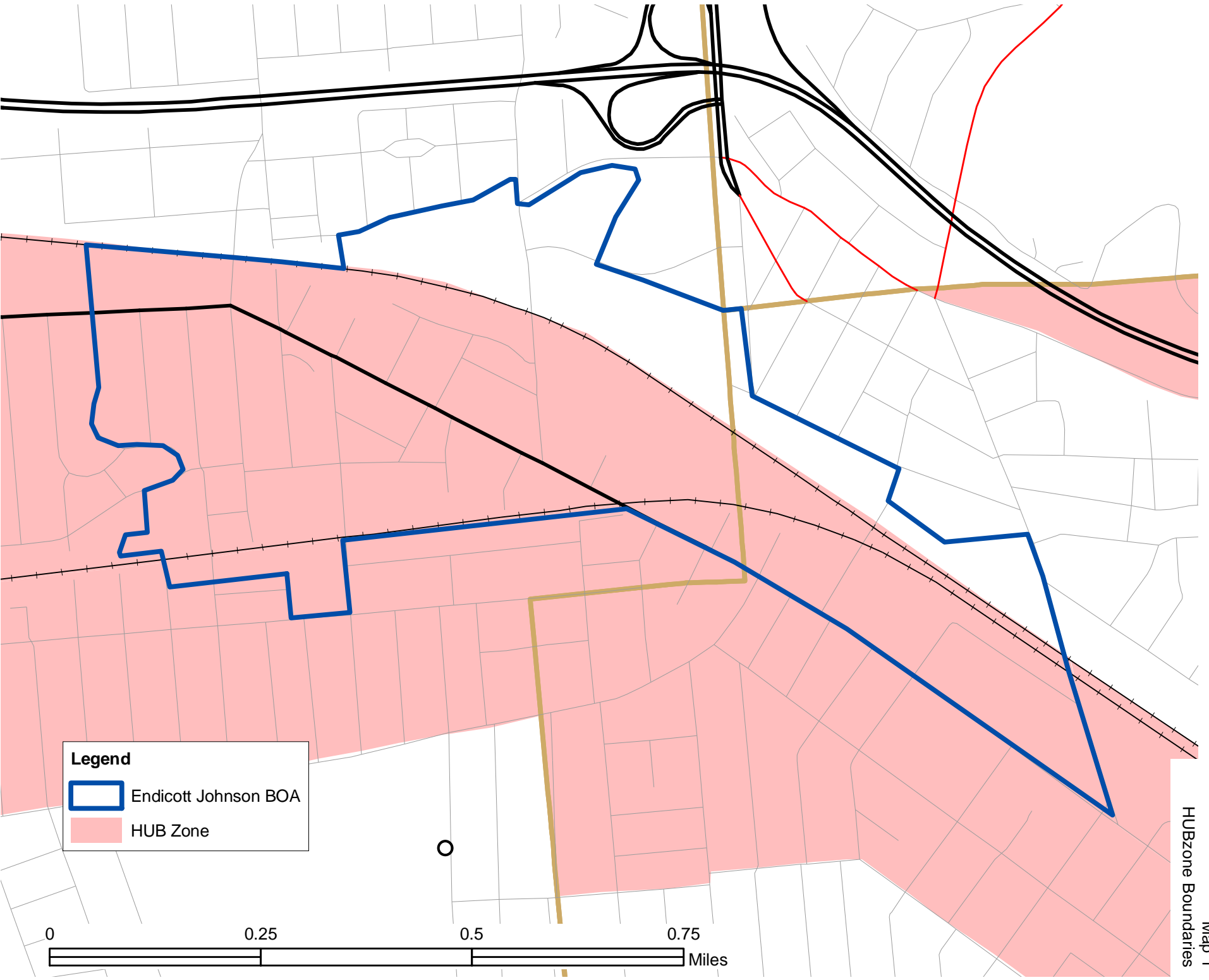
Applicant Share

EPA Brownfield Assessment Program	\$	29,000
Hotel/Motel Tax Dedicated Brownfield Fund	\$	29,400
Planning Department In-Kind Contribution	\$	25,000
	\$	<u>83,400</u>

Broome County will use \$29,000 of its remaining EPA Brownfield Assessment Program grant to fund a portion of the Site Assessments budgeted for the Step 3 Nomination study. In addition, the County has established a Hotel/Motel tax to capitalize a dedicated brownfield fund. A portion of this fund has been used for the investigation and cleanup of 46 Corliss Avenue in Johnson City. The final component of the local match will be the in-kind contribution of the Planning Department staff time devoted to the project.

Part H. - PROJECT BUDGET

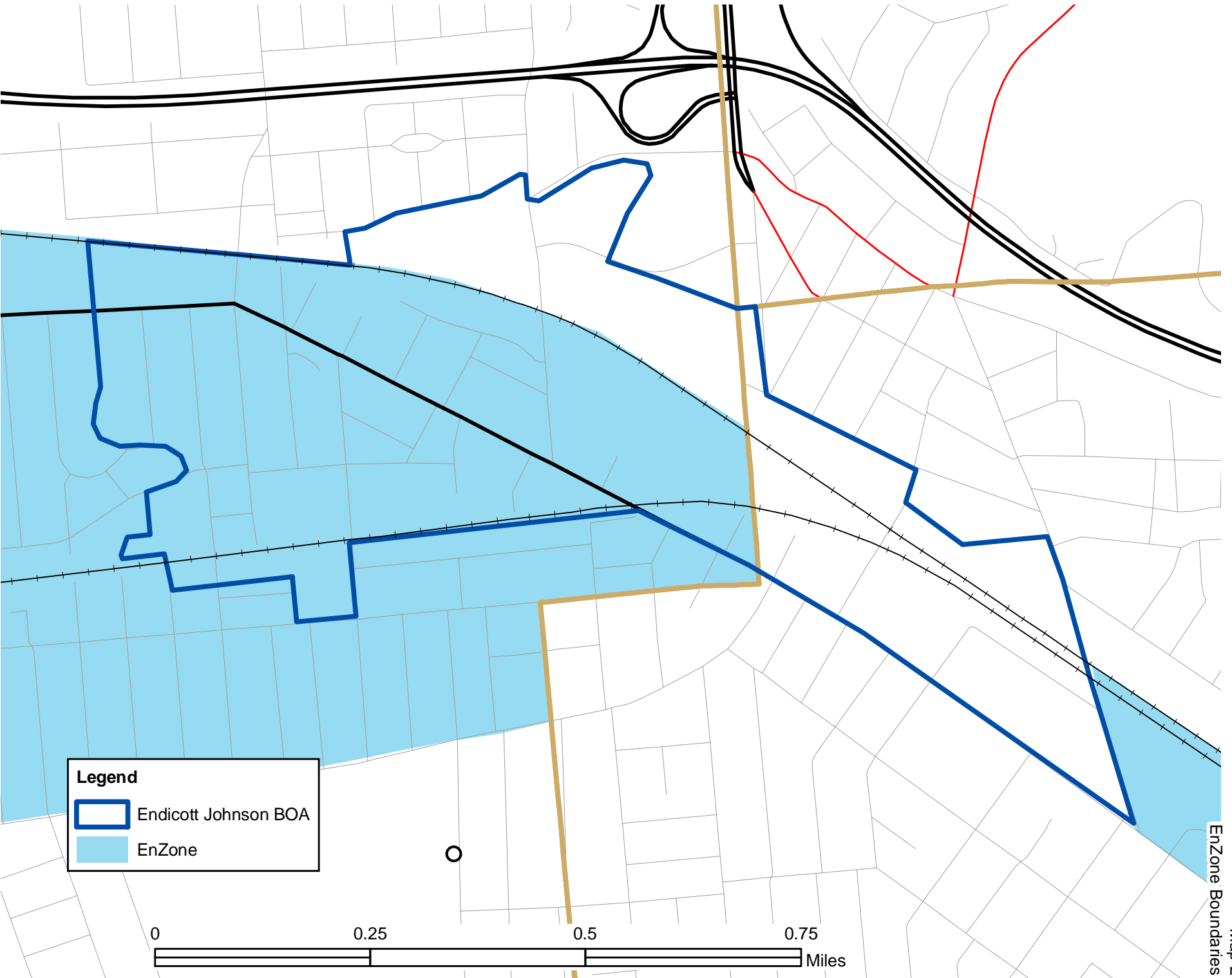
	Column 1 Planning Budget for Steps 1,2, or 3	Column 2 Site Assessment Budget for Step 3	Total Budget Columns 1 and 2
1. Personal Services			
a. Salaries and Wages	\$ 17,500	\$ -	\$ 17,500
b. Fringe Benefits	\$ 7,500	\$ -	\$ 7,500
Subtotal	\$ 25,000	\$ -	\$ 25,000
2. Nonpersonal Services			
a. Supplies and Materials	\$ -	\$ -	\$ -
b. Equipment	\$ -	\$ -	\$ -
c. Travel			\$ -
d. Contractual	\$ 397,000	\$ 437,000	\$ 834,000
e. Other	\$ -	\$ -	\$ -
Subtotal	\$ 397,000	\$ 437,000	\$ 834,000
Total Eligible Project Budget	\$ 397,000	\$ 437,000	\$ 834,000
State Assistance Amount Requested			\$ 750,600
Required Applicant Share			\$ 83,400





Legend
Endicott Johnson BOA
HUB Zone

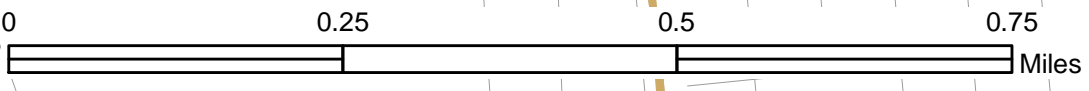
0 0.25 0.5 0.75 Miles

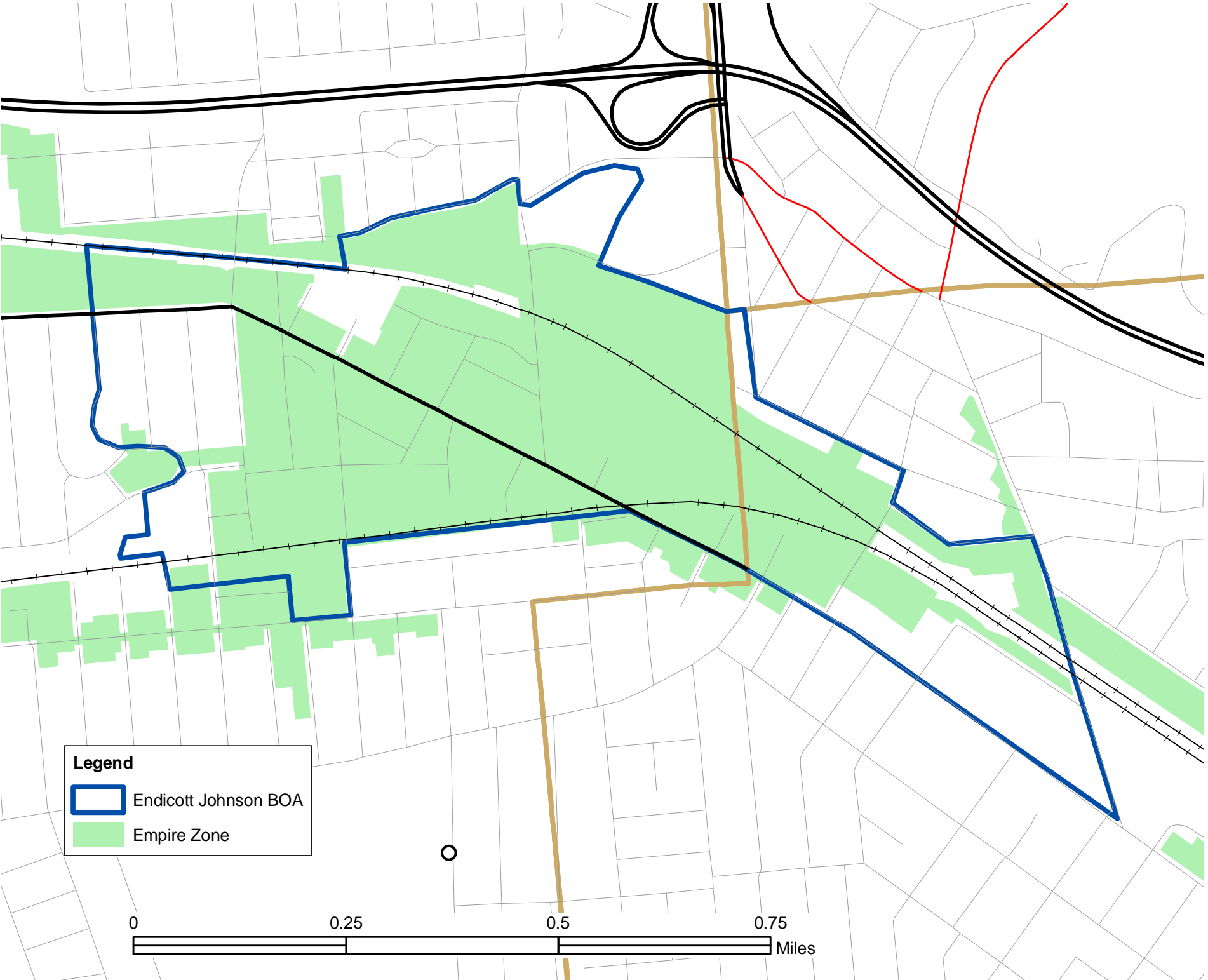
EJ BOA Step 3 Application
Map 1
HUBzone Boundaries





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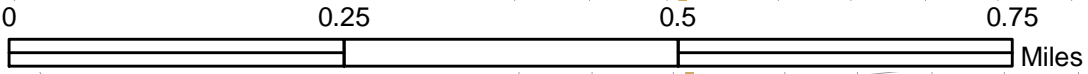
-  Endicott Johnson BOA
-  EnZone

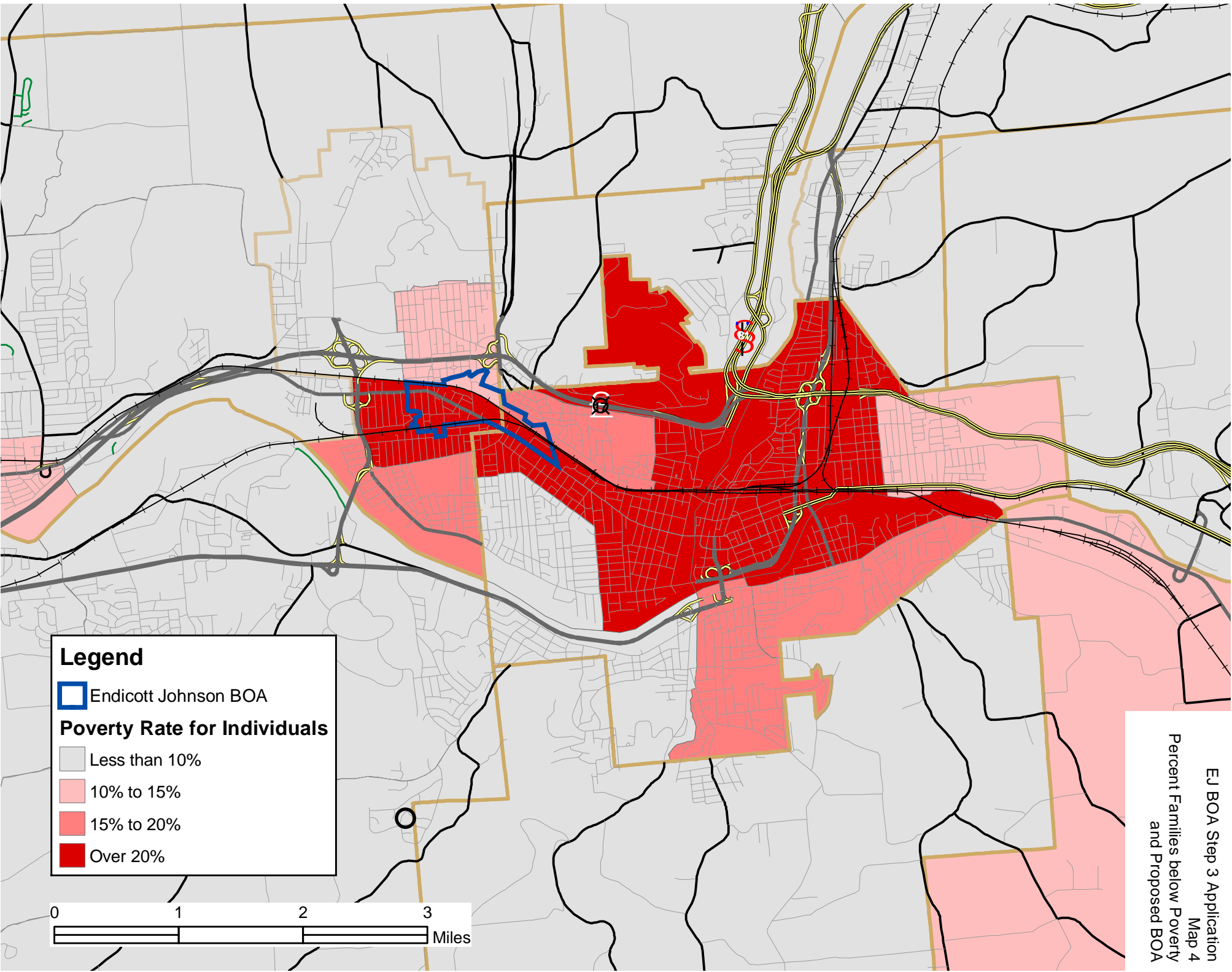





Legend

-  Endicott Johnson BOA
-  Empire Zone









Legend

 Endicott Johnson BOA

Poverty Rate for Individuals

-  Less than 10%
-  10% to 15%
-  15% to 20%
-  Over 20%

