MICHAEL P. GALIME, MAYOR
CITY OF UTICA

DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT
1 KENNEDY PLAZA
UTICA, NEW YORK 13502
PHONE: (315) 792-0181
FAX: (315) 797-6607

NARRATIVE INFORMATION SHEET

1. Applicant Identification:
   City of Utica, New York
   Department of Urban & Economic Development
   1 Kennedy Plaza
   Utica, New York 13502
   (315) 792-0181 phone

2. Website URL-https://www.cityofutica.com/

3. Funding Requested:

   a. Brownfield Grant Type: Single Site Cleanup Grant
   b. Federal Funds Requested = $3,859,440

4. Location:

   a) City of Utica
   b) Oneida County
   c) New York

5. Property Information

   Melee Manufacturing
   1712 Erie St,
   Utica, NY 13502

6. Contacts

a. Project Director:

Project Director
Laura Cohen, Director
Community development
City of Utica, New York
1 Kennedy Plaza
Utica, New York 13502
(315) 792-0181 phone

b. Chief Executive/Highest Ranking Elected Official

Mayor Michael P. Galime
City of Utica
1 Kennedy Plaza
Utica, NY 135021
315-792-0100

7. Population :

City of Utica: 63,607

8. Other Factors

Other Factors Checklist	**Page #**
Community Population is 15,000 or less.	**N/A**
The applicant is, or will assist a federally recognized Indian Tribe or United States Territory	**N/A**
The priority site is impacted by mine-scarred land.	**N/A**
The priority site is adjacent to a body of water (i.e. the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	**N/A**
The priority site(s) is in a federally designated flood plain.	**NA**
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	**2**
The reuse of the priority cleanup site(s) will incorporate energy efficiency measures.	**2**
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	**NA**
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.	**N/A**
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	**N/A**

9. Letter from State

   Separate Attachment from the NYS Dept. of Environmental Conservation

10. Releasing Copies of Applications: N/A

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

NEW YORK STATE | Department of Environmental Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

December 5, 2025

Brian Thomas
Commissioner, Urban and Economic Development
City of Utica
1 Kennedy Plaza
Utica, NY 13502

Re: 1712 Erie Street, Utica (C), Oneida County
Investigation and Brownfield Cleanup Program

Dear Mr. Thomas:

The New York State Department of Environmental Conservation (Department) acknowledges that the City of Utica plans to conduct the cleanup of a brownfield site and is applying for an FY26 EPA Brownfields Cleanup Grant.

The City of Utica has developed an application requesting site-specific federal Brownfields Cleanup funding for Former Mele Manufacturing Facility located at 1712 Erie Street, Utica, NY.

The Department affirms that:

i. City of Utica will request State oversight for the site;
ii. The site is eligible to be overseen by a State program or office; and
iii. Based upon the environmental site assessments performed to date and information provided by the applicant, the State oversight program concurs that the site has had a sufficient level of site characterization for the remediation work to begin.

If you have any questions, or need additional forms, please feel free to contact me.

Sincerely,

Kelly Hale

Kelly Hale. I.G.,
Assistant Geologist
kelly.hale@dec.ny.gov

ec: N. Azzam, USEPA Region 2
S. Mitchell, USEPA Region 2
K. Hale, DEC Region 6
J. Smith-Gagnon DEC Region 6
D. Storandt, DEC Region 6
J. Pelton, DEC Albany
B. Thomas, City of Utica
L. Cohen, City of Utica
C. George, HRP Associates

MICHAEL P. GALIME, MAYOR
CITY OF UTICA

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1 KENNEDY PLAZA
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PHONE: (315) 792-0181
FAX: (315) 797-6607

December 29, 2025

Mayor Michael P. Galime
1 Kennedy Plaza
Utica, NY 13052

Mayor Galime,

This Department, the Department of Urban & Economic Development, has agreed to provide +/- $58,000 in funding to complete a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application in support of the cleanup of the former Mele site located at 1904 Erie Street, Utica, New York 13502. This funding comes through allocations of federal Community Development Block Grant funds that the City has received as an entitlement community in recent years which have been allocated to brownfield redevelopment activities within the five-year Consolidated Plans and the one-year Annual Action Plans submitted regularly to the US Department of Housing & Urban Development.

The funding will cover the following BCP application cleanup documents required by NYSDEC to enter a site remediation program:

- BCP Pre-application – preparation of pre-application and meeting with NYSDEC;
- BCP Application – Preparation of application;
- BCP Documentation – Community Outreach Plan, Cleanup Plan Alternatives Analysis, and Site Remediation Action Workplan.

Should you have any questions regarding this commitment of federal funds, please do not hesitate to contact me.

Respectfully,

Brian Thomas, AICP
Commissioner

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Areas and Brownfields

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

Utica, New York (NY), a small City of 64,723, is strategically located in central NY within Onieda County's Mohawk Valley (MV), approximately 90 miles northwest of Albany and about 50 miles east of Syracuse. Bordered by the Adirondack Mountains to the north, the City sits at the confluence of the Mohawk River and the New York State Erie Canal System, which powered the City's historical industrial hub.

Beginning in the early 1800s, mining and manufacturing companies prospered in the resource-rich Utica area. The construction of the Erie Canal along the Mohawk River in the mid-1800s vaulted the area to entrepreneurial dominance, and it became one of the greatest centers of textile production in the world. The City's population grew to a peak of 101,400 in 1960. In time, globalization led to the migration of companies to lower-cost areas resulting in a prolonged painful decline in manufacturing base and population. It is reported that over 50 textile mills and several other manufacturers including Savage Arms closed from 1960 to 1990, cutting thousands of jobs. The 1990s saw the end of the Cold War and a further decline with the closing of three major area employers: Griffiss Air Force Base (1995), Lockheed Martin (1996), and General Electric (1997), eliminating nearly 7,000 civilian and military jobs virtually overnight. These closures continued with the closure of mele Manufacturing, which once employed 1200 people, in 2003 and most recently Utica Boiler (2024), Semikron Danfoss (2025) and Remington Arms (2025) in neighboring Ilion eliminating hundreds of good paying jobs. This job loss has resulted in the city's decline from 101,400 in 1960 to 64,723 today, a staggering 36% decline compared to a 20% increase for NYS over the same period.

The loss of industry and population decline has left numerous brownfields; an astounding 459 acres within Utica's 1,100-acre urban core are brownfields. The cumulative impacts on the population from the adverse social and environmental conditions cannot be overstated. The remaining population lives in extreme poverty (Utica 30% vs. 13% NYS), with several city areas exceeding 60% poverty rates (census block 3002 - 62.8%, 8032 - 65.6% and 5001 - 68%), living in substandard housing (median year of construction 1938 vs. 1965 NYS, US Census) in the shadows of vacant and decaying buildings. These social ills and vacant buildings (15.1% vs 11% NYS) have resulted in poor living conditions including high homicide rates (6.2/100k vs. 3.2/100k NYS) and opioid overdose deaths (30/100k vs. 22/100k NYS). Sadly, the NYS Department of Health (NYSDOH) reports the greatest impacts are on pregnant woman and children. Child poverty (41% vs. 18% NYS), infant mortality (11.4/1k vs. 4.5/1k NYS) and teen pregnancy (22/1k vs. 4.5/1k NYS) are almost twice NYS. Anecdotally, the local sheriff's office reported that a significant number of homeless youths that are involved with criminal activity and gangs are living in these abandoned buildings and congregating in downtown areas.

This grant will provide the key funding to clean up a site identified by the city as a priority site for redevelopment. The site's cleanup and redevelopment will remove blight and hazardous contaminants and provide remediation (Herkimer Onieda Brownfield Job Training Grant graduates will be solicited) and construction jobs. Once cleaned up and revitalized permanent jobs will be created, tax revenue generated for the city and most importantly the project serve as an example for future site development and a blueprint for public – private partnership to addressing brownfields.

The Target Area (TA) is the Central Industrial Corridor Brownfield Opportunity Area (BOA – NYS program that provides funding to identify/inventory areas of concentrated brownfields and develop area-wide revitalization strategies through public engagement) - an 1,100-acre area on the downtown's outskirts spanning the city's length (east to west) along historical transportation corridor (Erie Canal, railroad and highways). The area, characterized by vacant, underutilized decaying structures and vacant lots, is occupied by at least 49 brownfields occupying 451 acres, occupied by 1,313 low-income residents (38% below poverty) living in substandard housing (49% of homes were built before the 1940s.

1.b Description of Proposed Brownfield Site

Mele Manufacturing located at 1712 Erie St., Utica is a 5.33-acre vacant site owned by the City of Utica. The flat, vacant rectangular-shaped site is located between two major roadways that serve as a gateway to the city. The Erie Canal and a harbor area were located along the site's northern border were backfilled in the 1930s. Surrounded by rundown commercial businesses, vacant lots, and residences, the site was used by various manufacturing operations for production of knitting goods, jewelry boxes, plastic flooring, and coal storage from at least 1899 until 2004 when the facility was abandoned.

A Phase I ESA was completed in 2014, followed by Phase II ESAs in 2016, 2017 and 2025. The ESAs determined that the site's industrial history has adversely impacted the site with metals, Polycyclic Aromatic Hydrocarbons (PAHs) present in the soils across the site likely due to historical release, disposal of coal ash and demolition of prior on-site buildings. Volatile Organic Compounds (VOCs) were also detected in the site's soils and groundwater due to the historical releases of Trichloroethylene used in the former wash house and boiler house. Based on analytical data from this and previous investigations, the groundwater VOC plume is constrained to the Site, and does not appear to be migrating off-site. Vapor intrusion was identified as a concern for any future structures developed. PAHs and metal contaminants are primarily located in the northern section of the site and are likely related to the presence of fill materials.

Revitalization of the Target Area

1.c Reuse Strategy and Alignment with Revitalization Plans

Planning and site reuse strategies have been developed at the regional and local levels. At the regional level, the Mohawk Valley Economic Development Growth Enterprise (MVEDGE - regional public-private partnership responsible for economic development) created the Mohawk Valley Strategic Plan to direct State investment to address brownfields, blight and disinvestment by encouraging infill development and attracting industry and commercial development. At the local level, planning and public engagement conducted during preparation of the Central Industrial Corridor BOA found infill development, including affordable housing and commercial activities, which would establish a strong, vibrant corridor that encourages walkability and connectivity as a goal for the area. Consistent with the community vision, the City zoned the site as Urban Mixed-Use, which encourages vibrant area by encouraging commercial use to provide jobs, increase tax revenue and a vibrant corridor along Erie St. In addition, the city and MVEDGE identified 1904 Erie St as strategic for development and the best reuse is commercial, to anchor the area's revitalization. Due to the city's efforts, they have attracted an auto dealer to revitalize the site as an auto dealership and have a purchase agreement in place.

This site is an example of what public private partnerships can achieve. The Utica Urban Renewal Agency (UURA) initially founded Phase I ESA and Phase II ESAs while MVEDGE's EPA Assessment grant was used to fund additional Phase II ESAs to define the degree and extent groundwater VOC contamination and identify its source. The UUDA has agreed to fund the preparation of NYSDEC Brownfield Cleanup Program (BCP) application and associated remediation documents to enter the site into a state oversight program. The auto dealer has agreed to purchase and revitalize the site once cleaned up.

The site **is** not located in a federally designated floodplain**.** The site is approximately 900 feet from the Mohawk River but is outside of the official Special Flood Hazard Area (SFHA) as determined by FEMA.

1.d Outcomes and Benefits of Reuse Strategy

The proposed projects will remove blight, environmental hazards, and a threat to the area's residents, especially surrounding children that have a habit of entering vacant lots. Environmental due diligence, cleanup strategy, and reuse planning services will use local construction crews/vendors and solicit graduates of the Workforce Development Board of Herkimer, Madison and Oneida County Brownfield Training Grant whenever possible to assist with site cleanup activities (sampling, monitoring, project documentation). No displacement of residents or businesses is planned since the site is vacant; rather, living conditions and opportunities for

surrounding sensitive populations will be improved.

The construction of the auto dealership, estimated to be $15 million, will serve as a powerful catalyst for local urban revitalization. By remediating the vacant contaminated site; blight and environmental hazards will be removed; surrounding property increased by an estimated 5% to 15%; an estimated 60 construction and 70 high-quality permanent jobs; and an estimated $6 million in annual state and local tax revenue generated. This redevelopment not only reverses decades of environmental neglect but also maximizes existing infrastructure, reduces urban sprawl by preserving Greenfields, and provides a sustainable stream of revenue to fund essential public services for residents of Utica.

During site investigation/remediation green investigation and remediation principles will be used. Also Utica follows the Energy Conservation Construction Code of New York State (ECCCNYS), which mandates significant energy efficiency (insulation, walls, HVAC, lighting) for new/renovated buildings, and while *not* always requiring on-site solar, it pushes towards renewable energy by allowing options like solar readiness or even requiring solar.

Strategy for Leveraging Resources

1.e Resources Needed for Site Characterization

No added resources are needed to further characterize the site for remediation.

1.f Resources Needed for Site Remediation

As noted in the table below and letter included in an attachment, the UURA has agreed to provide funding to complete the NYSDEC BCP application and associated cleanup documentation (Health and Safety Plan, Community Air Monitoring, Final report, etc.) required to enter into the NYSDEC BCP.

The site's remediation is critical to support the reuse strategy. The $**3,859,440** EPA Cleanup grant funding will be sufficient to complete the remediation.

1.g Resources Needed for Site Reuse

Secured and sought funding sources are noted below.

Name of Resource	Is the Resource for (1.e) Assessment, (1.f) Remediation or (1.g) Reuse Activities	Secured or unsecured	Additional Details or Information about Resource
Utica urban Renewal Agency	Remediation 1.f	secured	NYSDEC BCP application and remediation documentation
Destination Kia of Utica,	1.g Reuse activities	Secured	A car dealership has agreed to buy the site and redevelop it with a car dealership once the site is cleaned up.
NYS BOA Pre-Development Consolidated Funding Application	1.g Reuse activities	Unsecured	pedestrian infrastructure improvements, streetscaping and lighting, and a pedestrian bridge to reconnect the neighborhood to the Utica Marsh.

1.h Use of Existing Infrastructure

A review of the site's infrastructure, conducted during the BOA review, reported that comprehensive public and private infrastructure including water, storm sewer, sanitary sewer, gas, electric, telecommunications, and fiber optic cable are adequate. The Mohawk Valley Water Authority (MVWA) and City of Utica,

which provide water and sewage for the site, reported that there is adequate capacity to support site redevelopment. In addition, the site fronts primary public transportation and pedestrian routes. Sidewalks are present on both Erie and Oriskany Streets. Centro Bus provides public transportation to the area and connects downtown and other employment centers. The site developer will provide connections to existing water, sewer, electric and telecommunications during site development.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a The Community's Need for Funding

As a small rural City with a declining population (lost 36% since 1960), Utica suffers from poverty (29% vs. 13% NYS), low per-capita income ($33,212 vs. $47,173 NYS) and low home median values ($189,798 vs. $405,000 NYS) and a crushing property tax rate ($15.13 per $1,000 which is double NYS's median rate of $7.05 per $1,000). Not surprisingly, a 2023 financial audit by the NYS Office of Comptroller reported that the city is under stress. Over the past 3 years city taxes have increase by 7.8%, 14% and 3.2% driven by rising city costs for healthcare, retirement, and other services, with officials citing budget deficits and the need to maintain essential services like police and fire departments as reasons for raising taxes, even while trying to minimize the impact on residents. These financial issues are only amplified in the TA where 61% of the population has low income, almost three times the NYS rate of 28%. The high degree of poverty creates a large demand for services that are not equal with the community's available financial resources. Given the financial limitations of the local tax base and competing needs for basic services, the city is unable to address brownfields without outside aid and needs to rely on federal and state funding resources.

2.b Health and Welfare of Sensitive Populations

Review of available US Census and NYS Department of Health (NYSDOH) data noted the following sensitive populations are disproportionately exposed to brownfields within the TA; low-income and children under five. Other sensitive populations, according to the City of Utica Health Equity Report prepared by NYSDOH, include pregnant women and infants due to high preterm births (10% Utica vs. 9% NYS) and low birth weight babies (7.4% Utica vs. 6.2% NYS). No specific data is available for Utica, however according to the Oneida County Health Assessment (OCHA) and NYSDOH, these sensitive populations are adversely impacted by the following elevated adverse health and welfare issues: birth defects (309/10k births vs. 287/10k NYS, DOH); poverty (38% vs. 13% NYS, OCHA); depression (28.6% vs. 19.5% US, OCHA); obesity (39% vs. 33% NYS, OCHA); suicide (9.2/100k vs. 7.5/100k NYS); food insecurity (23% vs. 10% NYS, OCHA); opioid overdose deaths (30.1/100k vs. 22.9/100k, DOH); and teen pregnancy (45.7/1k births vs 41.3/1k NYS, OCHA). In addition, the number of children under six years old with blood lead levels >10µg/dl per 1,000 is almost five times greater than NYS (29.8 vs. 6.0 NYS).

Many of these health and welfare conditions can be attributed to the sensitive populations' poor living conditions and daily exposure to environmental contaminants and blight. Remediating and redeveloping the site will provide a critical pathway to improving the physical, mental, and economic health of sensitive populations. Addressing hazardous substances including metals, VOCs, PAHs will directly mitigate the risk of **birth defects** and developmental disabilities that disproportionately affect children and pregnant women living near the site. Once these environmental hazards are addressed, site redevelopment will create jobs to combat poverty, increase tax revenue to assist a cash strapped city, increase surrounding poverty value and provide economic vitality this improvement will also alleviate depression by removing blight and providing a positive impact.

2.c Greater-than-Normal Incidence of Disease and Adverse Health Conditions

NYS County Health Rankings ranks Oneida County (the county within which Utica lies) among the least healthy counties in NY (lowest 25%). The County's low health ratings are due to low life expectancy and a variety of adverse health conditions including heart disease, asthma, cancer, and disabilities. According

to the Oneida County Health Assessment, residents have a greater-than-normal incidence of disease and adverse health including:

- Cancer – lip, oral cavity, and pharynx cancer per 1,000 - 3.2 vs. 2.7 NYS, prostate cancer per 1,000 -145.1 vs. 129.4 NYS and colon cancer per 1,000 - 17.1 vs. 12.4 NYS.
- Heart disease hospitalizations per 10,000 - 142.2 vs. 126.0 NYS.
- Strokes per 100,000 – 38.5 vs. 27.5 NYS.
- The incidence of lung and bronchial cancer is 130% of the NYS rate.

Site cleanup will eliminate the public exposure to metals, and PAHs present in the site soils and potential dust generated by the site. In addition, addressing the VOCs will eliminate the public's potential exposure to VOC contaminated soil gas. Eliminating these contaminants will potentially reduce the surrounding public high incidence of stroke, cancer and heart disease as well as increase the public's life expectancy.

2.d Economically Impoverished/Disproportionately Impacted Populations

Eliminating metals, VOCs and PAHs will have profound public health benefits. Reducing these contaminants will lower chronic inflammation and oxidative stress in vulnerable populations, improving overall health outcomes and decreasing healthcare burdens. Cleaner environments not only prevent acute illnesses but also reduce long-term risks, creating healthier conditions for children, seniors, and economically disadvantaged residents who are disproportionately affected by these hazards.

In addition, the site redevelopment will create construction and permanent jobs and encourage additional investment. Also, increased tax revenue generated by the site will assist in alleviating the city's financial strain and allow the city to eliminate tax increases.

2.e. Community Engagement and Project Involvement and 2.f Project Roles

Since 2011 Utica has been engaged in vision and conceptual planning for the site's redevelopment. The city will continue to encourage public engagement and utilize the following groups to assist with this project:

Partner Name	Point of contact (name, email, phone)	Specific role in the project
East Utica Concerned Citizens	Lucretia Hunt, 315-732-1032	Community-based organizations are active in issues and concerns impacting East Utica. Will provide input on site cleanup and reuse.
Utica Urban Renewal Agency	Brian Thomas, Commissioner bthomas@cityofutica.com (315) 792-0181	Agent for property transfer for redevelopment and coordinator for future redevelopment efforts
Community Action Partnership (CAP)- WIC	Amy Turner, Director 315-624-9930	Social service agencies will represent and advocate for underserved residents Liaison to relevant community organizations Community outreach and engagement, focusing on public health and social justice. Public participation during redevelopment efforts
Mohawk Valley Community Action Agency	Amy Turner, CCAP- Executive Director, aturner@mvcaa.com 315-624-9930	
The Community Foundation of Herkimer and Oneida Counties	Alicia Dicks adicks@foundationhoc.org 315-735-8212	
Workforce Development Board of Herkimer, Madison and Oneida County and Brownfield Training Grant	Austen Johnson ajohnson@working-solutions.org 315-207-6951	- Participate in identification of EPA Brownfields Training Grant graduates to aid with project implementation
Mohawk Valley Economic Development Growth Enterprise (MVEDGE)	Shawna Papale President spapale@mvedge.org 518-338-0393	Coordinator for regional planning, support, and financial aid for redevelopment

NYS Department of Environmental Conservation (NYSDEC)	Kelly Hale Kelly.Hale@dec.ny.gov 315-785-2511	Clean-up plan review for compliance with cleanup standards, public outreach for comments on cleanup plan Clean-up oversight, review and approval of cleanup final report.
NYS Department of Health	John Murphy, Deputy Dir. NYSDOH Regional Office 315-477-8142 jmurphy@doh.ny.gov	Review of cleanup for resident health protection, Oversight of community monitoring (particulates, VOCs) during cleanup
Utica Industrial Development Agency (UIDA)	Jack Spaeth jspaeth@cityofutica.com 315-792-0193	Aid site developer with sales and property tax abatement for new construction projects that create jobs within the City
BOA Steering Committee	Brian Thomas, Commissioner Utica Uban Renewal and Economic Development bthomas@cityofutica.com	BOA Steering Committee, guiding the scope of the planning study. Heading planned redevelopment scenarios

2.g. Incorporating Community Input

Utica will build off the existing community involvement program that was used during the Utica Central Industrial Corridor BOA program. Since 2011 Utica has been engaged in vision and conceptual planning for the site's redevelopment. Public outreach meetings will be held at the following milestones- once the site remediation plan is complete but prior to submission the NYSDEC to obtain public comments: two weeks prior to site work to inform the public of site activities, once cleanup is completed. Outreach events, open to the public, will be posted at community locations (libraries, community centers, etc.) and on the city and partner websites, social media and newspapers ensuring that the entire community has an opportunity to provide input. Personal invitations will be sent to residents directly affected (i.e., adjacent properties), neighborhood groups, lenders, area businesses, and developers to maximize stakeholder engagement. Utica has already begun engaging target area residents, business owners, and community advocates to solicit their input regarding the project. Utica staff will maintain outreach efforts (how advertised), event presentation, event attendance lists, and response to public comments. As the project progresses, Utica will involve stakeholders in the decision-making process regarding site cleanup and reuse plans. With the stakeholders' input, Utica will evaluate against their development goals and available resources, adopting feedback that feasibly meets these criteria. If asked, news releases, web postings, written materials, etc. will be available in other languages for residents whose first language is not English. Also to expand accessibility, community engagement meetings will be recorded and available on-line. To create an effective online meeting, video segments will be timestamped and linked to agendas, minutes, and supporting documentation; meeting web pages and content will be checked to ensure documents are screen-reader friendly for accessibility, and closed captioning will be used when streaming videos. Public meeting online participation tools, including conference calls for those without digital access, will be used to ask for public comment at each event. Comments submitted during meetings will be responded to immediately. Written online comments will be responded to individually and presented at the next meeting.

3.TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan

The City's goal for the Mele site is to benefit the community by creating jobs and tax revenue that support public services such as schools, roads, and emergency services via the cleanup and redevelopment of the site as a commercial property. The cleanup effort will include the entry of the site into the NYSDEC Brownfield Cleanup program, allowing NYSDEC to provide oversight of the clean-up effort and permit the NYSDEC to certify that the site has been remediated to the necessary levels for mixed-use development. In addition, the cleanup plan and Health and Safety and site monitoring activities will be submitted to the NYS Depart of health for review and approval.

As noted in section 1.b., site soils are impacted with PAHs, metals, and VOCs and groundwater is impacted with VOCs. The proposed cleanup strategy for the approximately 0.8-acre VOC-impacted area will address soil and groundwater contamination caused by chlorinated volatile organic compounds, including Trichloroethylene (TCE) and 1,2-Dichloroethylene (1,2-DCE). The remediation strategy includes installing and operating an extraction system that will remove both groundwater and vapors from the affected area. Recovery wells will be installed to capture contamination within the groundwater plume. Extracted vapors will be treated to meet New York State Department of Environmental Conservation (NYSDEC) air quality standards before being released into the atmosphere, while groundwater will be treated to meet water discharge requirements and then discharged to the municipal sanitary sewer under the appropriate permits. Any solids or residual materials collected during treatment will be properly containerized and disposed of at a licensed facility in compliance with state and federal regulations. The system will operate until groundwater contamination levels meet NYSDEC remedial goals, with quarterly monitoring and reporting throughout an estimated five-year period. In addition, areas of the site with metals and PAH-impacted fill materials will be covered with an engineered cap consisting of a stone base and asphalt surface, creating a durable parking lot that meets NYSDEC requirements for preventing direct contact and erosion of contaminated materials.

A Final Engineering Report that documents the site cleanup activities, as required by the NYSDEC, will be prepared and submitted to NYSDEC for approval. In addition, a Site Management Plan that outlines required inspections and site administrative procedures will also be prepared and submitted to NYSDEC for approval.

Description of Tasks/Activities and Outputs

Task/Activity 1: Cooperative Agreement Oversight
b. Project Implementation: Includes: (1) Cooperative agreement compliance oversight; (2) Selection of Qualified Environmental Professional (QEP) by Utica in accordance with Utica requirements and 2 CFR200.317-326; (3) Complete quarterly reports in the EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database (4) Federal Financial Report (FFR) reporting; (5) Property Profile Form submission/updates in ACRES; (6) monthly status meetings with QEP to ensure activities are progressing, goals/objectives are met, and if not, actions to address; (7) a final technical report summarizing accomplishments, expenditures, outcomes, outputs, lessons learned, and resources leveraged at grant completion. Utica anticipates one member will attend one local and two national brownfield events during the performance period of the grant.
c. Anticipated Project Schedule: This task will be completed throughout the grant period.
d. Task/Activity Lead: City of Utica Department of Urban and Economic Development (DUED) with assistance from the QEP.
e. Outputs: Quarterly reports with updated budget table (up to 16), Annual FFR reports (up to 4), Final project closeout report (1), ACRES profile updated with completion of each project element
Task/Activity 2: Final ABCA/QAPP/Remediation Design Plans
b. Project Implementation: (1) QEP will finalize ABCA, develop QAPP, HASP and develop cleanup design plans and specifications (2) Enroll Site in NYSDEC BCP
c. Anticipated Project Schedule: This task will be completed during the first and second quarters of the grant period.
d. Task/Activity Lead: DUED will procure the QEP. Once procured, the QEP will be the lead based on subject matter expertise and experience**.**
e. Outputs: ABCA, QAPP, HASP, design plans and specifications.
Task/Activity 3: Site Cleanup and reporting
b. Project implementation: (1) Installation of approximately 20 permanent groundwater monitoring wells; (2) Design and construct a total fluids/multiphase vacuum extraction system for the removal of chlorinated solvents (3) Implement extraction system (6) Once the CVOC concentrations in site groundwater are reduced to concentrations which meet the NYSDEC action goals, a Final Engineering Report and Site Management

Plan will be prepared.
c. Anticipated Project Schedule: This task will be completed during the third through twelfth quarters of the grant period.
d. Task/Activity Lead: QEP will be the lead based on subject matter expertise and experience**.**
e. Outputs: Final Engineering Report, Site Management Plan, NYSDEC Certificate of Completion
Task/Activity 4: Community Outreach
b. Project implementation: (1) up to 16 Quarterly Community Outreach Meetings
c. Anticipated Project Schedule: This task will be completed throughout the grant period
d. Task/Activity Lead: QEP and DUED
e. Outputs: Community information and consensus, meeting minutes and sign in sheet

Budget Categories	Task/Activity 1: Cooperative Agreement Oversight	Task/Activity 2: Final ABCA/QAPP/ Remediation Design Plans	Task/Activity 3: Site Clean Up and reporting	Task/Activity 4: Community Outreach	**Total**
Personnel	$18,960	$0	$0	$9,085	$28,045
Fringe Benefits	$7,500	$0	$0	$3,335	$10,835
Travel	$7,210	$0	$0	$0	$7,210
Contractual	$7,310	$79,900	$127,000	$8,500	$222,710
Construction	$0	$0	$3,589,440	$0	$3,589,440
Other	$1,200	$0	$0	$0	$1,200
Total Direct Costs	$42,180	$79,900	$3,716,440	$20,920	$3,859,440
Indirect Costs	$0	$0	$0		$0
Total Budget	**$42,180**	**$79,900**	**$3,716,440**	**$20,920**	**$3,859,440**

3.f. Cost Estimates: Project costs are presented below and summarized on the table above.

Task/Activity 1: Cooperative Agreement Oversight ($42,180):

Personnel/Fringe Benefits: $26,460:

Personnel- compliance reporting by DUED $18,960 (240 hrs. x $79/hr. x 1 staff); $7,500 Fringe Benefits

Travel Total: $7,210

2027 National Brownfields Conference (Location TBD): $1,525 ($1,525/person x 1 person); 2029 National Brownfields Conference (Location TBD): $1,525 ($1,525/person x 1 person); 2026, 2027, 2028, 2029 Regional/State Brownfields Conference (Location TBD): $4,160 ($1,040/person x 1 Utica Staff x 4 conferences)

Contractual Total: $7,310; 48 monthly check-in meetings: $7,310 (43 hrs. x $170/hr. x 1 staff)

Other Total: $1,200; Conference Registration Fees: $1,200 ($200/person x 6 conferences x 1 Member)

Task/Activity 2: Final ABCA/QAPP/Remediation Design Plans ($79,900):

Contractual Total: $79,900

Final ABCA, QAPP, and Design Plans $51,000 (300 hrs. x $170/hr.)

Enter Site into NYSBCP $28,900 (170 hrs. x $170/hr.)

Task/Activity 3: Site Cleanup and Reporting ($3,716,440):

Contractual Total: $127,000

Construction oversight $72,000 (600 hrs. x $120/hr.)

Final Engineering Report $ 27,500

Site Management Plan: $27,500

Construction Total: $3,589,440

Engineering design of system $125,000

Treatment trailer system $500,000
Install 20 extraction wells and pipe to trailer $230,000
Perform weekly/monthly monitoring, maintenance and NYSDEC reporting of the system $150,000/year estimate 5 years = $600,000
Grade site, install demarcation layer and engineered cover over an estimated 4.0 acres of the site ($12/sf) $2,090,880
Remove/replace 1.0 feet of shallow impacted soil/fill in areas where 0.5 acres of green space is planned = $43,560
The City will utilize < **5%** of grant funds for personnel/fringe costs to administer the grant and will contribute their resources to manage the activities described.

Task/Activity 4: Community Outreach ($20,920):

Personnel/Fringe Benefits: $12,420: 4 Community Outreach Meetings $9,085 (115 hrs. x $79/hr. x 1 staff); $3,335 Fringe Benefits
Contractual Total: $8,500; 4 Community Outreach Meetings: $8,500 hrs. x $170/hr. x 1 staff)

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

The city will administer and manage the grant through DUED, a department within city government. DUED is responsible for overseeing state and federal grants intended to improve the quality of life for the City's residents and businesses and is staffed with six employees. DUED will work with the QEP to develop and utilize a detailed project work plan for implementing planned outputs under the proposed grant. The work plan will detail key milestones within the grant period documenting and communicating outputs and outcomes to the public, EPA Region 2, NYSDEC, and partners listed in 2.e. with all progress detailed in quarterly reports and on the City's brownfields website. At least monthly and prior to the completion of each quarter, DUED will review and evaluate the project progress and take any necessary corrective actions should the schedule fall behind. Corrective actions may include holding weekly meetings or conference calls to all parties working on the grant as they occur. Lastly, DUED will utilize the ACRES database to report, document, and track information such as job creation, leveraged, property cleared for redevelopment, and exposure risks. These statistics will also be communicated to IDNR, project partners, and the public.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

4.a. and b Organizational Structure & Description of Key Staff

DUED has the organizational capacity to execute and manage the grant's programmatic, administrative, and financial requirements including six full-time experienced professionals that focus on planning and zoning, economic development, and community development. DUED is overseeing state and federal grants intended to improve the quality of life for the city's residents and businesses including but not limited to: federal entitlement Community Development Block Grant (CDBG), which provides decent housing and a suitable living environment, as well as expands economic opportunities for low- and moderate-income individuals and families; Emergency Shelter Grant (ESG) which provides rapid re-housing for those who have recently become homeless; and HOME Investment Partnership Grant (HOME) which helps to expand the supply of decent, affordable housing for low and very low-income families. DUED works with various community partners, providing critical funds to these agencies and organizations to support their efforts in these areas. Ms. Laura Cohen, Director of Community Development, will serve as the primary manager of the grant and primary decision maker, and will oversee all financial matters for the grant. Ms. Cohen has 14 years of economic development experience. She has managed Utica's CDBG, ESG and HOME grants, and developed a keen understanding of brownfields, their impacts on residents, environmental concerns, and revitalization issues. Ms. Cohen will be assisted by:

- Chris Lawrence, Deputy Commissioner, will serve as assistant grant manager. Mr. Lawrence has 15 years' experience managing grants, most significantly CDBG, ESG, and HOME programs. Mr.

Lawrence will serve as Financial Director, ensuring compliance with vendor acquisition policies and procedures, timely reporting, and payment application review and submission using the EPA ASAP system.

- Ms. Patti DeCarr, Senior Administrative Aide, will oversee Community Outreach including coordinating and conducting meetings and preparing materials. Ms. DeCarr has extensive knowledge of Utica's community groups, public engagement, BOAs, government and history.
- Mr. William M. Borrill, Esq., Utica Corporation Counsel, will provide legal assistance as requested, including the NYSDEC cleanup agreement and property transfer to site developers.

4.c Acquiring Additional Resources

Administration of grant activities will be fully undertaken by DEUD. DEUD has experience in the administration of grant funds at local, state, and federal levels as noted in 4.d. below. However, DEUD does not have the internal capability to perform some technical aspects of the grant including environmental assessments and planning. Therefore, DUED intends to select qualified individuals and firms such as QEP, through a competitive process to assist with reporting, community participation, and completion of environmental assessments, remediation plans, and reuse plans. DEUD will solicit and contract services through DEUD's procurement process. DUED's Procurement Policies and Procedures also encourage the participation of local businesses and are posted on their website. Additionally, DEUD has and will procure contractors in compliance with fair and open competition requirements noted in 2 CFR Part 200 & Part 1500.

Past Performance and Accomplishments

4.d. Currently Has or Previously Received an EPA Brownfields Grant

Utica received EPA Brownfield Assessment Grant BP99290601 in September 1998 (end date of September 2005).

(1) Accomplishments: it was reported that Activities completed under the Assessment grant:

- Identified 53 properties as brownfield sites and ranked for assessment.
- Seven Phase Is were completed.
- Three Phase IIs were completed.

The assessment activities led to two cleanup projects at a cost of $870,000 that leveraged 255 jobs and $4,900,000 in redevelopment. $5,770,630 in brownfield initiative funding was received from other sources.

Information on these sites was reported in ACRES and is up to date. Public outreach meetings were held to educate City residents on the brownfield program, share updates, identify sites and redevelopment potential. Utica scheduled and attended semi-monthly meetings throughout the grant period with the QEP to ensure progress. A brownfield flyer was created, printed, and distributed at multiple city and town notice boards.

Compliance with Grant Requirements: During the administration of the grant, meetings were held at milestones by Utica officials and interested/invested parties to review progress and make recommendations. Upon conclusion, a review was completed to determine the overall success and/or areas requiring improvement. These reports were submitted to the awarding agency within the grant requirements. The reporting requirements within the grant (monthly and quarterly), were completed on time and submitted in the required report formats, including ACRES reporting. No corrective actions were required during the administration of the grants.

City of Utica
Brownfield Cleanup Grant

THRESHOLD CRITERIA RESPONSES

1. Applicant Eligibility

The applicant is a City.

a. Documentation of applicant eligibility if other than a city, county, state, or Tribe: e.g., resolutions, statutes, Intertribal Consortium documentation, or documentation of 501 (c)(3) tax-exempt status or qualified community development entity.

Not Applicable, (a City)

b. A Statement of 501 (c)(4) tax-exempt status and if applicable, legal opinion regarding lobbying activities.

Not Applicable, (a City)

2 Previously awarded Cleanup Grants

The proposed site has not received funding from a previously awarded EPA Brownfield cleanup grant.

3. Expenditure of Existing Multipurpose Grant Funds.

The applicant does not have a previous multipurpose grant.

4. Site Ownership information

City of Utica is the sole owner of the site.

5. Basic Site Information

Melee Manufacturing
1712 Erie St,
Utica, NY 13502

6. Status of History of contamination at the site:

Contaminant type:

Hazardous Substances

The operational history and current use:

THRESHOLD CRITERIA RESPONSES

The site is currently vacant and was used by various manufacturing operations for production of knitting goods, jewelry boxes, plastic flooring, and coal storage from at least 1899 until 2004 when the facility was abandoned.

Environmental Concerns:

The site is contaminated by Hazardous substances including Volatile Organic Compounds, Polyaromatic Hydrocarbons and metal contaminants which are present in the soil and groundwater.

How the site became contaminated:

- Chlorinated compounds present in the soil and groundwater were likely the legacy of the former knitting mill and textile manufacturing processes.
- The manufacture of jewelry boxes has led to the residual presence of metals, lubricants, and solvents.
- A large Cistern was located on the property, which may have been a receptacle for waste discharges from various manufacturing processes.
- The eventual filling of the original Erie Canal was filled with unknown materials in the late 19th Century, from which there exists little-to-no documentation.
- It is also possible that there was a coal storage area on or adjacent to the site.

Nature and the extent of the contamination:

All investigations confirm that contamination including Volatile Organic Compounds (VOCs), polyaromatic hydrocarbons (PAHs), and metals are present in soil and groundwater throughout the site. The chlorinated solvent plume may originate from an off-site source area to the south or southeast of the site. Vapor intrusion was identified as a concern for any future structures developed. PAHs and metal contaminants are primarily located in the northern section of the site and are likely related to the presence of fill materials.

7. An affirmative statement that the site meets the definition of a brownfield site

The site is a) not listed or proposed for listing on the National Priorities List b) not subject to unilateral administrative orders, court orders, Administrative orders on consent or judicial consent decrees issued to or entered into by parties under CERCLA: and c) not subject to the jurisdiction, custody, or control of the US government.

City of Utica
Brownfield Cleanup Grant

THRESHOLD CRITERIA RESPONSES

8. Environmental Assessment Required for Cleanup Grant Applications:

Description of the environmental assessment conducted at the site.

A Phase I ESA was completed in 2014, followed by a Phase II ESA in 2016, and a Supplemental Subsurface Investigation in 2017 and 2025. All investigations confirm that contamination including Volatile Organic Compounds (VOCs), polyaromatic hydrocarbons (PAHs), and metals are present in soil and groundwater throughout the site which validates that this is a brownfield site.

9. Site Characterization

b. The site is eligible to be enrolled in NYSDEC Brownfield Cleanup Program (BCP). In addition, a BCP application has been submitted to the NYSDEC. See attached letter from NYSDEC stating site is eligible and notification of NYSDEC acknowledging receipt of application.

10. Information on enforcement or other actions or affirmation that there are no enforcement or other actions

There are no known on-going or anticipated environmental enforcement or other actions related to the site for which the brownfield grant is sought.

11. Property -specific determination info. or an affirmative statement that a property specific determination is not required.

There is no property specific determination required for this site since it does not meet any of the special classes of properties that require a property specific determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

Property ownership eligibility info. for hazardous substances sites, if applicable.

The Phase II and Supplemental Subsurface Investigation report confirm that the site is contaminated with hazardous substances. The City of Utica is exempt from CERCLA liability based upon the following:

Property Acquired Under Certain Circumstances by Units of State and Local Government
State and local units of government that acquired ownership or control of a property by any of the circumstances listed below and did not cause or contribute to any

contamination at the property, are exempt from liability for any previous contamination at that property and, therefore, do **not** have to demonstrate that they meet the requirements of a CERCLA liability defense to be eligible for a Brownfields Grant. Such circumstances include:

- Seizure or in connection with any law enforcement activity.
- Bankruptcy.
- Tax delinquency.
- Abandonment; or
- Other circumstances where title to the property was acquired by virtue of the government's function as sovereign.

The following will demonstrate that the City of Utica is exempt from CERCLA liability:

(a) Describe in detail the circumstances (from the list above) under which the property was acquired.

The property was acquired by the City of Utica through tax foreclosure in July 2009.

(b) Provide the date on which the property was acquired.

The property was acquired on July 30, 2009

(c) Identify whether all disposal of hazardous substances at the site occurred before you acquired the property.

All of the disposal of hazardous substances at 1712 Erie Street occurred before the City of Utica acquired the site.

(d) Affirm that you have not caused or contributed to any release of hazardous substances at the site.

The City of Utica did not contribute to any release of hazardous substances at the site.

(e) Affirm that you have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

I affirm that the City of Utica has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

Property ownership eligibility info. for petroleum sites, if applicable

Not applicable, not a petroleum site.

13. Description of cleanup authority and oversight structure

City of Utica
Brownfield Cleanup Grant

THRESHOLD CRITERIA RESPONSES

Technical Expertise and Oversight. Utica has submitted an application to enter the NYSDEC BCP to obtain NYSDEC oversight of the site cleanup.

Brownfield Cleanup Agreement. All parties must sign a Brownfield Cleanup Agreement (BCA) whereby the Applicant makes a commitment to undertake remedial activities under DEC's oversight. The obligations of an Applicant under a BCA depend upon whether the Applicant is accepted into the BCP as either a Volunteer or a Participant. The City of Utica would be considered a Volunteer – an applicant who is not liable for disposal of hazardous waste or discharge of petroleum at the site.

BCP Reporting Requirement. All environmental investigation and cleanup activities must be performed in accordance with Work Plan or design documents approved by DEC. Reports documenting the completion of all work must be submitted to DEC for approval in order to receive a Certificate of Completion. The documents are typically prepared by the Applicant's engineering consultant and require certification by either a Qualified Environmental Professional (QEP) or a Professional Engineer (PE) registered in New York State.

Citizen Participation. To facilitate the remedial process and enable citizens to participate more fully in decisions that affect their health, the DEC will require opportunities for citizen involvement and will encourage consultation with the public early in the process.

A Citizen Participation Plan which provides details on the citizen participation activities that will occur at several milestones during a BCP project must be submitted within 20 days of the executed Brownfield Cleanup Agreement and must be approved by DEC before any other work plans/reports can be approved. The handbook provides details of the requirements of the citizen participation program for the BCP.

Remedy Selection. The selection of remedies is based on the characterization of nature and extent of contamination on the site and qualitative exposure assessment. A Participant in the Brownfield Cleanup Program must evaluate and implement an effective remedy that addresses not only contamination on-site but any contamination that has migrated off-site. A Volunteer in the Brownfield Cleanup Program must evaluate and implement an effective remedy to address the contamination on-site as well as prevent further migration of contamination to off-site properties.

The Remedial Alternatives Analysis Report identifies one or more remedial alternatives and evaluates the effectiveness of each alternative with respect to the remedy selection evaluation criteria as presented in 6 NYCRR Part 375 and DER-10. Remedies in the BCP are selected from four cleanups:

- **Track 1** - no restrictions on the use of the property.

THRESHOLD CRITERIA RESPONSES

- **Track 2** - restricted use with generic soil cleanup objectives (SCOs) based on the intended use of the property-residential, restricted residential (single family houses not allowed), commercial, or industrial.
- **Track 3** - restricted use with modified SCOs based on the same uses described in track 2 above.
- **Track 4** - restricted use with site-specific soil cleanup objectives, where the shallow exposed soils must meet the generic SCOs used for track 2 above.

Once a remedy has been proposed, a fact sheet will be issued noticing the availability of the Remedial Work Plan (Remedial Alternatives Analysis or Remedial Action Work Plan) and presenting the proposed remedy for a 45-day public comment period. DEC will consider the public comments for final remedy selection, have the applicant revise the plan as necessary, and issue a final Decision Document which describes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by DEC and the NYS Department of Health.

Certificate of Completion. DEC issues a Certificate of Completion at the completion of a BCP project and upon a determination that the remedial action objectives for the BCP site as defined in the Decision Document have been achieved. A Certificate of Completion allows the Applicant to receive a limitation of liability to the State of New York which applies to contamination identified by the remedial program. In addition, a Certificate of Completion makes the Applicant eligible to apply for BCP Tax Credits. The tax credits for individual sites may vary depending on when the site was accepted into the BCP.

Competitive Purchasing. Recognizing the absolute necessity of qualified experts required for a successful cleanup, the City of Utica will prepare a Request for Proposals (RFP) for Qualified Environmental Engineering and/or Consulting Firm in accordance with *2 CFR 200.317 through 200.326* to ensure that this technical expertise is in place prior to beginning cleanup activities.

The City of Utica is a diverse community, with a growing refugee population and an increasingly entrepreneurial culture. As a community, we directly solicit and encourage the participation of minority-owned, women-owned, and immigrant-owned enterprises.

Accessibility and Impact on Neighboring Properties. Fortunately, the structures on this site have long-since been demolished, and the site is accessible from Erie Street, Oriskany Street, and a service drive. We foresee little to no impact on neighboring properties.

With DEC oversight comes the additional assurance that the public and adjacent property owners are informed at each step along the way. Direct mailings and neighborhood meetings will continue to inform neighbors and stakeholders of the planned and ongoing cleanup activities. The City of Utica will coordinate with the Ward Councilor.

THRESHOLD CRITERIA RESPONSES

If it becomes necessary to install monitoring wells on adjacent property to pinpoint the origin of the groundwater point source contaminant, the City of Utica will request a temporary access agreement to perform the installation and to fulfill any long-term monitoring obligations.

14. Community Notification documents

The following are attached:
Copy of draft application and ABCA

Copy of the Ad

Public Meeting

Once public meeting is completed copy of comments and responses will be attached.

Response to the comments:

N/A

Meeting notes from the public meeting

A public meeting was held January 12th, 2026, at 3 PM in the Utica Department of Urban and Economic Development, Utica City Hall, 2nd floor, 1 Kennedy Plaza, Utica NY to discuss the Brownfield EPA Cleanup Application and ABCA. No one attended the meeting, nor were any comments received.

15. Discussion on contractors and named subrecipients, or an affirmative statement that a contractor has not been procured and a subrecipient has not been named.

No contractors and named subrecipients have been named.

ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES (ABCA)

Site:

Former Mele Manufacturing

1712 Erie Street, Utica, NY

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Figure

Figure 1 – Site Location

Figure 2 – Metal Exceedances in Soil

Figure 3 – Semi-Volatile Organic Compounds (SVOCs) Exceedances in Soil

Figure 4 – Chlorinated Volatile Organic Compounds (CVOC) Concentrations in Groundwater

Appendices

Attachment A - FEMA Flood Zone Map

1.0 INTRODUCTION

This Analysis of Brownfield Cleanup Alternatives (ABCA) was conducted to evaluate cleanup alternatives and establish the costs to support the cleanup necessary for the redevelopment of the parcel at 1712 Erie Street, Utica, New York (herein referred to as "the Site"). A topographic map with the general Site location is attached as **Figure 1.**

This ABCA is intended to briefly summarize the Site and contamination issues including cleanup standards, applicable laws, cleanup alternatives considered, and the proposed cleanup. Each of the cleanup alternatives was reviewed for effectiveness, ability to implement the alternative, cost, how commonly accepted climate change conditions might impact the alternatives, reasonableness of the cleanup alternatives and a recommendation of a cleanup alternative.

1.1 Site Location

The 5.33-acre vacant Site consists of one parcel of land identified by the City of Utica as parcel ID 306.17-1-16. The Site is currently owned by the City of Utica and classified as a vacant commercial site. The Site does not include any buildings or structures, as all former buildings were demolished in 2005. The Site is largely covered by vegetation, however remaining building slabs and foundation walls are visible throughout the Site. Surrounding properties include commercial businesses, vacant lots, and residential buildings.

The flat, sparely vegetated, rectangular shaped Site is located between two major roadways that enter the City of Utica. These roadways are blighted by rubble and remnants of old building foundations.

1.2 Previous Site Uses and Previous Cleanup/Remediation

The Site has been used for various manufacturing operations from at least 1899 until 2004 when the facility was vacated, including knitting mills, a manufacturer of jewelry boxes, a manufacturer of plastic flooring, and coal storage. In addition, the Erie Canal ran along the northern border and a "harbor area" which has been filled extended onto the site.

A Phase I ESA was completed in 2014, followed by a Phase II ESA in 2016, a Supplemental Subsurface Investigation in 2017, and a Phase II ESA at the Site in 2025. All previous investigations confirm that contamination is widespread throughout the five-acre site.

A tank closure report was discussed in the 2016 Phase II ESA as being completed at the Site in which the 20,000-gallon UST was removed. Soils, groundwater, and oil were reportedly removed during the tank pull.

1.3 Site Assessment Findings

In the 2014 Phase I ESA completed at the Site, six Recognized Environmental Conditions (RECs) were identified, including 1) an underground storage tank (UST) with a 20,000-gallon capacity that contained #6 fuel oil (location unknown), 2) long history of manufacturing use, 3) evidence of unauthorized dumping of trash, driveway sealant, and oil containers, 4) an unknown manway

structure on the northeastern portion of the Site, 5) several exposed surface pipes that may have been associated with USTs or process pipes, 6) a sub-slab exposed pipe and void space on the northeast side of the Site. Multiple Historic RECs were also identified at the Site and include 1) Waste management practices associated with documented use of solvents and chemicals at the Site, 2) Fill material associated with a former Erie Canal harbor area and the canal itself, 3) The presence of a historic cistern in the former harbor area, 4) The presence of a former coal storage area. In addition, a former 2,000-gallon #2 fuel oil tank was reported at the Site that was removed in 1992, as well as four documented spill IDs related to petroleum releases.

In the 2016 Phase II ESA, 19 soil borings and four temporary one-inch diameter groundwater monitoring wells were installed on the Site. Soil and groundwater samples were collected and sent for laboratory analysis. Several polycyclic aromatic hydrocarbons (PAHs) were detected at concentrations in multiple soil samples that exceed NYSDEC Part 375 Soil Cleanup Objectives (SCOs) for Unrestricted Use. Several metals including chromium, lead, and mercury were detected in multiple soil samples that exceed New York State Department of Environmental Conservation (NYSDEC) Part 375 SCOs for Unrestricted Use. Arsenic was detected in one soil boring at concentrations that exceed Commercial Use and Industrial Use SCOs. Multiple chlorinated volatile organic compounds (CVOCs) were detected in groundwater samples at concentrations that exceed applicable groundwater standards. Free product was also identified in one temporary well.

A supplemental subsurface investigation was conducted at the Site in 2017 in which 11 additional soil borings and eight additional temporary one-inch groundwater monitoring wells were installed. The supplemental investigation concluded that 1) CVOCs, PAHs, and metals are present in soils and groundwater throughout most of the Site, 2) The chlorinated solvent plume may be originating from an off-site source area to the south or southeast of the Site, 3) Vapor intrusion was identified as a concern for any future structures developed at the Site, 4) Additional wells were recommended to further delineate and assess plume extents and sources, and 5) PAHs and metal contaminants are primarily location in the northern section of the Site and is likely related to the presence of fill materials.

The 2025 Phase II ESA at the Site concluded that the elevated concentrations of metals and PAHs identified in shallow surface soils are associated with fill materials observed across the Site (**Figure 2** and **Figure 3).** Additionally, the 2025 Phase II ESA concluded that CVOCs detected in groundwater at the Site likely are related to a source area in the vicinity of a former wash house and boiler house. Based on analytical data from this and previous investigations, the groundwater CVOC plume is constrained to the Site, and does not appear to be migrating off-site (**Figure 4**).

2.0 PROJECT GOAL AND RE-USE PLAN

As part of the Utica Department of Urban and Economic Development's (DUED) ongoing redevelopment efforts, DUED has identified the Mele site as a priority site and identified its best reuse as a commercial-use property due to its visibility, size and potential impacts on the area.

The proposed projects will remove blight, environmental hazards, and a threat to the area's residents, especially surrounding children that have a habit of entering vacant lots. Environmental due diligence, cleanup strategy, and reuse planning services will use local construction crews/vendors and solicit Workforce Development Board of Herkimer, Madison, and Oneida County and Brownfield Training Grant graduates whenever possible. No displacement of residents or businesses is planned; rather, opportunities for disadvantaged residents will be improved by increased tax revenue and job opportunities. Once fully implemented, the project will: remove blight; remediate 5 acres of brownfields; and remove an environmental hazard for surrounding children and disadvantaged population.

The City's goals for redevelopment of the Mele Site is to address the community needs of opportunity via the clean-up and redevelopment of the site as a commercial use property. The cleanup effort will include the entry of the site into the NYSDEC BCP program, allowing the NYSDEC to provide oversight of the clean-up effort and allow the NYSDEC to certify that the site has been remediated to the necessary levels for commercial use development.

The remediation strategy will address impacts to both CVOC impacts to groundwater and soil vapor and metals and PAH impacts to soil. Groundwater will be treated using multiphase extraction, which treats both the vapor phase and groundwater phase components. Treated media including groundwater will be discharged to the sanitary sewer and treated vapor phase will be discharged using an air stripper or catalytic oxidizer. Additionally, areas of the Site impacted by metals and SVOCs will be covered by an engineered cap consisting of a demarcation layer beneath a structural stone base and asphalt surface.

3.0 APPLICABLE REGULATIONS AND CLEANUP STANDARDS

Cleanup Standards for Major Contaminants

DUED anticipates that soil data will be compared directly to the Commercial Use SCO, further defined in 6 NYCRR Subpart 375-6: Remedial Program Soil Cleanup Objectives, Technical Support Document (TSD). "Technical Support Document" is also known as the "New York State Brownfield Cleanup Program Development of Soil Cleanup Objectives Technical Support Document" dated September 2006. This document presents the assumptions, rationale, algorithms, and calculations utilized by the Department and the New York State Department of Health to develop the soil cleanup objectives in ECL 27-1415(6). It should be noted that Part 375 SCOs are applicable to the sites in NYS Brownfields Cleanup program, Inactive Hazardous Waste Disposal Sites, or Environmental Restoration Program. The Commercial Use SCO allows for the use of properties for the primary purpose of buying, selling, or trading of merchandise or services, and the production of agricultural products grown indoors and not in contact with on-site soils.

DUED anticipates that groundwater data will be comparted directly to: NYSDEC Division of Water Technical and Operational Guidance Series (TOGS 1.1.1); Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations dated October 1993; Revised June 1998; ERRATA Sheet dated January 1999; and Addendum dated April 2000. Specifically, groundwater data will be compared against NYSDEC Class GA Criteria.

Laws & Regulations Applicable to the Cleanup

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, Oil Spill Prevention, Control, and Compensation Navigation Law, state environmental law, and City of Utica bylaws. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed.

4.0 EVALUATION OF CLEANUP ALTERNATIVES

Cleanup Oversight Responsibility

The NYSDEC will oversee any future cleanup activities or remedial actions at the Site following the acceptance of the Site into the New York State Brownfield Cleanup Program (BCP). A QEP will oversee any contractor work including groundwater treatment activities and soil capping and directly report to an assigned NSYDEC project manager.

4.1 Cleanup Alternatives Considered

EPA requires that ABCAs includes the evaluation of at least two cleanup alternatives in addition to a no action alternative.

4.2 Flood Risk

The City of Utica is located approximately 55 miles southeast of Lake Ontario. The Site is located topographically higher than the Mohawk River (nearest surface water body to the Site), which is located 0.25 miles north of the Site and is an identified FEMA 100-year special flood hazard area

According to FEMA Flood Insurance Rate Map # 36065C0732F (**Attachment B**), the Site is not located in any flood hazard zones; therefore, currently the greatest threat to this Site is from localized stormwater impacts from extreme precipitation events and portions of the City of Utica are prone to flooding during storm surge events.

4.3 Clean Up Alternatives Considered

To satisfy EPA requirements, the effectiveness, ability to be implemented, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative. The following alternatives were reviewed.

- Alternative #1: No Action
- Alternative #2: Excavation of CVOC contaminated soil and Groundwater and Cap/Cover Fill Materials
- Alternative #3: Total Fluids/Multiphase Extraction and Cap/Cover Fill Materials

4.4 Alternative #1: No Action

The "no action" scenario is required by the EPA ABCA process.

Effectiveness
This alternative is deemed ineffective and unacceptable for continued Brownfield redevelopment for this Site because:

- It is likely to be considered unacceptable to the community because residents, visitors, nearby workers and construction workers could unknowingly be placed at risk in the future. No action provides neither remedy nor elimination of the exposure for projection of public health.
- Long-term effectiveness and permanence would not be adequately monitored. Potential exposure pathways identified as part of this project could occur under the No Action alternative.
- Any future digging or development of the property would involve encountering contaminated materials and would require addressing in the future.
- This alternative would not meet the project goal and re-use plan.

Implementability

The alternative is implementable as it requires no action. However, contaminated soil and groundwater would still pose a hazard. Redevelopment of the property would likely not occur due to the liability and risk of acquiring the property and its associated contamination.

Cost

There is no direct cost for this alternative.

4.5 Alternative #2: Excavation of CVOC contaminated soil and Groundwater and Cap/Cover Fill Materials

The CVOC plume area is estimated to lie within a 0.8-acre area of the site to a depth of approximately 15 feet. Excavation to these limits are estimated such that soil remaining beyond these limits will meet the NYSDEC SCOs suitable for commercial re-use of the site. Based on these limits, a total of 19,500 cubic yards or 29,250 tons of CVOC contaminated soil will have to be excavated and disposed of at a licensed treatment or disposal facility and the excavation backfilled with suitable imported clean soil. CVOC contaminated groundwater will be present in the excavation and will be managed through a series of

extraction sumps and either treated on-site through activated carbon treatment system and discharged to the sanitary sewer or transported off-site for disposal at a licensed disposal facility. Benching and shoring within the excavation will be engineered and implemented during the excavation based on site soil conditions. Following excavation and disposal to excavation limits that, through laboratory analysis, are proven to meet NYSDEC SCOs for commercial use of the property. The excavation will be backfilled with imported clean engineered fill suitable to support the re-use of the site areas a commercial parking lot. The remediated CVOC impacted area and the remainder of the site where PAHs and metals impacted fill/soil (above commercial SCOs) is present will be covered by an engineered cap/cover consisting of a demarcating layer beneath a structural stone base and asphalt surface, suitable to act as a commercial grade parking lot and meeting the NYSDEC requirements of a separating cap/cover system to ensure that the contaminated soil/fill in separated from surface contact and erosion.

This alternative assumes that any impacted stormwater or groundwater that infiltrates the excavation would be pumped into a frac tank with a volume up to 20,000-gallons would be collected, characterized, and disposed of off-site. It is expected that excavation dewatering would be required during soil removal given the shallow depth of the groundwater at the Site (5-7 feet below grade).

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits. Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the Site.

Confirmation soil samples would be collected and sent for laboratory analysis following the removal of the impacted soils to determine if SCOs are met. Once the endpoint confirmatory samples meet the applicable Commercial Use SCO, excavation activities can cease. Areas in which contaminated soils are removed will be replaced by a NYSDEC approved backfill material, such as crusher stone or bank run gravel.

Effectiveness

Excavation and removal for off-site disposal is applicable to contaminated soil and physically removes contaminated media from the Site. This technology has proven effectiveness and can be readily implemented with conventional construction equipment provided direct access to soils is feasible.

The installation of an asphalt cap is an effective engineering control for eliminating surface exposure pathways to soils impacted by metals and PAHs By providing a durable, impermeable barrier, the cap prevents direct contact with contaminated soils and minimizes the potential for dust generation and surface runoff, which could otherwise mobilize contaminants.

Implementibility

Engineering controls (shoring, bracing, etc.) would require implementation to secure the excavation to make it safe for impacted soil removal. This alternative would require increased engineering work to secure the work area/ deeper excavation to comply with OSHA and implement safe work practices.

Cost

The design and engineering costs for the stabilization of deeper subsurface excavations and soil removal are typically cost intensive. As stated, additional dewatering measures would also likely be required due to a shallow water table at the Site and require additional costs associated with the characterization and disposal of groundwater/stormwater.

Costs would likely be required above the estimated dollar value due to dewatering costs and groundwater disposal costs. Costs are further detailed below:

- Remedial Engineering/Design/Reporting = $250,000
- Excavate, Remove Source Area. Assumes Disposal and Removal of19,500 CY/29,250 tons. Disposal of soil classified as Hazardous, replace with 19,500 CY of structural fill.
- Removal/Disposal of Soil Estimated $10,273,500
- Dewatering/Disposal of CVOC contaminated Groundwater $1,500,000
- Backfill of 19,500 CY structural fill $1,462,500
- Grade site, install demarcation layer and engineered cover over an estimated 4.0 acres of the site ($12/sf) $2,090,880
- Remove/replace 1.0 feet of shallow impacted soil/fill in areas where 0.5 acres of green space is planned = $43,560

4.6 Alternative #3: Total Fluids/Multiphase Extraction and Cap/Cover Fill Materials

Alternative #3 consists of the remediation of Site CVOCs via the installation and operation of a total fluids or multiphase vacuum extraction system. The system will include the installation of approximately 20 4-inch recovery wells up to 20 feet of depth, suitable to provide overlapping coverage within the impacted plume area. A vacuum extraction system will be designed and constructed in a site trailer system and will run on the local site electrical power. The system will include a 20-30 horsepower liquid ring or similar vacuum pump capable of providing a continuous vacuum of approximately 20-inch of mercury and a flow of up to 100 cubic feet per minute to all of the extraction wells. Total fluids (groundwater and vapor) will be continuously extracted from the wells and separated within the trailer into vapor and liquid phases. The vapor phase will be treated through a catalytic oxidizer to reduce CVOC concentrations to levels acceptable to meet NYSDEC air discharge quality limits and then discharged through a vertical stack to the atmosphere. The liquid Phase will pass through a gravitational separator to reduce suspended solids and skim any floating phase and then a bag filter to further reduce suspended solids and finally a low profile air stripper to reduce dissolved CVOC concentrations, to meet water discharge requirements. The treated groundwater will be discharged to the municipal sanitary sewer.

This system will be operated and maintained until a point in time that the CVOC concentrations in site groundwater are reduced to concentrations which meet the NYSDEC considers acceptable to meet the remedial action goals. Groundwater quality sampling and reporting will be ongoing quarterly until NYSDEC considers that the remedial action goals are met (currently estimated at 5 years of operation).

Alternative #3 consists of various technical and administrative actions that are intended to remediate only the highest concentrations of soil and groundwater contamination at the Site (soils in the first several feet), reduce exposure to contaminants, and provide long-term monitoring of groundwater to determine the effectiveness of the remediation and eliminate the potential for migration of contamination off-site.

The remediated CVOC impacted area and the remainder of the site where PAHs and metals impacted fill/soil (above commercial SCOs) is present will be covered by an engineered cap/cover consisting of a demarcating layer beneath a structural stone base and asphalt surface, suitable to act as a commercial grade parking lot and meeting the NYSDEC requirements of a separating cap/cover system to ensure that the contaminated soil/fill in separated from surface contact and erosion. Based on surface soil sampling completed in previous investigations, surface soil which does not meet Commercial Use SCOs covers an estimated area of 4 acres across the Site.

Effectiveness

Total fluids/multiphase extraction has proven effective in addressing chlorinated solvent impacts to groundwater by simultaneously removing contaminated groundwater, free-phase product, and soil vapor. This integrated approach accelerates mass removal of CVOCs, reducing source strength and mitigating migration potential.

The installation of an asphalt cap is an effective engineering control for eliminating surface exposure pathways to soils impacted by metals and PAHs By providing a durable, impermeable barrier, the cap prevents direct contact with contaminated soils and minimizes the potential for dust generation and surface runoff, which could otherwise mobilize contaminants.

Implementibility

Under this alternative, approximately 4 acres of contaminated soils would be removed and disposed off-site at an appropriate regulated landfill facility.

Injection wells will be required to be installed at the Site to introduce the dechlorination agent to the groundwater plume.

A set schedule for routine groundwater sampling (i.e. quarterly, semi-annually, or annually) would be decided upon with approval from the NYSDEC and costs would be associated with the collection, analysis, and reporting of groundwater data over time.

Groundwater monitoring is implementable as long as current and any future groundwater monitoring wells are readily accessible and in working condition.

Cost

Based on excavation estimates from similar projects completed in the area within the last two years, current landfill costs and estimated volume of removed soils, the cost to complete Alternative #3 is $3,859,440. Costs are further detailed below:

- Administrative Costs: $47,290
- Contractual Costs: $222,710
- Design/Engineering Cost: $125,000
- Perform Weekly/Monthly Monitoring, Maintenance, and NYSDEC Reporting of System: $600,000
- Treatment Trailer System: $500,000
- Grade site, install demarcation layer and engineered cover over an estimated 4.0 acres of the site ($12/sf) $2,090,880
- Remove/replace 1.0 feet of shallow impacted soil or fill in areas where 0.5 acres of green space is planned: $43,560
- Install 20 extraction wells and pipe to trailer: $230,000

4.7 Cost Comparison of Alternatives for Remediation

The table below summarizes the costs for the alternatives considered in this ABCA.

Alternative	Capital Cost
#1 No Action	$0
#2 Excavation of CVOC contaminated soil and Groundwater and Cap/Cover Fill Materials	$15,620,440
#3 Total Fluids/Multiphase Extraction and Cap/Cover Fill Materials	$3,859,440

5.0 RECOMMENDED CLEANUP ALTERNATIVE

Alternative #3 is recommended due to the following considerations:

- Eliminates contamination source areas and significantly reduces the likelihood of off-site migration of contaminants
- Eliminates the required costs associated with dewatering Site excavations and disposal of contaminated groundwater in Alternative #2
- Eliminates future toxic exposure to workers, visitors, and residents (receptor pathways)
- Supports and is consistent with the project goals and reuse plans and consistent with State recreation goals of creating affordable housing
- Promotes more green remediation strategies than Alternative #2 by reducing transportation and idling emissions, reducing trucking requirements associated with excavation and material disposal and import of backfill, reducing remediation timeline, and reducing the quantity of contaminated material exported to landfills or treatment plants

6.0 GREEN REMEDIATION TECHNIQUES

DUED and the NYSDEC will implement green remediation strategies to complete this project in accordance with EPA and state strategic plans for improving environmental performance of business sectors. Green remediation builds on environmentally conscious practices already used across business and public sectors, as fostered by the EPA's Sectors Program, and promotes incorporation of state-of-the-art methods. The following represent BMPs and how they will be applied for the project:

- Conserving water by applying minimal amounts of water, as practical, for dust/particulate control.
- Erosion Control measures will be used to control sediment/pollutant runoff during remedial activities.
- Reducing emission of criteria air pollutants and greenhouse gases (GHGs) (U.S. EPA National Center for Environmental Innovation, 2006)
- Reducing vehicle idling and associated emissions from construction equipment by shutting off equipment when not in use or required.
- Reducing landfill waste by removing targeted contaminated materials above the water table that pose a threat to the environment and to the future redevelopment of the Site.
- Utilizing local sources of backfill, construction equipment, and materials during remedial actions to reduce travel emissions and support City of Utica/Oneida County businesses where possible.

FIGURES

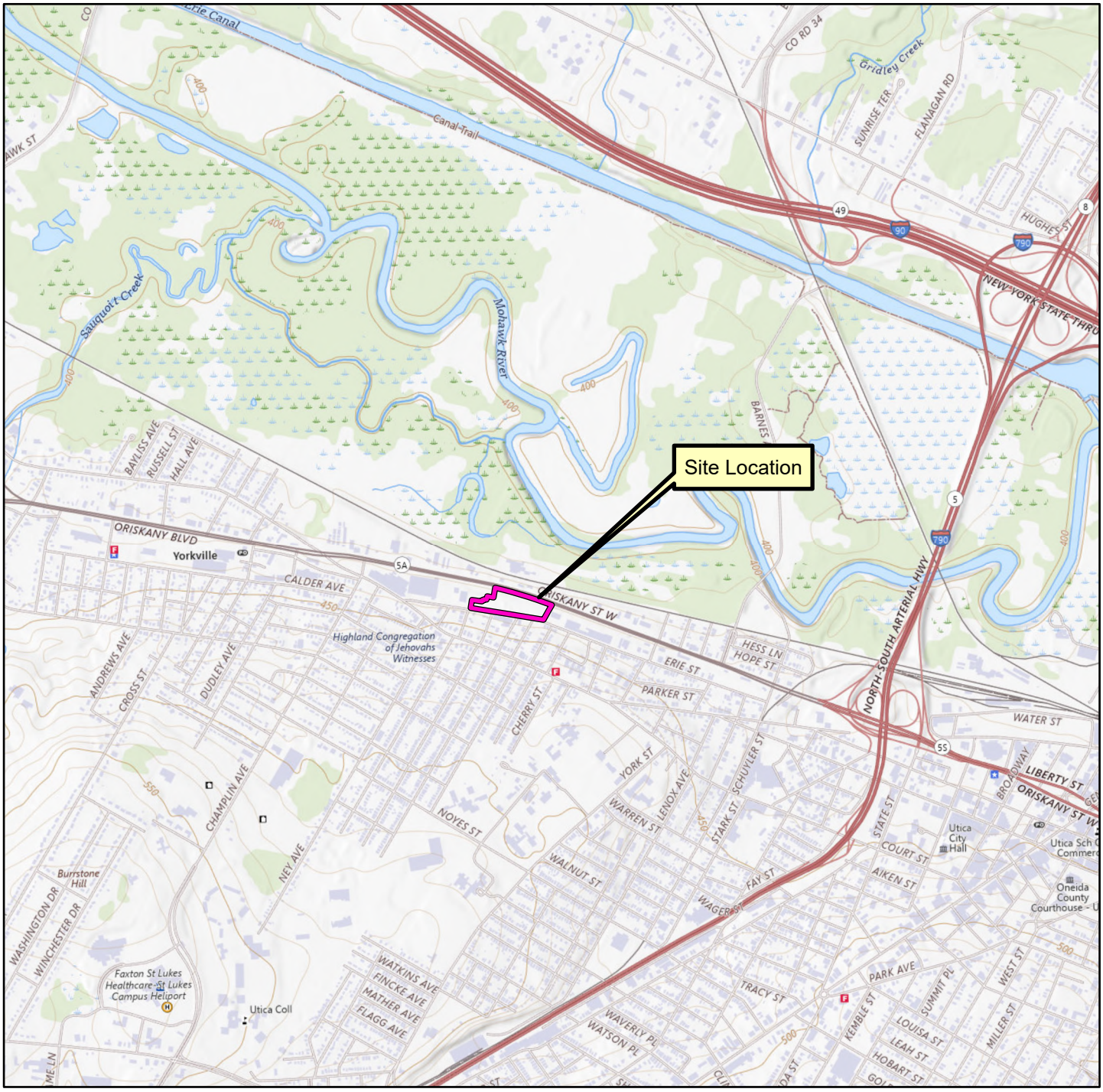

Figure 1
Site Location
Former Mele Manufacturing
1712 Erie Street
Utica, New York
Scale 1" = 2,000'

USGS Quadrangle Information
Quad ID: 43075-A3
Name: Utica West, New York
Date Rev: 2013
Date Pub: 2016

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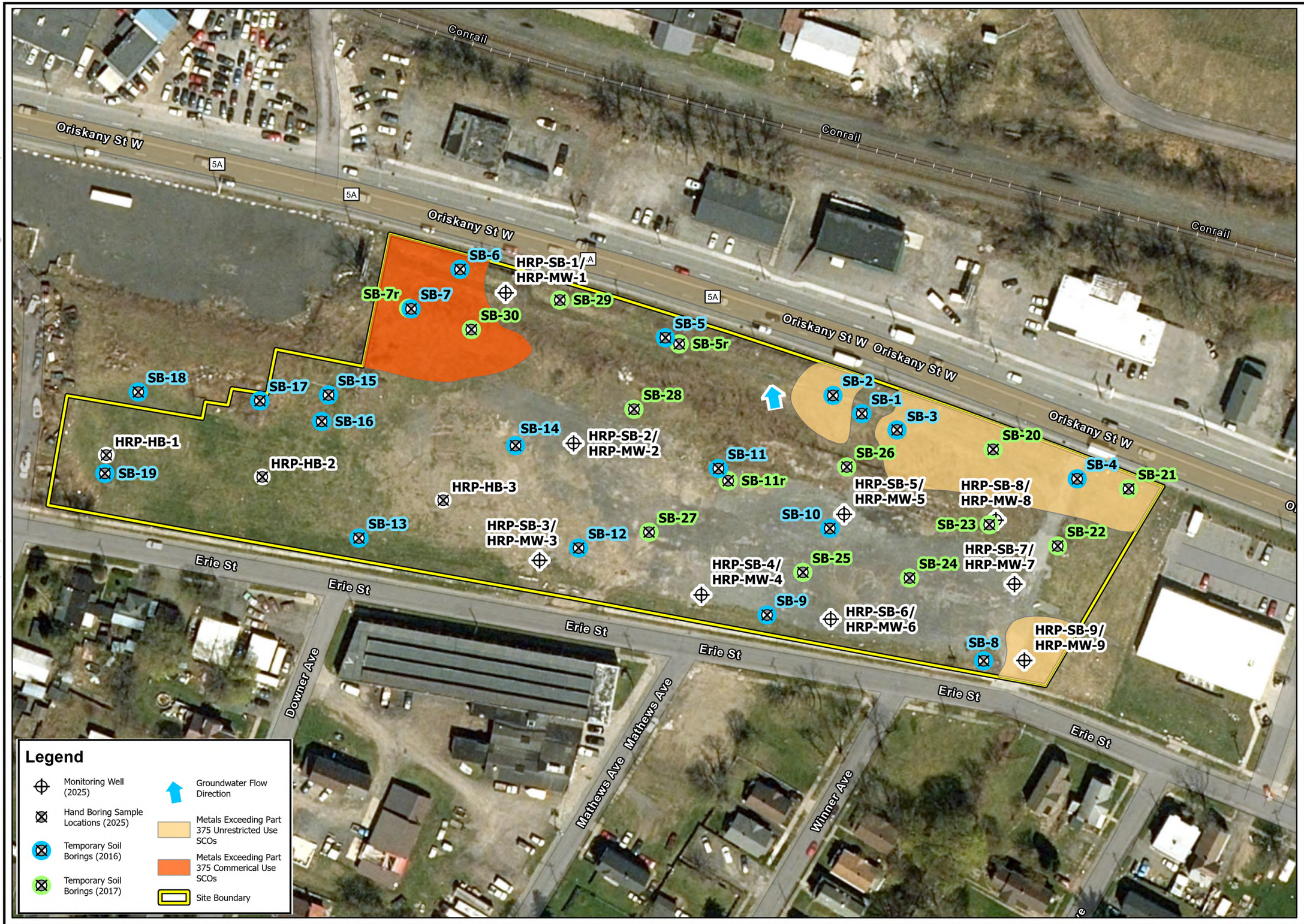

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Date					

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CSG	AJN	CSG

Issue Date:	Project No:	Sheet Size:
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Metal Exceedances in Soil

Former Mele Manufacturing
1712 Erie Street
Utica, New York

Figure No.

2

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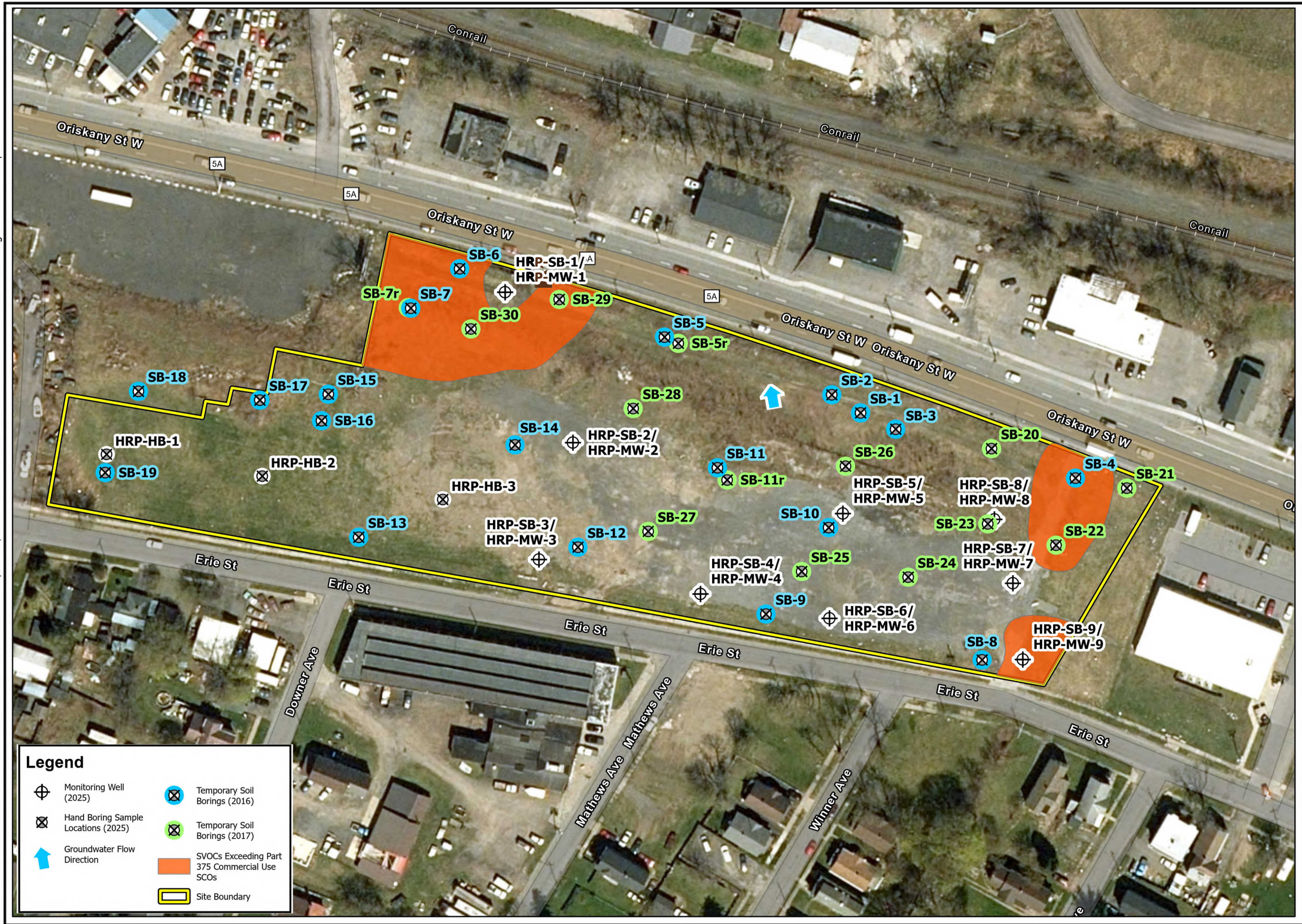

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Semi-Volatile Organic Compounds (SVOCS) Exceedances in Soil

Former Mele Manufacturing
1712 Erie Street
Utica, New York

Figure No.
3

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Chlorinated Volatile Organic Compound (CVOC) Concentrations in Groundwater

Former Mele Manufacturing
1712 Erie Street
Utica, New York

Figure No.

4

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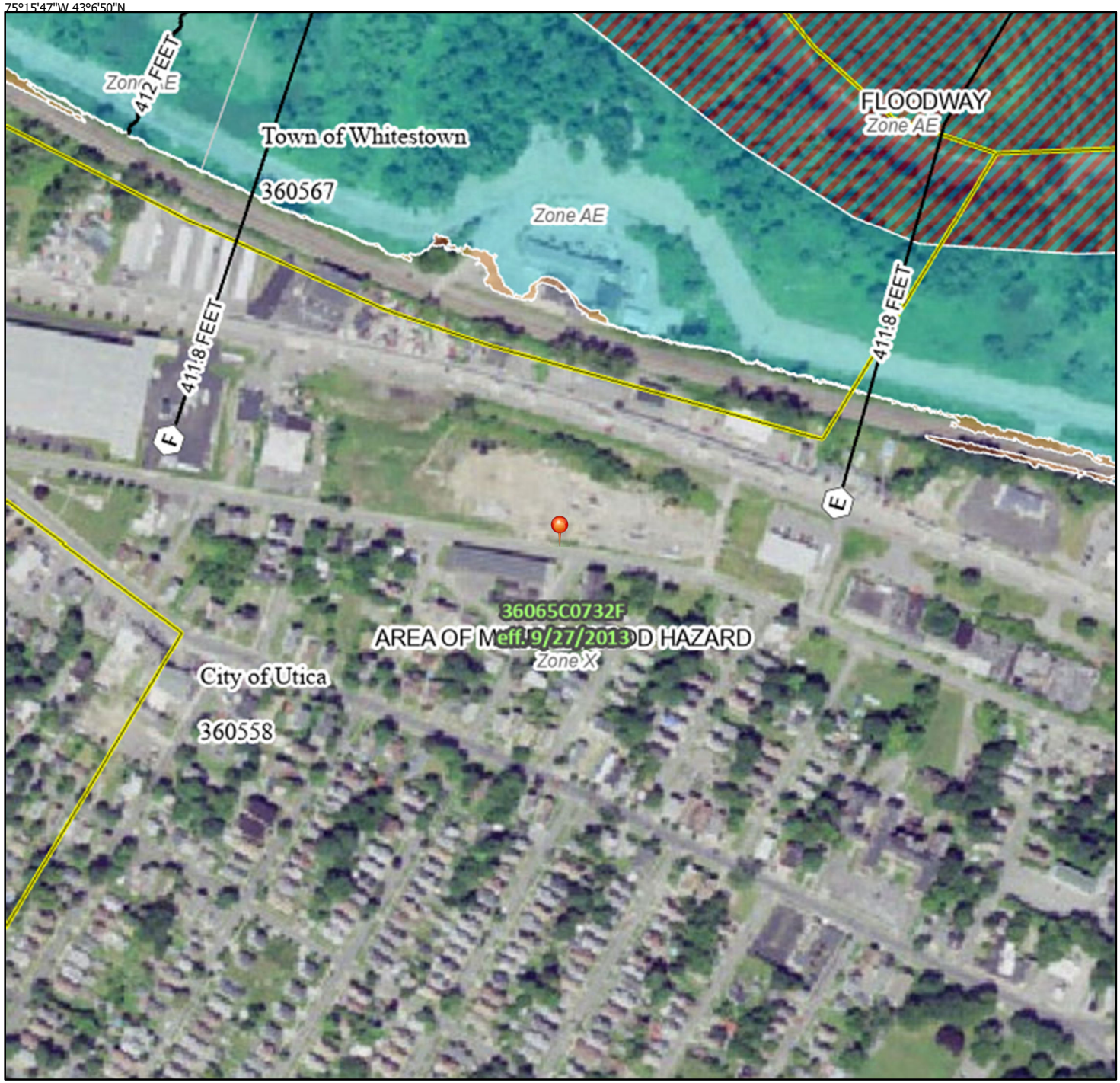
ATTACHMENT A
FEMA Flood Zone Map

National Flood Hazard Layer FIRMette

FEMA

75°15'47"W 43°6'50"N



75°15'9"W 43°6'24"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/23/2024 at 3:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.