

**Community Involvement Plan
Buildings 82, 83, 84, 85 and 86
Site E
14 Hoefler Avenue, Ilion, NY**

May 5, 2026

**Prepared by HRP Associates, Inc. for MVEDD as part of
EPA Revolving Loan Fund Cooperative Agreement**

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Overview

This Community Improvement Plan (CIP) is for the removal of Asbestos Containing Materials (ACM) at Site E. The CIP outlines strategies and actions for involving community feedback in the abatement of ACM (TSI, Floor Tile, Transite, tank insulation, duct tape and gaskets) within buildings 82, 83, 84, 85 and 86 located on Site E of the former Remington Arms site. The loan is provided by the Mohawk Valley Economic Development District's (MVEDD) EPA Revolving Loan Fund, and this project will be the initial step in revitalizing the noted abandoned buildings located on Site E of the former Remington Arms site. The environmental consultant on the project is Thomas Seguljic, PE, PG of HRP Associates, Inc. The Sub-grant applicant is Turin Hoefler Avenue LLC.

Site Description

Buildings 82, 83, 84, 85 and 86 are located on Site E in the southeast corner of the former Remington Arms site at 14 Hoefler Avenue, Ilion, NY. The Site consists of approximately 3 acres occupied by approximately 211,600 ft² of building that were constructed in 1915 of concrete foundations, steel frame, brick walls and concrete or wood floors. The structures were operated for the manufacturing of firearms throughout their history. The EPA loan will be used to address ACM abatement within Buildings 82, 83, 84, 85 and 86.

Community Profile

Ilion, NY is rural village of 7,600 people located in Herkimer County within NY's Mohawk Valley. The village, located on the southern banks of the Mohawk River, has a total area of 2.5 square miles. Since the 1970s, the community has been grappling with significant jobs and population loss, leading to a decline in the local tax base. Despite these economic challenges, Ilion boasts several community assets, including the Empire State Trail, marina along the Mohawk River, and convenient access to nearby cities such as Utica and Herkimer.

Diverse stakeholder groups support the community, each playing a vital role in its development and sustainability. Residents are at the heart of Ilion, contributing to its social fabric and culture. Ilion is a historic village with a strong sense of community and small-town charm with its rich industrial heritage, scenic parks, family-friendly atmosphere, and convenient location in the Mohawk Valley. Environmental advocacy groups work diligently to preserve the area's natural resources and promote sustainable practices. Local government officials are tasked with making decisions that impact the community's future, while business owners strive to invigorate the local economy and provide employment opportunities. Together, these groups form the backbone of Ilion, working collaboratively to address the challenges and leverage the community's strengths.

Community Needs and Concerns

Ilion is an economically stressed community that is enduring low-income (poverty rate 14.5% vs 13% NYS), low-median home values (\$108,700 vs. \$306,000 NYS), low median household

income (\$63,000 vs. \$86,000 NYS), and elevated tax rates (2.9% vs 1.2% NYS). Although specific health and welfare data is not available for Ilion, the Herkimer County Health and Needs Assessment Report (HCNAR) indicates that residents suffer disproportionately from asthma (11.6 per 1k HC vs. 10.9 NYS), cancer (503.2 per 100k HC vs. 466 NYS) and birth defects (342 per 100k live births vs. 287 NYS). Sensitive populations also suffer disproportionately from the following disease and adverse health conditions when compared to NYS according to the NYSDOH and the HCHNAR: Stroke Disease Mortality per 10k – 32.6 HC vs. 27.5 NYS; Congestive Heart Failure, hospitalization per 10k – 62.2 HC vs. 27.5 NYS, Colorectal Cancer Mortality per 100k- 17.5 HC vs. 15.2 NYS, cardiovascular mortality per 100k- 142 HC vs. 126 NYS, cardiovascular incidence per 100k- 350 HC vs. 282 NYS and heart attack mortality per 100k- 49.1 HC vs. 27.3 NYS. Many of the poor health conditions may be attributed to the exposure to environmental contamination including asbestos which are present at numerous former industrial sites. Removal of the contaminants will have a positive impact on improving adverse health conditions.

Socioeconomic challenges compound the community's environmental issues. The median household income is lower than surrounding areas, leading to economic instability, poor housing conditions and restricted resource access. Additionally, the poverty rate is higher in Ilion, which exacerbates economic difficulties and contributes to increased stress and mental health concerns.

Overall, the disparities highlighted in the report suggest an urgent need for targeted interventions to improve environmental conditions, enhance economic opportunities, expand access to education and healthcare, and elevate the overall quality of life for Ilion residents.

Action Plan

The EPA funded work will abate ACMs (TSI, floor tile, transite tank insulation, duct and gaskets) within buildings 82, 83, 84, 85 and 86 located on Site E of the former Remington site located at 14 Hoefler Avenue, Ilion, NY. The abatement is the initial step in revitalizing a highly visible location among residential and commercial properties that can provide significant economic and health benefits to the community. The Site is to be revitalized as a high-tech center that will provide investment and jobs in the community.

The top priority of the community involvement plan is inform the public of the project (abatement of ACMs, TSI, floor tile, transite tank insulation, duct and gaskets, within buildings 82, 83, 84, 85 and 86) by conducting a public meeting 6 PM, May 18, 2026 at Ilion Village Hall to present the project and obtain comments. In addition, the project information will be available at the Mohawk Valley Economic Development District (MVEDD) office located at 26 W Main St, Mohawk, NY 13407 between the hours of 8AM and 4PM or on MVEDD's website <https://mvedd.org/>. Also, the public may send written comments to Heather Devitt of MVEDD at the above address or via email to hdevitt@mvedd.org

Addressing environmental concerns is a critical component of our plan. We are committed to abating asbestos and mitigating health risks to create a safer and healthier environment for residents. Our strategy includes implementing a comprehensive plan to abate ACM (TSI, floor tile, transite tank insulation, duct and gaskets) within buildings 82, 83, 84, 85 and 86. This plan effectively abates ACMs, protects public health, and restores the Site for safe future use. Transparency is essential to building trust so that we will provide updates on remediation progress and results.

The draft Analysis of Brownfield Cleanup Alternatives (ABCA) and the overall remediation approach for the ACM abatement will be presented and discussed in the following forums:

DATE: May 18th, 6PM
 Location: Iliion Village Hall
 Village of Iliion
 49 Morgan St.
 Iliion, NY 13357

By engaging in the community, addressing environmental concerns, and promoting active involvement, we aim to create a transparent, inclusive, and a collaborative process that leads to the successful revitalization of Herkimer County. Our commitment to these principles will foster trust, build strong partnerships, and ensure that the project meets the needs and aspirations of the community it serves.

This CIP will be reviewed and revised, as applicable, based on community input.

Projected Timeline of Activities

Projected Timing	Tasks	Lead or Forum
May 18, 2026	Initial community meeting	HRP Associates, Inc.
June 2026	Public release of abatement plan	HRP Associates, Inc.
June 2026	Feedback collection and analysis	HRP Associates, Inc.
July 2026	Implementation of abatement activities	Turin

Contact Lists

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