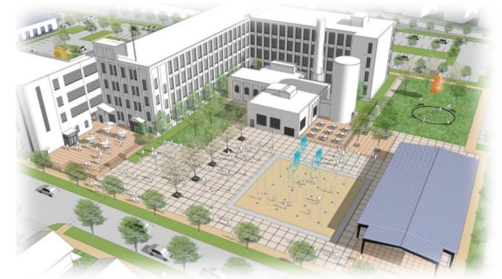


April 10, 2024

# **CASE STUDY – Converting Brownfields into Assets Gloversville NY**

Presented By: Mark Wright, PG HRP Associates, Inc.



# Gloversville NY

- Once the Glove Making Capital of the World with Over 200 Tanneries Now a Handful remain
- City left with Disadvantaged Population Living Among Numerous Brownfields



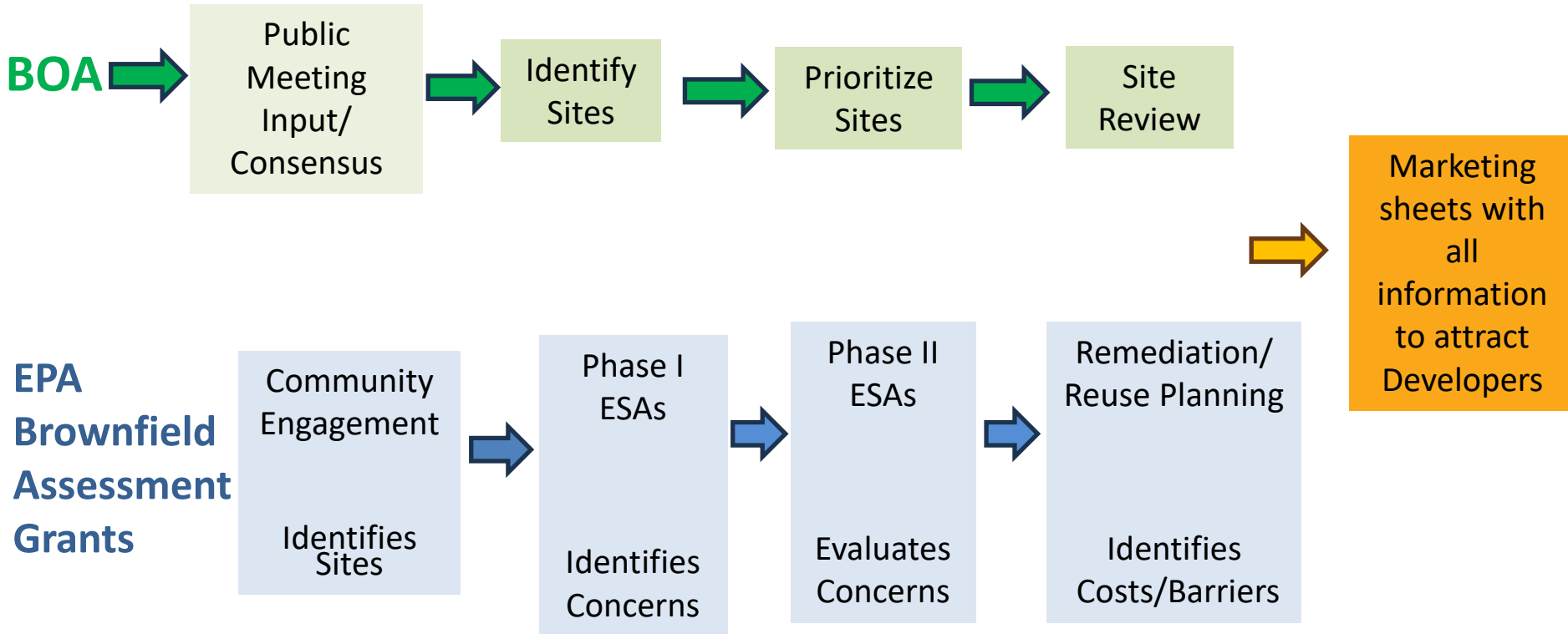
# Gloversville NY

- Mayor Recognized Need for Action
- Applied for and obtained
  - NYSDOS Brownfield Opportunity Area (BOA) Grant to support:
    - Community visioning
    - Identify strategic site and redevelopment
    - Development standards and design guidelines
  - EPA Assessment Brownfield Assessment Grant to supports
    - Site Inventory and Assessments
    - Phase I Site Assessment and Phase II Site Investigation
    - Remediation Planning
    - Public Engagement

# Gloversville NY

- Enabled Gloversville to:
  - Build Consensus and Educate Public/Public officials
  - Inventory/Investigate Brownfields and develop revitalization plans
  - Prepare Community for Development and Create Site Marketing Sheets
  - Receive NYS grant priority and additional 5% tax credits under NYS BCP Tax Credit.
  - Obtain EPA Technical Assistance Grants for Site Planning
  - Obtain \$10M DRI

# BOA / EPA Brownfield Assessment



# Redevelopment Strategies

## Public

- EPA Brownfield Cleanup Grant
- EPA Revolving Loan Fund
- NYS Environmental Restoration Program

## Private

- NYSDEC Brownfields Cleanup Program
- Tax Credits- BCP and Other

# Tradition Leather

## Former Tannery

- Located next to Elementary School
- Burned down in 2017
- P1 and P2 completed under EPA Grants
- Public outreach and economic analysis points to housing
- Utilize structures and soil cover as cap
- Attract Developers with NYS Brownfield Tax credits
- Assuming \$1M Remediation with \$15M project, \$3M in BCP Tax credits available

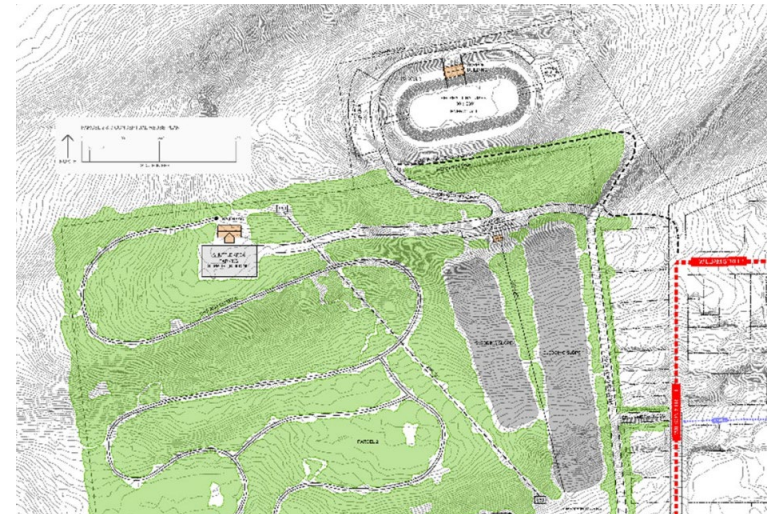




# Risedorph Tannery

## Former Tannery

- Investigation Under ERP
- Current Record of Decision is impractical
- EPA Technical Assistance Grant identified active recreation Park as best use based on public engagement
- Utilize structures and soil cover as cap
- Utilize EPA brownfield Clean-up grant and/or NYSERP to remediate site
- Obtain state grant assist with final park design and construction





# Glove City Lofts

- Phase 1 ESA under EPA Grant
- No Subsurface Clean-up Needed
- Leveraged Affordable Housing Funding- DRI
- \$20+ Million Mixed use project currently under Construction

