



Julian Raven <julianmarcusraven@gmail.com>

714 Baldwin-808041

2 messages

Bruno, Kira L (DEC) <kira.bruno@dec.ny.gov>
To: Julian Raven <julianmarcusraven@gmail.com>
Cc: "Long, Payson D (DEC)" <payson.long@dec.ny.gov>

Wed, Apr 2, 2025 at 8:20 PM

Dear Mr. Raven,

I would like to sincerely apologize that you did not receive the Proposed Remedial Action Plan (PRAP) or the Public Meeting Factsheet (Factsheet) before hearing about it in the news. When I emailed you the PRAP and Factsheet in March, I should have directed your attention to the Factsheet, and further explained our upcoming public meeting in the body of the email. Understanding your frustration, we are changing the meeting date so that you may attend. As I gather more information on date and time availability, I will reach out to you with this information.

The questions you submitted to us yesterday have been received and documented. All your questions, as well as any questions from the public, will be responded to in a Responsiveness Summary. This will be released after the public meeting.

Additionally, you had emailed looking for soil and groundwater data from August 30th, 2023. The data you are looking for can be found in this report, [Report.HW.808041.2024-03-20.Remedial Investigation Report .pdf](#). You will find soil data in Table 2 and groundwater data in Table 3. If you have any questions regarding this information, please do not hesitate to reach out.

Lastly, James K. as well as Sarah S. are no longer involved with this site. All communication can be directed to myself, as well as Payson Long CC'd. I appreciate your willingness to work with us and will do everything I can to keep you updated. Please again accept my apology, and do not hesitate to reach out with any further questions.

Warmly,

Kira

Kira Bruno (*she/her/hers*)

Environmental Program Specialist Trainee 1

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Julian Raven <julianmarcusraven@gmail.com>
To: "Bruno, Kira L (DEC)" <kira.bruno@dec.ny.gov>
Cc: "Long, Payson D (DEC)" <payson.long@dec.ny.gov>
Bcc: bklein@weny.com, "Murray, Jeff" <jdmurray@gannett.com>

Thu, Apr 3, 2025 at 10:50 AM

Dear Kira,

Thank you for your email. I appreciate your willingness to reconsider the meeting date and your thoughtful response. Your conciliatory tone and proactive approach are truly welcomed, and I sincerely accept your apology.

Since the very beginning, my desire has been to work in **positive collaboration** with the DEC. I have always envisioned this project as an **inspirational and redemptive story**—one where a once-blighted property is transformed, not just structurally, but as a beacon of what is possible when agencies and individuals work together toward **shared goals**. There is a **win-win-win opportunity here** for all parties involved:

- **For the Elmira community**, this is a chance to witness transformation in action—motivating others to take part in similar revitalization efforts.
- **For the DEC and its officers**, this case can exemplify a progressive approach that balances environmental responsibility with humanitarian outcomes, reshaping public perception about how environmental remediation and economic development can co-exist.
- **For the arts and entrepreneurship in Upstate New York**, a project like this demonstrates the potential of repurposing abandoned spaces into **cultural and economic hubs**, rather than letting them sit as relics of decay.
- **For myself**, I simply want to secure and enjoy my space—a place where I can continue my work as an artist without the looming uncertainty of liability for past contamination I had no part in.

That vision, however, has thus far been **overshadowed by an adversarial dynamic**, in which I have been treated as a potential violator rather than a willing partner in revitalization. The **fear of liability** is exactly what discourages investors, creatives, and business owners from taking on projects like mine. This is one of the reasons blighted properties remain untouched across the state—because well-intentioned individuals do not want to risk being ensnared in endless bureaucratic uncertainty.

I understand that this project has changed hands within the DEC multiple times, and each new team inherits **the complexities, tensions, and unfinished business of their predecessors**. I do not envy that position, and I recognize that it is not easy. However, I do believe this particular case presents a rare and **valuable opportunity for a paradigm shift**.

I ask that you **reconsider my designation as a PRP** and formally acknowledge my **Bona Fide Prospective Purchaser (BFPP) status**. Keeping me on the list of PRPs **forces me into an adversarial role**, where I will be left with no choice but to **defend myself against undue liability**—a battle that benefits no one. **On the other hand, absolving me of that uncertainty would allow the DEC to take credit for a successful remediation case**—one that could be used to **encourage** rather than **discourage** future investment in environmental

redevelopment projects.

I will be returning to New York in May after mourning the passing of my mother. I will also be shipping my latest paintings from Spain back to my Elmira studio, preparing for my next artistic season. The DEC, in many ways, is in a position to determine the tone of that season—**will it be contentious and defensive, or will it be celebratory and transformational?**

I sincerely pray for the latter.

Thank you again for your time and consideration. I look forward to continuing this discussion in a spirit of **collaboration and mutual benefit**.

Best regards,
Julian Raven

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