R07-20-A-001

COMMUNITY DEVELOPMENT
(712) 328-4629

City of Council Bluffs, Iowa Brownfields Community-Wide Assessment Grant Application
Narrative Information Sheet:

1. Applicant Identification:	City of Council Bluffs 209 Pearl Street Council Bluffs, IA 51503
2. Funding Request:	
a. Assessment Grant Type:	Community-wide Assessment
b. Federal Funds Requested:	
i. Funding about requested:	$300,000
ii. Site Specific Waiver:	Not applicable
c. Contamination:	Hazardous Substance & Petroleum
3. Location:	
a. City:	Council Bluffs
b. County:	Pottawattamie County
c. State:	Iowa
4. Property Information for Site-Specific Applications:	Not applicable
5. Contacts:	
a. Project Director:	Courtney Harter 209 Pearl Street Council Bluffs, IA 51503 Phone: (712) 328-4629 Email: Charter@councilbluffs-ia.gov
b. Chief Executive/ Highest Ranking Elected Official:	Matthew J. Walsh, Mayor 209 Pearl Street Council Bluffs, IA 51503 Phone: (712) 890-5264 mayor@councilbluffs-ia.gov
6. Population:	62,317 (2013-2017 American Community Survey 5-Year Estimate)

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7. Other Factors Checklist:

Other Factors	**Page#**
Community Population is 10,000 or less	**No**
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	**No**
The priority brownfield site(s) is impacted by mine-scarred land.	**No**
The priority site(s) 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).	**No**
The priority site(s) is in a federally designated floodplain (levee protected)	**1**
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	**No**
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	**No**

8. Letter from the State or
   Tribal Environmental Authority: Attached

Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area: The City of Council Bluffs is a dynamic diverse community of 62,316 people (U.S. Census Estimate, 2017) strategically located on the Missouri River across from downtown Omaha, in Pottawattamie County, Iowa. Council Bluffs has had significant links to agricultural, food production, and heavy manufacturing since its incorporation in 1853. In 1867 railroads came and fostered much of the city's industrial development. The wide availability of access attracted railroad-dependent uses such as foundries, bulk warehousing, general manufacturers, grain elevators, rail yards, coal yards, lumber yards, and food processing plants. At the turn of the 20th Century Council Bluffs was a leading industrial city in Iowa. The landscape of the city's economic engine still includes major industries of railroad and food processing, but overall local business and industry has experienced a significant rate of decline leaving well over 100 abandoned and underutilized brownfield properties scattered through the city. The target area for this project is the South Expressway Corridor, picked for the area's redevelopment potential and large number of brownfield sites. The South Expressway Corridor is protected by a levee to reduce the risk of flooding from the Missouri River. Without the levee, approximately 64% of the incorporated city limits would be at risk of extreme flooding. The South Expressway (IA Highway 192), is a critical 2.2-mile roadway link between downtown Council Bluffs and Interstate 29/80. For the purpose of this application the South Expressway Corridor is bound by 9th Avenue to the north, South Main Street and railyards to the east, South 9th Street to the west, and Iowa Highway 275 to the south. The Target Area lies within Census Tracts 308, 310, and 313.

1.a.ii. Description of the Priortiy Brownfield Site(s): The City has identified 7 priority site areas:

Arts and Cultural District: this area includes several parcels located at 12th Avenue and South Main Street adjacent to the Pottawattamie Arts, Culture and Entertainment (PACE), Hoff Family Arts and Culture Center (Hoff Center) which is between one-half and three-quarter miles from Indian Creek. PACE is non-profit organization that is strengthening, developing and promoting arts, cultural and historical institutions and organizations. The Hoff Center includes the redevelopment of the Harvester II building adjacent to the Brownfield Phoenix Award-winning Harvester Artist Lofts. The Hoff Center will create a space for aspiring artists, exhibit areas, classrooms and serve as a permanent home to the Chanticleer Community Theater, Kanesville Symphony Orchestra, and the American Midwest Ballet (formerly Ballet Nebraska). The City expects the Hoff Center will require future expansion and/or new adjacent development which will require additional site assessment. Historical uses of brownfield properties in this area are primarily industrial with perceived soil and groundwater contaminants of heavy metals, volatile and semi-volatile organic compounds.

16th Avenue: This area is located directly west of the South Expressway along 16th Avenue only one-half mile from Indian Creek. This area includes numerous old, abandoned structures on a three-block stretch running east-west along both sides of 16th Avenue. Current use of properties in this area include vacant lots, vacant grocery store, abandoned late 1800's and 1900's era brick buildings, machine sheds, custom engine building, auto sales and repair, and a painting

contractor. Due to the long list of varied historical uses dating back to the late 1800's volatile organic compounds, and heavy metals contaminants are likely to be encountered.

Reliance Battery Block: Includes the reliance battery manufacturing building, which encompasses approximately one half of the city block, and is approximately two acres in size. The remainder of the block is private residences. Reliance Battery was established in 1926 and has operated at 2204 South 8th Street since 1930. Lead is a likely contaminate in this area.

Iowa Highway 275: The area is located north of Lake Manawa and is both residential uses mixed with light industrial and commercial use. Contaminant concerns in this area are also likely more perceived than they are real and include heavy metals along with semi-volatile and volatile organic compounds (solvents) from nearby large industrial manufacturing, construction and demolition waste, salvage vehicle and equipment storage, and dumping in low lying areas. While these priority areas/sites have been identified, there are other brownfield sites within the target areas which may potentially be assessed through this grant, if funding is available.

1.b. Revitalization of the Target Areas

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: The assessment and reuse of the brownfield sites within the target area aligns with adopted City plans. The City of Council Bluffs has identified the South Expressway Corridor in the City's recently updated comprehensive plan, *Bluffs Tomorrow 2030*, as a key area for redevelopment. The South Expressway is primed for redevelopment based on its proximity to downtown and the planned removal of a rail corridor through the area. The railroad relocation project will improve the South Expressway interchange and greatly reduce roadway/railway conflicts by consolidating railroad corridors and eliminating numerous at-grade rail crossings. It will also allow for the reconnection of fragmented streets and new industrial development. **Arts and Cultural District** is expected that the Hoff Center will require future expansion and/or new adjacent development which will require additional site assessment. **16th Avenue** is ideal for specialty niche-neighborhood businesses and will serve as the catalyst to neighborhood revitalization. The **Reliance Battery Block** is a prime location for affordable housing. The properties along **Iowa 275** have great redevelopment potential drawing high tax value commercial/industrial development. A key component of the City's redevelopment strategy includes mitigating the impacts of commercial and industrial use on neighborhoods within or near the target areas. The *Bluffs Tomorrow 2030* plan specifically identifies objectives that form the basis for the City's South Expressway Corridor redevelopment strategy. Specifically, the plan states the following objective: "Minimize the encroachment of and impacts from commercial areas, industrial uses, and rail corridors on adjacent neighborhoods through land use planning, screening, and buffering." Where feasible, the city may consider land use planning measures to remove the residential component that is flanked by growing commercial and industrial concerns while providing options for suitable replacement housing.

1.b.ii. Outcomes and Benefits of Reuse Strategy: Revitalization benefits from EPA assessment assistance will be: (1) expansion of the Hoff Center operated by nonprofit organization PACE and redevelopment of adjacent parcels for economic growth; (2) redevelopment of the niche neighborhood at 16th Avenue and the South Expressway; and (3) conversion of the abandoned railroad running north-south along the South Expressway to recreational hike and bike trail. The *Bluffs Tomorrow 2030* plan calls for a park being developed to the south of the historic warehouses between Main and 6th Streets. Any added greenspace would be an amenity that is currently missing in the South Expressway Corridor and would be maintained by the City of

Council Bluffs. New roadway improvements would provide for improved access and redevelopment of the Southwest Express Corridor. All development within the target areas will be infill development and increase the tax base of the underutilized parcels by several million dollars and add an estimated minimum of 75 jobs. Mixed-use development in the South Expressway Corridor would allow for residents of the area to live near where they work, which will reduce commute times to commercial areas. The City will explore the potential for renewable energy and/or energy efficient improvements for all projects within the Target Area. The City also encourages the use of energy efficiencies and green development in all redevelopment projects.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: The City of Council Bluffs has proven experience with securing funding for successful redevelopment efforts within the Target Area. The South Expressway Corridor is a redevelopment priority for the City and substantial financial and programmatic resources have been and will continue to be allocated to this area. These previous and future resources include both public sector, private sector and foundation funding for assessment, cleanup and redevelopment. Resources secured and committed to the Target Area to date is as follows:

South Expressway Area Local Leverage (Actual Funding Secured)						
Location	**CDBG**	**NSP**	**Local**	**Waterworks**	**Iowa DOT**	**Total**
22nd Avenue and South 6th Street: Acquisition and Demo	$279,217	$225,000	$13,205			$517,422
6th St. Reconstruction (9th to 12th Ave.)			$875,000			$875,000
7th St. Fiber Optics (10th to 19th Ave.)			$100,000			$100,000
8th St. and 12th Ave. (street, water, sanitary, storm sewer)				$118,246		$118,246
Indian Creek Trail (Sunset Park to South Expressway)			$850,000			$850,000
Levee Accreditation			$10,983,751			$10,983,751
Railroad Track Removal					$150,000	$150,000
Total						**$13,594,419**

The City is working to pursue funding for existing housing stock improvements and additional new low to moderate income new housing within the Target Area. This redevelopment is seeking HUD funding and will be utilizing low to moderate income tax credits for new housing development.

1.c.ii. Use of Existing Infrastructure: The current street infrastructure is disconnected or fragmented due to the rail corridor. The planned removal of this rail corridor provides an opportunity to realign and reconnect streets. Completing portions of the grid would also create new industrial opportunities (ConAgra expansion) with improved connections to local and

regional networks. Redevelopment of the target area will have access to existing City Utilities (water and sewer), thus facilitating the use of existing infrastructure. Existing redevelopment of buildings within the target area will be encouraged along with green/sustainable practices.

2. Community Need and Community Engagement

2.a. Community Need

2.a.i. The Community's Need for Funding: With a population under 65,000, Council Bluffs faces the task of handling several urban issues (high poverty, lower household income) while grappling with older housing, commercial and industrial building stock. These sites desperately need to be inventoried and prioritized for redevelopment. While many of the industries the rail lines initially attracted contributed to the economic strength of the area, many of the sites now sit vacant and pose adverse environmental impacts on surrounding neighborhoods reducing property values and negatively impacting reinvestment, in the target area. The City also is contending with aging infrastructure and poor aesthetics of the commercial and retail areas which further dampens reinvestment. Due to differences in commercial taxes between Iowa and Nebraska and property taxes between the City and Pottawattamie County, new development must be heavily subsidized to attract business investment in the City of Council Bluffs. This grant will greatly assist the community by providing funding to conduct environmental site assessments on the priority sites which will prepare these sites for redevelopment.

2.a.ii. Threats to Sensitive Populations: (1) Health or Welfare: The identified sensitive population within the Target Area (Census Tracts 308, 310, 313) is the large number of impoverished residents (13% of the population is below poverty level), with fourteen percent of the households within the Target Area receiving food stamp assistance (2013-2017 American Community Survey 5-Year Estimates). Seniors and children make up 38% of the Target Area population with seniors accounting for approximately 12% and children 26% (2013-2017 American Community Survey 5-Year Estimates). Five percent of the identified sensitive population within the Target Area is below the poverty level. The Target Area is indicated on the USDA Food Access Research Atlas as low income census tracts where significant number of residents are one mile from the nearest supermarket. This designation indicates reduced access to fresh and healthy food options for the sensitive populations within the Target Area. Additionally, within Pottawattamie County, according to the Iowa Public Health Tracking (IPHT) program, roughly 1% of the 1,042 children screened were confirmed to have an elevated blood lead (EBL) level. Therefore, it's estimated that approximately 22 children are EBL cases within the target area will have continue to experience a disproportionate share of adverse health and environmental effects if conditions remain unchanged. The U.S. EPA Brownfields Site Assessment Grant will provide the City with a secure funding source to continue to proactively investigate the real threat posed by the priority sites and, if necessary, help protect these sensitive populations from identified contaminants.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: According to the County Health Rankings & Roadmap program, Pottawattamie County is ranked 88th of Iowa's 99 counties in terms of health outcomes (1 best to 99 worst). The rankings include health factors such as high school graduation rates, obesity, smoking, unemployment, access to healthy foods, the quality of air and water, income inequality, and teen births. Potential exposure to numerous contaminants via direct contact, inhalation of airborne particulates, and vapor intrusion pathways negatively impact area individuals. Several recent health studies indicate exposure to carcinogens in the greater Council Bluffs area is higher than other communities and counties in

Iowa. A University of Iowa study entitled *2018 Cancer in Iowa* report listed Pottawattamie County as being one of the top eight counties in Iowa for estimated number of deaths attributed to cancer. The National Cancer Institute (NCI) lists Pottawattamie County cancer incidence rates (including all races, all ages, and both sexes) in Iowa from 2012-2016 (http://statecancerprofiles.cancer.gov) as 471.1, which is higher than the U.S. rate of 448 per 100,000. According to the State Health Registry of Iowa, the estimated number of new cancers in Pottawattamie County in 2018 was 530 and estimated number of cancer deaths in the county was 200. The elevated incidences of cancer in the community is a substantial concern as many of the potential contaminants associated with the priority brownfield sites are known carcinogens. The proposed EPA grant funding will allow the City to assess the extent of suspected contamination and address exposure pathways. The volatile and semi-volatile contaminants, which are known carcinogens and expected to be found at the priority sites could be contributing to the higher cancer rates within Council Bluffs.

(3) Economically Impoverished/Disproportionately Impacted Populations**:** The Target Area is characterized by an unemployment rate that is almost 45% higher than the State and a household median income that is almost $10,000 lower than the Nation's household income. Female head of household with no husband present is higher than both the State (by 4 percentage points) and the Nation (by almost 1 percentage point). The Target Area also has a higher disability rate of 13.24% compared to the State's 11.6% and the Nation's 12.6%. (All data is from 2013-2017 American Community Survey 5-Year Estimates). As evident by the data, the Target Area has sensitive populations that may be more susceptible to the hazardous contaminants of brownfield sites, making it critical for the City to continue protecting the health of all residents living near brownfield sites. The target area population have environmental justice challenges and disproportionately share the negative environmental consequences resulting from the industrial and rail operations in this area. This funding is critical for the facilitation of the identification (lead testing) and reduction of those threats (source contaminates at priority sites).

2.b. Community Engagement

2.b.i/ii. Project Partners/Project Partner Roles**:**

Partner Name	Point of Contact	Specific Role in the Project
712 Initiative	Name: Sheryl Garst Email: sgarst@ the712initiative.org Phone: (712) 396-2464	Will work with the City to acquire suitable brownfield sites within the Target Area and engage private developers to redevelop these properties to enhance the local tax base and create new jobs. Will also be essential to the development of the brownfields inventory.
Neighbor-Works Homes Solutions	Name: Leslie Coleman Email: lcoleman@ nwhomesolutions.org Phone: (712) 328-6602	The City has a long successful partnership with NeighborWorks in creating quality affordable housing. NeighborWorks' will assist in connecting the program with area residents and program education.
Council Bluffs Community School District	Name: Diane Ostrowski Email: dostrowski@cbsd.org	Will assist the project with outreach and education. Will allow the project to utilize school events as one method to get information out to the public and to receive public input.

	Phone: (712) 328-6443	
Advanced SW Iowa	Name: Paula Hazelwood Email: phazlewood@selectgreateromaha.com Phone: (402) 960-8505	Will invite the business community to public input events as well as connect new business and entrepreneurial activity to brownfield sites within the target area for redevelopment. They will also provide key input on what type of redevelopment is needed.
Council Bluffs Chamber of Commerce	Name: Daniel Koenig Email: dkoenig@Councilbluffsiowa.com Phone: (712) 325-1000	The Chamber will help disseminate program information out to the business community.
Pottawattamie County Public Health Department	Name: Matt Wyant Email: matthew.wyant@pottcounty.ia.gov Phone: (712) 328-5792	Pottawattamie County Public Health will complete screenings required adjacent to Reliance Battery Factory including blood testing for elevated lead levels on behalf of the City.

2.b.iii. Incorporating Community Input: The City recognizes the importance of community involvement activities and the role they play in building social strength and stability. Further, it acknowledges that understanding the needs of the affected neighborhoods is critical to the viability of any redevelopment within the South Expressway Corridor. The City has actively engaged community participation and involvement in all phases of redevelopment in the South Expressway Corridor area especially during development of the *Bluffs Tomorrow 2030 Plan*. This proposed U.S. EPA Brownfield Assessment Grant provides the City with another great opportunity to continue engaging area citizens, elected public officials, local non-elected public officials, ancillary organizations that can assist with revitalization efforts, in site selection and prioritization for assessments, cleanup decisions, and reuse planning activities. City officials have developed several well-established successful outreach methods to involve the community in the decision-making process as part of its previously awarded EPA Brownfields Assessment Grants. The City will replicate its previous efforts to ensure a high level of participation. This includes implementing the following Community Engagement Plan with the following key components:

- Hosting periodic open house events at varying times and at multiple venues throughout the community, such as a church or elementary school, to keep interested citizens apprised about the progress of the program, findings, summarizing next steps and soliciting community input.
- Publicize open houses in several outlets (e.g., *The Daily Nonpareil* newspaper, the city's website and its brownfields website, posted notices at public buildings such as City Hall and the public library, etc.).
- Developing a dedicated brownfields project website. The website will provide: a summary of the EPA Brownfields Program; highlights of brownfield projects; a listing of all funding leveraged; current project news; project photographs; and, a feedback/citizen comment page.
- Developing and maintaining a brochure which summarizes the purpose of the Brownfields Hazardous Site Assessment Grant and overall EPA Brownfields program. The outreach tool will provide examples of common brownfield sites, explain the Phase I and Phase II ESA process, describe the benefits of participating in the program, and provide answers to several frequently asked questions.

- Making presentations at City Council meetings. Face-to-face contact with elected officials and interested citizens provides opportunities for project updates and question/answer sessions. City staff and its environmental contractor will present several times during the project period.
- Maintaining a depository of all technical reports at City Hall readily available for public review.
- The City plans to make available material in other languages as necessary for non-English speakers.

3. Task Descriptions, Cost Estimates, and Measuring Progress

3.a. Description of Tasks and Activities

3.a.i./ii./iii./iv. Project Implementation/Anticipated Project Schedule/Task Lead(s)/Output(s):

Task 1: Cooperative Agreement Oversight
i. Project Implementation: Cooperative Agreement Oversight will be conduct by the City of Council Bluff staff as indicated in Section 4.a.i./ii. and will include but is not limited to general grant management, qualified environmental professional procurement and oversight, ensuring reporting requirement are met, and budget and invoice reconciliation. The selected qualified environmental professional will assist with ensuring reporting requirements are met and ACRES reporting. These activities will be conducted for both the priority sites and sites within the secondary inventory.
ii. Anticipated Project Schedule: Quarters 1-12
iii. Task Lead(s): Courtney Harter with assistance from the qualified environmental professional
iv. Output(s): -Quarterly, Annual and Final Closeout Reporting -Monthly Funding Draws Prepared/Reconciled and Submitted to EPA -Project scopes of work
Task 2: Inventory and Community Outreach
i. Project Implementation: *Inventory* – An inventory of the priority sites has been completed, however, the City, project partners, citizen input and the qualified environmental professional will establish a secondary brownfield inventory. If funding remains or if access issues arise, additional sites may be accessed. *Community Outreach* – Community outreach and education measures to inform and solicit input from stakeholders, citizens, private investment entities to achieve redevelopment plans with community buy in and based on common community goals. Outreach and education will occur for both priority and secondary sites. City Staff will also attend brownfields related conferences or trainings (e.g. such as the National Brownfield Conference) in order to improve the quality of the program.
ii. Anticipated Project Schedule: *Inventory* – Quarters 1-4, with additional sites added throughout the grant cycle. *Community Outreach* – Quarters 1 -12
iii. Task Lead: Overseen by Courtney Harter and conducted by the qualified environmental professional
iv. Output(s): *Inventory* - A secondary database of brownfield sites within the target area. *Community Outreach* – 6 Public Meetings (1 Event held in conjunction with a community event); Brownfields Program dedicated website; 1 Fulltime Outreach Coordinator; Community Engagement Plan; 3 Open Houses; Program Specific Brochure; City Council Meeting Presentations; Bi-lingual Program Information.
Task 3: Environmental Site Assessments (ESAs) (Hazardous Substance)
i. Project Implementation: Environmental assessments for the priority sites included conducting 15 Phase I ESAs. Phase II ESAs within the target area/priority sites include conducting 5 Phase II ESAs, 3

Supplemental Phase II ESA. This task involves qualified environmental professional and reporting expenses, printing and other eligible assessment-related expenses. Work plan for the project will be completed by the qualified environmental professional. Site eligibility determinations for the priority sites will be sent to EPA for eligibility approval prior to Environmental assessment work beginning.
ii. Anticipated Project Schedule: Quarter 1 – Draft workplan submitted to EPA; Quarter 1 – Site eligibility determinations on priority sites sent to EPA; Quarters 2-5 Phase I ESAs on priority sites; Quarters 2-6 Phase II ESAs on priority sites. Secondary sites will be assessed as funding is available throughout the 3-year grant period.
iii. Task Lead(s): Overseen by Courtney Harter and conducted by the qualified environmental professional
iv. Output(s): 1 Project Workplan; 4 priority site determinations; 15 Phase I ESAs covering at least 20 parcels; 5 Phase II ESA site specific workplans covering at least 5 parcels; 5 Phase II ESAs completed for at least 5 parcels; 3 Supplemental Phase II ESAs completed for 3 parcels.
Task 4: Site Specific Cleanup Planning
i. Project Implementation: The creation of 2 site specific cleanup plans (2 hazardous) for redevelopment as well as implementation strategies for developing and utilizing resources. Information obtained will be used to evaluate the potential level of effort necessary to clean up the selected sites. The qualified environmental professional will complete an analysis of brownfield cleanup alternatives for each site and/or work closely with the IDNR to evaluate cleanup alternatives and enrollment in Iowa's Land Recycling Program. Cleanup and redevelopment alternatives will emphasize the use of risk-based cleanup options (e.g., institutional/ engineered controls and exposure reduction remediation). Planning activities will likely include conducting design charrettes with project stakeholders to develop viable and sustainable solutions.
ii. Anticipated Project Schedule: Quarters 5-10
iii. Task Lead(s): Overseen by Courtney Harter and conducted by the qualified environmental professional
iv. Output(s): 2 Site-Specific Cleanup Plans
Task 5: Planning Activities
i. Project Implementation: This task involves the creation of a Brownfields Revitalization Plan for the target area, which will incorporate site reuse assessment for each of the priority sites and how they influence the overall future of the target area. The plan will assist the City in responding to brownfield challenges (priority sites) and reflect the community vision identified in the *Bluffs Tomorrow 2030* comprehensive plan. This task also includes a Community Health Assessment for residents in the area of the Reliance Battery Block.
ii. Anticipated Project Schedule: Quarters 5 – 12
iii. Task Lead(s): Overseen by Courtney Harter with assistance from project partners and qualified environmental professional.
iv. Output(s): Target area Revitalization Plan and Health Assessment for the Reliance Battery Block.

3.b. Cost Estimates

Budget Categories	**Project Tasks – Hazardous Substances**					
	Task 1 Oversight	Task 2 Inventory/ Outreach	Task 3 ESAs	Task 4 Site	Task 5 Planning Activities	Total

					Cleanup Planning		
Direct Costs	Personnel[1]	$16,000	$0	$0	$4,000	$0	$20,000
	Travel[4]	$6,000	$0	$0	$0	$0	$6,000
	Supplies	$0	$0	$0	$2,000	$2,000	$4,000
	Contractual[2]	$10,000	$30,000	$170,000	$30,000	$30,000	$270,000
Total Direct Costs[2]		$30,000	$30,000	$170,000	$36,000	$32,000	$300,000
Indirect Costs[3]		$0	$0	$0	$0	$0	$0
Total Budget		$32,000	$30,000	$170,000	$36,000	$32,000	$300,000

[1]Average salaries Director and Project Coordinator ($56.94)*120hrs/yr*3 years=$20,498.40 (round down) [2]15 Phase Is ($2,500-$3,500) 15*$2,800(average)=$42,000, 5 Phase IIs ($10,000-30,000) 5*$20,000=$100,000, 3 ACM/LBP ($8,500) 3*$8,500=$25,500, and two site cleanup plan ($36,000) reuse plan ($32,000). [3]Administrative costs cannot exceed 5% of EPA funds. The City will not charge indirect costs. [4] Travel for two City staff to attend the National EPA Brownfields Conference and regional brownfields workshops to gain the necessary expertise to redevelop challenging sites.

3.c. Measuring Environmental Results

Council Bluffs will develop a detailed work plan for implementing planned outputs under the proposed grant. The work plan will detail key milestones within the grant period for measuring, documenting, and communicating outputs and outcomes to the public, EPA Region 7, and other partners. At a minimum, outputs and outcomes will be detailed in quarterly reports to EPA. Public health issues will be addressed and tracked both during the project and following completion of specific area redevelopment plans during the grant period. Project benefits will be recorded by the city's brownfield coordinator by implementing the following: (1) number of sites perceived as contaminated but following assessment work, reveal no additional action relative to their planned reuse; (2) number of sites perceived to be contaminated and requiring remediation; (3) number of sites that currently do not contribute to property tax revenues; (4) number of "no further action letters" from the Iowa Department of Natural Resources for properties determined to be "clean" following the assessment process; (5) number of cleanup plans and Analysis of Brownfields Cleanup Alternatives; and (6) number of jobs created, housing unit additions/rehabs, and expanded tax base on redevelopment. The EPA ACRES Database will be continually updated by the city. When new activities, including assessments, redevelopment or job creation are accomplished on a parcel, it will be immediately updated. The project manager will periodically evaluate the project progress and take any necessary corrective actions.

4. Programmatic Capability and Past Performance

4.a. Programmatic Capability

4.a.i. Organizational Structure/4.a.ii Description of Key Staff: The City has the necessary organizational structure and capability to successfully administer the grant as demonstrated by the successful implementation of previous brownfield grants. Mr. Brandon Garrett, City of Council Bluffs Community Development Director and Ms. Courtney Harter, City of Council Bluffs

Community Development Project Coordinator and designated Brownfields Coordinator, will be responsible for management of the grant. This management team is efficient, and their level of expertise, qualifications, and experience will result in timely successful expenditure of funds completing all technical, administrative, and financial grant requirements, as demonstrated previously. Mr. Garrett received his B.A. in Regional and Community Planning from Kansas State University in 2001 and has 16 years of experience in urban planning. In his capacity as Community Development Director, Mr. Garrett is responsible for the overall administration of the Community Development Department. Ms. Harter received her B.A. in political science from Northwest Missouri State University in 2006 and Master of Public Administration from the University of Nebraska at Omaha in 2009. In her capacity as Community Development Project Coordinator, Ms. Harter is the city's Brownfields Coordinator, responsible for administering the City's EPA Brownfields program and assisting with the management of the Community Development Block Grant and HOME Programs. Ms. Harter has been employed with the City for close to five years. The City of Council Bluffs Community Development Department has extensive experience in efficiently and effectively managing federal and state grants. This includes $1,400,000 in EPA Brownfields Grants and approximately $2,000,000 annually in CDBG and HOME funds and program income. In the last 3 years, the city secured the following from the State of Iowa: $3,000,000 for 125 West Broadway Mixed Use Redevelopment, $2,500,000 for the Gunn Elementary School/Linden Place Apartments, and $3,500,000 from the Iowa DOT on three infrastructure grants for the S 24th Street reconstruction, River's Edge Infrastructure, and Gifford Road reconstruction. U.S. Department of Housing and Urban Development has awarded $2.3 million to the City for programs to protect children and families from lead-based paint and other home health hazards.

4.a.iii. Acquiring Additional Resources: The City will acquire additional technical expertise and resources through the services of a qualified EPA brownfield-experienced environmental contractor subject to a competitive selection process. This contractor will assist with project management, assessments, cleanup planning and community engagement. The City has implemented this resource acquisition process successfully on previous brownfield grants resulting in achievement of all cooperative agreement objectives. The City has a significant history in working closely with the executive officer of the Iowa Brownfield Program to provide technical expertise and advice.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: The EPA has awarded the Council Bluffs six Brownfields Grants totaling $1.2 million over eleven years. This includes two Assessment Grants in 2005 and 2008, a single Cleanup Grant in 2009 and 2011, and a Brownfield Area Wide Planning Grant. The most recent efforts resulted in 19 Phase I environmental site assessment (26 parcels and 14.57 acres), 4 Phase II environmental site assessments (5 parcels and 4.36 acres) and 4 supplemental Phase II for ACM. The City has worked diligently to update the ACRES database as additional information has become available. City officials are committed to continuing to report these future accomplishments to the EPA even beyond the grant period to support the EPA Brownfields program. For each of the EPA brownfields grants, the City of Council Bluffs was compliant with the grant workplan, schedule and terms and conditions, had a history of timely reporting for quarterly reports and other grant deliverables and was up to date with all ACRES reporting.

November 22, 2019

Mr. Jonathan Harrington
US EPA Region 7
11201 Renner Blvd
Lenexa, KS 66219

RE: City of Council Bluffs, Iowa – Brownfield Grant Application for Community-wide Hazardous Substances and Petroleum Assessment

Dear Jonathan:

This letter is submitted as a statement of acknowledgement, review and support for the City of Council Bluff's assessment grant application for $300,000, through funding authorized by §104(k) of CERCLA. This application and brownfield assessment initiative addresses known and potential hazardous substance and petroleum contamination at multiple abandoned and underutilized commercial and industrial parcels within the South Expressway Corridor.

The City seeks to carry out a comprehensive, community-wide approach for public engagement and participation in the environmental assessment, cleanup, and redevelopment planning efforts for former manufacturing, warehousing, and railroad properties within the Corridor, as known and suspected environmental contaminants have had a detrimental impact on redevelopment interest and community-quality impact in this area.

The Iowa Department of Natural Resources (IDNR) has worked closely with the City of Council Bluffs in past years by providing technical and financial resources through our Brownfield State Response Section 128(a) Program; however, the daunting task of these larger sites and a needed community-wide assessment approach within Council Bluffs will require significant investment, beyond the dedicated resources that both the IDNR and the City have already put forward.

The IDNR appreciates the opportunity to be a supportive partner for brownfield assessment, cleanup, and redevelopment projects in the past with the City of Council Bluffs, and we support the brownfield assessment strategies presented within the City's application with the highest degree of endorsement and confidence.

Sincerely,

Mr. Mel Pins
Executive Officer
Iowa Brownfield Redevelopment Program

City of Council Bluffs, Iowa Brownfields Community-Wide Assessment Grant Application

Threshold Criteria Response

Statement of applicant eligibility: The City of Council Bluffs, Iowa affirms that the organization is eligible for funding as it is a "General Purpose Unit of Local Government" in the State of Iowa. Please see the resolution below.

Community Involvement Plan Summary: The City recognizes the importance of community involvement activities and the role they play in building social strength and stability. Further, it acknowledges that understanding the needs of the affected neighborhoods is critical to the viability of any redevelopment within the South Expressway Corridor. The City has actively engaged community participation and involvement in all phases of redevelopment in the South Expressway Corridor area especially during development of the *Bluffs Tomorrow 2030 Plan*. This proposed U.S. EPA Brownfield Assessment Grant provides the City with another great opportunity to continue engaging area citizens, elected public officials, local non-elected public officials, ancillary organizations that can assist with revitalization efforts, in site selection and prioritization for assessments, cleanup decisions, and reuse planning activities. City officials have developed several well-established successful outreach methods to involve the community in the decision-making process as part of its previously awarded EPA Brownfields Assessment Grants. The City will replicate its previous efforts to ensure a high level of participation. This includes implementing the following Community Engagement Plan with the following key components:

- Hosting periodic open house events at varying times and at multiple venues throughout the community, such as a church or elementary school, to keep interested citizens apprised about the progress of the program, findings, summarizing next steps and soliciting community input.
- Publicize open houses in several outlets (e.g., *The Daily Nonpareil* newspaper, the city's website and its brownfields website, posted notices at public buildings such as City Hall and the public library, etc.).
- Developing a dedicated brownfields project website. The website will provide: a summary of the EPA Brownfields Program; highlights of brownfield projects; a listing of all funding leveraged; current project news; project photographs; and, a feedback/citizen comment page.
- Developing and maintaining a brochure which summarizes the purpose of the Brownfields Hazardous Site Assessment Grant and overall EPA Brownfields program. The outreach tool will provide examples of common brownfield sites, explain the Phase I and Phase II ESA process, describe the benefits of participating in the program, and provide answers to several frequently asked questions.
- Making presentations at City Council meetings. Face-to-face contact with elected officials and interested citizens provides opportunities for project updates and question/answer sessions. City staff and its environmental contractor will present several times during the project period.
- Maintaining a depository of all technical reports at City Hall readily available for public review.
- The City plans to make available material in other languages as necessary for non-English speakers.

Affirmation Statement regarding active Assessment Grants: The City of Council Bluffs, Iowa affirms it does not have an active EPA Brownfields Assessment Grant.

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Council Bluffs

* b. Employer/Taxpayer Identification Number (EIN/TIN): 42-6004428

* c. Organizational DUNS: 0519554330000

d. Address:

* Street1: 209 Pearl Street
Street2:
* City: Council Bluffs
County/Parish:
* State: IA: Iowa
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 51503-0826

e. Organizational Unit:

Department Name: Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.
* First Name: Courtney
Middle Name: D
* Last Name: Harter
Suffix:

Title: Community Development Project Coordinator

Organizational Affiliation: City of Council Bluffs

* Telephone Number: 712-328-4629
Fax Number: 712-328-4915

* Email: charter@councilbluffs-ia.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Council Bluffs, Iowa Brownfields Community-Wide Assessment Grant Application

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant IA-003 * b. Program/Project IA-003

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 05/01/2020 * b. End Date: 09/30/2023

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Matthew

Middle Name: J.

* Last Name: Walsh

Suffix:

* Title: Mayor

* Telephone Number: 712-890-5269 Fax Number: 712-328-4915

* Email: mwalsh@councilbluffs-ia.gov

* Signature of Authorized Representative: Courtney Harter * Date Signed: 12/03/2019