COMMUNITY DEVELOPMENT
(712) 328-4629

City of Council Bluffs, Iowa Brownfields Cleanup Grant Application
Narrative Information Sheet:

1. Applicant Identification:	City of Council Bluffs 209 Pearl Street Council Bluffs, IA 51503
2. Website URL	www.councilbluffs-ia.gov
3. Funding Request:	
a. Assessment Grant Type:	Single Site Cleanup
b. Federal Funds Requested:	$3,848,500
4. Location:	
a. City:	Council Bluffs
b. County:	Pottawattamie County
c. State:	Iowa
5. Property Information:	Former Council Bluffs Shooting Range Parcel #744412451004 Council Bluffs, IA 51501
6. Contacts:	
a. Project Director:	Courtney Harter 209 Pearl Street Council Bluffs, IA 51503 Phone: (712) 890-5354 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
7. Population:	62,670 (ACS 2022 5-year)

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8. 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).	**Yes**
The priority site(s) is in a federally designated floodplain (levee protected)	**Yes**
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	**Yes**

9. Releasing Copies of Applications: Not applicable (n/a) as the application does not have confidential, privilege, or sensitive information.

Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Overview of Brownfield Challenges and Description of Target Area: The city of Council Bluffs, Iowa is a dynamic diverse community of 62,799 people (U.S. Census 2020) strategically located on the Missouri River across from downtown Omaha, Nebraska, 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. Council Bluffs is the official "Mile 0" marking the official starting point of the transcontinental railroad. By the 1930s, Council Bluffs had become the country's fifth largest rail center. 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. However, by the mid-20th century the restructuring of the railroads and heavy industry caused large job loss which led to local business and industry experiencing a significant rate of decline leaving well over 100 abandoned and underutilized brownfield properties scattered through the City and especially within the South Expressway, the target area for this grant application. 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 Corridor is the target area for the city's brownfields program and a high priority for revitalization. Extensive community engagement during the city's comprehensive plan update, Bluffs Tomorrow 2030, identified the South Expressway Corridor as an area of great importance and in need of revitalization. The former Council Bluffs Shooting Range was identified and assessed with funds from the city's U.S. EPA Community Wide Brownfields Assessment Grant. The site is located in census tract 313, which is designated as both disadvantaged and an environmental justice community based on EJScreen and the socioeconomic threshold set in the CEJST tool. The former Council Bluffs Shooting Range (the "Site") for which the U.S. EPA Cleanup funding is being requested lies at a prime location for redevelopment.

ii. Description of the Proposed Brownfield Site: Located at the northeast corner of Veterans Memorial Highway and South Expressway Street is a vacant grass covered parcel that served as the former Council Bluffs Shooting Range (Parcel #744412451004). Historically, the 20.79 acres property was used as a trap shooting range from 1950 to 1990 with various commercial occupants along the west border. Prior to 1950 the site was undeveloped agricultural land used primarily for row crops. From 1990 to 2008 buildings along the west border of the property were occupied by an auto parts store and other commercial businesses. Since 2008 the site has been predominantly vacant. The site is impacted with lead and antimony above the Iowa Statewide Standard for soils of 400 milligrams per kilogram (mg/kg) and of 31 mg/kg, respectively.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: With the site's idea location at the northeast corner of Veterans Memorial Highway and South Expressway Street makes it an ideal location for mixed-use development. The proposed mixed-use development will provide upper

story (100+ units) with commercial floor development that includes retail space, restaurants, walking path, and greenspace. According to the Housing Affordability in the Omaha and Council Bluffs Area, An Assessment of Housing Affordability, Needs, and Priorities, too many households do not have access to safe, stable housing. One in four households in the area experience a housing cost burden, with most multifamily housing out of reach for low-income households. The proposed mixed-use development will provide much needed affordable housing stock, with access to alternative transportation (transit and trails). Veterans Memorial Highway has existing bicycle/pedestrian trail and transit stop while the South Expressway Street has a bicycle/pedestrian trail in development. In addition, the cleanup of the former Council Bluffs Shooting Range will help meet the Bluffs Tomorrow 2030 plan objective of "Minimize the encroachment of and impacts from commercial areas, industrial uses, and rail corridors on adjacent neighborhoods through land use planning, screening and buffering." Site cleanup will reduce lead exposure to nearby residential, including Tomes Mobil Home Park.

ii. Outcomes and Benefits of Reuse Strategy: The soil remediation of the former Council Bluffs Shooting Range will pave the way for the proposed $35 million mixed-used development. This project will allow for the addition of over 100 new affordable housing units within the city. According to the study: Housing Affordability in the Omaha and Council Bluffs Area, An Assessment of Housing Affordability, Needs, and Priorities: "Affordable housing developments create jobs and tax revenue. For example, every 100 units of affordable housing generates **$7.9 million** in local income, **$830,000** in tax revenue, and **122 jobs** in the first year, and ongoing economic benefits in every year following." This new mixed-use development will result in high-quality, healthy living environment for residents, close to employment and recreation centers. Energy-efficient and sustainable building practices will allow for lower utility costs for residents and reduction in air pollution. Access to the existing trail and transit networks minimizes transportation barriers elevating quality of life for this persistent poverty area with a 38 percent transportation insecurity[1].

*Located in a special flood hazard area

c. Strategy for Leveraging Resources

i. Resources Needed for Site Characterization/ii. Resources Needed for Site Remediation/iii. Resources Needed for Site Reuse

Name of Resource	Resource Type *Assessment *Remediation *Reuse	Secured or Unsecured	Additional Details
U.S. EPA Brownfields Assessment Funds	Assessment	Secured	Phase I ESA Phase II ESA Cleanup Planning
U.S. EPA Brownfields Cleanup Funds	Remediation	Unsecured	Soil Remediation
Tax Increment Financing	Reuse	Unsecured	

[1] USDOT Equitable Transportation Community Explorer

Tax Abatement	Reuse	Unsecured	
Workforce Housing Tax Credits	Reuse	Unsecured	Tax benefit to developers providing housing in Iowa communities, focusing on projects using abandoned, empty, or dilapidated properties.

iv. Use of Existing Infrastructure: The Site is situated in an already developed part of Council Bluffs. This provides benefits from existing nearby infrastructure, including sanitary sewer, water, natural gas, electricity, fiber optic cables, and paved streets that will be able to accommodate the proposed development. It is conveniently located at the corner of Veterans Memorial Highway and South Expressway Street. Public transit serves the Site via Veterans Memorial Highway with trail access along Veterans Memorial Highway and a trail in development along South Expressway Street.

While the existing surrounding infrastructure supports the project, integrating the Site into the surrounding area will require the extension of public infrastructure. Redevelopment will include the addition of new sewer, water, natural gas, and electric connections. In addition, new parking lots, sidewalks, trails, and streetscapes will be needed. Both public and private funding will be utilized to complete the necessary infrastructure for the proposed mixed used development.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding: This grant U.S. EPA Brownfields Cleanup Grant will provide the necessary funding to cleanup the former Council Bluffs Shooting Range to residential standards. Council Bluffs has a household income 25 percent lower than the Omaha Metro and about 15 percent lower than the State of Iowa per capita income[2] while grappling with older housing, commercial, and industrial building stock. The city is also contending with aging infrastructure and poor aesthetics of commercial and retail areas which further dampens reinvestment. Due to the differences in commercial taxes between Iowa and Nebraska, new development must be heavily subsidized to attract investment. This and substantial soil contamination at the former Council Bluffs Shooting Range contributes to why this site in a prime location has sat underutilize since the 1990s. The site current sits vacant and poses adverse environmental impacts on the surrounding area, reducing property values, and negatively impacting reinvestment, throughout the target area. Redevelopment of this site will be the catalyst for redevelopment of the surrounding area.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: The target area has been identified by the Climate and Economic Justice Screening Tool as a disadvantage area, experiencing climate change, legacy pollution, and transportation barriers. The area's demographics include 47 percent low income, 22 percent people of color, 21 percent persons

[2] ACS 2022 5-Year Estimate

with disabilities, 20 percent children, and 21 percent senior citizen[3]. One of the greatest threats facing the sensitive population of the target area is the environmental burden. The area is over the 85th state percentile for nitrogen dioxide, diesel particulate matter, traffic proximity, superfund proximity, RMP facility proximity, hazardous waste proximity, underground storage tanks[3]. Environmental health plays an important part in a person's overall physical and mental health. Occurring to the Office of Disease Prevention and Health Promotion people with low incomes are more likely to live in polluted areas and are at a higher risk of health problems related to pollution. Secondly the area experiences a high flood risk in the 87th state percentil[3] and critical gaps in service. The area is in a food desert while also experiences burden to access transportation[3]. This contaminated site perpetuates the socioeconomic decline with the target area. These negative metrics have a disproportionate impact on the welfare of human and environmental health in this community. The redevelopment of the former Council Bluffs Shooting Range will create affordable housing, greenspace, and commercial space which will direct support investment, foster new well-paying jobs, revitalization, and social equity.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Exposure to lead can lead to developmental delays, learning difficulties, hearing loss, premature birth, low birth weight, high blood pressure, cardiovascular disease, and cancer. According to the World Health Organization lead is one of 10 chemicals of major public health concern requiring action to protect the health of workers, children, and women of reproductive age. According to the County Health Rankings & Roadmap, Pottawattamie County rank 95th out 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. Several recent health studies indicate exposure to carcinogens in the Council Bluffs area are higher than other communities in Iowa. A University of Iowa study titled *2023 Cancer in Iowa* reported that Pottawattamie County was a county with the number of new cancer cases and cancer deaths greater than of the state. The National Cancer Institute (NCI) lists Pottawattamie County cancer incidence rates as 485.6, which is higher than the U.S. rate of 444.4 per 100,000. Finally, Cancer InFocus, estimates the cancer incidence rate per 100,000 in Pottawattamie County as 485.371 with an estimated cancer mortality rate of 173.7 per 100,000. Lead remediation on the former Council Bluffs Shooting Range will reduce exposure to lead that are negatively impacting the surround area. In addition, the Iowa Department of Public Health's Annual Lead Testing for Children Under 6 shows that in Council Bluffs that the five-year average for children having an elevated blood lead level is nearly three percent.

(3) Environmental Justice/(a) Identification of Environmental Justice Issues: Unfortunately, the target area has experienced unequal environmental and economic burdens, as mentioned previously the target area has seven environmental burdens over the 85th percentile[3]. This compounded with nearly half of the population as low income, an unemployment rate of five percent, and high percentage of population with less than a high school education[3]. The vacant, underutilized, severely contaminated former Council Bluffs Shooting Range site only exacerbates the environmental justice issues experienced by this community. While direct correlation between contamination exposure and adverse health conditions cannot always be proven, EPA EJSCREEN and CEJST data shows a connection between localized environmental

[3] EPA EJSCREE

burdens, including lead exposure and the negative health outcomes occurring with the area. In accordance with the Justice40 Initiative to remove blight, environmental hazards, and negative health impacts in disadvantaged communities, all of the proposed cleanup funding will be used within the disadvantaged target area to advance environmental justice.

(b) Advancing Environmental Justice: According to the U.S. EPA, environmental justice is "the fair treatment and meaningful involvement of all people." This can only be accomplished through the goal of equal protection for all, community involvement of all, and healthy living environments for all. Advancement in the target area's environmental justice will be achieved through (1) a robust community engagement/involvement process that will actively reach all community members, (2) improve health outcomes by removing a contamination source, (3) providing new affordable housing options with site redevelopment, (4) within the mixed-use redevelopment will provide access to employment centers, (5) provide connections to nearby trail segments and transit routes providing opportunity for those without access to an automobile.

b. Community Engagement

i. Project Involvement/ii. Project Roles

Organization	Mission	Point of Contact	Role
Iowa Department of Natural Resources	To improve the quality of life in Iowa by conserving and enhancing natural resources.	Mel Pins Mel.Pins@DNR.Iowa.Gov	Provide input on cleanup.
Council Bluffs Community Development	Oversees various aspects of urban planning, development, and housing.	Courtney Harter Charter@councilbluffs-ia.gov	Administer CDBG and Home funding and lead public engagement efforts for affordable housing.
Pottawattamie County Public Health Department	To work in partnership to protect all of Pottawattamie County residents' health.	Matt Wyant Matthew.Wayant@PottCounty.ia.gov	Provide public information regarding health concerns of contaminants.
Neighbor-Works Home Solutions	Simulates revitalization of neighborhoods by creating quality housing choices in the communities we serve.	David Hazlewood Dhazlewood@nwhomesolutions.org	Continue success of creating quality affordable housing and assist with redevelopment.

The 712 Initiative	Is aimed at improving the economic vitality in redevelopment areas through investments in built environment, activating public spaces delivering programs that increase social engagement and healthy lifestyles.	Chris LaFerla Chris@councilbluffsiowa.com	Will activate community partnerships and strengthen neighborhood participation.

iii. Incorporating Community Input: The City recognizes the importance of community involvement activities and the role they play in building social strength and stability. This will be especially true for the neighborhood surrounding the Former Council Bluffs Shooting Range, which is why the city has actively been engaging residents throughout the process. Most recently, on October 21, 2024, the city hosted a public meeting to share and solicit feedback on the draft EPA Cleanup Grant application and the draft ABCA. In addition, the city actively engages in community participation and involvement in all phases of the redevelopment within the South Expressway Corridor (target area) area. This was especially true during development of the *Bluffs Tomorrow 2030* Plan. As the cleanup moves forward on the Former Council Bluffs Shooting Range Site information on the project schedule, drafts, and final versions of reports (including cleanup plan and redevelopment plan), options for comment and feedback will be made available on a created Council Bluffs Brownfields website. This website will also inform citizens how the EPA has positively assisted the city with cleaning up and redeveloping this site. The city will host at least two open house events (in person and/or virtual) to keep interested citizens and neighborhood residents apprised about the project progress and to solicit community input. Input from each open house event will be recorded and incorporated where appropriate. Open house events will be published in the local newspaper and posted on the City's website including the brownfields website, as well as posted in public buildings such as City Hall, the public library and at the site. Social media outlets such as Facebook and Twitter will serve as another forum to keep citizens aware of this important endeavor. The city plans to make available material in other languages as necessary for non-English speaking residents. The combination of these community input actions will provide an opportunity to update and engage residents on the progress of the City's historically successful (i.e., Phoenix Award Winner for International Harvester Loft Cleanup and Redevelopment) and ongoing brownfields program.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

The remediation plan was developed through the utilization of the city's current U.S. EPA Brownfield Assessment grant. A Phase I ESA and cleanup planning activities were completed under the assessment program. Through the previous owner the site was entered into the Iowa Department of Natural Resources Land Recycling Program (Iowa's voluntary cleanup program). A draft Analysis of Brownfields Cleanup Alternatives (ABCA) was developed by a qualified environmental professional and submitted for public review and comment. The proposed cleanup plan for the former Council Bluffs Shooting Range includes soil excavation and treatment with

off site disposal and backfilling with certified clean fill. This is an effective way to eliminate risk at the site, since exposure pathways will no longer exist.

b. Description of Tasks/Activities and Outputs

Task 1: Cooperative Agreement Oversight
i. Project Implementation: Manage QEP; prepare Quarterly Reports; Annual Financial Reports; and MBE/WBE Reports; update ACRES database; prepare Grant Closeout Report
ii. Anticipated Project Schedule: Quarterly reports will be submitted by January 30th, April 30th, July 30th, and October 30th, with the first report due January 30, 2026. Annual DBE reports will be submitted by October 30th, with the first report due on October 30, 2026. Grant closeout is expected Q1 FY 2029.
iii. Task Lead: Project Director and Project Manager
iv. Outputs: Admin Records: Work plan; Qualified Environmental Professional (QEP) procurement; (16) Quarterly Reports; (4) Annual Financial Reports; (4) MBE/WBE Reports; (1) Grant Closeout Report (number of outputs assumes schedule holds)
Task 2: Community Engagement/Outreach
i. Project Implementation: Prepare and implement a site-specific community input plan that will identify community engagement activities that will be utilized to inform the public on the cleanup along with how to provide feed.
ii. Anticipated Project Schedule: Project Website (Q1); (1) Program Flyers; First Public Meeting (Q2); (1) Neighborhood Meeting (Q2); (1) National Brownfields Conference (FY2027); Second Public Meeting (Q15)
iii. Task Lead: Project Manager with input from QEP
iv. Outputs: (2) Public Meetings; (1) Project Website (1) Neighborhood Meeting; (1) Program Flyer; (1) Attend National Brownfields Conference
Task 3: Cleanup Oversight & Planning
i. Project Implementation: Prior to site remediation work, QEP will prepare a site-specific quality assurance project plan (QAPP), final ABCA, health and safety plan (HASP), NHPA/Section 106 compliance, cleanup plan and bid specification, and conduct bidding process.
ii. Anticipated Project Schedule: This task will begin after QEP has been procured and is anticipated to be completed by Q2 FY27.
iii. Task Lead: Project Manger and QEP
iv. Outputs: (1) QAPP; (1) ABCA; (1) HASP; (1) NHPA/Section 106 compliance; (1) Cleanup plan and bid specification; (1) Summary of bidders
Task 4: Site Cleanup (Remediation Contractor Only)
i. Project Implementation: Implementation of cleanup plan described in Section 3.a
ii. Anticipated Project Schedule: Q1 FY26 through Q4 FY29
iii. Task Lead: Project Manager, Remediation Contractor, and QEP
iv. Outputs: Daily construction logs from monitoring of remediation activities; landfill tickets; post soil removal action cleanup report

c. Cost Estimates

Budget Categories	**Project Tasks ($)**				**Total**
	Task 1	**Task 2**	**Task 3**	**Task 4**	
Personnel	$10,000	$5,000	$2,500	$2,500	$20,000

	Fringe Benefits	$4,000	$2,000	$1,500	$1,500	$9,000
	Travel	$4,500	-	-	-	$4,500
	Equipment	-	-	-	-	-
	Supplies	-	$1,500	-	-	$1,500
	Contractual	$14,000	$13,000	$35,000	$291,000	$353,000
	Construction	-	-	-	$3,460,000	$3,460,000
	Other	$500	-	-	-	$500
Total Direct		$33,000	$21,500	$39,000	$3,755,000	$3,848,500
Indirect Costs		-	-	-	-	-
Total Budget		**$33,000**	**$21,500**	**$39,000**	**$3,755,000**	**$3,848,500**

Budget Explanations	
Personnel	The Project Manager has an hourly rate of $40.84 and is anticipated to spend 350 hours of time on this project. Whereas, the Project Director has an hourly rate of $70.91and is anticipated to spend 80 hours of time on this project for a total of $20,000 (round up)
Fringe Benefits	The Project Manager has an hourly fringe benefit rate of $21.02 and is anticipated to spend 350 hours of time on this project. Whereas, the Project Director has an hourly rate of $18.92 and is anticipated to spend 80 hours of time on this project for a total of $20,000 (round up)
Travel	Airfare: 2 tickets at $750 = $1,500 Hotel: 4 nights x 2 rooms at $300 per night = $2,400 Meals: Federal per diem rate of $69 per day x 4 x two persons = $552 ($550 round down) Mileage: To and from Airport 75 miles x .67 (federal mileage rate) = $50.25 ($50.00 round down)
Equipment	Not applicable
Supplies	Cost for public notification such as postcards, flyers, ads, etc.
Contractual	[6]Contractual (QEP costs): Reporting/Cooperative Agreement Requirements: $14,000 (23 hours per year x 4 years x $155 per hour = $14,000 (round down)); Community Engagement: $13,000 (84 hours x 155 per hour (round down)); Cleanup Planning (final ABCA, NEPA/Section 106, project specifications, health and safety plan; and cleanup bidding): $35,000 (226 hours x $155 per hour (round down)); Cleanup (on-site oversight and monitoring, soil screening, final inspection, Davis Bacon, and post Removal Action Cleanup Report: $291,000 (1,317 hours x $155 = $204,135 + $86,865 for lab, per diem, mileage, supplies, equipment) (costs determined by an average hourly rate of $155 from QEPs in the state).
Construction	[7]Construction (Cleanup): The $3,460,000 estimate was provided by a shooting range lead reclamation contractor, a truck hauler, and local landfill. It is estimated excavating soil, separating shot from soil, chemical treatment, hauling, and disposal of approximately 17,000 cubic yards of soil will take approximately

	six months, Processing material and separating lead shot (17,000 CY x $40/CY = $680,000); excavating soil and blending chemical treatment (17,000 CY x $23.72/ton = $403,250 (round up)); loading and hauling soil to landfill (27,200 tons x $25/ton = $680,000); landfill disposal (27,200 tons x $23.50/ton = $639,200; blending chemical ($780 tons x $542/ton including shipping = $423,000 (round up)); backfill and compaction per cubic yard (17,000 CY x $23/CY = $391,000); adding topsoil (2,950 CY x $55/CY = $162,250; additional items (dust control; silt fencing; supplies; sanitary facilities = $81,300 (round down).
Other	Cost for registration to national brownfields conference: 2 x $250 = $500

d. Plan to Measure and Evaluate Environmental Progress and Results

Project progress, outputs, and outcomes will be measured and tracked by the city with assistance from the QEP. The city's Housing and Economic Development Planner will oversee the QEP and contractor, compile information to track financial progress, provide administrative checks and balances, and communicate progress to EPA. To measure progress towards successful cleanup of the site, the city and QEP will produce records, documents, and communications that will track outputs, including public and stakeholder meetings, public notices, fact sheets, permits and regulatory approvals, construction reports, compliance evaluations, quarterly and annual reports to EPA regarding performance, expenditures, MBE/WBE inclusion, ACRES reporting, project profiles, closeout reports, and technical progress of the contractor.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure/ii. Description of Key Staff: The City has the necessary organizational structure and capacity 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, Ms. Courtney Harter, city of Council Bluffs Housing and Economic Development Manager, and Ms. Dessie Redmond, city of Council Bluffs Housing & Economic Development Planner 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. Garret is responsible for the overall administration of the Community Development Department. Ms. Harter is responsible for administering the City's EPA Brownfields Program and assisting with the management of the Community Development Block Grant (CDBG) and HOME Programs. Ms. Redmond will be the City's EPA Brownfields Project Manager and is responsible for program implementation and fiscal management including the CDBG and HOME programs. The Council Bluffs' Community Development Department has extensive experience in efficiently and effectively managing federal and state grants. This includes$1,400,000 in U.S. EPA Brownfields Grants and approximately $2,000,000 annually in CDBG and HOME funds and program income. In recent years, the city has secured funding from the State of Iowa: $3,000,000 for 125 West Broadway Mixed Use Redevelopment, $2,500,000 for Gunn Elementary School/Linden Place Apartments, and $3,500,000 from the Iowa DOT on three infrastructure grants for S. 24th Street reconstruction,

River's Edge Infrastructure, and Gifford Road reconstruction. U.S. Department of Housing and Urban Development has awarded $2,300,000 to the city for programs to protect children and families from lead-based paint and other home health hazards. Finally, this spring the city was awarded a $300,000 U.S. EPA Brownfields Community-Wide Assessment Grant.

iii. Acquiring Additional Resources: The City will acquire additional technical expertise and resources through the service of a qualified EPA brownfield experienced QEP, subject to a competitive selection process. The QEP will assist with project management, community engagement, cleanup planning, and site cleanup activities. 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 working closely with the executive officer of the Iowa Brownfield Program to provide technical expertise and advise.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments/(2) Compliance with Grant Requirements: Council Bluffs has demonstrated a unique ability to quickly return properties to a productive reuse. The EPA has awarded the city of Council Bluffs seven Brownfields Grants totaling $1.4 million over twelve years and was recognized with a prestigious Phoenix Award for their brownfields-related accomplishments. This includes three Assessment Grants in 2005, 2013, and 2020, single site Cleanup Grants in 2009 and 2011, and a Brownfield Area Wide Planning Grant in 2016. The table provides a summary of Council Bluffs' previous grant accomplishments. The 2020 Assessment Grant began October 1, 2020, and the city is working toward workplan objectives following approval of a grant extension request in the fall of 2024. City officials are committed to continuing to report future accomplishments in ACRES to the EPA even beyond the grant period to support the EPA Brownfields program. For each of the closed 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, was up to date with all ACRES reporting and expended funds.

Year & Grant Type	Accomplishment
2021 Cleanup Grant	The property awarded cleanup grant funding has been accepted into the Iowa DNR's Land Recycling Program (LRP) and is currently going through the LRP process. SHPO clearance has been provided for the property.
2020 Community-Wide Assessment	Ten Phase I ESAs, two Phase II ESAs, five supplemental Phase II ESAs, and one target area revitalization plan have been completed to date. Cleanup planning has been completed for two sites.
2013 Community-wide Assessment	The grant was used to conduct 15 Phase I and seven Phase II ESAs within the historically industrial West Broadway Corridor.
2011 Cleanup	Cleanup funding was utilized to cleanup metals, organic contaminants, and other hazardous materials at the former 3.8-acre site of the Katelman Foundry Site along 2nd and 3rd Avenues and 11th Street.

2009 Cleanup	Grant funds were used to cleanup polynuclear aromatic hydrocarbons, metals, and volatile organic compounds at the former International Harvester Building-West at 1001 South Sixth Street.
2008 Hazardous Assessment	Funding was used to perform 10 Phase I and six Phase II ESAs in the South Main Target Area.
2008 Petroleum Assessment	Petroleum grant funds were used to conduct Phase I and Phase II ESAs at sites with petroleum contamination.
2005 Hazardous Assessment	Conducted Phase I and Phase II ESAs for sites contaminated with hazardous substances in the South Main Target Area.
2005 Petroleum Assessment	Conducted Phase I and Phase II ESAs for sites contaminated with petroleum substances in the South Main Target Area.