**Council Communication**
**December 14, 2020 City Council Meeting**

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| Department:<br>Community Development<br><br>Case/Project No.: N/A | Ordinance No.: N/A<br><br>Resolution No.: 20 - | First Reading: N/A<br>Second Reading: N/A<br>Third Reading: N/A<br>Public Hearing: N/A |

**Subject/Title**

Accept and Execute Consultant Contract to carryout the 2020 EPA Brownfields Hazardous Substance Assessment Grant

**Location**

South Expressway Corridor Area

**Background/Discussion**

Background

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 Corridor is primed for redevelopment based on its proximity to downtown and the planned removal of a rail corridor though the area. The Arts and Cultural District is expected that the Hoff Center will require future expansion and/or new adjacent development. 16th Ave 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 have great redevelopment potential drawing high tax valueal/industrial development.

In December of 2019, an application for an EPA Brownfields Hazardous Substance Assessment Grant was prepared and submitted to the EPA. The application requested $300,000 to assist the City in developing an area-wide plan with targeted areas for the subsequent reuse on the high-priority brownfield sites in the South Expressway Corridor Area. In the summer of 2020, the City was awarded a $300,000 EPA Brownfields Hazardous Substance Assessment Grant.

Discussion

In order to select a consultant to carry-out these activities, staff completed a Request for Proposals (RFP) process. Three proposals were received from Impact 7G, Blackstone Environmental and Tetra Tech. Based on the qualification of each firm, staff recommends hiring Impact 7G. Impact 7G is familiar with Council Bluffs and specifically the Reliance Battery Factory site. The consultant will assist the City in preparing cooperative agreements and oversight, community involvement, existing conditions research, market analysis, brownfield site reuse planning, development of design concepts, and a final plan as detailed in the City's approved EPA Work Plan for the grant. The total amount will not exceed $300,000.

**Staff Recommendation**

The Community Development Department recommends City Council adopt a resolution authorizing the Mayor to accept and execute a contract with Impact 7G for consultant services for the 2020 EPA Brownfields Hazardous Substance Assessment for the South Expressway Corridor project area.

**Attachments**

Proposals for the RFP
Map of the Target Area for the South Corridor Project Area

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