Attachment B

COMMUNITY DEVELOPMENT
(712) 890-5350

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. Funding Request:
   a. Assessment Grant Type: Single Site Cleanup
   b. Federal Funds Requested:
      i. Funding about requested: $500,000
      ii. Cost Share Waiver Request: No
      iii. $500,000 Limit Waiver: No
3. Location:
   a. City: Council Bluffs
   b. County: Pottawattamie County
   c. State: Iowa
4. Property Information: Former Reliance Battery Site, 813 22nd Avenue Council Bluffs, IA 52060
5. Contacts:
   a. Project Director: Courtney Harter, 209 Pearl Street, Council Bluffs, IA 51503Phone: (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
6. Population: 62,799 (2020 U.S. Census)

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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.	**4**

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

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

1. PROJECT AREA DESCRIPTION AND PLANS 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 62,799 people (U.S. Census 2020) strategically located on the Missouri River across from downtown Omaha, NE, in Pottawattamie County, IA. 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 manufactures, 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 and especially within the South Expressway Corridor, the target area. 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 target area is Census Tract 308.

The South Expressway Corridor, located in the urban core, is a high priority revitalization area for the city. In the city's recently updated comprehensive plan, *Bluffs Tomorrow 2030*, the South Expressway Corridor was identified for prime redevelopment based on its proximity to downtown. With the removal of a rail corridor through the South Expressway, traffic conflicts will be greatly reduced allowing for greater access to the area. The Former Reliance Battery Site (the "Site") for which the Environmental Protection Agency (EPA) Cleanup funding is being requested lies in the heart of the South Expressway Corridor area.

1.a.ii. Description of the Brownfield Site: The Former Reliance Battery Site located at 813 22nd Avenue located in Council Bluffs' South Expressway Corridor encompasses approximately one half a city block that is approximately one acre in size and is surrounded by single-family residential homes. The Site was used for manufacturing, repairing and reconditioning lead acid batteries from the early 1920's through 1974. At its height the factory was capable of producing 1,200 batteries per day. In 1974 the business was incorporated as the Reliance Battery Manufacturing Company (RBMC). In February of 1985, the State of Iowa Department of Natural Resources (IDNR) conducted a preliminary assessment and concluded there was potential for soil and groundwater contamination. In May of 1989, an EPA-coordinated site investigation identified soil with elevated concentrations of lead at the Site and adjoining residential properties. The IDNR and EPA efforts are summarized in the table below.

Date	Action
1989-1990	Additional site investigations were conducted, lead in soil was identified at concentrations of 115,000 milligrams per kilogram (mg/kg) at the Site and 2,200 mg/kg on the adjoining residential properties.
September 1990	RBCM excavated soil from the contaminated areas of the Site without notifying EPA. EPA re-sampled and determined concentrations were substantially higher in some areas.
November 1990	An Action of Memorandum selecting excavation areas and an off-site disposal plan for lead contaminated soil at the Site and adjoining properties was signed by EPA.
May 1991	Soil excavation was completed. No further EPA Superfund activities were expected, no further response under CERCLIS was required, and archiving the property was deemed appropriate EPA. Lead at concentrations of 2,400 mg/kg remained in soil at the Site.
March 1992	An EPA report identified lead releases were from baghouse operation, ventilation collection systems, the lead oxide bulk storage tank loading operations, and from fugitive emissions from the plant when doors and windows were left open during manufacturing.

February 1998	IDNR Solid Waste Section responded to the EPA Region 7 Superfund Division's request for concurrence regarding discontinuing all investigation and/or cleanup activities at the Site and "Archiving" from the active CERCLIS database. The DNR's opinion was that archiving the RBMC was not appropriate and continued EPA oversight was required given that; RBMC had a history of violations of both environmental and worker safety regulations; continued hazardous material releases had occurred on the Property since the 1991; EPA administrative action, and in April of 1995, an accident occurred at RBMC that resulted in the hospitalization of a worker with a lead blood level of 357 micrograms per deciliter (3.5 times the potential lethal does for lead). Based on the Site history and current operations, some form of continued EPA oversight was requested to prevent future releases.
July 2011	Site was Archived.

A Phase I Environmental Site Assessment (ESA) was conducted on April 27, 2020, as part of the City of Council Bluffs' due diligence prior taking ownership of the Site. During the Phase I ESA, seven recognized environmental conditions (RECs) were identified, including that the property was utilized as a battery manufacturing facility from circa 1920s through 2019. Three of the identified RECs were associated with the adjacent properties. On August 17th, 18th, and 19th, 2020, thirty-two soil borings were advanced using a Geoprobe® track-mounted rig with a direct push attachment to a depth of five to 10 feet below ground surface (bgs) to evaluate the extent of RCRA metals soil contamination, specifically lead, in surface soil throughout the Site . Additionally, nine temporary monitoring wells were advanced to a maximum depth explored of 20-feet bgs to evaluate soil near the soil and groundwater interface and groundwater conditions at the Site. The results of the sampling are summarized as follows:

- The distribution of concentrations of VOCs, SVOCs and RCRA metals in soil exceeding the Statewide Standard (SWS) have been defined to the Site boundaries. Elevated concentrations of lead and arsenic exceeding the SWSs (400 and 1.9 mg/kg) are confined with surficial, unconsolidated sand, silt, and gravel ubiquitous throughout the Site from the top of the ground surface to two to five feet bgs. Lead concentrations of 1.7 to 30 times higher than the SWS of 400 mg/kg are present at the surface and shallow depths and within proximity to single-family residential dwellings. Up to 7,000 cubic yards (yds ^{3fd}) of lead contaminated surficial sediments may be present at the Site.
- Tetrachloroethylene (PCE) chlorinated solvent was identified at soil sample locations SB-5 3-5' bgs (0.0192 mg/kg); SB-16 10-11' bgs (0.0178 mg/kg); SB-25 14-15' (0.0175 mg/kg) near the depth of the soil and groundwater interface zone between 10 and 15 feet bgs.
- The distribution of concentrations of VOCs, SVOCs and RCRA metals in groundwater exceeding the SWS have been defined to the Site boundaries. Dissolved lead was identified at monitoring well location SB-33/TMW-9 on the southwest corner of the building at concentration of 31.7 micrograms per liter (µg/L). The concentration exceeds the SWS for protected groundwater sources (15 µg/L). The remaining constituents were below the SWS or below the laboratory reporting limits.
- One private well listed as the Council Bluffs Community Schools is located within 1,000 feet of the Site.

Based on the findings and conclusions resultant of data collected during the Site Investigation and Characterization Report (SICR), the detected constituents of lead in surface soil presents a risk to human health and the environment. The SICR recommends a remedial action plan (RAP) and Soil Management Plan (SMP) to address environmental liabilities associated with the proposed Site redevelopment as single and/or multi-family residential and to mitigate risk to associated receptors and pathways to human contact (i.e., direct contact and inhalation, ingestion, water main and water service lines, vapor intrusion to sanitary sewers and enclosed space basement receptors). RAP recommendations may include construction of

engineered barriers to prevent contact between humans and impacted soil and groundwater; over-excavation of shallow contaminated soils and disposal to a regulated facility; installation of active and passive vapor mitigation systems; construction of chemical resistant water mains and water service lines servicing the development and established environmental covenant or deed restriction prohibiting the construction of water supply wells on the Property.

1.b. Revitalization of the Target Areas

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: The site now presents an opportunity for the city to cleanup and add much needed affordable housing within the established residential area that lies within the city's urban core. The city recently updated comprehensive plan, *Bluffs Tomorrow 2030,* which had an extensive community engagement process*,* identified the Former Reliance Battery Factory Site area as a prime location for affordable housing. Specifically, the plan states the following objective: "Minimize the encroachment of impacts from commercial areas, industrial uses, and rail corridors on adjacent neighborhoods through land use planning, screening, and buffering." The cleanup of the Former Reliance Battery Factory Site will meet this objective by cleaning up the Site to residential standards. It will allow for the creation of much needed affordable housing within the urban core and provide land use uniformity as the Former Reliance Battery Factory Site is surrounded by residential development. The *Bluffs Tomorrow 2030* plan has a neighborhoods and housing goal to "Enhance and maintain the city's neighborhoods to provide the housing, character, and supporting amenities to retain and attract residents to Council Bluffs." The proposed single-family or attached two-family development aligns with the *Bluffs Tomorrow 2030* goal while maximizing the number of units on the Site. The redevelopment plan, as determined by the project partners calls for eight to twelve units depending on layout. Fifty-one percent of all the units will be marketed to 80% or below of the median family income providing necessary workforce housing. The development of 8-12 new residential units will provide at least **$867,600** in new assessed valuation for the neighborhood. With a median price of **$116** per square foot, a 900 square foot home (comparable to surrounding homes) would bring **$104,400** in construction costs per unit or **$835,200 to $1,252,800 total**.

b.ii. Outcomes and Benefits of Reuse Strategy: The environmental cleanup of the Former Reliance Battery Factory, located adjacent to an opportunity zone, into housing will result in the development of 8 to 12 new residential units. At least 51% (4-7 units) will be sold to LMI households at or below 80% of the median family income providing desperately needed workforce housing. The Council Bluffs Distressed Housing Community Study completed in July 2021, concluded that Council Bluffs needs to stimulate new construction, redevelopment and rehabilitation to meet the needs of current and potential future residents. The Former Reliance Battery Factory development will provide nearly **$1 million** in new assessed value in an urban neighborhood prime for revitalization. Not only will this clean up the Site and protect surrounding residents, especially the children, from contamination encroachment from the Site, but it will also spur additional investment within the Target Area. This new residential development will result in a high-quality, healthy living environment for residents through the incorporation of green and sustainable building methods/materials. Energy efficiency practices will allow for lower utility costs for residents, as the city encourages the use of energy efficiencies and green development in all redevelopment projects. This redevelopment strategy puts residents near their likely places of employment minimizing transportation as a barrier to elevating quality of life outcomes. Additional green measures such as rain gardens, rain barrels, and native plantings will be incorporated where possible for stormwater management. In addition, this residential development has the ability to attract and sustain much needed workforce in the area. Available affordablehousing for workforce remains a monumental impediment to expanded economic development in most Midwest communities, and Council Bluffs is no exception.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: The City of Council Bluffs has a 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. Resources secured and committed to the Target Area to date is as follows:

Southwest Expressway Area Local Leverage (Actual Funding Secured)							
Location	CDBG	NSP	Local	Waterworks	IDOT	IDNR	Total
22nd Ave. & S. 6th St.: Acquisition & Demo	$279,217	$225,000	$13,205				$517,422
6th Street 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
813 22nd Ave (site acquisition & ESA)	$159,220					16,020	$175,240
813 22nd Ave (building demolition)	$89,800						$89,800
813 22nd Ave (housing development)	$340,780						$340,780
8th Street from 19th Ave to 23rd resurfacing, curb and gutter.			$250,000				$250,000

1.c.ii. Use of Existing Infrastructure: The Site is an infill lot that is attractive to developers of the affordable housing due to the existing public and private infrastructure (water, sewer, stormwater, electricity, natural gas, streets) already serving the lot. The exiting utilities will be able to easily handle the demand from the planned housing development (8 to 12 housing units). The new affordable housing development will incorporate green/sustainable building and stormwater management practices into the redevelopment of the Site, where feasible.

2. Community Need and Community Engagement

2.a. Community Need

2.a.i. The Community's Need for Funding: This grant will provide the necessary funding to clean up the Site to residential standards. Council Bluffs has a household income 20% lower than the Omaha Metro and 10% lower than the State of Iowa and with a population under 65,000, faces the task of handling several urban issues (high poverty, lower household income) while grappling with older housing, commercial and industrial building stock. The city also is contending with aging infrastructure and poor aesthetics of commercial and retail areas which further dampens reinvestment. Due to differences in commercial taxes between Iowa andNebraska and property taxes between the city and Pottawattamie County, new development must be heavily subsidized to attract investment. The Former Reliance Battery Factory Site desperately needs to be cleaned up. The city has already invested $175,000 for acquisition and environmental site assessments of the Site and has $325,000 allocated to subsidize the residential development for a total city Investment of
$500,000 but lacks the necessary fund to complete the necessary soil cleanup. The Site currently sits vacant and poses adverse environmental impacts on the surrounding neighborhood reducing property values, and negatively impacting reinvestment, throughout the Target Area. Site redevelopment that is anticipated to bring up to **$1.2 million in new construction** and nearly **$1 million in new assessed** neighborhood valuation is key to raising the surrounding property values.

2.a.ii. Threats to Sensitive Populations: (1) Health or Welfare of Sensitive Populations: The identified sensitive populations (children and seniors) within the Target Area (Census Tract 308) make up 57% of the total population. Seniors make up 29% while children make up 28% of the population (2014-2018 American Community Survey 5-Year Estimates). With 17.8% of the population below the poverty level (HUD Community Planning Division Maps), over 10% of households within the Target Area receive food stamp assistance (2018 ACS 5-Year). The Target Area is indicated on the USDA Food Access Research Atlas as low-income census tract where a 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 (lowest level of data available), according to the Iowa Public Health Tracking (IPHT) program, roughly 1% of the 1,042 children screened where confirmed to have an elevated blood lead (EBL) level. Therefore, it is estimated that approximately 10 children are EBL cases within the target area. These children will have to continue to experience a disproportionate share of adverse health and environmental effects if conditions remain unchanged, as children can be exposed to lead in soil by touching, breathing, or playing in lead contaminated soil. The redevelopment of the Former Reliance Battery Factory into affordable housing will create additional housing and job opportunities within the Target Area. This Site will serve as a catalyst for other redevelopment projects within the Target Area.

(2). Greater Than Normal Incidence of Disease and Adverse Health Conditions: The proposed EPA cleanup grant funding will allow the city to remediate this contaminated Site that could be contributing to less healthy conditions within the City of Council Bluffs. According to the County Health Rankings & Roadmap program, Pottawattamie County 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 great 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 481, which is higher than the U.S. rate of 449 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. According to the EPA EJSCREEN, the Target Area is in the 71st percentile for cancer risk compared to the restof Iowa.

(3). Disproportionately Impacted Populations: The Target Area is characterized by a household median income that is over $12,000 lower than the Nation's household income. Within the Target Area 23.5% of households are receiving supplemental social security income, public assistance, or food stamps (2014-2018 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 this brownfields Site. The Target Area population has environmental justice challenges and disproportionately share the negative environmental consequences that include above the 50th percentile in the State for PM 2.5, Ozone, NATA Air Toxics Cancer Risk, NATA Respiratory Hazard Index, Lead Paint Indicator, and Wastewater Discharge Indicator according to the EPA EJScreen Report. This Site is surrounded by residential housing, the cleanup of the Site will allow for land use conformity with the redevelopment of affordable housing. This grant funding critical for the reduction of environmental threats at the Site by facilitating the identification and reduction of threats to the disproportionately impacted populations in the target area.

2.b. Community Engagement

2.b.i Project Involvement: The Council Bluffs City Council approved the EPA cleanup grant application process (Resolution 21-XXX) at the November 8, 2021, City Council meeting. Draft versions of the brownfieldcleanup grant application and associated Analysis to Brownfield Cleanup Alternatives (ABCA) were availablefor public comment. The resolution affirms that the well-being of the community is an important part of theupholding the public interest and trust. Project involvement may be provided by a broad and diverse groupof entities including by not limited to community organizations, property owners, developers, and the public.

2.b.ii. Project Roles:

Name of Organization/Entity/Group	Point of Contact (name/email/phone)	Specific Involvement in the Project or Assistance Provided
Iowa Department of Natural Resources	Name: Mel Pins Email: Mel.pins@dnr.iowa.gov Phone: 515.725.8344	Provide input on cleanup and additional grant funding for cleanup if necessary
Council Bluffs Community Development	Name: Brandon Garrett Email: bgarrett@councilbluffs-ia.gov Phone: 712.890.5356	Administer CDBG and Home funding and lead public engagement for affordable housing.
Pottawattamie County Public Health Department	Name: Matt Wyant Email: matthew.wyant@pottcounty.ia.gov Phone: 712.328.5792	Assist with answering health related questions regarding contaminants of concern.
Neighbor-Works Home 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 is a potential developer for the redevelopment of the Site.
General Public – Target Neighborhood around the Former Reliance Battery Factory		Provide feedback regarding cleanup and redevelopment of the Site.

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. This will be especially true for the neighborhood surrounding the Former Reliance Battery Factory, which is why the city has actively been engaging residents throughout the process. Most recently, on November 8, 2021, 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 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 Reliance Battery Factory 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. Is there room to mention the community meetings we hosted for the FY20 Assessment Grant?

3. Task Descriptions, Cost Estimates, and Measuring Progress

3.a. Proposed Cleanup Plan

The Site was found to have high levels of lead contaminated soil. The preferred alternative plan is to excavate 7,000 cubic yards of lead contaminated surface soil and dispose of the contaminated soil at an approved facility offsite. The city will competitively procure the services of a Qualified Environmental Profession (QEP) in accordance with grant requirements to oversee the response actions of this project. The city will require the QEP to be experienced with EPA Brownfields Cleanup projects. In addition, the city will utilize a competitive procurement process to procure the cleanup contractor that will be tasked with the removal of the lead contaminated soil and replacement with clean fill.

3.b. Description of Tasks/Activities and Outputs

3.b.i/3.b.ii./3.b.iii/3.b.iv. Project Implementation/Anticipated Project Schedule/ Task/Activity Lead/Outputs:

Task 1: Cooperative Agreement Oversight
i. Project Implementation: Cooperative Agreement Oversight will be conducted by the City of Council Bluffs and will include but is not limited to general grant management, QEP procurement and oversight, ensuring reporting requirements are met, budget and invoice reconciliation, ACRES reporting and overall planning and coordination of cleanup activities.
ii. Anticipated Project Schedule: Quarters 1-12
iii. Task/Activity Lead(s): Dessie Redmond with assistance from the QEP

iv. Output(s): • Workplan • Quarterly, Annual and Final Document Closeout Reporting • Monthly Funding Draws Prepared/Reconciled and Submitted to EPA • Project Scopes of Work
Task 2: Community Engagement/Outreach
i. Project Implementation: This task includes conducting community engagement activities to inform the public on cleanup plans and implementation while providing opportunities for the community to provide feedback; outreach with the neighborhood; and developing/updating project website and printed materials.
ii. Anticipated Project Schedule: Quarters 1-12
iii. Task/Activity Lead(s): Dessie Redmond and QEP
iv. Output(s): • Two Public Meetings • Project Website • Neighborhood Meeting • Print Material
Task 3: Cleanup Planning
i. Cleanup planning will include finalizing the ABCA document, preparing the Quality Assurance Project Plan for confirmation sampling, and negotiating and receiving the necessary regulatory approvals. Cleanup specification documents will be submitted to EPA and/or IDNR for approval prior to obtaining bids from qualified cleanup contractors. Following the acceptance of these documents, the city will initiate a competitive selection process and contract with a qualified cleanup contractor to implement the response activity.
ii. Anticipated Project Schedule: Quarters 2-4
iii. Task/Activity Lead(s): Dessie Redmond and QEP
iv. Output(s): • Final ABCA • Quality Assurance Project Plan • NHPA/Section 106 Compliance • Technical Specifications for site cleanup • Remediation Contract
Task 4: Site Cleanup
i. This task includes but is not limited to, correspondence with the QEP and cleanup contractor, providing minimal site prep and providing site security during cleanup.
ii. Anticipated Project Schedule: Quarters 5-8
iii. Task/Activity Lead(s): Dessie Redmond and QEP
iv. Output(s): • Site cleaned up • Cleanup monitoring of the Site • Post Soil Removal Action Cleanup Report

3.c. Cost Estimates

3.c.i/ii./iii. Development of Cost Estimates/Application of Cost Estimates/Eligibility of Cost Share Activities: The table below shows the budget for the project followed by a description of how costs for each task were developed. The city will provide a cost share of 20% ($100,000) utilizing CDBG Funds designated for this Site. The city will cover any indirect costs. Cost estimates were developed based on the SICR data.

Budget Categories	Project Tasks				Total
	Task 1 Cooperative Agreement Oversight	Task 2 Community Engagement	Task 3 Cleanup Planning	Task 4 Cleanup	

Direct Costs	Personnel[1]	$7,500	$2,500	$1,900	$2,000	$13,900
	Travel[2]	$2,500	$0	$0	$0	$2,500
	Contractual[3]	$15,000	$10,000	$31,600	$525,650	$582,250
	Other[4]	$250				$250
Total Direct Costs		$25,750	$13,000	$33,600	$527,650	$600,000
Total Indirect Costs		$0	$0	$0	$0	$0
Total Federal Funding		$25,750	$13,000	$33,600	$427,650	$500,000
Cost Share (20%)		$0	$0	$0	$100,000	$100,000
Total Budget		$25,750	$13,000	$33,600	$527,650	$600,000

Budget Allocation:

[1]Average salaries Director, Manager, & Planner ($48.04 personnel per hour and $19.11 per hour for fringe benefits) *208hrs* $67.16 $13,900 (round down) [2]Travel was based on average costs for five day travel from Council Bluffs to a major metropolitan city for national brownfields conference ((airfare average=$500) (mileage to airport 26 miles*0.56 per mile=$15 (round up)) (airport parking 5 days*$20=$100) (hotel $250*5 nights =$1,250) (meals based on federal per diem rates for a major city (6*$60=$360)) and mileage to meetings outside Council Bluffs (490*$0.56=$275 (round up)) [3]Contractual includes (landfill disposal of 6000 tons at a rate of $43.50 = $261,000.00) (Landfill trucking estimated at 280 hours at $140 per hour = $39,200) (Clean fill import of 6000 tons at $20.00 per ton = $120,000.00) (Clean fill trucking at 280 hours at a rate of $140 per hour = $39,200.00) (Equipment rental (backhoe/skid steer/loader and labor estimated to take 100 hours at an hourly rate of $500 per hour = $50,000.00) (QEP oversight, cooperative agreement oversight, community engagement and cleanup planning activities estimated at 486 hours at $150 per hour =$72,850 (rounded down). [4]Other-conference registration at $250. The city will not charge indirect costs.

3.d. Measuring Environment Results: The city of Council Bluffs will develop a detailed workplan for implementing planned outputs under the proposed grant. The workplan will detail key milestones within the grant period documenting and communicating outputs and outcomes to the public, EPA Region 7, and other partners with all progress detailed in quarterly reports and the city's brownfields website. Prior to the completion of each quarterly, the Brownfields Coordinator will review and evaluate the project progress and take any necessary corrective actions should the schedule fall behind. Corrective actions may include holding weekly meetings/conference calls to all parties working on the grant as they occur. Lastly, the city will utilize the ACRES database to report, document, and track information such as job creation, dollars leveraged, properties cleared for redevelopment, and exposure risks reduced/eliminated. These statistics will also be communicated to the IDNR, project partners, and public.

4. Programmatic Capability and Past Performance

4.a. Programmatic Capability

4.a.i./4.a.ii./4.a.iii. Programmatic Capability/Organizational Structure/Description of Key Staff/ Acquiring Additional Resources: 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 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.

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 grant 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.

4.b. Past Performance and Accomplishments

4.b.i./4.b.i.(1)./4.b.i.(2). Currently Has or Previously Received an EPA Brownfields Grant/ Accomplishments/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 $1.5 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 currently on track with meeting the workplan objectives and expending funding by September 30, 2023. 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
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 contaminates, and other hazardous materials 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 preform 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.