The mission of Nahant Marsh Education Center is to protect, enhance, and restore the Marsh through education, research, and conservation.

NAHANT MARSH
EDUCATION CENTER

Applicant Information Sheet

R07-26-A-002

1. Applicant Identification: Nahant Marsh Education Center
   4220 Wapello Avenue
   Davenport, IA 52802
2. Website URL: www.nahantmarsh.org
3. Funding Requested
   a. Assessment Grant Type: Community-wide
   b. Federal Funds Requested: $500,000
4. Location
   a. City: Davenport
   b. County: Scott
   c. State: Iowa
5. Target Area and Priority Site Information
   a. Target Area: Scott County Census Tract 124
   b. Priority Site Addresses: Priority Site 1: Carp Lake
      South Concord Street
      Parcels: 30853-23A
      30853-25
      30851-21
      Priority Site 2: West Marsh Triangle
      Rockingham Road
      Parcels: 30817-08B
      30833-10A
      30835-12B
   c. Map Attached
6. Contacts
   a. Project Director: Brian Ritter, Executive Director
      563-888-3172
      brian@nahantmarsh.org
      Nahant Marsh Education Center
      4220 Wapello Avenue
      Davenport, IA 52802

b. Chief Executive/Highest-Ranking Elected Official:

Janelle Swanberg
563-349-8182
jswanberg@mchsi.com
Nahant Marsh Education Center
4220 Wapello Avenue
Davenport, IA 52802

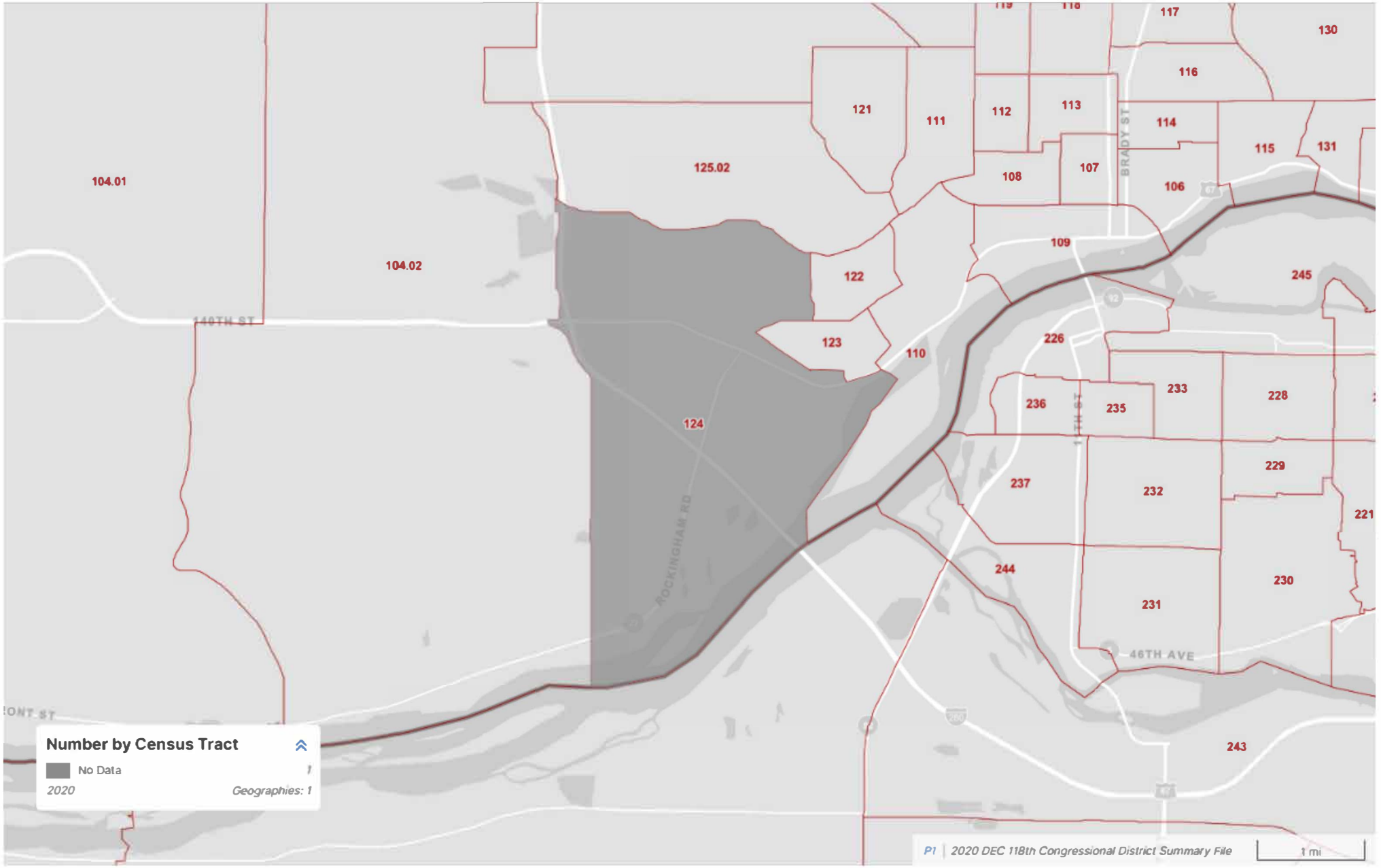
7. Population: 100,361
8. Other Factors

Other Factors	**Page #**
Community population is 15,000 or less	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border 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).	1
The priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	8
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority: Attached
10. Releasing Copies of Applications

This application does not contain confidential, privilege, or sensitive information.

Nahant Marsh Education Center Brownfields Community-Wide Assessment Grant Target Area



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR ADAM GREGG

DIRECTOR KAYLA LYON

January 15, 2026

Tarah Vaughn
Regional Brownfield Program
EPA Region VII
1201 Renner Road
Lenexa, KS 66219

RE: FY26 Brownfield Community-Wide Assessment Grant Application for the Nahant Marsh Education Center, Davenport, Iowa

Dear Tarah:

This letter is submitted as a statement of acknowledgement and support for the non-profit Nahant Marsh Education Center's assessment grant application for $500,000, through funding authorized by §104(k) of CERCLA. This application and brownfield assessment initiative addresses known and potential hazardous substance contamination within the 500+ acre wetland, known as Nahant Marsh, directly adjacent to the Mississippi River, in Davenport, Iowa.

This non-profit seeks to carry out a comprehensive, community-wide approach for public engagement and participation in the environmental assessment, cleanup, and redevelopment planning efforts for related to areas of the wetland that had previous uses as a firearm shooting range, quarrying operations, and thereafter, deposition of foundry waste and solid waste as fill. None of these activities occurred under the ownership of the non-profit; however, as they seek to restore and enhance the natural habitat of Nahant Marsh, as well as to encourage public use of the site for recreation and wildlife education, these known and suspected environmental contaminants have had a detrimental impact on the non-profit's ability to proceed with necessary planning and investments to realize these goals for Nahant Marsh.

The Iowa Department of Natural Resources (IDNR) has worked closely with non-profit entities to provide technical and financial resources through our Brownfield State Response Section 128(a) Program; however, the daunting environmental challenges for this large site, and a needed area-wide assessment approach, will require significant investment, beyond what the DNR and Nahant Marsh Education Center has available.

The IDNR appreciates the opportunity to be a supportive partner for the brownfield assessment strategies presented within this non-profit organization's application with the highest degree of endorsement and confidence.

Sincerely,

Mr. Mel Pins
Executive Officer
Iowa Brownfield Redevelopment Program

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area: Nahant Marsh is a 513-acre wetland in southwest Davenport, Iowa. It is the largest urban wetland on the Upper Mississippi River. In 1882 a railroad, railyard, and depot were constructed through the marsh and the area become known as the Village of Nahant. The turn of the century saw the Village of Nahant grow as industry centered around the railroad and nearby steamboat port thrived. Large icehouses, hotels, and taverns flourished, but when refrigeration replaced ice harvesting and diesel replaced steam engines, the workforce in the area declined and the area was annexed into the City of Davenport. As southwest Davenport grew as an industrial center, an attempt was made to drain the marsh through a series of drainage ditches to make the land suitable for development. Then in 1969 the Scott County Sportsmen's Association acquired 78 acres of the marsh for a gun club. Years of lead shot caused sick and dying waterfowl throughout the marsh and the gun club ceased operations in the mid 1990's. The Iowa Department of Natural Resources (IDNR), U.S. Fish and Wildlife Service, and U.S. Environmental Protection Agency (EPA) investigated the 78-acre site that resulted in a $2 million clean-up lead by the U.S. EPA that removed nearly 140 tons of lead from the marsh. The City of Davenport took ownership of the gun club property, and in the fall of 2000, the nonprofit Nahant Marsh Education Center (NMEC) was founded with the mission to protect, enhance, and restore the marsh through education, research, and conservation. Since formation NMEC has acquired nearly 250-acres that make up the 382-acre (112-acres owned by City of Davenport and 22-acres owned by the Levee Commission) marsh. The target area for this grant is Scott County Census Tract 124, in southwest Davenport. Nahant Marsh encompasses nearly 11 percent of the target area. Southwest Davenport has a long history of being the city's industrial area housing noxious uses including dumps, scrap yards, locomotive manufacturing, and foundries. The target area is in the 93rd percentile with 104 brownfield sites[1] and the marsh it seems was the illegal dump site for many of these historic industrial uses. It is widely known that area auto salvage yards, small boat marinas, and related uses dumped hazardous waste products into the wetland areas or adjacent open spaces. In addition, the area's long-standing presence of railroad operations lends to speculation as a source of pollutants due to long-term storage, use of chemicals in operations and through transporting of chemicals.

b. Description of the Priority Brownfield Site(s): NMEC has identified the following priority brownfield sites based on results from the Nahant Marsh Master Plan, subsequent plan updates, and community engagement efforts. These sites are critical in NMEC restoring the marsh fully while implementing identified recreation and education needs. **1. Carp Lake** is a three-parcel, 40.69-acre site that was acquired by NMEC in 2002. This former sand quarry site is now a 12-foot-deep lake surrounded primarily by bottomland woods and marshes. One of the three parcels is adjacent to the Mississippi River, while all three parcels are located within the 100-year floodplain. It was discovered that slag and foundry sand from the now defunct Blackhawk Foundry was dumped along the southeast edge of the lake. NMEC partnered with Western Illinois University's Institute for Environmental Studies study the slag pile and its potential impacts on the lake and surrounding ground. It is estimated there is approximately 6,250 cubic yards of slag material, however additional environmental assessment beyond the capabilities of Western Illinois University's Institute for Environmental Studies is needed to determine the full extent of contamination and appropriate remediation actions. It is suspected that the slag pile is contaminated with cadmium, copper, iron, nickel, lead, and zinc. The Iowa Natural Heritage Foundation (INHF) is interested in seeing this site restored and utilized

[1] PEER: Platform for Exploring Environmental Records

for public use and has had initial discussions with NMEC in possible site ownership. INHF has been a long-standing partner with NMEC helping to establish NMEC and acquire additional property. Currently, INHF holds permanent conservation easements around the marsh and staff conduct annual inspections to ensure that parcels are being managed in a way that protects the ecosystems and promotes biodiversity. **2. West Marsh Triangle Phase I** comprises six parcels and 139.76-acres. This site is to the west and adjacent to Interstate 280 and located within 100-year floodplain. This site is currently outside NMEC's borders but was part of the original marsh. The wetlands on this parcel are connected to Nahant Marsh and the Mississippi River via culverts. In the 1980's, a scrap metal company established an unlined landfill for vehicle shredder fluff on approximately 10 acres of the property. After a leachate event caused a turtle and fish kill in the nearby wetlands, the company was required to cap the site and install monitoring wells and a leachate collection system. A variety of chemicals have been detected on the site including arsenic, chemical oxygen demanding waste, benzene, iron, and organic halogens. Although many of these chemicals appear to be decreasing according to annual sampling reports, the arsenic levels still exceed regulatory action levels, and the benzene levels are very close to regulatory action levels. According to the 1830's General Land Office surveys, the parcels were primarily wetlands and prairie at the time of Euro-American settlement. Prior to the 1970's, much of the land was drained, tiled, and intermittently farmed. However, beginning the 1970's the lower elevations began to revert into wetlands. Today, a channelized stream runs through the landfill site. The remainder of the site consists of braided wetlands, sandy ridges, and farmed areas. These parcels and surrounding areas are frequent locations for illegal dumping. Most of the site is also prone to frequent flooding from the Mississippi River. NMEC has had discussions with the property owner regarding acquisition but has concerns over previous industrial uses on or around the site. The owner is open to exploring alternative uses for the property that could include using the property for education, research, public access, and conservation.

c. Identifying Additional Sites: As noted above, NMEC's goal is to restore the marsh back to its original 513-acres. There are at least 131-acres still needed to obtain this goal (NMEC currently has 382-acres). NMEC will continue to utilize its Master Plan to assess sites that have been identified. These additional sites include the Historic Nahant Depot site, West Marsh Triangle Phases II and III, East Marsh Triangle, and the area southwest of Carp Lake. NMEC will utilize community engagement to drive which of these secondary sites the project should focus on. The sites identified as having the highest potential for community benefit, economic impact and environmental impact resulting from assessment, cleanup, and redevelopment activities will be prioritized.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans: In 1986 the City of Davenport undertook a Riverfront Plan prioritizing the purchase and restoration of the wetland with the end goal of transferring the area into a nature preserve. The Nahant Marsh Steering Committee was formed led by the nonprofit River Action, Inc. which was comprised of citizens and professionals. In 1998 a Master Plan was commissioned by River Action, Inc. and the Nahant Marsh Steering Committee to provide the framework for short-term and long-term decision making. In 2022, working with the U.S. Army Corps of Engineering the Master Plan was updated. These Master Plans set a clear vision for NMEC's growth, investments, and improvements. This brownfields grant will allow NMEC to implement key components of the plan. As part of the Master Plan update, an extensive community engagement was held and yielded input from over 150 individuals. The acquisition and subsequent restoration of adjacent parcels in poor, polluted, or severely degraded conditions remains a high priority for the community and NMEC. The community encourages pollution cleanup and prevention measures along with the adaptive reuse of existing buildings or structures for environmental education

centers, retreats, or additional research posts. Many of the needs and desires of the community held true from the original plan and included restoring natural areas, such as wetlands, prairie remnants, and woodlands remains a top priority. Interconnectedness throughout the marsh and to the river is a key component of the plan. Connection would be made through trails and boardwalks with observation areas, to allow public access to unique natural areas. NMEC and marsh would be significantly impacted with the restoration of the two priority sites. The inclusion of recreational amenities like boat launches, park space, and canoe rentals was also identified and incorporated into the plan. Priority site 1 Carp Lake is identified to be a full ecological restoration, which is why NMEC's partner INHF is looking to acquire the site to cleanup the known slag contamination. Priority site 2 West Marsh Triangle Phase I, has planned ecological restoration with recreational amenities of trails, marsh boardwalks, overlook points, interpretive signage, and a potential community nature center.

e. Outcomes and Benefits of Reuse Strategy: The redevelopment of the priority sites will provide economic, water quality, and floodplain management improvements. The first benefit will be in the reduction of flooding due to restoration of additional acres of wetlands. According to the EPA's Wetland's: Protecting Life and Property from Flooding, "most communities in the United States have experienced some kind of flooding. FEMA encourages the use of wetlands for stormwater detention in lieu of, or in conjunction with, traditional structural flood control measures." Since 1996, Scott County and Muscatine County (county directly south of NMEC on the Mississippi River) have had 211 floods causing over $20.2 million in property damage (www.flashfloodwarn.com). One acre of urban wetland can store approximately **1 to 1.5 million gallons of water**, significantly reducing runoff into rivers and urban areas. The two priority sites restored will add 180.45 acres of wetlands, adding up to **180.45 million gallons** of additional water storage. "Wetlands in the Upper Mississippi River Basin, where NMEC is located reduce peak flood heights by as much as 29 percent, preventing catastrophic damage", according to rethought Flood. It is also estimated that the restoration of the two priority sites could save over **$500,000** in flood damage per flooding event (U.S. EPA). The second benefit is the additional recreational benefits from expanded amenities offered as part of the wetland restoration. Wetlands are popular places for recreational activities that can include hiking, fishing, bird watching, and photography. The EPA's Economic Benefits of Wetlands estimates that wetland recreational activities generate over $1,300 per person annually. NMEC provides educational programming for 26,000 people with another 30,000 accessing the facility's trails. It is anticipated that the redevelopment of priority sites will increase visitors by 5% (2,800), thus adding **$3.6 million** in economic benefit annually. Finally, wetlands provide water quality and habitat benefits. Wetlands are natures filters absorbing excess nutrients from fertilizers (nitrogen and phosphorus), heavy metals, pathogens, and sediment. Wetlands serve an important role in providing food, habitat, and shelter to diverse species of mammals, plants, insects, amphibians, reptiles, birds, and fish. Wetlands are one of the world's most biologically productive ecosystems regarding the number and variety of species supported. Indiana has estimated that an acre of wetland provides **$3,500** in habitat benefits (Environmental Defense Fund). Thus, the priority sites could provide over **$400,000** in such water quality and habitat benefits once restored. NMEC is committed to building local resiliency and will implement renewable energy, such as solar, where feasible, and will incorporate energy efficiency building practices.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse: NMEC is a 501(c)(3) nonprofit organization, and as such does not have the legal authority to impose taxes. To meet NMEC's vision of fostering wonder, appreciation, and stewardship of the natural world there is no fee to visit Nahant Marsh or the

educational center. NMEC only charges nominal fees for naturalist-led programs, public programs, or specific events. Funding for NMEC comes from donations, local governments, grants, and fundraising. In 2019, NMEC kicked off its "Connect, Protect, and Grow the Marsh" capital campaign to build new trails, add amenities and signage, and additional educational programming and expand access to the nature preserve. By February 2022, despite the Covid-19 pandemic, NMEC surpassed its $3.7 million goal. U.S. EPA Brownfield Grant funding will fill in the missing piece allowing for the necessary environmental assessment to be conducted on the two priority sites and identified adjacent parcels. Additional funding sources that NMEC is eligible for and will secure if needed, include IDNR 128(a), EPA Region 7 Targeted Brownfield Assessment (TBA), and K-State Techical Assistance for Brownfields (TAB) funding for additional assessment work, cleanup, outreach support, and/or planning activities. NMEC will also look at the Iowa DNR's REAP City Parks and Open Spaces Grant program, National Parks Service's Land and Water Conservation Fund and local foundations like Scott County Regional Authority for site redevelopment/restoration.

g. Use of Existing Infrastructure: The area does have access to infrastructure (water, sewer, electricity, natural gas, transportation), as it is within the City of Davenport City Limits. All existing infrastructure will be reused and if additional infrastructure is identified in the reuse strategy it will be factored into redevelopment. NMEC's goal is to assess, cleanup if necessary, and rehabilitate the 513-acre marsh that once occupied this area. Bringing back the complete 513-acre marsh will provide nature-based flood mitigation infrastructure, recreation, and educational opportunities for the area, region, and state.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding: Nahant Marsh Education Center and the target area face significant barriers to securing the resources needed for environmental assessment, remediation, and redevelopment. First NMEC is a nonprofit organization that relies on grants, donations, and nominal fees to sustain operations. Second the City of Davenport is facing a $577,000 general fund deficit for this current fiscal year. Therefore, the city is unable to assist in addressing contamination concerns and advancing safe and sustainable reuse. The target area is characterized by a small population base (1.3% of the city's population), limited tax revenue (only 572 households), and lower-income household income (80% of the city's), all of which restrict NMEC's ability to draw on traditional funding sources for environmental work. These constraints make federal assistance essential for addressing contamination concerns and advancing safe, sustainable reuse.

b. Health or Welfare of Sensitive Populations: Contaminated brownfield sites pose a significant risk to sensitive populations such as children, elderly, and low-income persons. Seniors make up 26% of the target area's population, with 10% living in poverty. This is higher than the county's 8.2% and the state's 9%.[2] Children account for nearly 21% of the population with 17%, living in poverty, which is higher than the county's 13.9% and state's 14%[2]. A positive association between brownfield site proximity and poor health outcomes including poorer self-reported general health, increased mortality rates, increased birth defects, increased serum mental levels, and accelerated immune aging has been observed in several studies[3]. This is observed by both young children and seniors as they face cumulative impacts from exposure to environmental contamination. The effects of environmental

[2] Census Reporter
[3] PLOS ONE: *Brownfield land and health*

hazards may have a greater adverse effect on the health of older adults[4]. Older adults face an increased susceptibility to pollution related health issues including respiratory, cardiovascular, and cognitive decline. According to the U.S. EPA children face special risk to exposure due to their unique biological makeup and behavior patterns. Repetitive exposure to contaminants can cause children numerous negative health impacts, including neurodevelopmental delays, premature birth, low birthweights, cancers later in life, and skin lesions. The industrial history of the Nahant Marsh area may have contributed significant health risks to the sensitive populations. The area is suspected to have contaminants of arsenic, benzene, organic halogen, cadmium, copper, iron, nickel, lead, and zinc. Many of these contaminants are carcinogenic, cause organ damage and brain development problems. It is imperative to understand the degree of contamination on the priority sites to find out if these sites pose a health risk to residents and visitors.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Iowa has the second highest rate of new cancers in the United States, at 14 percent higher. Scott County (smallest geographic data source available), where NMEC is located, is one of the 59 counties in Iowa with a cancer rate over the national average[5]. In fact, according to the Iowa Cancer Registry, Scott County ranks 9th out of 22 metro counties and 42nd out of 99 for all Iowa counties for new cancers. The table below shows the health disparity in Scott County compared to the State of Iowa.

Health Marker	Scott County	State of Iowa
Premature Age-Adjusted Mortality	390	370
Premature Death	7,300	7,200
Low Birth Rate	8%	7%
Traffic Volume	188	135
Air Pollution Particulate Matter	9.2	7.4
Income Inequality	4.5	4.2
Data from County Health Rankings		

Scott County also has a higher age adjusted rate (37.02) compared to the state (26.71) for emergency department visits for asthma[6]. As the suspected area contaminants have a correlation between cancer and organ damage, this Assessment Grant will provide the necessary resources to proactively investigate the threats posed by priority and other sites within the target area to see if this contamination could be contributing to the health disparities within the target area.

d. Economically Impoverished/Disproportionately Impacted Populations: The target area has a high social vulnerability for socioeconomic status and a medium to high overall social vulnerability index[7] rating. The area is comprised of 27.5% low income and 45.84% low-moderate income[8] and is in a possible high poverty area according to the Census Poverty Status Viewer. The restoration and addition of recreational amenities on the priority sites is vital to the target area and low-income residents. Natural areas have shown to provide improved health outcomes, mental well-being, and social cohesion. The availability of natural areas within walking/biking distance correlates with better health, especially for elderly. For children, regular interaction with nature supports cognitive development, improves impulse control, and reduces obesity, attention disorders, and depression. This

[4] Core Centers Study How Environment Affects Older Adult Health
[5] Iowa Cancer Registry
[6] Iowa Department of Public Health 2024 Emergency Dept. Treatment Visits for Asthma
[7] CDC ATSDR Social Vulnerability Index
[8] U.S. HUD Low- and Moderate-Income Area Data Map

is in addition to the $4.5 million in flood damage reduction, economic benefits, and water quality benefits that were mentioned previously.

Community Engagement

e. Project Involvement/f. Project Roles

Project Partners	
INHF – protecting and restoring Iowa's land, water, and wildlife.	
Contact: Heather Jobst Senior Land Protection Facilitator hjobst@inhf.org 515.288.1846	*Role:* Development partner interested in acquiring the Carp Lake site.
City of Davenport Clean Water Management – focuses on green infrastructure and overall watershed management	
Contact: Amy Kay Clean Water Manager Amy.kay@davenportiowa.com 563.327.5160	*Role:* As owner of some of Nahant Marsh Education Center land, will assist with assistance and decision-making regarding site selection and prioritization of surrounding area.
Partners of Scott County Watersheds – to improve stewardship of Scott County watersheds through education, technical guidance, and volunteer opportunities.	
Contact: Liv Humphrey Coordinator info@partnersofscottcountywatersheds.org 563.888.3168	*Role:* Will share news of the project throughout its networks and be a resource for implementation.
Scott County – dedicated to protecting, strengthening, and enriching the community.	
Contact: Ross Paustian Board of Supervisors Ross.paustian@scottcountyiowa.gov 563.326.8743	*Role:* Will share news of the project throughout its networks and be a resource for implementation.
River Bend Food Bank – lead the community-wide effort to end hunger in eastern Iowa and western Illinois.	
Contact: Chris Ford President & CEO cford@riverbendfoodbank.org 563.345.6490	*Role:* Assist with community outreach and aid in identifying target groups for engagement.
Waste Commission of Scott County – provide sustainable recycling and waste management solutions that positively impact Scott County.	
Contact: Bryce Stalcup Executive Director Bryce.stalcup@wastecom.com 563.381.1300	*Role:* Assist with community engagement, cleanup planning, and revitalization planning. Provide expertise on disposal of contaminants discovered from environmental site assessments.

g. Incorporating Community Input: NMEC will build on the success of its most recent community engagement and planning efforts to preserve the community trust it has built. To actively engage the community and seek meaningful input NMEC has developed a comprehensive community engagement strategy. This strategy includes:

- Community Involvement Plan (CIP): Will be developed to enhance project relevance, continue established community trust and provide project transparency.

- Brownfields website: A dedicated project website that will provide a summary of the U.S. EPA Brownfields Program, project accomplishments (including properties assessed), a place to provide community input, and current project news.
- Project Brochure: Will provide an overview of the project and U.S. EPA Brownfields Program. The brochure will provide examples of brownfields sites, explain Phase I and Phase II Environmental Site Assessments (ESAs), describe the benefits of brownfields redevelopment, and have a frequently asked question section.
- Social Media Campaign: Used to enhance community engagement that will create a virtual gathering space, foster two-way communication, build relationships, and maximize reach. NMEC will utilize project partners social media platforms to further efforts.
- Open House Events: Two public open house events (one annually in years 1 and 2 of grant) to gather valuable insight from the community that will be used to inform decision-making and improve the project's outcome. These interactive self-paced events will allow the community to learn about the project and contribute their thoughts.
- Public Meetings: Annual meetings (4 total) to inform the community about the project while providing a platform for the community to express views and continue NMEC's trust with the community it serves.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

Task 1: Cooperative Agreement Oversight
a. Project Implementation *EPA-Funded Activities: NMEC will conduct Cooperative Agreement (CA) oversight which will include but is not limited to general grant administration, qualified environmental professional (QEP) procurement and oversight; ACRES, quarterly, annual, and final reports, budget and invoice reconcilitation. The QEP will assist in completing required reports.
b. Anticipated Project Schedule: Quarters 1-16: Quarterly reports due quarters January, April, July, October each year; Annual reports due in October each year; Final project closeout report due 120-days after end of the cooperative agreement period of performance.
c. Task/Activity Lead: Executive Director (ED), Director of Operations (DO)
d. Outputs: Workplan; Quarter Reports (16); Annual Reports (4); Final Report (1); Monthly Draws (48); RFP for QEP Procurement (1)
Task 2: Community Engagement
a. Project Implementation *EPA-Funded Activities: Community outreach measures will be implemented to inform and solicit input from stakeholders, citizens, and private investment entities to prioritize secondary sites, input on remediation and revitalization plans, and achieve buy-in into the project. NMEC staff will aslo attend the national brownfield conference to gain knowledge of new engagement methods.
b. Anticipated Project Schedule: Community Involvement Plan (CIP) – Quarter 1; Brownfields website and brochure – Quarter 2; Public Meetings/Open House Events – Quarters: 2, 4, 5, 7, 10, and 14.
c. Task/Activity Lead: Marketing & Events Coordinator (MEC) with support from ED, DO, Director of Education (DED) and QEP.
d. Outputs: CIP; Brownfields website and brochure; Social media marketing of the program; 4 community meetings and 2 open house events
Task 3: Site Specific Work
a. Project Implementation:

*EPA-Funded Activities: NMEC will conduct environmental site assessment (ESA) activities at sites identified through previous planning efforts, starting with the two priority sites listed in this application. Prior to assessment work beginning, site access agreements and property eligibility determination approval will be obtained.
b. Anticipated Project Schedule: Draft QAPP – Quarter 1; Site Eligibility determinations to EPA for priority sites – Quarter 1; Priority sites Phase I ESAs – Quarters 2 – 6; Priority Site Phase II ESAs & Supplemental Phase II ESAs (ACM/LBP) – Quarters 3 – 12; Secondary site Phase I ESAs, Phase II ESAs, and Supplemental Phase II ESAs – Quarters 2 – 15; Remediation Plans – Quarters 12 – 14.
c. Task/Activity Lead: QEP with oversight from the ED
d. Outputs: Project Quality Assurance Project Plan (QAPP) (1); ASTM-AAI complaint Phase I ESAs (7); Phase II ESAs (7); Site-Specific Sampling and Analysis Plans (7); Supplemental Phase II ESAs (4); Remediation Plans (2)
Task 4: Planning
a. Project Implementation: *EPA-Funded Activities include creating a site revitalization plan for the Carp Lake priority site. The revitalization plan will develop an overall strategy to improve the ecosystem of Carp Lake, while identifying recreational components, educational and research opportunities, and social and gathering amenities. Staff will attend the National Brownfields Conference to collaborate and gain insight into brownfields revitalization.
b. Anticipated Project Schedule: Quarters 5-14 with draft Revitalization Plan completed in Q9 and final Revitalization Plan completed in Q14
c. Task/Activity Lead: ED with assistance from QEP
d. Outputs: Revitalization Plan that identifies: (1) Site revitalization goals, objectives, and reuse concepts/designs; (2) Proposed land use regulations; (3) Site improvements needed; and (4) Implementation strategy. Attendance at National Brownfields Conference to gain ideas on brownfields revitalization methods.

e. Cost Estimates

Budget Categories		**Project Tasks ($)**				**Total**
		Task 1	**Task 2**	**Task 3**	**Task 4**	
Direct Costs	Personnel	$8,000	$9,500	$8,000	$7,500	$33,000
	Fringe Benefits	$2,400	$2,300	$2,400	$2,100	$9,200
	Travel	-	$2,500	-	$2,500	$5,000
	Equipment	-	-	-	-	-
	Supplies	-	-	$1,650	$1,650	$3,300
	Contractual	$14,600	$15,475	$282,950	$136,025	$449,050
	Construction	-	-	-	-	-
	Other	-	$225	-	$225	$450
Total Direct Costs		$25,000	$30,000	$295,000		
Indirect Costs		-	-	-	-	-
Total Budget		**$25,000**	**$30,000**	**$295,000**	**$150,000**	**$500,000**

Personnel & Fringe Benefits: (*Annual Salaries and Fringe Benefit Percentage of Salary)*: Executive Director (ED): $107,235/34%; Director of Operations (DO): $71,800/23%; Marketing & Events Coordinator (MEC): $41,600/23%; Director of Education (DED): $60,865/34% Task 1: ED & DO 93 hours each; Task 2: ED, DO, & DED: 39 hours each and MEC 200 hours; Task 3: ED & DO 93 hours; Task 4: ED, DO, & DED 48 hours each and MEC 100 hours.

Travel: Airplane Ticket: $700 x 2 people = $1,400; Airport Parking (5 days x $20) = $100; Hotel: (2 Rooms for 5 nights x $300 per night) = $3,000; Meals: $51 (standard federal per diem rate) x 5 days for two people = $500 (round down). Total $5,000
Equipment: Not applicable
Supplies: Includes 2 surface pro tablets for community engagement and planning activities for at $1,650 each for a total of $3,300
Contractual: Task 1 – Approximately 7 hours a quarter (117 hours total at $125 per hour) for QEP to assist with quarter reporting, ACRES, annual reports, status meetings, etc. Task 2 – Approximately 124 hours at $125 hours for brownfields website, program brochure, CIP, and public open house and Board Presentations. Task 3 – Project Quality Assurance Project Plan (QAPP) - $3,550; 7 Site Eligibility forms at an average of $1,000 each ($7,000); 7 Phase I ESAs at an average of $5,000 each ($35,000 total); 7 Sampling and Analysis Plans at an average of $2,500 each ($17,500) 7 Phase II ESAs at an average of $20,000 ($140,000 total); 4 Supplemental Phase II ESAs (ACM/LBP) at an average of $11,000 ($44,000 total); 2 Remediation Plans at an average of $17,950 each (35,900 total). Task 4: 3 site reuse plans at an average of $45,342 or one area wide plan for an average of $136,025 which would include market study.
Construction: No applicable
Other: Two non-profit registration fees for the national Brownfields Conference ($225 each)

f. Plan to Measure and Evaluate Environmental Progress and Results: NMEC understands the importance of having an established system in place at the start of the project to track, measure, and evaluate the progress of this project. A project spreadsheet identifying deliverables and due dates will be established to ensure the project meets all programmatic requirements and stays on track. NMEC will utilize EPA tools, such as the All-Appropriate Inquiry checklist for Phase Site Assessment Conducted using EPA Brownfields Assessment Grant Funds to ensure project deliverables meet EPA standards. Monthly project check-ins will be conducted with the QEP and EPA Project Officer and IDNR staff, if needed. Quarterly reports will track the following outputs: number of Phase I and Phase II ESAs completed, number of remediation plans completed, community engagement activities conducted, and the status of the revitalization plan. NMEC will ensure that site-specific information is updated timely in ACRES for each assessment, noting specific accomplishments, contaminants found, materials impacted, if clean-up activities are required and the progress of said activities, jobs created, and additional resources that have been leveraged to complete redevelopment. Environmental results will be measured by the achievement of project milestones and performance metrics detailed in the project Work Plan. Key outcomes will include the number of Phase I ESAs, Phase II ESAs, supplemental Phase II ESAs, completion of two remediation plans, and one revitalization plan.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Capacity/b. Organizational Structure/c. Description of Key Staff: NMEC is a nonprofit organization that is not affiliated with the City of Davenport, but partners with the city to manage portions of Nahant Marsh. NMEC works with community leaders, government entities, and organizations to operate, maintain, and expand the 382-acre preserve. As a nonprofit that relies on grant funding, NMEC has the systems, process, procedures, and staff in place to efficiently manage grant funding. The project will be led by Brian Ritter, Executive Director of NMEC and Program Director for the Eastern Iowa Community Colleges (EICC). Brian has been the executive director since 2007 and has overseen the growth of the marsh. In his role as Program Director, Brian teaches

EICC courses on site using Nahant preserve as an outdoor classroom. Fiscal management will be managed by Elizabeth Schramm, Director of Operations, with oversight from the Executive Director and Nahant Board of Trustees. Elizabeth has a bachelor's degree from Truman State and master's degree from Western Illinois University in biology. She has been with Nahant since 2011, and since 2019, Elizabeth's duties include bookkeeping and grant management for NMEC. Bookkeeping duties include accounts payable/receivable, payroll, and the annual fiscal audit. Grant management duties include milestone tracking, fiscal management, and reporting requirements. NME's fiscal management systems and process allow for funding specific tracking, avoiding the chance of co-mingling funds. The project team also includes Amy Loving, Director of Education and Colin Shirk, Marketing and Events Coordinator. Amy has a bachelor's degree from Western Illinois University in Recreation, Parks, and Tourism. Her role is to cultivate a stellar education program that supports NMEC's vision. Colin has been with the NMEC since 2021 and completed the Conservation Technology program through EICC. Amy and Colin will be assisting with community input and planning activities of the project.

d. Acquiring Additional Resources: NMEC will procure the additional technical expertise and resources of a qualified environmental professional through a competitive selection process adhering to federal contracting requirements. The QEP will be experienced working with brownfields and provide the following services: project management, community engagement, Phase I ESAs, Phase II ESAs, remediation planning, and revitalization planning. Additionally, the QEP will be expected to prepare the QAPP, and sampling and analysis plans. Procurement will include a Request for Proposals to be published for response by qualified firms. Firms will be allotted guidelines with a deadline for submission; all submissions and, will be available for public record. Following receipt of proposals, each proposal will be reviewed with QEP selection approved by the NMEC Board of Directors.

Past Performance and Accomplishments

f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: (1) Purpose and Accomplishments/ (2) Compliance with Grant Requirements: NMEC is a partner and sub-awardee with the Eastern Iowa Community Colleges on their National Science Foundation ATE EARTH Center grant that supports the development of innovative approaches for educating highly skilled technicians for the industries that drive the nation's economy. NMEC receives $250,000 annually, focusing on preparing community colleges to train the environmental/natural resources workforce of the future. Nahant meets all programmatic, reporting, and fiscal responsibilities as a sub-awardee.

NMEC just finished a $4.8 million capital campaign that received numerous donations and grant awards. Awarded grants of $125,000 from the Carver Charitable Trust Foundation, $150,000 from the Bechtel Trust, $400,000 from the IEDA Community Attraction and Tourism Grant, $175,000 from the National Science Foundation, $100,000 from the Scott County Regional Development Authorities, $100,000 from the Hubbell-Waterman Foundation, and $25,000 from the Moline Foundation were used to restore a 39-acre parcel, expand the trail system, and construct an operations building that contains a maintenance shop, offices, and college classrooms/laboratory. NMEC met all programmatic obligations, consistently submitting each grant program's required reports on time and fulfilling all associated fiscal responsibilities, thus remaining compliant with each grant program's requirements.

B. Threshold Criteria

(1) Applicant Eligibility

a. Nahant Marsh Education Center is a 501(c)(3) nonprofit organization (see IRS tax exempt letter attached).

b. Nahant Marsh Education Center is exempt from Federal taxation but is not a 501(c)(4) of the IRC organization. However, Nahant Marsh Education Center does not lobby the Federal government.

(2) Community Involvement

NMEC will build on the success of its most recent community engagement and planning efforts to preserve the community trust it has built. To actively engage the community and seek meaningful input NMEC has developed a comprehensive community engagement strategy. This strategy includes:

- Community Involvement Plan (CIP): Will be developed to enhance project relevance, continue established community trust and provide project transparency.
- Brownfields website: A dedicated project website that will provide a summary of the U.S. EPA Brownfields Program, project accomplishments (including properties assessed), a place to provide community input, and current project news.
- Project Brochure: Will provide an overview of the project and U.S. EPA Brownfields Program. The brochure will provide examples of brownfields sites, explain Phase I and Phase II Environmental Site Assessments (ESAs), describe the benefits of brownfields redevelopment, and have a frequently asked question section.
- Social Media Campaign: Used to enhance community engagement that will create a virtual gathering space, foster two-way communication, build relationships, and maximize reach. NMEC will utilize project partners social media platforms to further efforts.
- Open House Events: Two public open house events (one annually in years 1 and 2 of grant) to gather valuable insight from the community that will be used to inform decision-making and improve the project's outcome. These interactive self-paced events will allow the community to learn about the project and contribute their thoughts.
- Public Meetings: Annual meetings (4 total) to inform the community about the project while providing a platform for the community to express views and continue NMEC's trust with the community it serves.

(3) Expenditure of Existing Grant Funds

Nahant Marsh Education Center affirms it does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

(4) Contractors and Named Subrecipients

- **Contractors:** NMEC has not entered into contract for activities proposed in this grant application. Upon award, the NMEC will acquire additional technical expertise and resources through the service of a qualified environmental professional (QEP), subject to a competitive selection process adhering to federal requirements. The QEP will assist with project management, community engagement, cleanup planning, and preform site assessment activities. NMEC will follow *U.S. EPA's Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements*.
- **Named Subrecipients:** NMEC does not plan on having any subrecipients with U.S. EPA Brownfields Community-wide Assessment Grant funding.