



Application Information Sheet

| | | |
|--|---|---|
| 1. Applicant Identification | City of Marshalltown 24 North Center Street Marshalltown, IA 50158 | |
| 2. Website URL | https://www.marshalltown-ia.gov/ | |
| 3. Funding Requested | a. Grant Type: Community-Wide | |
| | b. Federal Funds Requested: \$500,000 | |
| 4. Location | a. City: Marshalltown | |
| | b. County: Marshall | |
| | c. State: Iowa | |
| 5. Target Area & Priority Site Information | Target Area: Linn Creek District: State Street to the north, Linn Creek to the east, 6 th Street to the west, and Anson Street in the south. | |
| | Priority Site 1: Unity Point Hospital & McFarland Clinics (Medical Campus) 16 parcels – 12 acres around 405 East Main Street | |
| | Priority Site 2: Marshalltown Town Center (Mall) - 2500-2504 South Center Street | |
| | Priority Site 3: 702 South Third Avenue | |
| 6. Contacts | a. Project Director | b. Highest Ranking Elected Official |
| | Debbie Millizer, Housing & Community Development Director (641) 754-5756 x3100 dmillizer@marshalltown-ia.gov 24 North Center Street Marshalltown, IA 50158 | Joel Greer, Mayor (641) 751-1221 mayor@marshalltown-ia.gov 24 North Center Street Marshalltown, IA 50158 |
| 7. Population | 27,511 (ACS 2022 5-year estimate) | |

| 8. Other Factors | Page number |
|--|-------------|
| Community population is 15,000 or less. | No |
| The applicant is, or will assist, a federally recognized Indian Tribe or U.S. Territory. | No |
| The priority 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. | 3 |
| The priority site(s) is in a federally designated flood plain. | 2 & 3 |
| The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | 4 |
| The reuse of the priority site(s) will incorporate energy efficiency measures. | 4 |
| The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters. | 4 |
| At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area. | 8 |
| The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing. | No |



9. Letter from State or Tribal Environmental Authority – Is Attached

10. Releasing Copies of Applications – This application does not contain confidential, privileged, or sensitive information.

January 14, 2026

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

RE: FY26 Brownfield Community-Wide Assessment Grant Application
Linn Creek District, City of Marshalltown, Iowa

Dear Tarah:

This letter is submitted as a statement of acknowledgement and support for the City of Marshalltown'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 and petroleum contamination at multiple abandoned and underutilized commercial and industrial parcels within the Linn Creek District, located in the central part of the City of Marshalltown.

The City seeks to carry out a comprehensive, community-wide approach for public engagement and participation in the environmental assessment, cleanup, and redevelopment planning efforts for a number of significant brownfield sites in this district, including a shuttered hospital/medical complex, former industrial sites, and other locations where known and suspected environmental contaminants and hazardous building materials have had a detrimental impact on redevelopment interest and community-quality within this district.

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

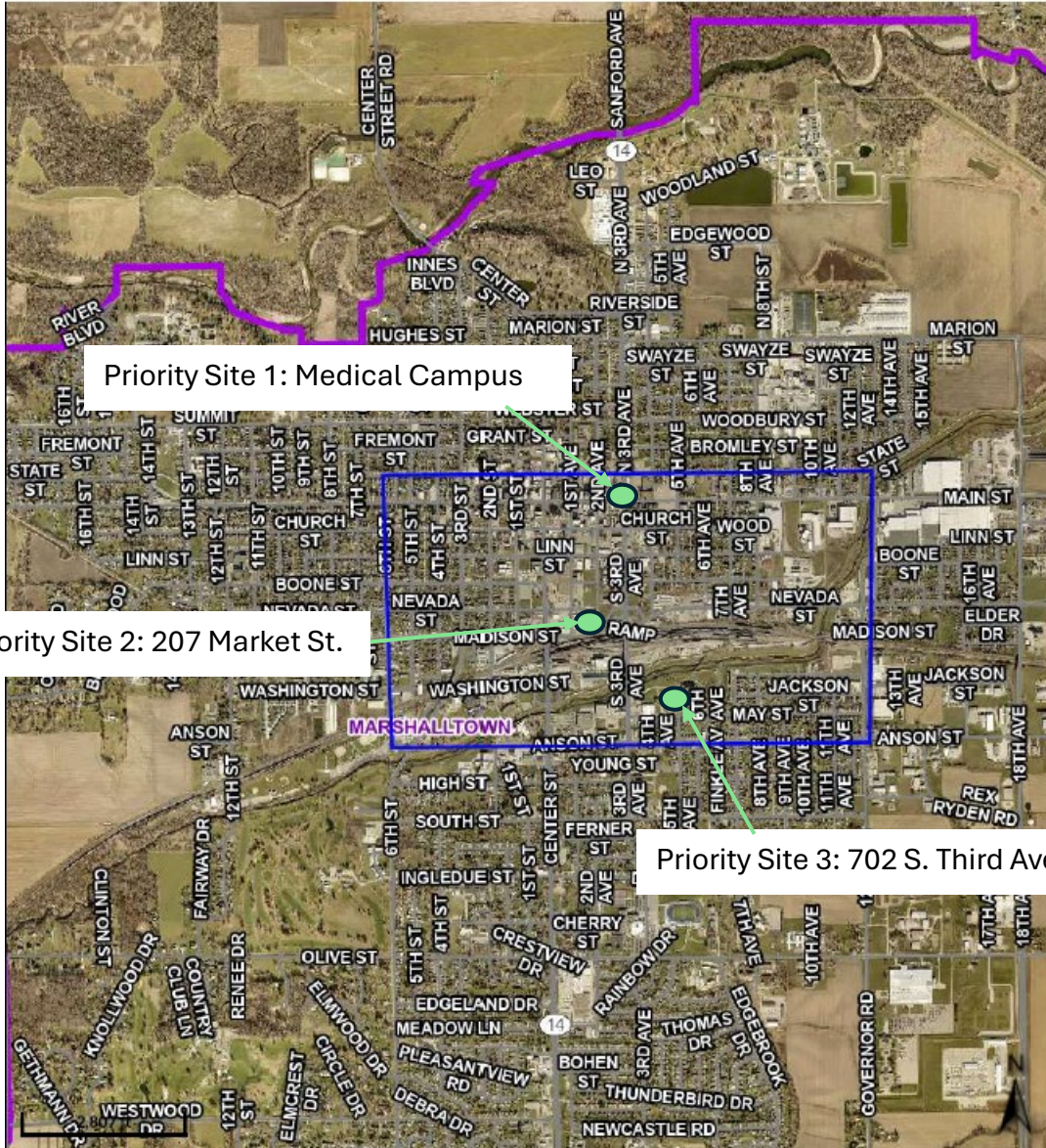
The IDNR appreciates the opportunity to be a supportive partner for brownfield assessment, cleanup, and redevelopment projects in the past with the City of Marshalltown, and we support the brownfield assessment strategies presented within the City's application with the highest degree of endorsement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

Sincerely,



Mr. Mel Pins
Executive Officer
Iowa Brownfield Redevelopment Program

Linn Creek District Target Area



Priority Site 1: Medical Campus

Priority Site 2: 207 Market St.

Priority Site 3: 702 S. Third Ave.

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfields Challenges and Description of Target Area: The City of Marshalltown, located in central Iowa and comprising 19.31 square miles of land, was first settled in 1851 and incorporated in 1863. Marshalltown is the population center (27,491 residents (ACS 2023 5-year)) and county seat of Marshall County (total population of 39,971). At the turn of the 20th century, Iowa led the nation in agricultural products and ranked 17th in manufactured products. Modern industrialism transformed the economic and social life of Iowa and especially Marshalltown. During this time, the community had the nickname “Little Pittsburgh” because of the town’s burgeoning business and industry. In 1899, Marshalltown manufactured products exceeding \$1 million in value, a value of \$39 million today. As Iowa became the nation’s foremost supplier of butcher stock, new packing centers arose across the state and in Marshalltown. Marshalltown became globally recognized with the creation of companies like Fisher Governor, now Emerson Processing Management/Fisher Controls Division; Lennox Furnace Company, now Lennox Industries; and MARSHALLTOWN Trowel, now MARSHALLTOWN Company.

Like many Midwest communities, during the late 1970s, consolidation and headquarter relocation decisions were made to position the companies in communities with more direct global access and areas that would attract financial resources to accelerate growth. This was then followed by the farm crisis of the 1980s, resulting in historic underinvestment in Marshalltown. Over the past 30 years, the community has lost high-paying, white-collar jobs; including nearly 500 since 2020. This is reflected in Marshalltown’s per capita income, which is 68% lower than the national figure (\$29,271 compared to \$43,313), according to Census Reporter. These losses have resulted in a concentration of vacant, deteriorating, and/or underutilized buildings (over 50 properties) through the Iowa Highway 14 (Hwy 14) corridor, downtown, and in the Linn Creek district, which is the target area for this community-wide assessment grant.

The Linn Creek District target area is bound by State Street to the north, Linn Creek to the east, 6th Street to the west, and Anson Street in the south. The target area includes portions of the downtown area and the Hwy 14 corridor. The City of Marshalltown’s Fiscal Year 2021 U.S. EPA Brownfield Grant identified an initial 55 brownfield sites within this area. According to the Platform for Exploring Environmental Records, the target area has 249 potential brownfield sites, contributing to the area’s blight, high vandalism, and highest unemployment rates (in the state at 4.8% (Iowa Workforce Development)). Past and current land uses of the target area include industrial, commercial, institutional, downtown-mixed use, medical, office, and residential. According to the Federal Emergency Management Agency (FEMA), Marshall County has had 20 disaster declarations since 1953, of which 60% of those declarations have occurred since 2004. In May 2024, the area was hit by a severe storm that brought 70 mile per hour winds and quarter-sized hail. In August 2020, Marshalltown was heavily impacted by the Midwest derecho that had recorded wind gusts of 114 miles per hour (category 2 hurricane force winds) and damaged nearly 1,000 properties throughout the community. This occurred while the downtown was still recovering from the catastrophic EF-3 tornado of July 18, 2018. In response to the devastation of the tornadoes, the city quickly mobilized energy and funds into planning, rebuilding, and revitalization. These efforts produced the Marshalltown Downtown Master Plan (DMP) in conjunction with the Hwy 14 (3rd Avenue) Corridor Plan (Hwy 14 Plan); and the Comprehensive Plan 2030 (Comprehensive Plan), building on the 2008 Linn Creek Master Plan. Even after years of disinvestment, and natural disasters, Marshalltown is positioned to assist new populations of Americans in wealth creation by providing opportunities for investment in our community. These challenged brownfield sites present major hurdles that, without supportive resources, may be insurmountable to overcome. With support of the U.S. EPA Brownfield Grant, these sites can be leveraged for tremendous gain that will transform derelict areas into vibrant community assets that provide quality jobs.

Marshalltown Community-Wide Assessment Grant Narrative

b. Description of the Priority Brownfield Site(s): Marshalltown's Linn Creek District has three priority sites that were identified by the public during the development of the adopted long range plans (e.g., DMP, Hwy 14 Plans, 2008 Linn Creek Master Plan, etc.). These sites, if redeveloped would serve as catalysts for additional reinvestment in the target area. Each site is within close proximity to established residential neighborhoods with high poverty rates (nearly 20%, ACS 2023 5 year estimate) within the target area. **Site #1: Unity Point Hospital and McFarland Clinics (Medical Campus)** – This property consists of 12 acres (16 parcels) of medical buildings and parking lots that have been aggregated over the last century. In 2019, the hospital and clinic announced relocation to the southside medical park (outside the target area) that left three buildings totaling 382,000 square feet vacant. Kansas State University Technical Assistance for Brownfields (KSU TAB) assisted the city with site-specific reuse activities and strategies for preparing the site for an appropriate developer. The loss of the medical services outside of the target area was significant, and redevelopment of this site is critical to the vitality of the area. An area that was once vibrant and a draw to the target area is now a neglected deterrent. Since then, portions of the medical campus have been sold, while others have not. The largest area of concern is the former hospital. This section was sold in 2022 to a private entity, who has not made any investments or completed maintenance into the property since it was purchased. During this time the owner has become delinquent in utility and tax bills. In addition, the property has also experienced a fire line break and subsequent fire which resulted in over \$1 million of damage. Limited attempts to secure the site, has made it an easy target for criminal activity. Recurring vandalism has caused additional damage to the building and has siphoned extensive time and resources from the Marshalltown Police Department. The city has initiated code enforcement of the site. In response, the property owner presented the city with a redevelopment concept for the complex and has signed a site access agreement for participation in the Brownfield Assessment Program, should the city be awarded funding. Based on past use, suspected contaminants include heavy metals, underground storage tanks, low level radioactive waste, asbestos containing materials (ACM), lead based paint (LBP), and poly aromatic hydrocarbons (PAHs). **Site #2: 207 Market Street** – The property is located in an industrial district in the central portion of Marshalltown. The 0.13-acre vacant facility was constructed in 1900. It contains a 4,800 square foot building with a small parking lot. The site has a history of being used for manufacturing and warehousing of agricultural implements. Most recently, the property was occupied by Keen Edge, a knife-sharpening business, that closed in 2020, and has been vacant since. The adjacent parcels consist of commercial businesses, vacant parcels, and a railyard. This site is suspected to be impacted by petroleum, PAHs, arsenic, and polychlorinated biphenyls (PCBs) from nearby railroad operations as well as volatile organic compounds and heavy metals from the industrial operations that occurred in the area. In addition, LBP and ACM are suspected in the site's building materials. The public right-of-way of the site is within a FEMA area with reduced flood risk due to levee. **Site #3: 702 South Third Ave** - Formerly the site of Letts-Fletcher and later the Western Grocer Mills complex, which housed a power plant at the center of its signature canning facility. This vacant 13.94-acre complex of eight structures is in significant disrepair. The site received extensive damage from the derecho, and has continued to physically decline, adding deterioration and blight to the area. The city's trail system crosses Linn Creek at the northeast corner of this heavy industrial property and then follows the eastern border. A mix of commercial and industrial uses are located west of this parcel with residential areas located south and east. This site is suspected to contain heavy metals, fuel oil, ACMs, LBP, and PAHs. Portions of the site are in a FEMA Zone X area that has a reduced flood risk due to levee. The current owner has had difficulty seeking a tenant for the site and is open to redevelopment of the site.

c. Identifying Additional Sites: As previously mentioned, previous community engagement efforts have identified 55 brownfield sites, and a secondary brownfields inventory will also be conducted for the target area as part of the project. The city will continue to utilize the established brownfields rubric that includes ranking sites on the following: (1) site eligibility for assessment based on U.S. EPA requirements; (2) site significance relative to achieving existing planning/reuse strategies and priorities; (3) willingness of property owners to partner with the city on environmental studies and provide access; (4) marketability of the site and the potential

Marshalltown Community-Wide Assessment Grant Narrative

for redevelopment emphasizing multi-family, residential, commercial, and community stabilization; (5) extent or perception of contamination threatening public health and/or the environment and/or redevelopment; (6) anticipated impact from site reuse to the target area. The city will work with the procured qualified environmental professional (QEP) and established brownfields stakeholder group to review and prioritize sites according to the rubric.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans: All three priority sites were identified in the city's current Comprehensive Plan 2030, pending Comprehensive Plan 2024, DMP, Hwy 14 Corridor Study, and/or the Linn Creek Master Plan. **Site #1 Medical Campus:** Prior to the medical campus relocation the city completed a DMP, which included an extensive community engagement process that identified the site as a mixed-use development with multi-family residential, a festival park, conference center, and boutique hotel. Needed items include environmental site assessments (ESAs), cleanup planning, and site marketing to implement the redevelopment plan for the site. Hwy 14 is the primary north/south route through Marshalltown and anchors the Medical Campus and Main Street District. According to the Iowa Department of Transportation (IDOT) the average daily traffic count for this segment of Hwy 14 is 10,600 vehicles. The city has been working with IDOT on roadway improvements along the corridor. With the Medical Campus sitting vacant, and the loss of 300 employees downtown, it has become critical to redevelop this site. While the redevelopment plan anticipates creating only 50 new jobs, it will function as a catalyst, drawing additional commercial development within the target area. Part of the implementation plan includes assessing the one-way streets which feed into the south part of the Medical Campus along with streetscaping and parking improvements. The city has committed over \$13 million since 2020 on improving downtown infrastructure. Additionally, the city contracts with the Marshalltown Area Chamber of Commerce for economic development. In 2024, the Chamber commissioned a market study specifically pertaining to the medical campus as it relates to a proposed hotel. **Site #2 207 Market Street:** The Hwy 14 Corridor Plan's goal of improved residential, retail/commercial property identifies economic development and targets the uses/businesses that will draw people in as a strategy to achieve this goal. According to the plan, the site offers a prime opportunity for redevelopment and urban infill. Redevelopment of this site directly supporting the city's goal of addressing vacant/run down buildings within the corridor. While this site is ideal for first floor commercial and upper story residential, additional reuse planning and environmental site assessments are needed. **Site #3 702 South Third Avenue:** The Hwy 14 Plan identified the site as a high opportunity site for redevelopment. It identified potential reuses as a more "human-centered" land use that will be engaging for trail users and recreational tourism. Items included mixed-use development with commercial, such as a brewery or restaurants on the first floor and residential on the upper floors. The plan has the parcel being subdivided to extend the street grid to better support infill development. This site was damaged heavily from the derecho, accelerating the need for site reuse, as it continues to sit damaged and vacant and poses a health and safety hazard to the community and surrounding neighborhood. Environmental site assessment (ESAs), cleanup planning, and site reuse planning are needed to implement the redevelopment plans for the site.

e. Outcomes and Benefits of Reuse Strategy: Reinvestment of the priority sites will result in an expanded tax base, additional employment opportunities, and new recreational opportunities/tourism within the target area. Marshalltown understands that the benefits of brownfield reuse are increased commercial/retail, recreational options; and improved living conditions that attract additional development in impacted areas. According to the Iowa Economic Development Authority's Economic Impact on Main Street Iowa, for every vacant or underutilized site, it costs the community \$222,340 annually. The city's previous Brownfield Assessment Grant has identified 55 additional brownfield sites within the target area, which may cost the city \$12 million in lost taxes annually. There are multiple brownfield properties within the target area that have the potential for reuse, including the three priority sites. If just five of the 18 parcels within the three priority sites each receive a conservative reinvestment of \$250,000, IMPLAN estimates that this would generate \$1,680,069 in economic

Marshalltown Community-Wide Assessment Grant Narrative

activity for the community. This small reinvestment would support nearly 14 jobs providing \$747,793 in labor income to the area. An estimated, \$200,000 in tax revenue would be added as well. An Economic Impact Assessment completed as part of the city's previous Brownfield Assessment Grant, found that the \$700,000 in EPA funding received since 2007 has created **\$28 million** in direct economic output and **\$9.4 million** in indirect and induced economic output. This has resulted in an estimated **370 jobs** being supported. Based on publicly available information, the Economic Impact Assessment also estimates that **\$18.8 million** in private and other institutional dollars have been leveraged since 2007 for the redevelopment of sites assisted with EPA Brownfield funding. The city would like to continue building on this success with additional brownfields funding. Developers will be encouraged to implement renewable energy and energy efficiency measures.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse: Revitalization of the target area could not occur without the utilization of public-private partnerships. Since 2018, these partnerships have implemented nearly \$20 million in projects within the target area. This includes private dollars, state funding like the Community Catalyst Program, and federal funding like Housing Urban Development Lead Hazard Reduction, the HOME and Community Development Block Grant programs, EPA 128(a) funds and; the Low Income Housing Tax Credit program for building redevelopment. In addition, the city has secured and utilized FEMA 403 Demo Assistance, EDA, and American Resue Plan Act funding for infrastructure development and demolition. The city will continue to utilize local resources like the Rebuild Marshalltown Fund and Tax Increment Financing to support the redevelopment of brownfield sites. The city will continue to leverage funding to maximize resources through the following potential sources:

Cleanup Funding:

- Iowa Economic Development Authority Brownfield and Grayfield Redevelopment Tax Credits

Redevelopment Funding:

- Iowa Business and Tax Advantages for Redevelopment New Jobs Tax Credit
- U.S. Department of Agriculture
- Small Business Administration
- Kansas State Technical Assistance for Brownfields (K-State TAB)
- State and Federal Historic Preservation Tax Credits
- Cultural and Entertainment District Tax Credit Program
- Iowa Economic Development Authority Workforce Housing Tax Credit Program

g. Use of Existing Infrastructure: The target area and priority sites are situated in an already developed part of Marshalltown. 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. Use of existing infrastructure within the target area will enhance sustainability, resiliency, and reduce redevelopment costs.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding: Devastation from the 2018 tornado, COVID-19 Pandemic, 2020 derecho, and 2024 severe storm events have caused the city to lose millions of dollars in property valuations, with the target area being the hardest hit. Without EPA grant assistance, Marshalltown will be severely limited in its abilities to assess, clean up, and implement reuse of these priority brownfield sites, delaying an economic upturn for a growing community, effectively hindering the progress the city has made with its most recent EPA Brownfield Assessment Grant. The recent passing of Iowa House File 718 (property tax reform law), along with the State of Iowa's phase-out of state commercial property tax backfill and a reduction on the residential rollback, continues to put pressure on the city's budget. In Fiscal Year 2026 the city is expected to have \$1.3 million shortfall. The ongoing costs for policing and re-securing the numerous brownfield sites put further

Marshalltown Community-Wide Assessment Grant Narrative

strain on the budget. Marshalltown is a low-income community with a median household income of \$68,854 compared to the U.S. rate of \$77,719, preventing the city from raising property taxes. Pre capital income, in the target area, is about 74% of the census Marshalltown Micropolitan Area; and 60% of the amount of the state's (2023 ACS 5-Year). Without additional brownfield funding, these residents will continue to endure the negative health effects associated with blight that controls this area.

b. Health or Welfare of Sensitive Populations: The sensitive populations for the target area include children at 32%, and elderly residents at 17%. Over 50% of the housing within the target area was built prior to 1960, meaning that most children in the target area may be exposed to LBP and asbestos hazards. Additionally, typical contaminants found in soils at brownfield sites are known to cause elevated blood lead levels, respiratory problems, and reproductive issues. The sensitive populations within the target area will continue to experience a disproportionate share of adverse health and environmental effects if conditions remain unchanged. In addition, many of the brownfield sites in the target area are near daycare facilities, schools, and areas with older residents. Due to many of the brownfield sites not being secured and being a potential source of airborne pollutants/contaminants, they represent additional threats to sensitive populations in the area. This U.S. EPA Brownfield Assessment Grant will provide the city with a secure funding source to continue to proactively investigate the real threats posed by the priority properties and, if necessary, help protect these sensitive populations from ACM, LBP, heavy metals, petroleum, PAHs, and PCBs.

- According to Iowa Department of Public Health and Human Services (IDHHS) Public Health Tracking (PHT) program, within Marshall County, where Marshalltown is located, roughly 3.5% of the 1,161 children screened were confirmed to have an elevated blood lead level.
- According to the IDHHS PHT program, Marshall County (smallest geographic unit available) had 107 emergency department visits and 7 hospitalizations for asthma in 2023.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: According to the County Health Rankings & Roadmap Program, Marshall County is ranked 84th of Iowa's 99 counties in terms of health factors (1 being the best to 99 being the 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, and teen births. Potential exposure to numerous contaminants via direct contact, inhalation of airborne particulates, and vapor intrusion pathways negatively impact those living in the target area. The proposed EPA grant funding will allow the city to assess the extent of suspected contamination levels and address exposure pathways. The direct impact of the individual brownfield sites is currently unknown, but recent health studies indicate exposure to carcinogens in the greater Marshalltown area is higher than other communities and counties in Iowa (see below). This is a substantial concern as many of the potential contaminants associated with the priority brownfield sites are known to cause cancer (asbestos, lead, petroleum, PCBs, and PAHs).

- Marshall County ranks 46th out of Iowa's 99 counties for cancer incidence rate, according to the National Cancer Institute (NCI) State Cancer Profiles.
- NCI lists the Marshall County cancer incidence rate at 499.0 per 100,000 people which is higher than both the State of Iowa (491.8 per 100,000 people), and national levels (444.4 per 100,000 people) for the period between 2017 to 2021 (<http://statecancerprofiles.cancer.gov>).

As evident, the target area contains a considerable concentration of facilities, especially the priority sites, that have the potential to adversely impact nearby populations and the environment. The referenced circumstances make it critical for the city to continue protecting the health of all residents living near brownfield sites. Revitalizing the target area will benefit sensitive populations through a reduction in exposure to contamination and blight while creating jobs and expanding the local tax base. This will provide residents of the target area with improved living conditions and health outcomes.

d. Economically Impoverished/Disproportionately Impacted Populations: The numerous weather disasters the city has experienced over the last decade, and shifts in the economy have led to numerous target area vacant properties. According to EnviroAtlas 82% of households in the target area are below the quality-of-life

Marshalltown Community-Wide Assessment Grant Narrative

threshold for income. The U.S. Housing and Urban Development’s (HUD) Low- and Moderate-Income Area Data mapper, over 50% of the target is low or moderate income, this is higher than the city (41%), and county (38%). This makes residents more susceptible to contaminant exposure pathways and adverse conditions due to increased likelihood of living near industrial facilities, Superfund sites, and aging infrastructure. The target area contains current and former industrial sites including a large railroad corridor and several vacant commercial properties, which have increased due to the tornado and derecho the city experienced. These sites provide an ongoing contamination pathway exposure source from petroleum, PAHs, arsenic, PCDs, heavy metals, LBP, and ACM. This program will serve as the catalyst for implementing the Linn Creek Master Plan. It will enable Marshalltown to transform the target area into a community asset rather than a detraction. The effort will reduce environmental burdens, eliminate vacant and blighted buildings, and expand recreational tourism. It will also create good-paying jobs for residents and strengthen the tax base for the entire community.

Community Engagement:

e. **Project Involvement:**/f. **Project Roles:** Marshalltown’s Brownfields Program community partners are deeply invested in Marshalltown and serve a diverse range of the target area residents. The group is comprised of representatives of local businesses, housing, downtown, education, health, and funding. This group of stakeholders are essential to reaching the goals of the Marshalltown Brownfield program.

| Project Partners & Roles | |
|---|---|
| Marshalltown Chamber of Commerce | |
| Mission: | Actively seeks to lead the way in making the Marshalltown area a better place for everyone to live, work, learn, and play. |
| Contact: | John Hall, President & CEO; jhall@marshalltown.org |
| Role: | The Chamber will actively assist with community outreach and education and will also help make connections between city officials and developers. |
| Marshalltown Central Business District | |
| Mission: | To foster a safe, inviting, and inclusive downtown. |
| Contact: | Danielle Lakin, Executive Director; director@marshalltownmainstreet.org |
| Role: | Assist with the secondary brownfields site inventory and community engagement efforts. |
| Region 6 Resource Partners | |
| Mission: | To provide member governments with professional expertise in the areas of community development, grant writing and administration, housing assistance, community and transportation planning, public transit, and access to federal and state transportation funding. |
| Contact: | Marty Wymore, Executive Director; Mwymore@Region6resources.org |
| Role: | Provide guidance during the reuse planning process and identify potential funding sources. |
| The Martha-Ellen Tye Foundation | |
| Mission: | Provide support for and work with programs, projects, and organizations that are striving to make a better life for the people of Marshalltown. |
| Contact: | Heidi Pierson Dalal, Executive Director; heidi@marthaellentyefoundation.org |
| Role: | Financial support for the implementation of the Hwy 14 Plan, DMP, and redevelopment of the target area. |
| Marshalltown Community School District | |
| Mission: | Nurture students to become intellectually and personally empowered for citizenship in a changing world. |
| Contact: | Theron Schutte, Superintendent; tschutte@marshalltown.k12.ia.us |
| Role: | Assist with outreach and reuse planning activities. |

The City of Marshalltown will also utilize resources and expertise from the EPA Region 7, the Iowa DNR Brownfields program, and KSU TAB as needed.

Marshalltown Community-Wide Assessment Grant Narrative

g. Incorporating Community Input: Marshalltown will build on the success of its most recent community-wide assessment grant. Previous community engagement measures utilized measures like a booth at the city’s Bee Ridiculous Day street festival and a community survey. The city will update the Community Involvement Plan to include project specific milestones and measures. The community engagement process will identify outcomes for the priority sites while helping create a backlog of additional sites for the expanded target area brownfield inventory. The proposed process will include the city, project partners, and QEP to conduct outreach and to inform and solicit input from stakeholders, private investment entities (i.e. developers, realtors, banks, etc.), and the public to achieve an area-wide reuse or site-specific plan for the priority sites. This plan(s) will build off of the Linn Creek Master Plan, Hwy 14 Plan, and DMP planning efforts. Combined, these plans will help attract developers to the three priority sites and other redevelopment opportunities. The city will implement the following outreach methods during the community engagement process: First the City will host four open house events (in-person or virtually) at varying times and at multiple venues within the target area (churches, schools, hospital, etc.), to keep citizens engaged in the process. The city’s dedicated brownfield website (<https://www.marshalltown-ia.gov/729/Brownfields-Program>) will provide program information and allow for public feedback/comments. The program will create a project specific brochure for public education distributed by project partners. Annual presentations at city council meetings will also provide project updates and allow for additional community input to occur. The project will utilize various methods to inform the public of upcoming events/meetings (newspaper, radio, flyers, website, social media, etc.). Translation of program information will occur, to reach non-English speaking residents. The city uses Google Translate for the website and has Spanish speaking staff available. The QEP, in coordination with City staff, will evaluate the community’s preferred outcomes for each priority site to determine their overall feasibility, including environmental, financial, and other key considerations. Outcomes deemed feasible for each priority site will be prioritized through additional community input, brownfield reuse and cleanup plans, and City Council consideration. These outcomes will be shared via the program website, community engagement meetings, and at City Council meetings.

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

Description of Tasks/Activities and Outputs

a. Project Implementation/b. Anticipated Project Schedule/c. Task/Activity Lead/d. Outputs:

| |
|---|
| Task 1: Cooperative Agreement Oversight (5% of total budget) |
| a. Implementation: EPA Funded Activities: The city will conduct Cooperative Agreement oversight including general grant administration, QEP procurement and oversight; ACRES, quarterly, annual, and final reports; and, budget and invoice reconciliation. The QEP will assist in completing required reports. Non-EPA-Funded Activities: Creation of Cooperative Agreement Workplan |
| b. Project Schedule: 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. Lead: Project Director with assistance from QEP |
| d. Outputs: Workplan; Quarter Progress Reports (16); Annual Reports (4); Final Programmatic Performance Report (1); Monthly Draws (48); RFP for QEP Procurement (1) |
| Task 2: Community Engagement (5% of total budget) |
| a. Implementation: Community outreach measures will be implemented to inform and solicit input from stakeholders, citizens, and private investment entities to achieve redevelopment plans (based off community buy in and goals). City staff will also attend a national brownfield conference to gain knowledge of new engagement methods. |
| b. Project Schedule: Website – Quarter 1; Community Involvement Plan (CIP) – Quarter 1; Brochure – Quarter 2; Open House Events – Quarters 3, 8, 11, 14; City Council Updates – Quarters 4, 8, 12, 16 |
| c. Lead: Project Director with assistance from QEP |

Marshalltown Community-Wide Assessment Grant Narrative

d. Outputs: CIP; Program brochure; Four open house events; Update brownfield website; Annual city council presentation (4 total); Social media posts (as needed throughout the project);

Task 3: Site Specific Work (61% of Budget)

a. Implementation: ESAs for the priority sites and other sites selected from the secondary brownfield inventory include 15 Phase I ESAs, seven Phase II ESAs, eight Supplemental (ACM/LBP) Phase II ESAs, and one Cleanup Plans. These task costs include QEP, assessment activities, reporting expenses, and other eligible site-specific activities. The generic project specific quality assurance project plan (QAPP) for the project will be completed by the QEP. Site eligibility determinations will be completed by the city with assistance from the QEP and will be sent to EPA for approval prior to ESA work commencing. Information obtained during the ESAs will be used to evaluate sites for cleanup and determine which site(s) a cleanup plan should be completed for. The QEP will complete an analysis of brownfield cleanup alternatives for one site determined by the city and will work closely with IDNR to evaluate cleanup alternatives and enrollment in Iowa’s Land Recycling Program (Voluntary Cleanup Program). Redevelopment alternatives will emphasize the use of risk-based cleanup options (e.g. institutional/engineered controls and exposure reduction remediation). The city will oversee the QEP to ensure all standards are being met.

b. 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; Cleanup Plan – Quarters 12 – 14.

c. Lead: Project Director with assistance from QEP

d. Outputs: Project QAPP (1); Phase I ESAs (15); Sampling and Analysis Plan (8); Phase II ESAs (7); Supplement Phase II ESAs (ACM/LBP) (8); Cleanup Plan (1)

Task 4: Planning (29% of total budget)

a. Implementation: The creation of three site specific plans or one area wide plan, including secondary brownfield site inventory. Planning activities will include design charrettes with project stakeholders to develop viable and sustainable redevelopment solutions. An inventory of priority sites has been completed; however, input from project partners, citizens and community members will establish a secondary brownfield inventory.

b. Project Schedule: Secondary Brownfield Inventory: Quarters 3 – 7; Reuse Planning: Quarters 9 – 14

c. Lead: Project Director with assistance from QEP

d. Outputs: Secondary Brownfield Inventory (1); Three Site Specific Reuse Plans or One Area Wide Plan

e. Cost Estimates:

| Budget Categories | | Project Tasks (\$) | | | | Total |
|--------------------------|------------------------------|--------------------|-----------------|------------------|------------------|------------------|
| | | Task 1 | Task 2 | Task 3 | Task 4 | |
| Direct Costs | Personnel ¹ | \$5,460 | \$3,455 | \$11,675 | \$5,120 | \$25,710 |
| | Fringe Benefits ¹ | \$7,315 | \$4,620 | \$15,625 | \$6,850 | \$34,410 |
| | Travel ² | | - | - | \$5,000 | \$5,000 |
| | Equipment | - | - | - | - | - |
| | Supplies ³ | - | - | \$1,000 | \$2,480 | \$3,480 |
| | Contractual ⁴ | \$12,225 | \$11,125 | \$277,500 | \$129,900 | \$430,750 |
| | Construction | - | - | - | - | - |
| Other ⁵ | - | - | - | \$650 | \$650 | |
| Total Direct Cost | | \$25,000 | \$19,200 | \$305,800 | \$150,000 | \$500,000 |
| Indirect Costs | | - | - | - | - | - |
| Total Budget | | \$25,000 | \$19,200 | \$305,800 | \$150,000 | \$500,000 |

Personnel & Fringe Benefits¹: The city has an average staff hourly rate with benefits of \$89.20 for a total of 674 hours (\$60,120.80) (round down). Task 1: Estimated 143 hours (\$12,775 round up) on grant reporting, draws, and QEP coordination. Task 2: Estimated 91 hours (\$8,075 round down) on community engagement

Marshalltown Community-Wide Assessment Grant Narrative

| |
|---|
| efforts; Task 3: Estimated 306 hours (\$27,300 round up) meeting with property owners, completing property eligibility requests, reviewing ESAs and cleanup plans; Task 4: Estimated 134 hours (\$11,970 round up) involved with the three site reuse plans or one area wide plan, including pulling data, stakeholder groups, and plan(s) review. Hourly rates are between \$55.14 to \$57.47 per hour. Fringe benefits include 7.65% FICA, 9.44% IPERS (retirement), 0.1425% Workers comp, 40% Health insurance (57.2325%) |
| Travel ² : Airline tickets - \$1,500 (2 people x \$750 each); Mileage to airport - \$125.00 (172 miles x 0.725 per mile (round down)); Airport Parking - \$100 (5 days x \$20); Hotel - \$2,500 (2 rooms x \$250 per night for 5 nights); Meals - \$775 (based on the federal per diem rate of \$65 per day x 6 days for two people (round down)) (Total: \$5,000); Travel is included in Task 4. |
| Equipment: Not applicable |
| Supplies ³ : Includes one surface pro or tablet for brownfield site inventories and planning activities for a total of \$2,000; The remaining \$1,480 will be utilized for planning supplies (mailers, postage, easel pads, pens, paper, etc.); \$1,000 will come out of Task 3 for ½ tablet (brownfield inventory work) and \$2,480 will come out of Task 4 for ½ tablet (planning meetings) and supplies for planning meetings. |
| Contractual ⁴ : Task 1 – Approximately 6 hours a quarter (100 hours total at \$125 per hour) for QEP to assist with quarterly reporting, ACRES, annual reports, status meetings, etc. Task 2 – Approximately 154 hours to develop/update the brownfield website, program brochure, CIP, and public open house and city council presentations. 15 Phase I ESAs at an average of \$4,000 each (\$60,000 total); 7 Sampling & Analysis Plans & Phase II ESAs at an average of \$15,000 (\$105,000 total); 8 Supplemental Phase II ESAs (ACM/LBP) at an average of \$10,000 (\$80,000 total); One cleanup plan at an average of \$32,500. Task 4: 2 site reuse plans for an average of \$43,550 and one detailed brownfields inventory (42,800) or one area wide plan for an average of \$129,900 which would include market study and detailed brownfields inventory. |
| Construction: Not applicable |
| Other ⁵ : Registration for two participants to attend the national brownfield conference at \$325 each. |
| Indirect Costs: Not applicable. |

f. Plan to Measure and Evaluate Environmental Progress and Results: To ensure project requirements, milestones, and timeline are met, the city and QEP will meet bi-weekly to evaluate the project’s progress and adherence to the proposed schedule. In addition, the city will maintain regular communication with the EPA project officer. If needed, the city will host brownfield status meetings with the EPA, QEP, IDNR (if pertinent to a specific property), and community stakeholders to evaluate and redirect the program if the project falls behind for any reason. All funds will be accounted for and set up within the city’s fiscal management software as its own project. This will allow for detailed project accounting categories to ensure grant funds are spent as intended, providing transparency and accountability. Mechanisms that will be used to track the program’s progress include an excel spreadsheet (project timeline and outputs), monthly QEP status reports, and quarterly reports, that will detail progress made towards the scope of work, goals, and objectives. ACRES will be updated and maintained as property information changes. The project spreadsheet will continue to be utilized and updated after the grant has been concluded, so the city can accurately keep track of milestones and update ACRES accordingly.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Capacity:/b. Organizational Structure:/c. Description of Key Staff: The City of Marshalltown has extensive experience successfully implementing numerous state and federal grants including U.S. EPA Brownfields Grants and U.S. HUD Lead Hazard Reduction Grants. The city’s project director will be the housing and community development (HCD) director, Debbie Millizer, who will be responsible for overseeing the grant, spearheading all community engagement, and will work with brownfield site property owners on redevelopment and assessment efforts. In addition, the HCD is also responsible for overseeing building and trade permits; rental inspections; code enforcement; and the management of other grant programs like the U.S.

Marshalltown Community-Wide Assessment Grant Narrative

HUD Lead Hazard Reduction Grant and the HUD Section 8 Housing Program, which provides for open communication and the most up to date/accurate development outlook. Ms. Millizer has been with the city for over a year but previously served as the Director of the Marshalltown Central Business District for over five years. The City of Marshalltown's employees, including the finance director, city administrator, and public works director will support Ms. Millizer. Ms. Diana Steiner, city finance director, has 39 years of accounting experience and will provide a supporting role in fiscal management of the grant. Mrs. Carol Webb, city administrator, has over 25 years of leadership, management, and public sector experience, including federal grant management, and will provide support in completion, reporting, and community engagement. Ms. Heather Thomas, PE, public works director, assisted with the city's previous Brownfield Assessment Grant in the interim period while the HCD Director role was vacant and has over 10 years of experience in site development to include environmental assessments/remediation to bring projects to fruition.

e. Acquiring Additional Resources: The City of Marshalltown will acquire additional technical expertise and resources through the service of an experienced QEP, subject to a competitive selection process adhering to federal requirements. The QEP will assist with project management, community engagement, cleanup planning, and perform site assessment activities. The City of Marshalltown has implemented this resource acquisition process successfully on their previous brownfield assessment grants resulting in achievement of all cooperative agreement objectives and has a significant history collaborating closely with the executive officer of the Iowa Brownfield Program to provide technical expertise and advice.

Past Performance and Accomplishments:

Currently Has or Previously Received an EPA Brownfield Grant: (1) Accomplishments:/ (2) Compliance with Grant Requirements: The City of Marshalltown has been previously awarded an EPA Assessment Grant in 2007 and an EPA Assessment Grant in 2021.

EPA Brownfield Community-Wide Assessment Grant \$300,000 (10-1-2021 – May 31, 2025): The grant completed the following activities:

- Procured and hired a QEP; attended 2022 Annual Brownfield Conference.
- Completed 13 Phase I ESAs (16 properties) and 5 Phase II ESAs (8 properties).
- Supplemental Phase II ESAs completed for ACM (5 properties) and LBP (4 properties).
- One Community Engagement Report completed for two downtown sites.
- Sites and site work entered sites into ACRES and updated, as needed.
- An Economic Impact Analysis to estimate the dollar value of economic activity from activities conducted as part of previous Brownfield Assessment Grants.
- All quarterly, annual, and closeout reports have been submitted, with the grant being officially closed out. All reporting/programmatic requirements happened timely.

EPA Brownfield Hazardous Substances & Petro Assessment Grant – \$400k 10/2007 – 9/2012: The grant completed the following activities:

- Procured and hired a QEP; attended 2008 & 2009 Annual Brownfield Conference.
- Completed Phase I ESAs on 20 parcels and Phase II ESAs on 15 parcels.
- Sites and site work entered sites into ACRES and updated, as needed.
- Several cleanup planning initiatives were completed post-ESA activities, including review of analytical data to determine additional testing in addition to identifying additional funds for reuse initiatives for affordable housing.
- All quarterly, annual, and closeout reports have been submitted, with the grant being officially closed out. All reporting/programmatic requirements happened timely.

B. Threshold Criteria Response

(1) Applicant Eligibility

- a. The City of Marshalltown, Iowa affirms that the organization is eligible for funding as it is a “General Purpose Unit of Local Government” in the State of Iowa and is therefore eligible as per the guideline definition (see Resolution attached).
- b. The City of Marshalltown affirms that it is exempt from Federal taxation and section 501(c)(4) of the IRC does not apply to the City of Marshalltown. The City of Marshalltown also does not lobby the Federal government.

(2) Community Involvement

Marshalltown will build on the success of its most recent community-wide assessment grant. Previous community engagement measures utilized measures like a booth at the city’s Bee Ridiculous Day street festival and a community survey. The city will update the Community Involvement Plan to include project specific milestones and measures. The community engagement process will identify outcomes for the priority sites while helping create a backlog of additional sites for the expanded target area brownfield inventory. The proposed process will include the city, project partners, and QEP to conduct outreach and to inform and solicit input from stakeholders, private investment entities (i.e. developers, realtors, banks, etc.), and the public to achieve an area-wide reuse or site-specific plan for the priority sites. This plan(s) will build off of the Linn Creek Master Plan, Hwy 14 Plan, and DMP planning efforts. Combined, these plans will help attract developers to the three priority sites and other redevelopment opportunities. The city will implement the following outreach methods during the community engagement process: First the City will host four open house events (in-person or virtually) at varying times and at multiple venues within the target area (churches, schools, hospital, etc.), to keep citizens engaged in the process. The city’s dedicated brownfield website (<https://www.marshalltown-ia.gov/729/Brownfields-Program>) will provide program information and allow for public feedback/comments. The program will create a project specific brochure for public education distributed by project partners. Annual presentations at city council meetings will also provide project updates and allow for additional community input to occur. The project will utilize various methods to inform the public of upcoming events/meetings (newspaper, radio, flyers, website, social media, etc.). Translation of program information will occur, to reach non-English speaking residents. The city uses Google Translate for the website and has Spanish speaking staff available. The QEP, in coordination with City staff, will evaluate the community’s preferred outcomes for each priority site to determine their overall feasibility, including environmental, financial, and other key considerations. Outcomes deemed feasible for each priority site will be prioritized through additional community input, brownfield reuse and cleanup plans, and City Council consideration. These outcomes will be shared via the program website, community engagement meetings, and at City Council meetings.

(3) Expenditure of Existing Grant Funds

The City of Marshalltown, Iowa, affirms it does not have an open EPA Brownfields Assessment.

(4) Contractors and Named Subrecipients

- **Contractors.** The City of Marshalltown, Iowa, has not entered into contract for activities proposed in this grant application. Upon award, the City of Marshalltown will acquire

Marshalltown Community-Wide Assessment Grant

additional technical expertise and resources through the service of a qualified EPA brownfield experienced 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. The City of Marshalltown has implemented this resource acquisition process successfully on their previous brownfield assessment grant resulting in achievement of all cooperative agreement objectives. The city has a significant history, collaborating closely with the executive officer of the Iowa Brownfield Program to provide technical expertise and advice.

- **Subrecipients.** The City of Marshalltown does not anticipate using any subrecipients as part of the U.S. EPA Brownfields Community-Wide Assessment Grant.