



Applicant Information Sheet

1. Applicant Identification:

Upper Explorerland Regional Planning Commission (UERPC)
325 Washington Street, Suite A
Decorah, IA 52101

2. Website URL:

UERPC: <https://uerpc.org/>
City of Oelwein: <https://www.cityofuelwein.org/>
City of McGregor:
<https://www.cityofmcgregoriowa.com/>

3. Funding Requested:

- a. Assessment Grant Type: Assessment Coalition
- b. Federal Funds Requested: \$850,000

4. Location:

- a. City: City of Oelwein
- b. County: Oelwein
- c. State: Fayette County

- a. City: City of McGregor
- b. County: McGregor
- c. State: Clayton County

UERPC Geographic Region: Allamakee County, Clayton County, Howard County, and Winneshiek County in Northeast Iowa

5. Coalition Members' Target Areas and Priority Site Information:

Upper Explorerland (lead member):

- Target Area: City of Lansing Iowa
- Priority Sites: 501 Main Street, Lansing, IA 52151
Old School (Southwest Corner of Center Street & 5th Street) Parcel ID: 0829409006
Old Courthouse: 650 2nd Street, Lansing, IA 52151



Serving Allamakee, Clayton, Fayette, Howard and Winneshiek
Counties
325 Washington Street, Suite A, Decorah, IA 52101
PHONE: 563-382-6171; FAX: 563-900-8371
www.uerpc.org

City of Oelwein (non-lead member):

Target Area: City of Oelwein, Iowa
Priority Sites: HUB City Storage (3rd Street SW)
Parcel ID: 1821307001
521 1st Street NW, Oelwein, IA 50662

City of McGregor (non-lead member):

Target Area: City of McGregor, Iowa
Priority Sites: Former Village Motel:
821 Walton Street, McGregor, IA 52157
Former Sullivan Opera House:
252 Main Street, McGregor, IA 52157
Former Riverview Inn Restaurant:
102 Highway 18 W, McGregor, IA 52157

6. Contacts:

- a. Project Director: Aaron Detter, Planning Department Head
(563) 382-6171
adetter@uerpc.org
325 Washington Street
Decorah, IA 52101

- b. Chief Executive Official: Shirley Vermace, Board Chair
(563) 419-2999
svermace@co.winneshiek.ia.us
201 W. Main Street
Decorah, IA 52101

7. Population:

City of Lansing: 1,111
City of Oelwein: 5,878
City of McGregor: 686
ACS 2023 5-year estimates

Other Factors	Page #
Community population is 15,000 or less	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States 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 the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	NO
The priority site(s) is in a federally designated flood plain.	3
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.	5
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).	10
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 the State or Tribal Environmental Authority:

Attached

10. Releasing Copies of Applications

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

**Northeast Iowa Brownfields Coalition
Target Area Map**



January 13, 2026

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

RE: FY26 Brownfield Assessment Coalition Grant Application for the
Upper Explorerland Regional Planning Commission, Decorah, Iowa

Dear Tarah:

This letter is submitted as a statement of acknowledgement, review and support from the Iowa Department of Natural Resources (DNR) for the brownfield assessment coalition grant being submitted by the Upper Explorerland Regional Planning Commission (UERPC).

This application and brownfield assessment initiative by UERPC addresses known and potential hazardous substance and petroleum contamination at multiple abandoned and underutilized commercial and industrial parcels within UERPCs coalition partners, including the target area cities of Lansing, McGregor and Oelwein.

UERPC and their coalition partners seek 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 former manufacturing, warehousing, and railroad properties within this coalition area of small, rural communities; however, on their own the communities lack the planning and financial resources needed for a comprehensive approach to the brownfield issues that these sites present. As such, with the partnership of UERPC, and these US EPA grant funds, these communities will be able to move forward in turning brownfield sites from obstacles into opportunities for community betterment and public health improvement.

The DNR is pledged to be a supportive partner for UERPC and their coalition members in this brownfield assessment initiative, and we support the brownfield planning and assessment strategies presented within the UERPC'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

Coalition Members, Target Areas, and Brownfields a. Coalition Members: **Upper Explorerland Regional Planning Commission (UERPC)**, the lead coalition member, is a vital organization that promotes regional cooperation and supports local governments in planning and economic development. Established in November 1972 by Iowa Code Section 28H.1, UERPC serves 50 cities and five counties (Allamakee, Clayton, Fayette, Howard, and Winneshiek) in Northeast Iowa. The rural five-county region has a population of 79,931 (ACS 2023 5-year estimates). UERPC, does not currently have a brownfields grant, but was previously awarded two assessment grants in FY 2008 (\$200,000) and FY 2009 (\$200,000). The FY 2009 Brownfields Grant was the most recent brownfields funding in northeast Iowa. UERPC has formed the Northeast Iowa Brownfields Coalition with the City of Oelwein and City of McGregor as coalition members. The coalition was formed to help communities identify, assess, remediate, and redevelop brownfield sites to productive use. The Coalition will spur economic growth, improve environmental health outcomes, and aid in the revitalization of communities. **Oelwein** is a city in Fayette County, Iowa, United States. The population was 5,920 at the time of the 2020 census, a decrease of 11.5% from the 2000 census. It is the largest community in Fayette County. Oelwein received a \$400,000 EPA Brownfields Assessment Grant FY 2005. The funding was used to perform Phase I and II site assessments. It also supported cleanup planning for properties contaminated with hazardous substances and petroleum in the redevelopment project area surrounding the downtown district. Oelwein does not currently have an open grant, and due to limited staff, the city no longer has the capacity to manage a grant on their own. **City of McGregor** is in Clayton County, Iowa, United States. The population was 742 at the time of the 2020 census. The City currently lacks the administrative capacity to manage an EPA Brownfields Grant due to limited staffing resources. The City Clerk position is vacant, and the remaining administrative staff have limited experience with federal grant compliance. Additionally, the City has not previously received an EPA Brownfields Grant and, given its small size, does not have the internal capacity to administer the program independently.

b. Overview of Brownfield Challenges and Description of Target Areas: Northeast Iowa contends with a distinctive mix of rural, economic, and environmental pressures. These factors create an urgent need to identify and assess brownfield sites. They also make the redevelopment process significantly more challenging. Many communities across Allamakee, Clayton, Fayette, Howard, and Winneshiek Counties (the geographic area) are characterized by aging commercial corridors, declining industrial activity, and long-standing agricultural operations that have left behind vacant buildings, abandoned service stations, underutilized industrial parcels, and properties with suspected petroleum or hazardous substance contamination. These sites often sit idle for decades due to limited local resources, uncertainty about environmental conditions, and the high cost of assessment relative to the small tax base of rural communities. The region's economic conditions intensify these challenges. Persistent population decline (20.57% since 1960), an aging workforce (10.16% of workforce over 65 years old), and limited investment, and reduced capacity of local governments to address environmental liabilities without external support (ACS 2023 5-year). The area is plagued by high unemployment at 5.3%, higher than the state's 4.0% and the United States' 4.4% (Iowa Workforce Development January 2025). Many small towns lack full-time planning or environmental staff, making it difficult to inventory sites, pursue redevelopment opportunities, or navigate regulatory requirements. As a result, brownfields remain scattered throughout downtown districts, former rail corridors, riverfront areas, and rural crossroads. These forgotten properties contribute to blight, suppress property values, and discourage new businesses from investing in the local economy. Environmental risks are also elevated in several areas. Older commercial buildings frequently contain asbestos containing materials (ACM), lead-based paint (LBP), and deteriorating structural materials. Former gas stations and agricultural supply businesses pose risks from leaking underground storage tanks, solvents, pesticides, and petroleum hydrocarbons. Vacant industrial sites may contain heavy metals, PCBs, or other legacy contaminants. These conditions create potential exposure pathways for nearby residents, many of whom are low-income, elderly, or lack reliable transportation. These factors increase vulnerability and reduce the ability to avoid or respond to environmental hazards. Without targeted brownfields funding, these rural communities struggle to overcome the financial, technical, and environmental barriers that prevent safe reuse of contaminated or potentially

contaminated properties. Brownfields investment is therefore essential to help the UERPC assess environmental conditions, reduce public health risks, remove redevelopment. Funding for brownfields will support the revitalization of main streets, housing, and local economies across Northeast Iowa. The target areas for this grant are the cities of Lansing, Oelwein, and McGregor. Lansing was built around the agriculture and river transport industries. Lansing's early economy grew from its strong agricultural base and its strategic position on the river, where the Lansing Mills Company helped move local grain by boat and supported a range of industries such as lumber milling and fish hatchery operations. The arrival of the railroad in 1872 expanded the town's reach and accelerated commercial growth by linking it to larger markets. By the late 19th century, Lansing had become a center of the pearl button industry, with factories processing clamshells from the river into buttons sold nationwide. Several button plants operated during the industry's peak, and the Blumenthal Lansing Company remained in operation well into the 21st century, leaving over 75 brownfield sites (Platform for Exploring Environmental Records (PEER)) within 1.1 square mile town. The city of Oelwein is 4.8 square miles and was developed around the railroad industry. The Chicago Great Western Railway Company played a significant role in the city's development when it located its principal machine and repair shops to Oelwein in 1894, giving it the nickname "Hub City". The 1980s farm crisis and railroad consolidation was hard on Oelwein leaving 190 brownfield sites throughout the community (PEER). Formed due to its location along the Mississippi River, the 1.3 square mile city grew with the arrival of the Milwaukee and Mississippi Railroad. The town became a bustling center for trade, particularly in the grain industry. Today the city has 41 brownfield sites (PEER).

c. Description of the Priority Brownfield Sites: The Northeast Iowa Brownfields Coalition has identified the following priority sites for each of the coalition members. UERPC working with the City of Lansing, UERPC identified three priority sites. **501 Main Street:** 0.11-acre lot with 2-story brick two-family conversion residence built in 1888. The site has a 3000 sq. ft. addition with a carport built in 1950. The property has been used as a residence since it was constructed, and it retains historical integrity as part of a cohesive historic streetscape along Main Street. It captures Lansing's late-19th-century character despite falling outside the city's downtown main street district, which is on the National Register of Historic Places. Unfortunately, the building's façade is deteriorating, and there are structural concerns. Due to the age of the building, there is a likely potential for hazardous building materials like ACM and LBP. Exposure to these hazards are compounded due to the property's adjacency to the public library. **Old School:** Located at the southwestern corner of Center Street and 5th Street, this former school sits on 0.31-acre lot that is adjacent to the current middle/high school. The 2-story facility was built in 1864 and consists of over 5,000 sq. ft. of space. The building was a school for 108 years and was added to the National Register of Historic Places in 1973. It has been vacant for the last 50 years. The property's windows are currently boarded and the façade is deteriorating. The property was deeded to the City of Lansing in 1997 and is listed among Iowa's most endangered properties. Site visits have identified bearing wall deterioration, foundation issues, and the need for interior remediation activities. Due to the age of the building, further assessment and abatement of materials such as ACM and LBP would be required before restoration and functional use can occur. **Old Courthouse:** Located at 650 2nd Street, this property was the first courthouse of Lansing, constructed in 1858 out of solid brick. The 1 and ½ story building has roughly 2400 sq. ft. of space and is on the National Register of Historic Places. The building is one of a few courthouses in the Greek Revival style and served its original function from 1861 through 1867. After losing its status as county seat status, in 1987, the building was vacated. The building is presently an apartment building, but not in use. Due to the age of the building, assessment and abatement of materials such as ACM and LBP are needed before restoration and functional use of the building. The City of Oelwein has prioritized vacant and underutilized sites around the former Union Pacific Railroad due to the potential community benefit. **Former Union Pacific Railroad South Site Area:** The former railroad operation area spans approximately 37 acres from W Charles Street to 4th Street SW. In the middle of this site lies the **HUB City Storage** parcel that is 2.24 Acres. Since the area around and including this property, it was used as a major locomotive fueling and maintenance yard beginning in 1894. Today the site has two original warehouse buildings, the first is 17,100 sq.ft. built in 1898 and the is a 9,690 square foot warehouse built in 1902. The remaining lot is currently overgrown and underutilized. In addition to the priority

site, this area has 10 vacant or underutilized parcels surrounding the Former Union Pacific Railroad South Site. Environmental investigations identified petroleum releases from former above ground and underground storage tanks (ASTs and USTs) and associated industrial activities from the railroad operations. The HUB City Storage and surrounding lots are suspected to contain volatile organic compounds (VOCs), total extractable hydrocarbons (TEHs), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and heavy metals. Remedial activities on the surrounding Former Union Pacific Railroad South Site within the past decade included the disposal of over 12,000 tons of contaminated soil and concrete, and confirmation soil sampling. The Former Union Pacific Railroad South Site is enrolled in Iowa's Land Recycling Program (LRP), and the LRP Site Assessment can be found on the Iowa DNR's Contaminated Sites Database. The City is eager to complete assessments and remediation steps needed to convert this property into a safe and accessible recreational area, such as athletic fields or other public amenities. **Former Union Pacific Railroad North Site Area:** The current rail operations site is approximately 136.66 acres with 44.27 acres are vacant and underutilized. The Former Union Pacific Railroad North Site is located near 13th Avenue NW and 3rd Street NW. The city has three vacant parcels at **521 1st Street NW** that were acquire through property tax default. Due to these parcels' location next to the railroad site which has a legacy of industrial use and active railyard the site is suspected to have VOCs, TEHs, PAHs, PCBs, and heavy metals. The City of McGregor has identified three sites that are prime for redevelopment. **Former Village Motel:** Located at 821 Walton Street, this vacant commercial site consists of three small parcels totaling just over 0.5 acres. The site contains three buildings, the oldest being a two-story residential building that also served as the motel's offices that was built in 1900. The two remaining structures contain the motel rooms and were constructed in 1950. Due to the age of site, the presence of hazardous materials such as LBP and ACM are likely. **Former Sullivan Opera House:** Is located at 252 Main Street, this 0.23-acre property has adjoined buildings totaling nearly 10,000 sq. ft. and was built in 1880 from solid brick. When operational the first floor had commercial retail stores with an opera house above. The building also housed a roller-skating rink at one point, and most recently the McGregor Hardware Store, which was located there for over 60 years before closing in 2002. Several years ago, the City of McGregor took over ownership of the building, which had sat empty and fallen into disrepair over the past 20 years. It was turned over to a developer, but renovation plans did not come to fruition. Due to the age of the structures, the presence of hazardous materials such as LBP and ACM are likely. Please note this site is also located in the FEMA flood plain. **Former Riverview Inn Restaurant:** Located at 102 Highway 18 W, this 0.31-acre property sits next to the railroad and the Mississippi River. The original 875 square foot restaurant was built in 1935 and in 1974 an addition upped the square footage to about 1,500. The site contains an old, cribbed grain elevator built in 1930 that is no longer functional. Historical pictures show another building on site that stored coal but is no longer standing. This site is located in the FEMA flood plain. Due to the age of the structures and proximity to the railroad, the presence of hazardous materials such as LBP, ACM and petroleum products are likely.

d. Identifying Additional Sites: The Northeast Iowa Brownfields Coalition region has over 3,000 brownfields sites, according to PEER. The Coalition will continue to identify sites through public feedback and input. The Coalition will finalize a brownfields rubric that will evaluate and rank sites based on: (1) U.S. EPA site eligibility based on the U.S. EPA's requirements; (2) site significance relative to achieving adopted plans/reuse strategies and/or area priorities; (3) the willingness of the property owner to partner with the Coalition on environmental site assessment work and to provide site access; (4) the marketability of the site and potential for redevelopment, prioritizing redevelopment that will meet a community need; (5) extent or perception of contamination threatening public health and/or the environment; (6) anticipated impacts from site reuse.

Revitalization of the Target Area

e. Reuse Strategy and Alignment with Revitalization Plans: The 5-Year Comprehensive Economic Development Strategy (CEDS) for Upper Explorerland Regional Planning Commission (September 30, 2022), is a strategy-driven plan for regional economic development. It is the result of a regional planning process designed to guide the region's economic resiliency. This process also provides a way for stakeholders in the public, non-profit, and private sectors to engage in meaningful conversation about which capacity-building efforts would best support

economic development in the region. A vast community engagement effort was held to develop the economic strategies for the region. UERPC held stakeholder interviews to assess community and economic impacts and held county-level and regional economic resilience meetings, which allowed the public to provide input on economic development initiatives within the region. The CEDS developed a set of goals and objectives for Workforce Resilience, Community Resilience, and Disaster Resilience. The Northeast Brownfields Coalition will help meet the CEDS objectives of (1) assisting communities with incentives for encouraging infill development of vacant lots and blighted areas; (2) support communities and businesses trying to address labor shortages; (3) engage in community planning initiatives focused on sustainable policy and project development; (4) enhance and expand walking, biking, running, and other multi-modal transportation and recreational facilities. UERPC’s priority sites: **501 Main Street, Old School, and Old Courthouse**, will be evaluated through a reuse planning process to identify market-supported redevelopment options. Given the area’s Mississippi River setting and strong appeal to visitors, hospitality-related uses are especially promising. The city of Oelwein is actively developing a recreation plan for the Former Union Pacific Railroad South Site. As part of this effort, the **HUB City Storage** priority site is being incorporated into the overall recreational planning process. While the **521 1st Street NW** priority site reuse will be determined on outcome of the assessments. The potential reuse for this site is greenspace or residential. McGregor’s priority property, the **Former Village Motel**, has been identified as an excellent location for infill housing. While, the **Former Sullivan Opera House** is well-positioned for first-floor commercial space with upper-story residential units, and the **Former Riverview Inn Restaurant** site is strong candidates for new commercial development. The proposed activities under this brownfields program will help prepare sites for redevelopment and future business growth. Revitalizing the identified priority properties will boost the region’s appeal, create new safe and sustainable housing options within former brownfield structures, improve community health by addressing site contamination, and support the preservation of local character.

f. Outcomes and Benefits of Reuse Strategy: Redevelopment of the target area will benefit the area’s rural communities that have experienced persistent population loss. Projections provided in the table below assume the following: employment, based on one employee per 550 sq. ft. of space or eight temporary jobs created for 1-acre recreation development; wage impact, based on an average hourly wage of \$21.00; and building investment, based on a per square foot value of \$221.00. Redevelopment of these priority sites will benefit this rural community that has been hit hard economically, while eliminating harmful effects from suspected contamination at these sites.

Redevelopment Impact of Priority Sites					
Site	Acres	Building (sq. ft.)	Employees	Wage Impact	Building Investment
501 Main Street	0.11	3,004	5.46	\$238,493	\$663,884
Old School	0.31	5,191	9.44	\$412,339	\$1,147,211
Old Courthouse	0.38	2,376	4.33	\$189,134	\$525,096
HUB City Storage	2.24	26,790	48	\$2,096,640	\$5,920,590
521 1 st Street NW	1.12	-	9	\$393,120	-
Fmr. Village Motel	0.54	4,316	7.85	\$342,888	\$953,836
Fmr. Sullivan Opera House	0.23	9,900	18	\$786,240	\$2,187,900
Fmr. Riverview Inn Restaurant	0.31	3,326	6.05	\$264,264	\$735,046

The proposed priority site infill redevelopment strengthens a community’s resilience by directing growth back into existing, lower-risk areas rather than expanding into flood-prone or environmentally sensitive land. Reusing these sites allows modern stormwater controls and energy-efficient building practices to be incorporated, reducing vulnerability to flooding and extreme weather. It also makes use of established infrastructure and keeps emergency services concentrated where they can respond more effectively during crises. By creating more connected, walkable neighborhoods and preserving natural buffers outside the urban core, infill development supports faster recovery, stronger social networks, and long-term environmental and economic stability. In addition, the Coalition and/or city will encourage redevelopers to implement renewable energy and energy efficiency measures where feasible.

Strategy for Leveraging Resources

g. Resources Needed for Site Reuse: UERPC is eligible for funding from a variety of resources to supplement brownfields redevelopment efforts. The table below provides a summary of the various funding sources that coalition members and community partners will leverage for the redevelopment of the priority sites once assessment and planning activities have been completed.

Iowa Business and Tax Advantages (Redevelopment)	Examples include a New Jobs Tax Credit, research and development tax credit, exemption from sales or use tax on manufacturing machinery, and no corporate income tax on profits from sales outside of Iowa.
U.S. HUD Community Development Block Grant (Redevelopment)	The Coalition will continue to seek funding to assist developers with the creation of community assets within the target areas.
U.S. EPA Brownfield Cleanup Grant (Remediation)	Cleanup and Revolving Loan Fund Grants for remediation of assess properties.
Iowa DNR Brownfield Program (Remediation)	To provide grants for the remediation of hazardous substances or petroleum at brownfield sites to prepare them for redevelopment.
Iowa EDA Brownfield and Grayfield Redevelopment Tax Credits (Remediation)	Tax credits for developers redeveloping properties classified as a brownfield or grayfield.
Iowa EDA Community Catalyst Building Remediation Program (Redevelopment)	Assists Iowa communities in revitalizing underutilized buildings to stimulate economic growth and reinvestment.

h. Use of Existing Infrastructure: All priority sites have access to existing infrastructure (water, sewer, electricity, transportation, etc.) as they are all infill sites. Rehabilitation of existing structures will be encouraged, where feasible, to reduce landfill waste and promote sustainable development. Planning activities will identify how priority sites can incorporate renewable energy, energy efficiency measures, green building practices, and climate resiliency design to further extend the useful life of existing infrastructure.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need a. The Community’s Need for Funding: The need for brownfields funding within the UERPC region is particularly strong due to the legacy industrial uses and constrained local budgets. Rural and smaller communities lack the staffing, expertise, and financial flexibility to address environmental liabilities independently. Brownfields for the Northeast Iowa Brownfields Coalition will allow the region to support the communities of Lansing, McGregor, and Oelwein (as well as other communities within the region) pursue redevelopment opportunities that will support needed housing, commercial, public amenities, and other sustainable land uses. This rural agricultural region has a smaller tax base, lower property values, higher infrastructure costs per person, and an aging housing stock. The combined target areas experience a poverty rate of 16.2 percent, which is 4.9 percentage points higher than the State of Iowa’s 11.3 percent (ACS 2023 5-year estimates). Furthermore, UERPC has an annual budget of approximately \$3.1 million with most of the budget funding coming from state and federal grants. Only \$76,000 a year comes directly from the five counties and \$20,788 a year from legislative appropriation. This leaves only three percent of the budget to meet non-grant funded needs, as grant funding is dedicated to a specific use and cannot be reallocated to meet other needs. Therefore, without U.S. EPA Brownfields Coalition Assessment Grant funding the Northeast Brownfields Coalition will not be able to carry out the proposed assessments.

b. Health or Welfare of Sensitive Populations: Children (21.59 percent) and seniors (21.37 percent) together account for approximately 43 percent of the combined target areas’ population, representing a substantial sensitive

Narrative

population. These groups face elevated health risks from potential exposure to brownfield-related contaminants due to biological, behavioral, and physiological factors that increase overall vulnerability. Children and seniors are also more likely to experience increased exposure because they tend to spend more time in the home and may be impacted through indirect exposure pathways, including indoor dust, contaminated groundwater, or vapor intrusion. Children face heightened risks from exposure to ACM, hazardous substances, PAHs, petroleum products, arsenic, and lead, as noted by the CDC. Older adults are also more vulnerable because weakened immune systems and chronic health conditions make them less able to withstand the effects of environmental pollutants, according to the National Institutes of Health. The CDC and ATSDR’s Social Vulnerability Index (SVI) is a place-based tool—combining an index, database, and mapping platform—designed to identify and measure communities experiencing elevated social vulnerability. All three counties that include the target areas have medium-high overall social vulnerability, while the counties containing McGregor and Oelwein experience high socioeconomic vulnerability. This data helps pinpoint communities that are more vulnerable to natural disasters, chemical spills, and pollution exposure, while also revealing underlying factors—such as poverty, housing conditions, disability, and limited transportation—that reduce a community’s capacity to prepare, respond, and recover. Brownfields grant funding will directly support the target areas facing vulnerabilities highlighted by this data by giving them the resources to reduce environmental risks and strengthen their ability to withstand and recover from disasters. By assessing properties, this funding identifies sources of pollution that can worsen chemical exposure during floods, storms, or industrial accidents. It also allows the target area with high poverty rates, aging housing, or limited transportation options to address long-neglected sites that otherwise lack the capacity to manage without grant funding.

Regional and Target Area Statistics					
Statistic	Iowa	UERPC	Lansing	McGregor	Oelwein
Total Population	3,207,004	79,931	1,111	686	5,878
Number of Children	714,650	17,256	264	147	1,208
Number of Seniors	568,486	17,076	299	163	1,140
Total Sensitive Population	1,283,136	34,332	563	310	2,348
Percent Sensitive Population	40.01%	43.00%	50.68%	45.19%	39.95%
Sensitive Population Poverty Rate	11.70%	11.36%	13.5%	13.87%	15.55%
Persons with Disabilities	12.9%	13.3%	19.6%	19.1%	23.7%
Brownfield Facilities	-	3,003	76	124	190
Lead Paint Homes % Pre-1960 Home	38.67%	49.95%	53.67%	54.15%	60.60%
SNAP Benefit	9.2%	6.44%	4.0%	11.5%	13.4%

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: The widespread use of hazardous materials and petroleum products in the target areas raises significant concerns about potential exposure. Both historic and current activities suggest that these neighborhoods may contain—and could potentially release—PAHs, TEHs, VOCs, PCBs, heavy metals, and ACM.

Contaminant	Potential Health Effects
PAHs	Carcinogenic. Possible birth defects and liver/blood problems.
TEHs	Known carcinogen found in hydrocarbons (benzene, death via ingestion or breathing), bone marrow and immune system effects. Possible low birth weights and bone damage.
VOCs	Known carcinogen. Possible cardiovascular, organ growth, liver, immune problems.
PCBs	Probable carcinogen. Suspected immune,
Heavy Metals	Probable carcinogen. Cardiovascular, organ growth, digestive, hematological, musculoskeletal, neurological, ocular, urinary systems, or kidneys, reproductive problems.
ACM	Lung cancer, mesothelioma and lung disorders, other cancers.

Although no health studies exist for the specific target areas, county-level data indicates that brownfields may already be impacting residents. Exposure to contaminants, whether through direct contact, inhalation of airborne

particles, or vapor intrusion—can introduce known carcinogens and other substances linked to significant health risks.

- *National Cancer Institute* (NCI) lists both Clayton (McGregor) and Fayette (Oelwein) Counties as having a higher cancer rate than the State of Iowa’s 444.4 age-adjusted incidence rate cases per 100,000 at 478.1 and 463.8 respectively. NCI also listed the county death rate resulting from cancer as 149.6 age-adjusted death rate per 100,000 for the State of Iowa. Both Allamakee (Lansing) and Clayton (McGregor) had death rates higher than the state at 151.9 and 166.1.
- *County Health Rankings*, a Robert Wood Johnson Foundation and University of Wisconsin Population Health Institute collaboration, analyzes health outcomes (length of life and quality of life) and health factors (health behaviors, clinical care, social, and economic factors, and the physical environment). The target area counties Allamakee (Lansing), Clayton (McGregor) and Fayette (Oelwein) were amongst the unhealthiest counties at 77, 86, and 73 out of Iowa’s 99 counties.

d. Economically Impoverished/Disproportionately Impacted Populations: Residents of the target areas experience elevated environmental and health risks associated with nearby brownfield sites. These rural communities have disproportionately high concentrations of low-income households, older adults, and residents with limited access to reliable transportation—factors that significantly increase vulnerability to environmental hazards and reduce the capacity to respond to or recover from exposure. Decades of population decline, disinvestment, and aging infrastructure have compounded these challenges, leaving many neighborhoods with limited resources to address legacy contamination. Most of the target areas experience a moderate-high climate burden according to the CDC ADSTR Place and Health – GRASP website. The CEDs for UERPC identifies hazards and natural disasters as a regional risk and vulnerability to the region’s economy. Screening tools underscore the need for targeted intervention. CDC ADSTR – GRASP identifies most of the target areas as having a moderate-high ranking for potentially hazardous and toxic sites. This EPA Brownfields Coalition Assessment funding will allow these communities to address sites that are contributing to the areas adverse environmental, health and economic conditions.

Community Engagement e. Project Involvement/f. Project Roles: UERPC has established a list of community-based partners that is comprised of nonprofit organizations, community organizations, residents, business owners, philanthropic partners, state and local governments to voice local goals and priorities. These partners will help shape planning and redevelopment activities.

Organization & Purpose		Contact	Involvement
Organization:	UERPC	Rachelle Howe Executive Director rhowe@uerpc.org 563.382.6171	Lead Coalition Member
Purpose:	To promote regional cooperation & meet the planning & economic development needs of local governments.		
Organization:	City of McGregor	Denise Schneider City Administrator Denise.scheider@cityofmcgregoriowa.com 563.873.3795	Coalition Member
Purpose:	Envisions a vibrant, resilient river community that preserves its historic character and natural setting while supporting reinvestment, walkability, and high quality of life for residents, businesses, and visitors.		
Organization:	City of Oelwein	Dylan Mulfinger City Administrator dmulfinger@cityfoelwein.org 319.283.5440	Coalition Member

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Purpose:	Envisions a welcoming community that delivers reliable public services, invests in quality of life, and fosters reinvestment that supports residents, businesses, and future generations.		
Organization:	City of Lansing	Michael Verdon, Mayor mayorlansing@gmail.com 563.538.4757	Provide sides, advertise public input & redevelopment opportunities
Purpose:	A growing, thriving, and welcoming community with high-quality services, amenities, recreation opportunities, small-town charm, and businesses that honor Lansing’s history while committing to growth and progress		
Organization:	Clayton County Development Group	Darla Kelchen Executive Director ccdgc@alpinecom.net 563.245.2201	Provide sites and promote site redevelopment opportunities
Purpose:	Enhance the opportunities for the creation of wealth for the citizens of Clayton County.		
Organization:	Fayette County Economic Development & Tourism	Mallory Hanson Director director@visitfayettecountyiowa.com 563.265.5248	Provide sites and promote site redevelopment opportunities
Purpose:	Foster and implement tourism, business development, and expansion		
Organization:	Allamakee County Economic Development & Tourism	Val Reinke Executive Director allamakeecountyedt@gmail.com 563.419.0908	Provide sites and promote site redevelopment opportunities
Purpose:	Enhance existing economic development efforts		
Organization:	McGregor-Marquette Chamber of Commerce	Mary Anderson Executive Director mgregormarquettechamber@gmail.com 563.873.2186	Assist with community engagement activities.
Purpose:	Advocate, voice, and resources for member businesses		
Organization:	Oelwein Chamber and Area Development	Deb Howard Executive Director ocad@oelwein.com 319.283.1105	Promote community engagement and site redevelopment
Purpose:	Leading force in the growth and development of business		
Organization:	Northeast Iowa Regional Housing Trust Fund	Chris Troendle Regional Housing Planning ctroendle@uerpc.org 563.419.6202	Assist with planning efforts to ensure diverse and quality affordable housing options are incorporated.
Purpose:	Affordable housing & equity investing/lending		
Organization:	Iowa Department of Natural Resources (IDNR)	Mel Pins Executive Officer Mel.pins@dnr.iowa.gov 515.725.8344	Provide technical and possible funding support
Purpose:	Responsible for conservation & enhancement of Iowa’s natural resources.		

g. Incorporating Community Input: The Coalition will create community capacity through education and the collection of meaningful community input on program activities. Collaboration is essential to UERPC’s mission and success as a regional collaborator supporting housing, workforce development, economic development,

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community planning, and transportation, and as such UERPC will coordinate community engagement activities. A Community Involvement Plan (CIP) identifying program objectives, community members, strategic engagement approaches, communication plan, and ways to collaborate and share resources. The strategic engagement approaches of the CIP include:

- Coalition Meetings: UERPC will host quarterly Coalition meeting to solicit input on site prioritization, assessment, cleanup plans, revitalization plans, and engagement activities.
- 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: This piece will provide an overview of the project and the 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 questions 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. The Northeast Iowa Coalition will utilize project partners’ social media platforms to further efforts.
- Open House Events: Three public open house events (one in each target area) 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 perspectives.
- Public Meetings: Annual meetings (12 in total) in each Coalition Member’s jurisdiction. These meetings are to inform the community about the project and provide a platform for the community to express their views about redevelopment in their local area.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

Task 1: Cooperative Agreement Oversight
a. <u>Project Implementation:</u> *EPA-Funded Activities: UERPC 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 reconciliation. The QEP will assist in completing required reports. *Non-EPA Grant Resources: In-kind staff time to complete the required CA Workplan.
b. <u>Anticipated Project Schedule:</u> Quarters 1-16, with QEP being procured during Q1
c. <u>Task Lead:</u> Planning Department Head (PDH) with assistance from the Senior Regional Planner (SRP), Finance Manager and Department Head (FMDH).
d. <u>Outputs:</u> Workplan; Quarter Reports (16); Annual Reports (4); Final Report (1); Monthly Draws (48); RFP for QEP Procurement (1)
Task 2: Community Engagement
a. <u>Project Implementation:</u> *EPA-Funded Activities: UERPC and Coalition Members will develop a community involvement plan that will utilize community outreach measures to inform and solicit input from stakeholders, citizens, and private investment entities to prioritize secondary sites, input on cleanup and revitalization plans, and achieve buy-in into the project. UERPC staff will also attend the national brownfield conference to gain knowledge of new engagement methods. *Non-EPA Grant Resources: Non-lead Coalition staff time to promote engagement opportunities.
b. <u>Anticipated Project Schedule:</u> Community Involvement Plan (CIP): Quarter 1; Brownfields website & brochure: Quarter 2; Community Meetings/Open House Events: Quarters: 2/4/7/10/12/14.
c. <u>Task Lead:</u> SRP with assistance from PDH and QEP

d. Outputs: CIP; Brownfields website and brochure; Social media marketing of the program; 12 community meetings (one annual meeting in each Coalition Member’s jurisdiction) and 3 open house events (one at each target area)

Task 3: Site Specific Work

a. Project Implementation: *EPA-Funded Activities: The Coalition plans to complete 20 Phase I ESAs and 10 Phase II ESAs. Eligibility forms will be completed for EPA review/determination (and IDNR for petroleum sites) prior to each assessment. Phase I ESAs will comply with the EPA’s All Appropriate Inquiry Rule and ASTM E1527-21. UERPC will oversee QEP preparation of a Project Quality Assurance Project Plan (QAPP) and Sampling and Analysis Plans (SAPs) for EPA (and IDNR as needed) approval prior to conducting Phase II ESAs. A site access agreement will be obtained for each site to be assessed. The three (3) remediation plans (one for each coalition member). May include technical environmental remediation recommendations, evaluations of cleanup options, and cleanup cost estimates.

b. Anticipated Project Schedule: Quarters 2 - 15

c. Task Lead: QEP with oversight from PDH and assistance from SRP

d. Outputs: (1) Project Quality Assurance Project Plan (QAPP); (20) Phase I ESAs; 10 Sampling and Analysis Plans; (10) Phase II ESAs; (6) Supplemental Phase II ESAs (ACM/LBP); (3) Remediation plans

Task 4: Planning and Site Inventory

a. Project Implementation: *EPA-Funded Activities: The creation of three area wide plans (target areas) or revitalization plans (priority sites) will be developed to identify feasible reuse(s) developed from community involvement. Plans will address revitalization goals, objectives and reuse concepts/designs; proposed land use regulations; site improvements needed (if necessary); and an implementation strategy, including potential funding sources and regulatory requirements. *Non-EPA Grant Resources: City staff time (Lansing, Oelwein, and McGregor) to attend planning meetings and events.

b. Anticipated Project Schedule: 5-14

c. Task Lead: SRP with assistance from PDH and QEP

d. Outputs: 3 site reuse plans or area-wide plans for each Coalition Member’s priority site or target area and attendance at the National Brownfields Conference.

e. Cost Estimates

Budget Categories		Project Tasks (\$)				Total
		Task 1	Task 2	Task 3	Task 4	
Direct Costs	Personnel	\$17,600	\$24,095	\$27,150	\$66,375	\$135,220
	Fringe Benefits	\$7,900	\$12,155	\$12,850	\$33,625	\$66,530
	Travel	-	\$2,750	-	\$2,750	\$5,500
	Equipment	-	-	-	-	-
	Supplies	-	\$1,000	\$2,575	\$1,925	\$5,500
	Contractual	-	\$6,245	\$463,355	\$150,000	\$619,600
	Construction	-	-	-	-	-
	Other	-	\$325	-	\$325	\$650
Total Direct Costs		\$25,500	\$46,570	\$505,930	\$255,000	\$833,000
Indirect Costs		\$4,250	\$4,250	\$4,250	\$4,250	\$17,000
Total Budget		\$29,750	\$50,820	\$510,180	\$259,250	\$850,000

Personnel & Fringe Benefits: Hourly rates: PDH \$38.71 personnel & \$16.55 fringe benefits; SRP: \$32.99 personnel & \$17.20 fringe benefits; FMDH: \$43.79 & \$18.77 fringe benefits. The table below shows staff time broken down by task.

Position	Task 1	Task 2	Task 3	Task 4	Total
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	Hrs.	\$	Hrs.	\$	Hrs.	\$	Hrs.	\$	Hrs.	\$
PDH	115	\$6,375	109	\$6,050	362	\$20,000	271	\$15,000	857	47,425
SRP	127	\$6,375	602	\$30,203	398	\$20,000	1694	\$85,000	2,821	141,578
FMDH	204	\$12,750	-	-	-	-	-	-	204	\$12,500
Total	446	\$25,500	711	\$36,250*	760	\$40,000	1,965	\$100,000	3,882	\$201,750

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/per room) = \$3,000; Meals: \$51 (standard federal per diem rate) x 5 days for two people = \$500 (round down); Mileage 500 miles x 0.70 = \$500 (to travel to and from airport and to brownfields meeting within the region. Total \$5,500 split between Tasks 2 and 4.

Equipment: Not applicable

Supplies: Includes 2 surface pro tablets for brownfield site inventories, community engagement and planning activities for at \$2,750 each for a total of \$5,500

Contractual: Task 2 – Approximately 136 at \$125 hours for brownfields website, program brochure, CIP, and public open house and Council Presentations. Task 3 – Project Quality Assurance Project Plan (QAPP) - \$3,500; 20 Phase I ESAs at an average of \$4,000 each (\$80,000 total); 10 Sampling and Analysis Plans at an average of \$2,500 each (\$25,000) 10 Phase II ESAs at an average of \$20,000 (\$200,000 total); 6 Supplemental Phase II ESAs (ACM/LBP) at an average of \$11,000 (\$66,000 total); 3 Remediation plans at an average of \$29,618 each (\$88,855 total) (round up). Task 4: 3 site reuse plans or area-wide plans for an average of \$50,000 (round up) for each Coalition Member.

Construction: Not applicable

Other: Two non-profit registration fees for the national Brownfields Conference (\$325 each)

Indirect: UERPC has an approved indirect rate of 41% from U.S. EDA, but will only charge this program an indirect rate up to \$17,000. These costs will cover UERPC’s overhead and administrative costs.

f. Plan to Measure and Evaluate Environmental Progress and Results: Ensuring programmatic requirements are met, fair distribution of funding across all coalition members and measuring progress and results is essential to the success of the program. This will be accomplished by monitoring, tracking, and reporting outputs. A program specific spreadsheet will be created to track: (1) number of secondary sites nominated; (2) number of sites prioritized for funding; (3) number of Phase I ESAs; (4) number of Phase II ESAs; (5) number of cleanup plans; (6) number of revitalization plans; (7) marketing/outreach efforts conducted. Information tracked will be compiled and reported in Quarterly and ACRES Reports. The anticipated short- and long-term outcomes will also be tracked by UERPC and include number of jobs created, number of residential units created, acres of greenspace created, and other metrics. In addition, UERPC will track, evaluate, and report the following outcomes: (1) number of sites cleanup; (2) number of No Further Action determinations from IDNR; (3) number of sites for which off-site risks are identified; (4) number of sites for which property title transfers are facilitated; (5) number of adaptive reuse projects; (6) number of sites and acres redeveloped; (7) number of acres of parks/greenspace created; (7) private investment and other funding leveraged. Finally, UERPC will have monthly check-ins with the QEP and quarterly meetings with the Coalition to ensure the outputs are met.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability a. Organizational Capacity/b. Organizational Structure/c. Description of Key Staff: UERPC is governed by a 19-member board of directors comprised of local elected officials and citizens from the five-county region and led by a chairman. UERPC’s Executive Director, **Rachelle Howe**, is responsible for carrying out the policies of the board of directors and overseeing the day-to-day operations. With 28 years of experience in economic development, Ms. Howe began her career as the Executive Director of Allamakee County Economic Development. She joined UERPC in 2009 as part of the economic development planning and grant writing team and was appointed Executive Director in 2011. Under her leadership, UERPC has received widespread recognition across the region for its impact and innovation in economic and community development. Howe holds a Bachelor of Science degree in Journalism from Iowa State University. UERPC has vast experience

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in managing state and federal funding. As such, UERPC has implemented funding safeguards to ensure financial resources are used responsibly and effectively. These safeguards include an accounting system that allows for setting up separate cost centers and the ability to track funding for specific projects. This ensures funding sources are not co-mingled. **Jodi Emery** is the Finance Manager and Department Head (FMDH) with over eight years of experience in both the private and governmental financial sectors. She is responsible for overseeing budget preparation and performance, creating and analyzing financial reports and ensuring compliance with Governmental Accounting Standards Board (GASB). Jodi holds a B.A. in Accounting from the University of Northern Iowa and an MSOM from the American Academy of Health and Wellness. Jodi is committed to her fiscal responsibilities and ensures accountability and transparency with board members and reporting officials. The day-to-day management (Project Director) of the Northeast Iowa Brownfields Coalition Program will be handled by **Aaron Detter**, Planning Department Head (PDH). Mr. Detter joined the agency in 2018 as a Senior Transportation Planner. Today he leads a team of planners and economic development specialists working to assist communities in planning for a sustainable, prosperous future. Prior to his employment with UERPC, Mr. Detter worked as an Advanced Urban and Regional Planner at the New Mexico Department of Transportation (NMDOT) in Santa Fe, where he was the statewide coordinator for Safe Routes to School, Scenic Byways, and the Recreational Trails Program. He has also served as an Adjunct Instructor in Geographic Information Systems (GIS) at Luther College. Aaron holds a Bachelor of Arts degree in French from the University of Nebraska at Omaha and a Master of Urban and Regional Planning degree from the University at Albany, State University of New York. He is a member of the American Institute of Certified Planners (AICP). **Michelle Barness**, Senior Regional Planner (SRP) will assist Mr. Detter with the implementation of the brownfields program. Ms. Barness has been with UERPC since 2016. She assists with comprehensive planning, strategic planning, code of ordinance updates, regional planning initiatives, hazard mitigation planning, mapping and analysis, and grant writing. Prior to her employment at UERPC, she worked as a Community Planner and Graduate Landscape Architect for NAC, Inc., a planning consulting firm in the Twin Cities area, served as an Adjunct Assistant Professor of Landscape Architecture at the University of Minnesota, and was a Research Fellow with the University of Minnesota's Metropolitan Design Center. Michelle has a Bachelor of Arts degree in Environmental Studies from Luther College and a Master of Landscape Architecture degree from the University of Minnesota.

d. Acquiring Additional Resources: The Coalition, under the leadership of UERPC, will procure a QEP experienced with brownfield type projects to provide technical assistance. UERPC will procure a QEP through a Request for Proposals (RFP) in compliance with 2 CFR Part 200, 2 CFR 1500, 40 CFR Part 33, and EPA's guidance documents (*Best Practice Guide for Procuring Services and Guidance on Competitively Procuring a Contractor*). The QEP will support project management, compliance reporting activities, planning activities and will complete all technical activities. UERPC promotes strong labor practices which are achieved through distributing RFPs to local consultants, utilizing the Iowa League of Cities classifieds site, Iowa Economic Development & Finance Authority's Targeted Small Business Program List, and Iowa Department of Transportation's Disadvantaged Business Enterprise Program List.

Past Performance and Accomplishments

e. Currently Has or Previously Received an EPA Brownfields Grant (1) Purpose and Accomplishments/(2) Compliance with Grant Requirements: UERPC has been awarded two previous U.S. EPA Brownfields Assessment Grants. The first was in 2008 (\$200,000) and 10 Phase I ESAs and five Phase II ESAs were completed. Community outreach activities and health monitoring were also conducted. The second grant was awarded in 2009 (\$200,000) for the implementation of a community-wide petroleum program. The program conducted 10 Phase I ESAs and five Phase II ESAs in addition to outreach activities. Both cooperative agreements met or exceeded programming outcomes, complied with all programmatic requirements, and were successfully closed out.



Threshold Criteria Response

(1) Eligibility of Lead and Non-Lead Coalition Member:

a. Eligible Applicants:

Upper Explorerland Regional Planning Commission (UERPC) (Lead Coalition Member): is a public, non-for-profit entity established in 1972 and is recognized in Iowa Code Chapter 28H as one of the 17 Councils of Governments in Iowa. UERPC exists to provide southeast Iowa with services individual government entities can not provide on their own. (see Resolution attached).

City of Oelwein Iowa (Non-lead Coalition Member): Affirms that it is a local municipality within the State of Iowa.

City of McGregor Iowa (Non-lead Coalition Member): Affirms that it is a local municipality within the State of Iowa.

b. Federal Taxation:

UERPC affirms that its organization and non-lead coalition members do not fall under the Federal taxation under section 501(c)(4) of the IRC.

(2) Target Areas:

UERPC (Lead Coalition Member)
Target Area 1: City of Lansing, Iowa
Proposed Priority Sites: <ul style="list-style-type: none"> • 501 Main Street, Lansing, IA 52151 • Old School (Southwest Corner of Center Street & 5th Street) Parcel ID: 0829409006 • Old Courthouse: 650 2nd Street, Lansing, IA 52151
City of Oelwein (Non-Lead Coalition Member)
Target Area: City of Oelwein
Proposed Priority Site: <ul style="list-style-type: none"> • HUB City Storage (3rd Street SW) Parcel ID: 1821307001 • 521 1st Street NW, Oelwein, IA 50662
City of McGregor (Non-Lead Coalition Member)
Target Area: City of McGregor
Proposed Priority Sites: <ul style="list-style-type: none"> • Former Village Motel: 821 Walton Street, McGregor, IA 52157 • Former Sullivan Opera House: 252 Main Street, McGregor, IA 52157 • Former Riverview Inn Restaurant: 102 Highway 18 W, McGregor, IA 52157

(3) Non-lead Members that Never Received an EPA MARC Grant

Non-Lead Coalition Member	a. Never Awarded an EPA Brownfields Grant	b. Open Brownfields Grant
City of McGregor	Never Awarded	Not Applicable

(4) Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Member

- a. UERPC attests that it has the legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.
- b. UERPC's geography boundary encompasses the target areas identified in this grant application.

(5) Coalition Agreement

Each coalition member has submitted a signed letter to UERPC stating they agree to be part of the coalition. (Attached)

(6) Community Involvement

The Coalition will create community capacity through education and the collection of meaningful community input on program activities. Collaboration is essential to UERPC's mission and success as a regional collaborator supporting housing, workforce development, economic development, community planning, and transportation, and as such UERPC will coordinate community engagement activities. A Community Involvement Plan (CIP) identifying program objectives, community members, strategic engagement approaches, communication plan, and ways to collaborate and share resources. The strategic engagement approaches of the CIP include:

- Coalition Meetings: UERPC will host quarterly Coalition meeting to solicit input on site prioritization, assessment, cleanup plans, revitalization plans, and engagement activities.
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- Public Meetings: Annual meetings (12 in total) in each Coalition Member's jurisdiction. These meetings are to inform the community about the project and provide a platform for the community to express their views about redevelopment in their local area.

(7) Expenditure of Existing Grant Funds:

UERPC affirms it and the City of Oelwein, and the City of McGregor do not have an active EPA Brownfields Assessment or Multipurpose Grant.

(8) Contractors and Named Subrecipients

•Contractors.

UERPC has not entered into contract with any contractors or consultants to complete work identified in this application. Once awarded, UERPC will acquire 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 perform site assessment activities. UERPC has implemented this resource acquisition process successfully on previous brownfield grants resulting in achievement of all cooperative agreement objectives. UERPC has a significant history collaborating closely with the executive officer of the Iowa Brownfield Program to provide technical expertise and advice.

•Named Subrecipients

UERPC does not anticipate any subrecipients as part of this grant program.