



211 N. Gear Avenue, Suite 100  
West Burlington, Iowa 52655

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R07-26-A-011

**Southeast Iowa Regional Planning Commission Coalition Assessment Grant  
Applicant Information Sheet**

1. Applicant Identification	Southeast Iowa Regional Planning Commission (SEIRPC) 211 North Gear Avenue, Suite 100 West Burlington, Iowa 52655
2. Website URL	SEIRPC: <a href="https://www.seirpc.com/">https://www.seirpc.com/</a> City of Fort Madison: <a href="https://fortmadison-ia.com/">https://fortmadison-ia.com/</a> Main Street Keokuk Inc. (MSKI): <a href="https://mainstreetkeokuk.com/">https://mainstreetkeokuk.com/</a>
3. Funding Requested	a. Grant Type: Assessment Coalition b. Federal Funds Requested: \$1,000,000
4. Location	<p align="center">SEIRPC (Lead Coalition Member)</p> <p>a. Cities: Ft. Madison, Keokuk, Donnellson, Montrose, Franklin, West Point, St. Paul, Houghton, Burlington, West Burlington, Middletown, Danville, Mediapolis, New London, Mt. Pleasant, Salem, Hillsboro, Westwood, Rome, Winfield, Olds, Wayland, Oakville, Morning Sun, Wapello, Columbus Junction, Columbus City, Cotter, Fredonia, Letts, &amp; Grandview</p> <p>b. Counties: Lee, Louisa, Henry, &amp; Des Moines</p> <p>c. State: Iowa</p> <p align="center">City of Fort Madison (Non-Lead Coalition Member)</p> <p>a. City: Fort Madison</p> <p>b. County: Lee County</p> <p>c. State: Iowa</p> <p align="center">Main Street Keokuk, Inc. (Non-Lead Coalition Member)</p> <p>a. City: Keokuk</p> <p>b. County: Lee County</p> <p>c. State: Iowa</p>
5. Coalition Members	<p align="center">SEIRPC (Lead Coalition Member)</p> <p>Target Area 1: City of Donnellson</p> <p>Proposed Priority Sites:</p> <ul style="list-style-type: none"> <li>• Donnellson Health Center: 901 State Street, Donnellson, IA 52625</li> <li>• Donnellson Depot: 300 Mill Street, Donnellson, IA 52625</li> </ul> <p align="center">City of Fort Madison (Non-Lead Coalition Member)</p> <p>Target Area: City of Fort Madison</p> <p>Proposed Priority Sites:</p> <ul style="list-style-type: none"> <li>• 732 Avenue G, Fort Madison, IA 52627</li> <li>• Former Shaffer Pen; 301 Avenue H, Fort Madison, IA 52627</li> </ul> <p align="center">Main Street Keokuk, Inc. (Non-Lead Coalition Member)</p> <p>Target Area : City of Keokuk</p> <p>Proposed Priority Sites:</p> <ul style="list-style-type: none"> <li>• 1100 block of Main Street: (1118, 1120, 1124, 1126, &amp; 1128) Main Street,</li> </ul>





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Applicant Information Sheet**

	Keokuk, IA 52632 • SID Center: 1417 Exchange Street, Keokuk, IA 52632	
6. Contacts	a. Project Director	b. Chief Executive
	Zachary James, Assistant Director (319) 753-5107 Ext, 313 <a href="mailto:zjames@seirpc.com">zjames@seirpc.com</a> 211 N Gear Avenue, Suite 100 West Burlington, IA 52655	Brent Schleisman, Board Chair (319) 385-1470 <a href="mailto:brents@citymtpia.com">brents@citymtpia.com</a> 307 E. Monroe Mount Pleasant, IA 52641
7. Population	SEIRPC (Lead Coalition Member)	
	Service Area: 103,525 Target Area 1: 813	
	City of Fort Madison (Non-Lead Coalition Member)	
	Service/Target Area: 10,221	
	Main Street Keokuk, Inc. (Non-Lead Coalition Member)	
	Service/Target Area: 9,748	

8. 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.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border 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).	2
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The priority site(s) will incorporate energy efficiency measures.	5
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 describe in Section I.B., for priority sites within the target areas.	10
The target area(s) is impacted by a coal-fired power plan that has recently closed (2014 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, privilege, or sensitive information.



December 1, 2025

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

RE: FY26 Brownfield Assessment Coalition Grant Application through the  
Southeast Iowa Regional Planning Commission (SEIRPC), West Burlington, 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 Southeast Iowa Regional Planning Commission (SEIRPC).

This application and brownfield assessment initiative by (SEIRPC) addresses known and potential hazardous substance and petroleum contamination at multiple abandoned and underutilized commercial and industrial parcels within SEIRPC's coalition partners of Lee County, the City of Fort Madison, and the City of Keokuk.

SEIRPC 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 SEIRPC, 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 SEIRPC and their coalition members in this brownfield assessment initiative, and we support the brownfield planning and assessment strategies presented within the SEIRPC's application with the highest degree of endorsement and confidence.

Sincerely,



Mr. Mel Pins  
Executive Officer  
Iowa Brownfield Redevelopment Program

cc: Zach James, Assistant Director, SEIRPC

## (1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

### Coalition Members, Target Areas, and Brownfields

a. Coalition Members: Southeast Iowa Regional Planning Commission (SEIRPC), is a regional planning commission serving governments in Lee, Louisa, Henry, and Des Moines Counties in Southeast Iowa. SEIRPC has formed a Brownfields Coalition with the following two non-lead members: City of Fort Madison, and Main Street Keokuk, Inc. (MSKI). SEIRPC and the Coalition will utilize grant funds to establish a brownfields program focusing on brownfields redevelopment in Lee County, Iowa. The area is made up of small rural communities. The biggest city is Fort Madison with a population of 10,221, Keokuk the second largest city in Lee County with a population of 9,748, and rural Lee County has a population of 12,393<sup>1</sup> (population does not include Donnellson, Fort Madison or Keokuk). The small population, limited tax base, sparse organizational staff of non-lead coalition members, severe budget cuts and the regional approach to economic development is why the brownfields coalition was established. SEIRPC is a public, not-for-profit entity established in 1973 by Des Moines, Henry, Lee, and Louisa Counties and recognized in Iowa Code Chapter 28H as one of the 17 Councils of Governments in Iowa. Since, SEIRPC exists to provide southeast Iowa with services individual government entities can not provide on their own, it was decided they would lead the coalition. The two non-lead coalition members include the city of Fort Madison is a municipal government, and MSKI, a not-for-profit economic development organization focused on historic preservation and downtown revitalization.

b. Overview of Brownfields Challenges and Description of Target Areas: The Brownfields Coalition will focus efforts on brownfields redevelopment within the geographic boundary of Lee County, Iowa. Located in Southeast Iowa, Lee County, was a once vibrant area beginning in the 1870s with the economic boost that came with the completion of rail lines in both Fort Madison and Keokuk. At one time, the area was supported by a large industrial presence, with flour milling, manufacturing of tools, packing, paper and foundries. However, by 1980 Southeast Iowa reached its peak population, and the subsequent Farm Crisis has caused a 22 percent decrease in population since 1980<sup>2</sup>. In October of 1981, the FirstMiss plant closed due to export markets drying up and the plant's need for expensive upgrades leaving 300 unemployed. Recently, Bagcraft food packing, ADM's 43-year-old mill warehouse and the closure of Blessing Health Keokuk hospital left 320 without jobs. These economic setbacks, among many others, have drastically changed the region's commercial corridors, neighborhoods, and former industrial areas. The once booming downtowns are now host to numerous vacant, abandoned, and dilapidated buildings. The area has lost nearly 2,000 jobs since 2001, which is 8.5 percent of the area's workforce. Today the area is plagued by high unemployment (5.1%), nearly two percentage points higher than the state's 3.5 percent and is comprised of 42.10 percent low- and moderate-income persons<sup>3</sup>. By assessing and planning the cleanup of vacant, abandoned, and deteriorated industrial and commercial properties, brownfields funding will give the coalition the tools to address blight, remove environmental uncertainties that deter investment, and prepare priority sites for redevelopment. These efforts will support each community's targeted revitalization goals, whether it is downtown reinvestment, neighborhood stabilization, or redevelopment of former industrial corridors. Ultimately helping attract new businesses, expand housing options, and spark a broader regional economic resurgence. Each member of the coalition has its own target area designed to be a catalyst for a regional economic resurgence. SEIRPC's target area is the City of Donnellson. This target area is 1.3 miles and has a population of 813<sup>1</sup>. According to the Platform for Exploring Environmental Records (PEER), this census tract has 74 brownfields sites. The City of Fort Madison is a long narrow city along the Mississippi River. As industry developed along the river, the growth of the city followed towards the bluffs. The 13.24 square mile city is the city's target area. According to PEER, Fort Madison has a total of 241 brownfield sites. The City of

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<sup>1</sup> 2023 ACS 5-year Estimates

<sup>2</sup> U.S. Decennial Census

<sup>3</sup> HUD Low- and Moderate-Income Area Data 2016-2020 ACS

Keokuk is a small community positioned on the bluff overlooking the confluence of the Mississippi and Des Moines Rivers. Keokuk's city limits comprising 9.1 square miles and a population of 9,748 is MSKI's target area. This target area contains 232 brownfields sites (PEER).

c. Description of Priority Brownfield Sites: The Coalition has identified the following priorities for each of the coalition members. SEIRPC working with the City of Donnellson and Lee County Economic Development Group, has identified the former **Donnellson Health Center** located at 901 State Street and **Donnellson Depot** at 300 Mill Street as priority sites. Community input suggests that these two locations are the most viable for redevelopment. The former Donnellson Health Center is a 117,612 square foot building located on 2.70 acres of land. The original structure was built in 1975 with an addition in 1983. Donnellson Depot, built in 1882 served as the train depot (access agreement obtained) for the area. The depot sits on approximately 0.30 acres with an approximately 1,600 square foot building. The depot is directly related to Donnellson's development and establishment a flour mill, lumberyard, elevator, and other businesses. Both sites are suspected of being contaminated with asbestos-containing materials (ACM), lead-based paint (LBP), and petroleum from fuel oil. The City of Fort Madison's priority sites are **732 Avenue G** (access agreement obtained) and **Former Sheaffer Pen Factory**. The 12,000 square foot vacant building, on 0.25 acres, at 732 Avenue G is located in historic downtown Fort Madison. Since 2020 began deteriorating to the point where debris was falling off the building and causing road closures. The City of Fort Madison acquired the building through Iowa's 657(a) Abandoned or Unsafe Buildings law. This building is suspected to contain ACM, LBP, heavy metals, and petroleum from fuel oil from possible underground tanks. The Former Sheaffer Pen Factory (301 Avenue H) site is located along the Mississippi River, adjacent to Riverview Park. The site was once the corporate headquarters and one of many pen manufacturing sites. Since the closure of the site in 2008, this 5.24-acre property with over 70,000 square feet has sat vacant and changed ownership three times. Both the Sheaffer Pen and Former Iowa State Penitentiary (secondary priority site) sites can be seen from one another, and both of these facilities being shuttered is a blow to the identity to Fort Madison and the region. Riverview Park is home to the river cruise port, welcoming 4 million passengers annually. The Former Sheaffer Pen Factory site is suspected to contain ACM, LBP, heavy metals from old incinerators, petroleum from diesel-powered backup generators and former heating oil systems, and polycyclic aromatic hydrocarbons (PAHs) from possible coal-burning heat systems. This site has a visible presence within the city and poses a significant opportunity for area-wide redevelopment. MSKI is dedicated to revitalize Keokuk's commercial. Main Street once served as Keokuk's retail commercial center, and now has several vacant commercial buildings that would be ideal for first-floor commercial redevelopment with upper-story residential. The northern third of the east of the **1100 block of Main Street** (access agreement obtained) is MSKI's first priority site. This site is comprised of five parcels (1118, 1120, 1124, 1126, and 1128 Main Street) in the middle of downtown Keokuk. The site is comprised of 0.4 acres and 17,500 square feet between five buildings. An access agreement for these parcels has been obtained. Redevelop of this site would have a significant impact on downtown Keokuk. The second priority site for MSKI is the **SID Center located** at 1417 Exchange Street and 1414 Johnson Street (city owned). This was part of the Roquette America, a leading producer of starch products, syrups and polyols, operations in Keokuk. This site consists of a full city block (2.07 acres) with three buildings (90,169 square foot) and a parking lot. These two priority sites are suspected to be contaminated with ACM, LBP, heavy metals, and fuel oil from underground storage tanks.

d. Identifying Additional Sites: Coalition members have begun compiling a list of secondary brownfields sites. Six vacant and/or underutilized properties have been identified within the three blocks that make up downtown Donnellson. The redevelopment of half of these sites would be transformative for a community the size of Donnellson. Within rural Lee County is the former FirstMiss Fertilizer facility located at 3693 213<sup>th</sup> Street in Wever. This 600 acre site with 12 structures is located on the Mississippi River only separated by the Greenbay Levee. This site has sat underutilized for nearly 45 years, and could serve as a catalyst site to bring expanded jobs to the area, which has been identified as a priority by citizens. Due to the

manufacturing of fertilizer, the site is suspected to have ACM, LBP, heavy metals, and petroleum contaminants. The former Iowa State Penitentiary (#3 John Bennett Dr.), was closed in 2015 after being in operations for 175 years. This 50 acre site is located along the former Highway 61 and the Mississippi River. Suspected contaminants include ACM, LBP, heavy metals from old incinerators, petroleum from diesel-powered backup generators and former heating oil systems, and polycyclic aromatic hydrocarbons (PAHs) from possible coal-burning heat systems. This site has a visible presence within the city and poses a significant opportunity for area-wide redevelopment, especially as a tourist attraction. Finally, in Keokuk the former Lincoln School (1402 S. 7<sup>th</sup> Street) and River City Mall (300 Main Street) are additional sites that would have considerable impact once redeveloped. The 20,000 square foot Lincoln School was originally built in 1898 and closed in 2008. Coalition members will focus on identifying additional sites for assessment throughout each coalition member's target areas. In preparation for this grant coalition members conducted a windshield survey of the target areas and identified over 50 potential brownfield sites. Community engagement events will also solicit potential brownfield sites from the public, with a more in-depth inventory to be conducted on the sites received. Sites will be evaluated and prioritized to established ranking criteria. The ranking criteria will be weighted based on community need, project partners, community input, and redevelopment potential.

### **Revitalization of the Target Areas**

e. Reuse Strategy and Alignment with Revitalization Plans: The Southeast Iowa Comprehensive Economic Development Strategy (CEDS) (February 27, 2025) is Southeast Iowa's regional development plan and guides economic growth for the area. The Southeast Iowa CEDS is the product of many interviews, surveys, committee meetings, and hundreds of comments from residents, workers, businesses, and governmental leaders. The plan sets a clear vision and a set of strategies and reinforces the themes within a format that is highly accessible and engaging. Goals of the CEDS include developing a stronger regional economy and social framework by promoting housing, healthy business environments, safe and attractive communities, improving community wellness, population stability, increasing parks, recreation, and tourism, attracting quality jobs, and maintaining or improving cultural facilities. Specifically, the Economic Development Strategy L, Goal L3 states "Pursue brownfield redevelopment opportunities that can serve as an economic catalyst for the community." The redevelopment of **Donnellson Health Center** will provide much needed housing, while bringing a large vacant site back into productive use. The **Donnellson Depot** is located next to the city park. Redevelopment of this historic site will draw both history and train enthusiasts to the community, while enhancing the city's parks and recreation facilities. The redevelopment of **732 Ave G**, in Fort Madison, into upper-story workforce housing will provide new housing choices to meet the local workforce needs. The **Former Sheaffer Pen Factory**, is a large vacant site near historic downtown Fort Madison and adjacent to Riverview Park. Redevelop of the site would booster the regional economy. While the site is a community priority, future site reuse planning is needed. Downtown Keokuk's **1100 block of Main** is ideal for first-floor commercial with upper-story workforce housing. The **SID Center** has been identified as an ideal facility for a business incubator. The facility has enough space that it could include a community kitchen for start-ups. Assessment of the priority brownfield sites within Lee County will further these goals. Economic development needs identified in the CEDS include public infrastructure improvements (highway expansion, roadway improvements, and alternative transportation measures), and entrepreneurship programs include incubator hubs, business expansion and development opportunities. The redevelopment of the former Sheaffer Pen site back into industrial use would meet this goal through the development of good-paying livable wage jobs. The CEDs also identified the need to promote tourism, preserve watersheds, implement planning activities, such as site-specific or area-wide revitalization plans, and conduct environmental site assessments to facilitate reuse planning. The former Iowa State Penitentiary could be redeveloped into a tourist destination. Acting as a territorial prison almost a decade prior to Iowa's statehood this site offers nostalgic stories and folklore surrounding the site's 185-year history. The vision for the region is that "Southeast Iowa will be a growing region with safe and attractive communities offering plentiful

economic, cultural, and recreational amenities that provide residents with opportunities to thrive.” Proposed activities of this brownfields program will pave the way for shovel-ready redevelopment and business expansion activities. Reuse of the identified priority sites will enhance the region’s attractiveness, provide additional safe and sustainable housing choices developed in former brownfields structures, improve community wellness by addressing contamination from brownfield sites, and preserve community character.

f. Outcomes and Benefits of Reuse Strategy: The Coalition will utilize brownfields funding to benefit the target areas by conducting a detailed inventory of brownfields sites (secondary brownfields inventory). These sites will then be prioritized, through community engagement activities, site characterization, redevelopment assessment, and potential for remediation and reuse. Sites that offer the greatest potential to redevelop these distressed, blighted, and underutilized properties into vibrant commercial and housing spaces will be ranked higher. With the goal of attracting residents and businesses to the area by providing healthy communities, and jobs in safe, walkable environments that will stimulate economic development within the target areas and the county. The eventual remediation of priority sites will minimize risk of exposure both at the sites and on adjacent properties. Additional expected outcomes include new investment, job creation, affordable housing, and an increased tax base which will benefit the target areas. An EPA study reported an increase in residential property values of 5.1% to 12.8% after nearby brownfields were assessed or cleaned up (USEPA 2014). Preliminary estimates have redevelopment of only four priority sites at nearly \$4 million. This is a huge investment for the areas that could result in up to 40 new jobs. Renewable and energy efficiency measures will be incorporated into reuse/marketing plans. Area leaders will encourage developers to utilize renewable energy efficiency measures wherever possible. In addition, the Coalition will work with the developers to implement sustainability, renewable energy and energy efficiency measures into the redevelopment of brownfield sites, where feasible. This includes assisting with available tax credits and grant opportunities for solar, EV charging stations, lighting, and high-efficiency electric appliances.

Brownfields assessment, planning, and subsequent remediation activities can significantly strengthen target areas’ resilience to extreme weather and natural disasters by reducing environmental risks, improving land-use decisions, and creating safer redevelopment opportunities. Assessments will identify contamination that could be mobilized during floods or storms, allowing these hazards to be addressed before they threaten public health or waterways. Planning efforts will help steer future development away from vulnerable areas, incorporate green infrastructure to manage stormwater, and prioritize the reuse of existing sites rather than expanding into flood-prone land. Once remediation occurs, formerly blighted or vacant properties will be transformed into safer housing, commercial space, or community amenities built to modern standards that better withstand severe weather. Cleaning up deteriorated structures also reduces crime and nuisance activity, strengthening neighborhood stability, which is an important factor in disaster preparedness and recovery. Altogether, these brownfields activities reduce environmental exposure, improve community safety, and create stronger, more resilient neighborhoods across the target areas.

**Strategy for Leveraging Resources**

g. Resources Needed for Site Reuse: SEIRPC 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 SEIRPC, Fort Madison, MSKI and/or their community partners will leverage for the redevelopment of the priority sites once assessment and planning activities have been completed.

<b>Iowa Business and Tax Advantages (Redevelopment)</b>
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.
<b>U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG) (Assessment, Remediation, &amp; Redevelopment)</b>

The Coalition will continue to seek funding to assist developers with the creation of community assets within the target areas.

**Other Federal Programs (Remediation & Redevelopment)**

Environmental Protection Agency Brownfields Cleanup, Economic Development Administration, U.S. Department of Agriculture, National Parks Service, Small Business Administration, K-State TAB, are expected to support various projects.

**Other State Programs (Assessment, Remediation, & Redevelopment)**

Brownfield and Grayfield Redevelopment Tax Credits, Historic Preservation Tax Credits, Cultural and Entertainment District Tax Credits, Community Catalyst Building Remediation Program, Main Street Challenge Grants, State Historic Preservation Grants, and Iowa Department of Natural Resources (Iowa DNR) Brownfields Grants.

h. Use of Existing Infrastructure: All priority sites have access to existing infrastructure (water, sewer, electricity, transportation, etc.) because they are all infill locations. The capacity and condition of this infrastructure are sufficient to support the proposed future uses without requiring major system expansions. For a sustainable approach and to reduce landfill waste, rehabilitation of existing structures will be prioritized where feasible. Planning activities will identify how priority sites can incorporate renewable energy, energy-efficiency measures, green building practices, and climate-resilient 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: Lee County and the subsequent target areas within the county are disproportionately affected by the inability to draw on other funding sources to carry out environmental assessments and cleanup and reuse planning, reuse implementation activities. The recent passing of House File 718, a property tax reform law along with the State of Iowa’s phase-out of state commercial property tax backfill and a reduction in the residential rollback, are expected to continue putting pressure on budgets of Lee County, Donnellson, Fort Madison, and Keokuk. The cities of Fort Madison and Keokuk have some of the highest property tax rates in the state at 16.999 and 22.97. According to the Iowa State Placed-Based Poverty in Iowa, the Keokuk-Fort Madison micropolitan area has the highest poverty rate out of Iowa’s 15 micropolitan areas. This same study identified Lee County as having an above-average poverty rate which has grown since 1969. The table below identifies demographic indicators of poverty and how they are spread out through each of the target areas.

Demographic Indicators	State of Iowa	Lee County	SEIRPC Target Area	Fort Madison Target Area	MSKI Target Area
Population	3,207,004	33,175	813	10,221	9,748
Unemployment Rate	3.5%	4.40%	5.4%	6.2%	3.9%
Per Capita Income	\$39,518	\$32,537	\$30,502	\$28,004	\$27,785
Poverty Rate	11.3%	13%	13.9%	14.8%	20.3%
Child Poverty Rate	14%	18%	20%	24%	31%
Elderly Poverty Rate	9%	9%	6%	12%	10%
SNAP Benefits	9.2%	35.6%	14.4%	17.3%	22.3%
Median Age	39.1	43.7	37.4	43.9	40.6

Source: Iowa.gov and ACS 2023 5-year estimates

b. Health or Welfare of Sensitive Populations:

Sensitive Populations	State of Iowa	Lee County	SEIRPC Target Area	Fort Madison Target Area	MSKI Target Area
School Free and Reduced Lunch*	42.20%	49.55%	34.85%	57.39%	56.40%
Persons with Disabilities	12.84%	16.7%	13.7	22.2%	16.7%
Housing built pre-1960	38.67%	51.56%	44.03%	62.37%	64.65%

Source: Iowa Department of Education and ACS 2023 5-year estimates/\*Data for the school district in that area

The identified sensitive populations for the target areas are low-income and children. Lee County and the target areas have economic distress and higher percentages of sensitive populations as compared to the State of Iowa. The focus of this project will be on assessing and facilitating brownfields’ reuse within the target areas. The sensitive population are low-income persons, especially children at 25 percent for the three target areas combined. Over 40 percent of all housing within the target areas was built before 1960, meaning that most children in the target areas continue to be exposed to lead-based paint and asbestos hazards. Additionally, typical contaminants found at brownfield sites are known to cause elevated blood lead levels, respiratory problems, and reproductive issues. The sensitive populations within the target areas 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 areas are near day care facilities, schools, and areas with older residents. Because many of the brownfield sites are not secured or may be a source of airborne pollutants/contaminants, they represent additional potential threats to sensitive populations in the area. This U.S. EPA Brownfields Assessment Grant make a meaningful difference in the lives of children and low-income residents because it directly addresses the environmental, economic, and social burdens that disproportionately affect them, like exposure to ACM, LBP, heavy metals, petroleum, PAHs, and PCBs that can cause lead poisoning or asthma attacks.

- According to the Iowa Department of Public Health’s (IDPH) Iowa Public Health Tracking (IPHT) program, within Lee County, roughly 14.68% of the 647 children screened were confirmed to have an elevated blood lead (EBL) level. This means that over 1,100 children could have lead poisoning within the target areas combined.
- According to the IPHT program, Lee County (the smallest geographic unit available) had 64 emergency department visits for asthma with 17% of visits for children between the ages of 5 to 14.

The sensitive population is disproportionately impacted by exposure to contaminants like asbestos and lead-based paint. A public welfare concern is the blighted influence of vacant or abandoned buildings on the surrounding residential properties and their sensitive populations.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: The target areas experience abnormally high incidence of diseases that have a direct correlation with exposure to the potential contaminants that are likely present at the priority sites (asbestos, lead-based paint, heavy metals, and petroleum). Many of these contaminants are found to cause cancer which could contribute to the area’s high rate for both new cancers and cancer deaths (2024 Cancer in Iowa Report). In addition, Lee County ranks 35<sup>th</sup> out of 99 (1 being the highest) Iowa counties for cancer rate and deaths. Lee County also has a cancer incidence rate of 508.8 per 100,000 cases and a death rate of 162.2 compared to Iowa’s 491.8 per 100,000 cases incidence rate and death rate of 149.6 (State Cancer Profiles 2017-2021). Lee County also experiences a child and infant mortality rate (6.51) higher than the state average (4.64) (IDPH 2018-2022). According to IDPH, 20% of all infant deaths are caused by birth defects. Living near hazardous waste and/or contaminated sites, especially those with lead, has been identified as a possible risk factor for birth defects. The high disease rates identified above are strong indicators of the negative health impacts associated with the presence of asbestos, hazardous materials, PAHs, petroleum, arsenic, and lead contamination. Identifying and cleaning up contaminated sites will remove a source of contamination exposure and effectively mitigate potential public health hazards. Reusing these sites for housing, parks, or commercial development further strengthens

community health and safety by replacing blighted properties with active, well-maintained spaces that support economic opportunity, reduce crime, and provide healthier environments for residents.

d. Economically Impoverished/Disproportionately Impacted Populations: The target area’s legacy of heavy industrial use and associated pollution, along with vacant commercial structures has resulted in a disproportionate burden on the sensitive populations (low-income and children). The table below summarizes the environmental impacts that the target areas experience. Unfortunately, the sensitive populations suffer from numerous pollution exposures throughout the target areas on top of low-income and distressed neighborhoods these areas are also experiencing a significant environmental burden. This brownfields grant will identify areas of concern and develop a cleanup and redevelopment plan for priority sites.

Exposure Indexes	Public Environmental Data Percentile for Target Areas			
	Lee County	Fort Madison	SEIRPC	MSKI
PM 2.5	72	75	53	70
Ozone	58	63	34	47
Diesel PM	64	67	35	61
Lead Paint	69	75	35	70
Superfund Proximity	71	71	-	-
Hazardous Waste Proximity	65	73	38	51
Underground Storage Tanks	65	69	41	82
Wastewater Discharge	77	82	34	85

Source: Public Environmental Data Partners

Brownfields grant funds will allow the Coalition to address the environmental issues plaguing the target areas and their residents. Shifting industrial needs and a downward turn in the economy have led to several abandoned and dilapidated properties in the target areas, which have kept residents continually exposed to unsafe and unhealthy conditions. This grant will reduce the number of abandoned, blighted, and underutilized properties, address low-income and persistent poverty, reduce the environmental burden, and create new jobs within the community. The assessments and planned redevelopment will not displace businesses or residents. In the unlikely event that displacement would occur during any phase of the brownfields project (assessment, remediation, or redevelopment) the Coalition will work with the business(es) or resident(s) to find a suitable and affordable new location, along with following all federal regulations regarding displacement benefits.

**Community Engagement**

e. Project Involvement /f. Project Roles:

Organization	Mission	Contact	Involvement
SEIRPC	To provide southeast Iowa with services that individual government entities could not provide on their own.	Zach James <a href="mailto:zjames@seirpc.com">zjames@seirpc.com</a> 319.753.4313	Lead coalition member that will facilitate coalition and site prioritization.
Lee County	To be a trusted partner, delivering outstanding customer service, fostering collaborative relationships, and providing significant value.	Denise Fraise <a href="mailto:dfraise@leecountyiowa.gov">dfraise@leecountyiowa.gov</a> 319.470.4387	Coalition members, advise on site prioritization and reuse options to support economic development.
Fort Madison	Strive for community growth, quality of life, and moving forward for the next generation.	Laura Liegois <a href="mailto:citymanager@fortmadison-ia.com">citymanager@fortmadison-ia.com</a> 319.372-7700 ext. 203	

MSKI	A not-for-profit economic development organization dedicated to the development and ongoing support of downtown Keokuk as THE place to live, work, play, and invest.	Kira Kruszynski <a href="mailto:director@mainstreetkeokuk.com">director@mainstreetkeokuk.com</a> 319.524.5056	
Iowa DNR	State agency responsible for conservation and enhancing Iowa’s natural resources.	Mel Pins <a href="mailto:Mel.pins@dnr.iowa.gov">Mel.pins@dnr.iowa.gov</a> 515.725.8344	Provide input on cleanup strategies.
Lee County Health Department	Protect health, prevent disease, and promote health and well-being for all persons.	Michele Ross <a href="mailto:lchd@leecountyhd.org">lchd@leecountyhd.org</a> 319.372.5225	Answer health- related questions about contaminants of concern.
Lee County Economic Development	Helps shape policies and programs directed at improving the business climate in the areas of business retention & expansion, workforce development, marketing, and business attraction.	Emily Benjamin CEcD – President & CEO <a href="mailto:ebenjamin@LeeCountyEDG.com">ebenjamin@LeeCountyEDG.com</a> 319.463.9030	Provide business expertise regarding the redevelopment of brownfield sites.
City of Keokuk	Warmth, heartfelt compassion, family values, scenic beauty, historical significance, and industrial success.	Jim Ferneau <a href="mailto:cityadmin@cityofkeokuk.org">cityadmin@cityofkeokuk.org</a> 319.542.2050 ext. 2205	Promote the program, especially community engagement opportunities.
Fort Madison Chamber of Commerce	Grow the Fort Madison economy by strengthening and growing existing businesses.	Savanna Collier <a href="mailto:chamber@fortmadison.com">chamber@fortmadison.com</a> 319.372.5471 x1	Will assist in providing sites for secondary inventory.
Southeast Iowa Housing Inc.	A 501(c)(3) organization that develops new housing units.	Sara Hecox <a href="mailto:shecox@seirpc.com">shecox@seirpc.com</a> 319.753.4311	Promote sites for low- and moderate- income housing.

g. Incorporating Community Input: SEIRPC recognizes the importance of community involvement activities and the role they play in building social strength and stability. Further, it acknowledges that understanding the needs of the affected neighborhoods is critical to the viability of any redevelopment within the target areas. This grant would provide the coalition with a terrific opportunity to engage area citizens, elected public officials, local non-elected public officials, and ancillary organizations that can assist with revitalization efforts, in site selection and prioritization for assessments, cleanup decisions, and reuse planning activities. The community engagement planned includes:

- Hosting periodic open house events (one event annually for a total of 4, in-person and/or virtual) at varying times and at multiple venues (for in-person) throughout Lee County, including events in Fort Madison and Keokuk. Potential venues include churches, schools, libraries, or town halls to keep interested citizens apprised about the progress of the program, findings, summarizing next steps and soliciting community input.
- Publicize open houses in several outlets (e.g., *Fort Madison Daily Democrat newspaper*, *Pen City Current* (digital newspaper), *Keokuk Daily Gate City newspaper*, Radio Keokuk, KBKB Radio, SEIRPC’s website, Lee County website, the Coalition’s Brownfields website, Fort Madison website, MSKI website, social media pages, public buildings such as City Halls and public libraries, etc.).



Southeast Iowa Regional Planning Commission Coalition Assessment Grant

- Develop a dedicated brownfields project website. The website will provide: a summary of the EPA Brownfields Program; highlights of brownfields projects, including properties assessed; a listing of all funding leveraged; current project news; project photographs; and a feedback/citizen comment page.
- Develop a brochure summarizing the purpose of the Brownfields Coalition Assessment Grant and the overall EPA Brownfields Program. The brochure will provide examples of common brownfield sites, explain Phase I and Phase II ESA processes, describe the benefits of participating in the program, and provide answers to several frequently asked questions.
- Conduct presentations at County Board of Supervisors, City Council meetings, and MSKI Board meetings to allow face-to-face contact with elected officials and interested citizens to provide project updates and allow for question/answer sessions.
- Maintain a repository of all technical reports from the project at the SEIRPC offices, available for public review.

The coalition will meaningfully respond to community input by clearly showing how input shaped decisions. A summary of input will be completed, followed by an explanation of what changes can and cannot be made, and then communicating the next steps. This approach will build trust and reinforce that community voices directly influence project outcomes.

**(3) TASKS DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**Description of Tasks/Activities and Outputs**

<p><b>Task 1: Cooperative Agreement Oversight</b></p> <p>a. <u>Project Implementation:</u> SEIRPC will conduct Cooperative Agreement (CA) oversight that 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.</p> <p>b. <u>Anticipated Project Schedule:</u> Quarter 1 – 16, with QEP being procured during Q1</p> <p>c. <u>Task Lead:</u> SEIRPC Assistant Director (AD) with assistance from Coalition Members &amp; QEP</p> <p>d. <u>Outputs:</u> Workplan; Project Milestone Timeline; Quarterly Reports; Annual Reports; Final Report; Monthly Draws; RFP for QEP Procurement; regular correspondence and monthly meetings between EPA, QEP, and Coalition members</p>
<p><b>Task 2: Community Engagement</b></p> <p>a. <u>Project Implementation:</u> Community outreach measures will be implemented to inform and solicit input from stakeholders, citizens, and private investment entities to achieve redevelopment plans (based on community buy-in and goals). SEIRP staff will also attend the national brownfields conference.</p> <p>b. <u>Anticipated Project Schedule:</u> Quarters 1 – 16: Community Involvement Plan (CIP): Quarter 1; Brownfields website &amp; brochure: Quarter 2; Community Meetings/Open House Events: Quarters: 2/4/7/10/12/14.</p> <p>c. <u>Task Lead:</u> SEIRPC will lead outreach efforts of the target areas with support from Coalition members, project partners (in-kind services), and QEP.</p> <p>d. <u>Outputs:</u> 4 Public Meetings/Open Houses; Brownfields Program Website; Community Involvement Plan; County Board of Supervisors, City Council Presentations, MSKI Board Meetings; Program Brochure</p>
<p><b>Task 3: Site Specific Work</b></p> <p>a. <u>Project Implementation:</u> Environmental site assessments for the priority sites and other sites selected from the brownfields inventory (for secondary sites) include 25 Phase I ESAs, 10 Phase II ESAs, 10 Supplemental (ACM/LSI) Phase II ESAs, and 4 Cleanup Plans. These task costs include QEP, assessment activities, and other eligible site-specific activities. The generic quality assurance project plan (QAPP) for the project will be completed by the QEP. Site eligibility determinations will be completed by SEIRPC with assistance from the QEP and will be sent to EPA for approval prior to environmental site assessment</p>

work commencing. Information obtained during the ESAs will be used to evaluate sites for cleanup and determine which sites a cleanup plan should be completed for. The QEP will complete an analysis of brownfields cleanup alternatives (ABCA) for 4 sites determined by the coalition and will work closely with Iowa DNR 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). SEIRPC will monitor and oversee the QEP to ensure all deliverables and project milestones are being met.

**b. Anticipated Project Schedule:** Draft QAPP – Quarter 1; Site Eligibility Determinations to EPA for Priority Sites – Quarter 1; Phase I ESAs on Priority Sites Quarters 2 - 5; Phase II ESAs on Priority Sites Quarters 2 – 7; Cleanup Plans for four Priority Sites – Quarters 7 – 8; Secondary Site ESAs – Quarters 7 – 14;

**c. Task Lead:** QEP will lead technical activities at the direction of SEIRPC and prioritization by Coalition. Site access will be secured by SEIRPC and Coalition members. SEIRPC and QEP will submit site eligibility to EPA.

**d. Outputs:** General Project QAPP/Workplan; 25 Phase I ESAs; 10 Phase II ESAs; 10 Supplemental Phase II ESAs; 4 Cleanup Plans; 25 Site Eligibility Determinations; 10 Phase II Site Specific QAPP/Workplans

**Task 4: Planning and Site Inventory**

**a. Project Implementation:** The creation of two area-wide plans and implementation strategies for development. Planning activities will include design charrettes with project stakeholders to develop viable and sustainable solutions. Inventory – An inventory of priority sites has been completed, however, input from project partners, citizens and community members will establish a secondary brownfields inventory.

**b. Anticipated Project Schedule:** Secondary Inventory – Quarters 3 -7  
Reuse Planning – Quarters 6 - 9

**c. Task Lead:** SEIRPC with assistance from QEP

**d. Outputs:** Secondary Brownfields Inventory Database, Two Area-Wide Plans (one for Fort Madison and one for Keokuk)

**e. Cost Estimates**

Budget Categories		Project Tasks (\$)				Total
		Task 1	Task 2	Task 3	Task 4	
Direct Costs	Personnel	\$15,000	\$15,000	\$60,000	\$60,000	\$150,000
	Fringe Benefits	\$4,500	\$4,500	\$18,000	\$18,000	\$45,000
	Travel	\$2,500	\$2,500	-	-	\$5,000
	Equipment	-	-	-	-	-
	Supplies	-	\$3,000	-	\$2,350	\$5,350
	Contractual	\$20,000	\$25,000	\$522,000	\$219,500	\$786,500
	Construction	-	-	-	-	-
	Other	\$500	-	-	\$150	\$650
Total Direct Costs		\$42,500	\$50,000	\$600,000	\$300,000	\$992,500
Total Indirect Costs		\$7,500	-	-	-	\$7,500
<b>Total Budget</b>		<b>\$50,000</b>	<b>\$50,000</b>	<b>\$600,000</b>	<b>\$300,000</b>	<b>\$1,000,000</b>

Budget Explanation: Personnel & Fringe Benefits Costs: 2,000 hours at an average personnel cost rate of \$75/hr = \$150,000 and fringe benefit rate of \$22.50/hr = \$45,000. Task 1: 200 hrs; Task 2: 200 hrs; Task 3: 800 hrs; and Task 4: 800 hrs.



Travel: \$1,500 (2 people x \$750 each); Mileage to airport - \$125.00 (188 miles x 0.67 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 will be split evenly between tasks 1 and 2.
Equipment: Not applicable
Supplies: Include 2 Surface Pro tablets for brownfield site inventories and planning activities at \$2,000 each for a total of \$4,000; The remaining \$1,350 will be utilized for planning and community engagement supplies (mailers, postage, easel pads, pens, paper, etc.) Supplies are split between Task 2 (\$3,000) and Task 4 (2,350).
Contractual: Task 1: The QEP will assist with reporting estimated at \$125 per hour for 160 hours (\$20,000). Task 2: Includes the QEP assisting SEIRPC with community engagement activities based on \$125 per hour for 200 hours (\$25,000). Task 3: 25 Phase I ESAs at an average of \$4,000 = \$100,000; 10 Phase II ESA at an average of \$20,000 = \$200,000 10 supplement ACM and LBP inspections at an average of \$10,000 = \$100,000; four cleanup plans at an average of \$30,500 each for a total of \$122,000. Task 4: Includes two area-wide plans, including secondary brownfields inventory of the cities of Fort Madison and Keokuk for an average of \$84,730 per plan \$169,500 (round up). Secondary inventory with GPS mapping of brownfield sites, site analysis, and prioritization ranking - \$50,000. Costs are based on average fees from local consulting firms.
Other: Task 1 & 4: National brownfields conference registration fee of \$325 for two attendees for a total of \$650.
Indirect Rate: SEIRPC has an approved indirect rate of 32% from U.S. EDA, but will only charge this program an indirect rate up to \$7,500. These costs will cover SEIRPC’s overhead and administrative costs.

f. Plan to Measure and Evaluate Environmental Progress and Results: SEIRPC will track the project’s progress and will incorporate corrective actions, when necessary, through monthly status meetings with the QEP, EPA Project Officer, and IDNR. SEIRPC will diligently track, measure, and report on project successes utilizing ACRES and quarterly reports to track the following outputs: number of Phase I and II ESAs completed, number of cleanup plans completed, community engagement activities conducted, and area-wide plans completed. The Coalition will meet quarterly to go over the status of the project. Quarterly reports will be submitted to EPA and will include information on project expenditures, activities, schedule, goals, and corrective actions (where applicable). Environmental results will be measured by the achievement of project milestones and performance metrics detailed in the project Work Plan. Key outcomes will include the number of phase I ESAs, phase II ESAs, supplemental phase II ESAs, cleanup plans, and number of redevelopment plans completed. Site-specific information will be regularly entered and tracked in the online ACRES database.

**(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Programmatic Capability**

a. Organization Capacity/b. Organization Structure/c. Description of Key Staff: SEIRPC has the requisite skills to satisfy all phases of work under this grant. SEIRPC has substantial capabilities, systems, processes, procedures in place and the experience to manage all activities under this grant, having a long record of successfully managing community projects and federal grant programs. SEIRPC is governed by a 16-member board of directors comprised of local elected officials, staff, and/or citizens from the four-county region. The board is led by a board of directors, made up of a chair, vice chair, treasurer, secretary, and a member at large. SEIRPC has a positive working relationship with federal and state funding agencies involved in many aspects of community development, including USDA, EPA, HUD, EDA, FHWA, FTA, NPS, Iowa Economic Development Authority (IEDA), IDNR, and Iowa Department of Transportation (IDOT). Over the past three

years, SEIRPC has secured and administered over \$26 million of state and federal grant funding for Southeast Iowa communities. Key to the management of this Brownfields grant will be the development of a Community Involvement Plan with established milestones and responsibilities. This will be developed at an initial meeting, which will include participation from SEIRPC Executive Director, SEIRPC Assistant Director, SEIRPC Senior Planner, SEIRPC Grants Manager, EPA staff, contractors (QEP and cleanup), and key staff from Lee County, City of Fort Madison, and MSKI. The initial meeting will identify goals, strategies, and responsibilities to be included in the Community Involvement Plan. Performance measures will be established to track progress and ensure that the project is on schedule. In addition, staff will meet regularly with key partners to evaluate progress and keep the project moving forward from “discussion to development.” **Zach James**, with over 20 years of experience, SEIRPC’s Assistant Director, will be assigned EPA management duties (Project Director). His areas of expertise include transportation planning, community, and economic development, grant writing and administration, and project management. He has assisted the City of Burlington, Iowa with an EPA Region 7 Technical Assistance Grant, an EPA Brownfields Assessment Grant, and an EPA Brownfield Area-Wide Planning Grant. Additionally, he assisted the City of Keokuk with a Targeted Brownfield Grant for the Elkem Carbide site in 2014, a Keokuk Targeted Assessment Grant in 2018, and Keokuk EPA Cleanup grants in 2023 and 2024 for Plat 1 and Auditor’s Parcel of the Elkem site. Under the Coalition Assessment Grant, he will provide leadership on all the grant administration efforts, and community engagement activities associated with the grant. **Akanksha Tiwari** joined SEIRPC in 2017 and serves as a Senior Planner. Prior to her time at SEIRPC, Ms. Tiwari served as the Brownfields Project Coordinator for the City of Coralville, IA. Ms. Tiwari will assist Mr. James in all grant activities, specifically serving as a liaison between EPA Region 7, SEIRPC, and local partners. She will also be responsible for assisting in community engagement activities, compliance with the administrative and reporting requirements of the cooperative agreement including ACRES reporting, organizing and managing the coalition steering committee, and will be responsible for hiring and managing outside consultants. She will assist in the performance of grant administration, specifically dealing with reimbursement requests and financial tracking. She has performed similar duties related to EPA Cleanup grants for the City of Keokuk for Plat 1 and Auditor’s Parcel. SEIRPC has additional qualified team members who can seamlessly assume responsibilities and ensure the project continues without interruption should any key staff depart

d. **Acquiring Additional Resources:** SEIRPC will acquire additional technical expertise and resources through the service of a qualified experienced QEP, subject to a competitive selection process adhering to federal requirements. The QEP will assist with project management, community engagement, and cleanup planning, and perform site assessment activities. SEIRPC has implemented this resource acquisition process successfully on previous brownfield grants resulting in the achievement of all cooperative agreement objectives. SEIRPC will utilize Iowa’s Targeted Small Business (TSB) Program to promote project work to women, individuals with minority status, service-disabled veterans, and individuals with disabilities. In addition, SEIRPC has a significant history collaborating closely with the Iowa Brownfield Program and will utilize the program to provide technical expertise, advice, and funding, if needed.

### **Past Performance and Accomplishments**

e. **Currently Has or Previously Received an EPA Brownfield Grant/(1) Accomplishments/(2) Compliance with Grant Requirements:** In 2004 and 2008 SEIRPC was awarded EPA Brownfields Assessment Grants. The 2004 Assessment Grant was for \$400,000 and funds were used to conduct community outreach, perform Phase I and II site assessments at a former landfill, two manufacturing sites, a former coal gasification facility, and two former gas stations. The 2008 grant was for \$200,000 in which three Phase I and five Phase II environmental site assessments and community outreach activities were completed. Both cooperative agreements met or exceeded program outcomes, complied with all programmatic requirements (quarterly, annual, final reporting and ACRES) and were successfully closed out.



Southeast Iowa Regional Planning Commission Coalition Assessment Grant

**Threshold Criteria Response**

**(1) Eligibility of Lead and Non-Lead Coalition Members:**

a. Eligible Applicants:

Southeast Iowa Regional Planning Commission (SEIRPC)(Lead Coalition Member): is a public, non-for-profit entity established in 1973 by Des Moines, Henry, Lee, and Louisa Counties and recognized in Iowa Code Chapter 28H as one of the 17 Councils of Governments in Iowa. SEIRPC exists to provide southeast Iowa with services individual government entities can not provide on their own. (see Resolution attached).

City of Fort Madison (Non-Lead Coalition Member): Is a municipality within the State of Iowa and thus affirms that it is an eligible applicant under cities.

Keokuk Main Street, Inc. (Non-Lead Coalition Member): affirms that the organization is eligible for funding as it is a “501(c)(3) Nonprofit Organization” in the State of Iowa and is therefore eligible as per the guideline definition (see IRS Determination Letter).

b. 501(c)(4) of the IRC:

SEIRPC affirms that it and its non-members are not 501(c)(4) organizations. However, SEIRPC and its non-members are exempt from Federal taxation and do not lobby the Federal government.

**(2) Target Areas**

<b>SEIRPC (Lead Coalition Member)</b>
Target Area 1: City of Donnellson
Proposed Priority Sites: <ul style="list-style-type: none"> <li>• Donnellson Health Center: 901 State Street, Donnellson, IA 52625</li> <li>• Donnellson Depot: 300 Mill Street, Donnellson, IA 52625</li> </ul>
<b>City of Fort Madison (Non-Lead Coalition Member)</b>
Target Area: City of Fort Madison
Proposed Priority Sites: <ul style="list-style-type: none"> <li>• 732 Avenue G, Fort Madison, IA 52627</li> <li>• Former Shaffer Pen; 301 Avenue H, Fort Madison, IA 52627</li> </ul>
<b>Main Street Keokuk, Inc. (Non-Lead Coalition Member)</b>
Target Area : City of Keokuk
Proposed Priority Sites: <ul style="list-style-type: none"> <li>• 1100 block of Main Street: (1118, 1120, 1124, 1126, &amp; 1128) Main Street, Keokuk, IA 52632</li> <li>• SID Center: 1417 Exchange Street, Keokuk, IA 52632</li> </ul>

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

<b>Non-Lead Coalition Member</b>	<b>Never Awarded an EPA Brownfields Grant</b>
City of Fort Madison	Never Awarded
Main Street Keokuk, Inc.	Never Awarded



## Southeast Iowa Regional Planning Commission Coalition Assessment Grant

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

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

### **(5) Coalition Agreement**

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

### **(6) Community Involvement**

SEIRPC recognizes the importance of community involvement activities and the role they play in building social strength and stability. Further, it acknowledges that understanding the needs of the affected neighborhoods is critical to the viability of any redevelopment within the target areas. This grant would provide the coalition with a terrific opportunity to engage area citizens, elected public officials, local non-elected public officials, and ancillary organizations that can assist with revitalization efforts, in site selection and prioritization for assessments, cleanup decisions, and reuse planning activities. The community engagement planned includes:

- Hosting periodic open house events (one event annually for a total of 4, in-person and/or virtual) at varying times and at multiple venues (for in-person) throughout Lee County, including events in Fort Madison and Keokuk. Potential venues include churches, schools, libraries, or town halls to keep interested citizens apprised about the progress of the program, findings, summarizing next steps and soliciting community input.
- Publicize open houses in several outlets (e.g., *Fort Madison Daily Democrat newspaper*, Pen City Current (digital newspaper), *Keokuk Daily Gate City newspaper*, Radio Keokuk, KBKB Radio, SEIRPC's website, Lee County website, the Coalition's Brownfields website, Fort Madison website, MSKI website, social media pages, public buildings such as City Halls and public libraries, etc.).
- Develop a dedicated brownfields project website. The website will provide: a summary of the EPA Brownfields Program; highlights of brownfields projects, including properties assessed; a listing of all funding leveraged; current project news; project photographs; and a feedback/citizen comment page.
- Develop a brochure summarizing the purpose of the Brownfields Coalition Assessment Grant and the overall EPA Brownfields Program. The brochure will provide examples of common brownfield sites, explain Phase I and Phase II ESA processes, describe the benefits of participating in the program, and provide answers to several frequently asked questions.



## Southeast Iowa Regional Planning Commission Coalition Assessment Grant

- Conduct presentations at County Board of Supervisors, City Council meetings, and MSKI Board meetings to allow face-to-face contact with elected officials and interested citizens to provide project updates and allow for question/answer sessions.
- Maintain a repository of all technical reports from the project at the SEIRPC offices, available for public review.

The coalition will meaningfully respond to community input by clearly showing how input shaped decisions. A summary of input will be completed, followed by an explanation of what changes can and cannot be made, and then communicating the next steps. This approach will build trust and reinforce that community voices directly influence project outcomes.

### **(7) Expenditure of Existing Grant Funds:**

SEIRPC affirms it does not have an active EPA Brownfields Assessment or Multipurpose Grant.

### **(8) Contractors and Named Subrecipients**

#### **• Contractors.**

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

#### **• Subrecipients.**

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

### **Attachments:**

- 1. Applicant Eligibility**
- 2. Coalition Letters**
- 3. Signed Access Agreements**
- 4. Other Letters**