



Residential Treatment

Our mission is to improve the lives of children and families

R07-26-C-004

Applicant Information Sheet

1. Applicant Identification	Boys and Girls Residential Treatment Centers, Inc. 2101 Court Street PO Box 1197 Sioux City, IA 51104
2. Website URL	https://boysandgirlshomeiowa.org/
3. Funding Requested	a) Assessment Grant Type: Single Site Cleanup b) Federal Funds Requested: \$2,811,180
4. Location	a) Sioux City b) Woodbury County c) Iowa
5. Property Information	<ul style="list-style-type: none"> Property Name: Former St. Joseph Hospital Property Address: 2101 Court Street, Sioux City, IA 51104 A map visually depicting the proposed site is included as an attachment to this Applicant Information Sheet.
6. Contacts ¹ a) Project Director: Mr. Art Silva, President and CEO Phone: (712) 293-4700 E-mail: SilvaA@bghome.net Mailing Address: Boys and Girls Residential Treatment Centers, Inc. 2101 Court Street Sioux City, IA 51104	b) Chief Executive: Mr. Art Silva, President and CEO Phone: (712) 293-4700 E-mail: SilvaA@bghome.net Mailing Address: Boys and Girls Residential Treatment Centers, Inc. 2101 Court Street Sioux City, IA 51104
7. Population	85,797 (2020 Decennial Census)
8. Other Factors	Boys and Girls Residential Treatment Centers, Inc. is claiming the following Other Factors as part of this proposal: <ul style="list-style-type: none"> Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation (Page 4)
Releasing Copies of Applications	Not applicable

¹ Note: Mr. Silva will receive project assistance from Ms. Jodi Speidel, Assistant Finance Manager for Boys and Girls Home; however, he will serve as the day-to-day contact and is the Chief Executive of the Boys and Girls Home. Ms. Speidel's email is SpeidelJ@bghome.net and her phone number is (712) 293-4716. She shares the same mailing address as Mr. Silva.

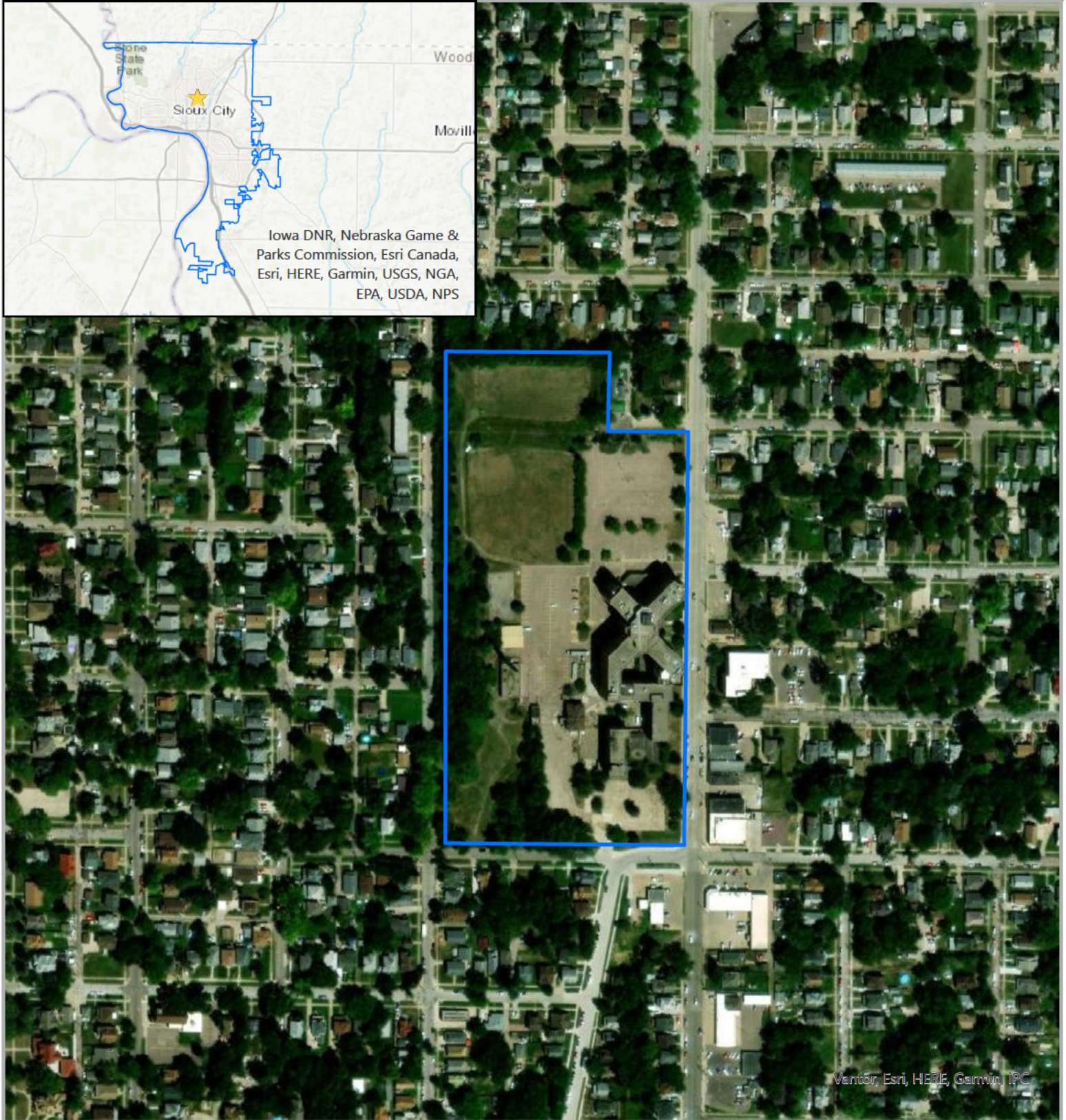
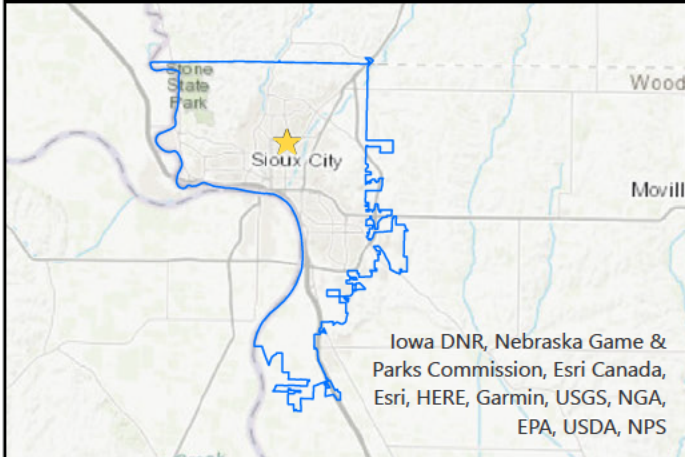
APPLICATION INFORMATION SHEET ATTACHMENTS

PROPOSED SITE MAP



Cleanup Grant Application

Boys and Girl Home, 2101 Court St, Sioux City IA 51104



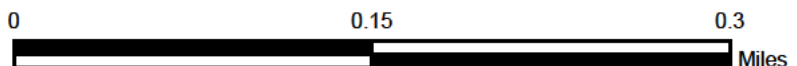
DESCRIPTION

EPA Brownfield Cleanup Grant
Boys and Girls Home
2101 Court Street
Sioux City, IA 51104

Source: Esri Imagery
 Coordinate System: WGS 1984 Web Mercator
 Auxiliary Sphere
 Date Exported: 1/20/2028

 Site

LEGEND



NARRATIVE



Narrative Criteria

I. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a) Overview of Brownfields Challenges and Description of Target Area- Sioux City is a community of 85,797 located at the confluence of the Missouri and Floyd Rivers in northwest Iowa. The city's history is deeply rooted in agriculture which formed an early economic foundation. In fact, its stockyards were once amongst the nation's largest as 40,000 cattle were sold daily during the height of processing in the 1970s. A historic downturn in the farming industry over the following decade resulted in numerous plant closings and a 4.6% drop in population¹. Negative ramifications from this fallout still reverberate through the community. Concentrated pockets of underutilized structures and disinvestment continue to plague Sioux City.

Proposed Cleanup Grant activities will be concentrated within the Northside Neighborhood. This target area, defined as Census Tract 11 in Woodbury County, Iowa, is located immediately northeast of downtown Sioux City in the urban fringe. Historically known as "Lawn Ridge," it covers approximately 0.57 square miles and has a population of 4,688². The built environment is primarily comprised of modest single-family homes constructed prior to 1960 that served as workforce housing for the stockyards and associated industries. The Northside Neighborhood also contains a few small, family-owned retail businesses like a bakery and grocery store situated between vacant buildings along the blighted Court Street corridor. Industrial contractors, a restaurant equipment supplier, and an expansive railyard form the eastern boundary of the area.

The former St. Joseph's Hospital has become an unfortunate focal point for the target area since its closure in 1995. Situated atop a hill that looms over adjoining properties, this 14.4-acre site is defined by a rapidly declining four-story main hospital building constructed in 1913 with a 7-story addition built in 1957. The campus also features six dilapidated accessory buildings including a former power plant, maintenance shop, library, garage, shed, and chapel all surrounded by 180,000 square feet of deteriorating asphalt paving. The chapel recently had portions of its ceiling collapse and exterior brickwork fall to the ground. Temporary fencing currently limits pedestrian access to the area as a consequence. Both the garage and library are boarded up to slow exposure to outside elements. The unsightly appearances of these buildings have begun attracting illicit activities. An individual perished attempting to steal copper wire from an unused structure in 2024³.

Boys and Girls Residential Treatment Centers, Inc. (Boys and Girls Home), a non-profit agency that has assisted individuals struggling with emotional, behavioral and/or psychiatric issues resulting from abuse, neglect, mental health issues, or severe family dysfunction in Siouxland since 1894, currently utilizes a small portion of the property as a treatment facility. Primarily confined to the former main hospital addition, their spaces include a kitchen and cafeteria, classrooms, offices, and resident housing. The 4-story original main hospital and all accessory buildings mentioned above remain vacant/abandoned.

Boys and Girls Home recently secured a \$2.7 million state grant to relocate its facilities to a smaller structure within the community that is more aligned with their needs. This move is scheduled to occur during the first quarter of 2026. Following the public announcement of its intentions, agency officials realized the dramatic impact that their decision would have on the Northside Neighborhood's future. Boys and Girls Home leaders quickly formed a proactive partnership with the City of Sioux City dedicated to identifying appropriate redevelopment options to minimize negative impacts in response. This desire, combined with the knowledge that the campus likely had building materials which would require attention prior to reuse or demolition, also convinced the City to prioritize the site for inclusion in its brownfields program.

¹ 1990 U.S. Decennial Census

² 2023 American Community Survey 5-Year Estimates

³ <https://www.ktiv.com/2024/06/26/sioux-city-police-man-dies-trying-steal-copper-wire/> (Accessed 01/15/2026)



The City of Sioux City received and successfully administered a United States Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Grant awarded in 2021. These funds helped complete a Phase I Environmental Site Assessment (ESA) at the former St. Joseph Hospital in 2022. The City subsequently received EPA Targeted Brownfields Assessment (TBA) Program assistance in 2023 to conduct a Hazardous Materials Survey (HMS) that involved asbestos containing materials (ACM) and lead-based paint (LBP) surveys and an Analysis of Brownfields Cleanup Alternatives (ABCA) at the property. These investigations documented the presence of ACM and LBP throughout the former hospital structures (see the section below), while the ABCA, although later updated, helped Boys and Girls Home staff identify a preferred remediation approach based on their respective effectiveness, cost, and ease of implementation.

Boys and Girls Home does not have the financial capacity to abate identified building material concerns at the former St. Joseph Hospital. Further, its pending departure will dramatically expedite building degradation. This means friable and deteriorated ACM releases will become a concern as components fail. Requested cleanup funds are necessary to prevent exposure risks for nearby sensitive populations like children, disabled individuals, and low-income households.

b) Description of the Proposed Brownfield Site- St. Joseph Hospital was established on the site in 1890. Its campus included the construction and removal of several structures, many interconnected via underground tunnels, over its 100+ years of operation until its closure in 1995. Boys and Girls Home acquired the facility in 1997 and continues to use a small percentage of its overall space for programming and housing. The site currently consists of the following structures:

Building	Date Constructed	Square footage (SF)	Size
Main former hospital	1913 (addition in 1957)	298,100 sf	4-7 stories
Former power plant	1952	3,786 sf	1 story
Maintenance shop	1997	2,676 sf	1 story
Former library	1912-1913	8,940 sf	1 story
Garage	1925	1,990 sf	1 story
Shed	1968	200 sf	1 story
Chapel	1941	29,300 sf	4 stories

The proposed reuse plan for the former St. Joseph Hospital campus involves demolishing each remaining structure excluding the 7-story addition to the main building which will be renovated (see the section immediately below for specific details). This approach necessitates that any identified ACMs are removed and disposed of pursuant to National Emissions Standards Hazardous Pollutants regulations by an Iowa licensed asbestos abatement contractor. LBP abatement, which will require Occupational Safety and Health Administration worker-safety precautions, will be limited to the referenced addition as the contaminant can be treated as a non-hazardous solid waste during future demolition activities and taken to a local landfill for disposal.

An HMS, dated August 30, 2023, was conducted at the former St. Joseph Hospital site on behalf of the City of Sioux City under the EPA TBA program. The asbestos survey evaluated the buildings for the presence, quantity, locations, and characterization of ACMs. The HMS contractor identified ACM at a concentration greater than 1% in roof flashing, vinyl floor tiles, transite boards, window and door caulk, window glazing, sink undercoating and pebble sheet flooring. Friable ACMs were noted within pipe insulation, tank insulation, drywall joint compound, and mudded joint fittings across the campus. In total, the survey identified 5,212 linear feet and 44,167 SF of ACM. The contractor also screened for the presence, quantity, and locations of LBP exceeding lead hazard levels. The investigation identified approximately 2,000 SF of LBP in the 7-story addition to the main hospital including on stairs, railings, steel beams, and windows.



Revitalization of the Target Area

c) Reuse Strategy and Alignment with Revitalization Plans- As cited earlier, EPA awarded the City of Sioux City an Assessment Grant in 2021. The City allocated its entire reuse planning budget (~\$51,700) to create a grassroots redevelopment strategy for the former St. Joseph Hospital campus directly coordinated through Northside Neighborhood residents. This included commissioning both a Site Reuse Vision (November 2023) and an ensuing Site Reuse Assessment (September 2024). The former activity created four reuse concepts for the entire site that varied in the types of residential uses and their respective densities; presence of active and passive green spaces; reuse of the main former hospital structure; and possible inclusion of a commercial component. The City sought input from a diverse range of stakeholders, which included hosting a public open house at the facility. The preferred alternative focused on converting the main hospital addition into workforce housing (~119 apartments) and demolishing all remaining buildings to construct a combination of medium-to-high density residential (28 rowhouses, 34 townhomes, and 30 additional apartment units) and neighborhood-scale commercial uses. Other identified amenities included on-site stormwater improvements focused on using green infrastructure and incorporation of open space. A report summarizing the concepts is available at the following link: <https://www.sioux-city.org/home/showpublisheddocument/39537>.

A Site Reuse Assessment built upon the previous efforts with a “full evaluation of the opportunities, constraints and range of redevelopment possibilities related to the reuse of a brownfield site” by evaluating the site’s characteristics and needs; area economy and demographics; physical and environmental conditions; applicable regulations; and real estate market conditions. The report offered a series of recommendations to achieve the desired outcome including “pursue state and/or federal cleanup funding” under the “immediate” category to offset costs with abating previously identified ACM and LBP to facilitate necessary demolition and renovation activities. A copy of the full report is available for download at the following link: <https://www.sioux-city.org/home/showpublisheddocument/43150/638676121220600000>.

Boys and Girls Home and the City have spent a significant amount of time, energy, and resources to empower Northside Neighborhood residents, as well as the larger community, to help determine the future of the former St. Joseph Hospital site. The requested cleanup funds represent a critical step to eliminating a major barrier to realizing their vision for the expansive property.

d) Outcomes and Benefits of Reuse Strategy- Proposed cleanup funding will act as a catalyst for stimulating economic development in the Northside Neighborhood. As highlighted above, the City meaningfully engaged affected residents when determining the former St. Joseph Hospital’s reuse plan. The City has already received private developer interest for the project; however, due to the cost of remediation, no redevelopment activities have proceeded although the need is obvious. *Distressed Workforce Housing Community Study: For Iowa Workforce Housing Tax Incentive Program* (2022) highlighted the community’s severe shortage of affordable housing units relative to demand, low vacancy rates, and rising housing costs combined with low unemployment. The referenced report’s analysis also highlighted “a continued need for housing units in Sioux City to attract and retain a quality workforce as well as employers.” What’s more, the City already budgeted \$7.2 million in direct assistance to the project after impacted building materials are removed. The funds are focused on demolition and construction of new streets and public utilities as part of what will ultimately become a public-private partnership initiative (see details in following section). Elected officials will also consider additional incentives (i.e., use of tax increment financing) to encourage future investment through a development agreement.

The proposed reuse project will also improve Northside Neighborhood’s resilience to impacts from extreme weather events. Installation of a “treatment train” of green infrastructure, such as use of permeable pavers and tree boxes/infiltration trenches in parking areas and installation of wetlands, will encourage stormwater infiltration and slow runoff to downgradient areas during heavy rain.



Strategy for Leveraging Resources

e) Resources Needed for Site Characterization- Boys and Girls Home does not anticipate requiring additional assessment funding resources to further characterize ACM or LBP within the campus building materials. As indicated, the City of Sioux City secured EPA TBA technical assistance to complete a HMS, which included ACM and LBP surveys, at the former St. Joseph Hospital buildings. Boys and Girls Home is relying on this investigation to have adequately documented the building material concerns within the structures. Should the HMS be deemed insufficient during abatement, the City will request further TBA aid or seek to leverage Iowa Department of Nature Resources (IDNR) 128(a) funds to supplement the initial surveys. Mr. Mel Pins, IDNR Brownfields Coordinator, has a long history of providing technical and financial assistance to brownfields redevelopment projects in Sioux City.

f) Resources Needed for Site Remediation- Boys and Girls Home officials believe the EPA funding requested in this application will be sufficient to complete all proposed remediation efforts within the former St. Joseph Hospital buildings. The amount was determined using removal estimates obtained from local contractors by the City's Inspections Manager and the earlier-referenced ABCA, as well as an update to the document. Should the non-profit agency determine it requires additional resources, staff will pursue IDNR 128(a) assistance (up to \$50,000 available) to satisfy any remaining needs. This will require a 25% local match of total cleanup costs.

g) Resources Needed for Site Reuse- Sioux City's City Council budgeted \$2.2 million within its Capital Improvement Program (CIP) in FY28 to demolish the former St. Joseph Hospital campus structures, excluding the main hospital building addition, following ACM abatement activities (see attached CIP excerpt). City Council also allocated \$2.5 million in both FY29 and FY30 to complete infrastructure upgrades around the site. These programmed funds include installation of approximately 2,500 linear feet of water lines, sanitary and storm sewers, and streets through the property to help facilitate construction of the proposed rowhouses, townhomes, and apartments. This secured financial commitment further clears the site for future reuse in a manner consistent with the extensive planning work completed under the prior EPA Brownfields Assessment Grant.

h) Use of Existing Infrastructure- The former St. Joseph Hospital is located within a highly urbanized area of the community— meaning gas, electricity, water, sewer, and streets serve the property. As cited above, Sioux City's elected officials have committed \$5 million between FY29 and FY30 to improve the streets and public utilities surrounding the campus to support its reuse.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a) The Community's Need for Funding- Boys and Girls Home does not have the financial capacity to complete cleanup activities at the former St. Joseph Hospital building in the absence of this EPA grant. Iowa law requires the agency to maintain working capital reserves that are restricted in use and must be maintained at a constant level. In fact, most of the organization's discretionary monies must be spent on the excessive costs for heating and cooling the large, energy-inefficient campus structures. This approach has become necessary to avoid any further building degradation caused by exposure to the natural elements.

The requested grant is necessary to ensure ACM within the former St. Joseph Hospital buildings can be quickly removed before friable and deteriorated asbestos create unnecessary exposure risks for Northside Neighborhood. Abating identified LBP in the 7-story hospital addition also helps facilitate the creation of much needed workforce housing.

b) Health or Welfare of Sensitive Populations- Northside Neighborhood is characterized by elevated levels of sensitive populations. The most recent American Community Survey (ACS) 5-Year Estimate (2023) with data available for Census Tract 11 indicates the percentage of young children, defined as 5 years old or younger, residing within the target area (11.4%) far exceeds



both the state (5.9%) and U.S. (5.7%) levels. The same dataset indicates that Northside Neighborhood is also home to a comparatively higher percentage of individuals with a disability that display independent living difficulties (7.3%) when contrasted with Iowa (5.1%) and the U.S. (5.9%). This cohort is likely more vulnerable to adverse conditions as they often must rely on others to provide for some form of their care and safety. Finally, the target area is economically depressed compared to the county, state, and country. Median household income data portrays a substantial financial inequality as the figure (\$66,318) is 5.5% less compared to Woodbury County (\$70,147), 9.4% less than Iowa (\$73,147), and 15.6% less than the U.S. (\$78,538)⁴.

Asbestos is a known human carcinogen that poses a significant health risk when damaged or left to deteriorate. As described earlier, the physical condition of many former St. Joseph Hospital campus buildings is already extremely poor. This situation will decline further following the Boys and Girls Home relocation. Prolonged exposure to natural elements through continued roof failures will cause asbestos to become friable, thus putting residents of the nearby low-income neighborhood at risk. Inhaling airborne asbestos fibers, either acutely or chronically, increases risk of serious disease including asbestosis, mesothelioma, and lung cancer. Friable fibers also cling to hair and fabric causing secondary exposure for individuals. Although no one grouping of people is more susceptible to the impact of ACM, the Northside Neighborhood has a disproportionate portion of sensitive populations that will shoulder the burden of airborne exposure from degrading structures without intervention. LBP is a probable human carcinogen linked to issues such as causing a decrease in memory and concentration, creating kidney health issues, and leading to high blood pressure. Children are especially vulnerable to lead poisoning, even at small levels of exposure, resulting in behavioral problems and learning disabilities. Youth illegally entering the structures after the Boys and Girls Home's departure is a real possibility.

c) Greater Than Normal Incidence of Disease and Adverse Health Conditions- This grant addresses pending exposure concerns to a known human carcinogen in an area already suffering from health threats. Recent county-level health studies suggest the City's residents, including those most vulnerable within the target area, may already be suffering consequences of being subjected to disproportionate levels of contaminants.

- National Cancer Institute (NCI) lists Woodbury County within the top 20% of county-level cancer incidence rates (including all races, all ages, and both sexes) in Iowa from 2017-2021⁵. The county's rate of 519.5 per 100,000 people was dramatically higher than the U.S. and Iowa rates of 444.4 and 491.8, respectively. The NCI also listed the county death rate resulting from cancer (including all races, all ages, and both sexes) as 166.8 per 100,000, which far exceeds the U.S. (146.0) and Iowa (149.6) mortality rates. Further, a University of Iowa study entitled *Iowa Cancer Registry: Cancer in Iowa 2025*⁶ lists Woodbury County rates for estimated cases of new cancer and estimated cancer deaths within the "highest rates in the state" category. Lung cancer was the leading cause of cancer deaths in Iowa (22.7%).
- Asthma incidents strongly correlate with environmental conditions as particulate matter, ozone, and other air pollutants can trigger asthma attacks. The County's emergency department (ED) crude visit rate for people seeking medical treatment related to asthma (27.14 per 10,000 individuals) surpassed the overall state ED rate of 24.99⁷.

Requested program funds allow Boys and Girls Home (and Northside Neighborhood residents) to build upon past EPA Brownfields Program efforts that already identified and quantified known building material contaminants at the former hospital site by abating the concerns.

⁴ 2023 American Community Survey 5-Year Estimate

⁵ <http://statecancerprofiles.cancer.gov> (Accessed 01/20/2026)

⁶ <https://shri.public-health.uiowa.edu/wp-content/uploads/2025/02/cancer-in-iowa-2025.pdf> (Accessed 01/20/2026)

⁷ <https://hhs.iowa.gov/about/data-reports/health-disease/asthma/asthma-emergency-department-visits-data> (Accessed 01/20/2026)



d) Economically Impoverished/Disproportionally Impacted Populations- Sioux City’s industrial legacy prevents Northside Neighborhood from being a healthy community. The Agency for Toxic Substances and Disease Registry’s Geospatial Research, Analysis, and Services Program (GRASP) ranks the target area in the “moderate-high” quartile for environmental burden indicators compared to the United States⁸. This poor standing can primarily be attributed to its proximity to Diesel Particulate Matter (67th percentile) and Toxic Release Inventory (TRI) sites (86th percentile). These circumstances are even more problematic when affected populations simply lack the resources to relocate to areas with fewer environmental effects. GRASP also has Census Tract 11 as “high” within the social vulnerability index as its percentile ranks for poverty (68th), lack of health insurance (78th), and no high school diploma (92nd) are alarmingly elevated.

Target area neighborhoods are comprised of comparatively higher concentrations of low-income residents often forced to live near facilities with documented environmental concerns. Completing the proposed cleanup project and realizing site reuse will help ease disproportionate impacts experienced by an area forced to cope with historically unjust living conditions. Abating asbestos and LBP within the former St. Joseph Hospital buildings removes contaminant exposure for individuals, while demolition and subsequent redevelopment bring a stabilizing factor to the adjoining community through public/private commitments.

Community Engagement

e and f) Project Involvement and Project Roles- Boys and Girls Home has received commitments from several entities dedicated to assisting with its cleanup initiative. Staff from the City’s Economic Development and Neighborhood Services Departments will be a critical partner based on their experience as an EPA Brownfields grant recipient. Their assistance will include providing feedback during contractor selection; offering interpreting services (Spanish) for outreach meetings and printed materials; promoting events on social media; and helping attract a developer. Sioux City Housing Trust Fund, Inc. has a stated mission to “provide safe and affordable housing for low- and moderate-income residents within Sioux City.” As such, the organization is excited to promote both the cleanup and future reuse projects to its target constituency which will ultimately match qualifying households to the new affordable housing units. Sioux City Neighborhood Network, a coalition of neighborhood groups that includes Northside, encourages residents to take part in important decisions via monthly meetings that offer a direct connection to Sioux City’s Police, Fire, and Community Development Departments and the City Council. Boys and Girls Home staff will coordinate with these three stakeholders annually.

Partner Name	Point of Contact	Specific Role in the Project
City of Sioux City	Name: Renae Billings E: rbillings@sioux-city.org	<ul style="list-style-type: none"> • provide grant oversight assistance • help coordinate outreach activities • facilitate site redevelopment
Sioux City Housing Trust Fund, Inc.	Name: Suzan Stewart, E: [REDACTED]	<ul style="list-style-type: none"> • marketing of cleanup project and reuse • review of future tenants
Sioux City Neighborhood Network	Name: Rick Arnold E: rickarnold@myunitedagent.com	<ul style="list-style-type: none"> • assist with outreach efforts • help connect neighborhood to city staff

g) Incorporating Community Input- Boys and Girls Home staff worked closely with city officials during the reuse planning efforts previously completed at the former St. Joseph Hospital and intimately understand the importance of engaging the community. Further, as outlined above, the City has committed its staff to assist with all public outreach tasks during the project period. This approach collectively ensures the efforts to regularly convey project progress to the local community, project partners, and, most importantly, residents within the target area are robust.

⁸ <https://www.atsdr.cdc.gov/place-health/php/eji/eji-explorer.html> (Accessed 01/20/2026)



Boys and Girls Home will use various proven strategies to ensure equal access to information (see below). For instance, outreach meetings will occur at varying times in public facilities (e.g., place of worship, public park, etc.) within the target area served by bus routes to assist those with non-traditional schedules and/or transportation challenges. Bilingual city staff will offer interpreting services for meetings and printed materials (e.g. outreach notices and brochures) as the 2023 ACS indicates 35.6% of target area residents primarily speak Spanish at home.

Mechanism	Frequency	Summary
Outreach Meetings	Annually	Interactive presentation intended to create dialogue with citizens. Held within public facilities at varying times for better attendance.
Project Website	Continuous	Provides full transparency by posting project reports, news, and success stories. Comment opportunities offered.
Brochure	Continuous	Summarizes brownfields program.
Press Release	Annually	Provides project updates to a wide audience (TV, radio, and newspaper).
Depository	Continuous	Public able to review hard copies of documents. Available at City Hall.
On-Site Sign	Continuous	Directs interested citizens to project website for information on cleanup.

Boys and Girls Home will also actively engage residents in the cleanup decision-making process such as the removal approach. The non-profit will lean on Sioux City Housing Trust Fund, Inc. and Sioux City Neighborhood Network to help empower affected people to take control of their environment through active (e.g. meetings) and passive (e.g. comment forms) comment opportunities, especially at the beginning of the project. This will occur via announcements at meetings, social media postings, and direct mailers. In all instances of input received, Boys and Girls Home staff will provide a direct response via e-mail or phone call explaining the resulting action. A document compiling input/responses will be posted on the project website.

Boys and Girls Home will utilize online audio/video conferencing like Zoom or Microsoft Teams during outreach meetings as an alternative to in-person community engagement. This will work seamlessly as their staff routinely uses these platforms for both internal and external meetings.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a) Proposed Cleanup Plan- The City of Sioux City received EPA TBA funds to complete an environmental investigation at the former St. Joseph Hospital buildings. The assistance included preparation of an ABCA to evaluate cleanup alternatives (which was updated in 2026). The ABCA determined a total removal of ACM and LBP at the 7-story main hospital addition and total removal of ACM from all other site structures was preferred based on the future demolition and redevelopment plans. Contractors licensed by the State of Iowa will remove the building material contaminants, consistent with an asbestos project manual and LBP bid specifications, in accordance with applicable local, state, and federal regulations and properly dispose of it at a licensed solid waste facility. Regulatory clearance sampling will occur according to a pre-approved Quality Assurance Project Plan and appropriate state and federal regulations.

Description of Tasks/Activities and Outputs-

Task/Activity: Program Management (Task 1)
b. Project Implementation: Task 1 involves satisfying programmatic requirements of the grant (e.g., procuring and overseeing a Qualified Environmental Professional, producing necessary reporting documentation, attending meetings with regulatory agencies, and attending a brownfields conference).
c. Anticipated Project Schedule: Boys and Girls Home will dedicate the grant's 1 st quarter to issuing a request for qualifications (RFQ) and hiring a qualified contractor via federal procurement guidelines. Boys and Girls Home to submit reports as required (quarterly or annually) and meet with regulatory agencies as needed during project. One staff person will attend a national brownfields conference.
d. Task/Activity Lead: Boys and Girls Home will procure a qualified contractor, assist contractor with preparing required documentation (e.g., quarterly progress reports or QPRs, Final Programmatic Performance Report, federal financial reports, and MBE/WBE forms), attend meetings with



EPA/IDNR, and manage project finances (e.g., process drawdowns). A staff member will also attend a brownfields conference. Contractor will produce the required documents and lead EPA/IDNR coordination efforts based on their technical expertise and knowledge of EPA's reporting expectations.
e. Outputs: 16 QPRs, 1 grant closeout report, 4 annual federal financial reports, and 4 annual MBE/WBE forms, as well as staff attendance at 1 national conference

Task/Activity: Community Involvement (Task 2)
b. Project Implementation: Task 2 focuses on community involvement activities such as hosting meetings, updating/maintaining outreach tools, and coordinating with project partners.
c. Anticipated Project Schedule: Boys and Girls Home will host an outreach meeting during the 2 nd quarter of project to inform residents of the project. The meeting in Year 2 will discuss Section 106 compliance and provide cleanup approach commenting opportunities via a bid specifications overview. The Year 3 meeting will offer an update on progress. A meeting at the end of Year 4 will summarize cleanup. Boys and Girls Home will install on-site signage, create a project website, and create a brochure during quarter 2 of Year 1 and issue press releases at the end of each year. City to engage project partners annually.
d. Task/Activity Lead: Boys and Girls Home staff will host outreach meetings, prepare annual press releases, and coordinate with project partners. Contractor activities include attendance at outreach meetings, creating and maintaining the project website, coordinating sign creation and installation, and creating a brochure based on their ability to communicate technical concepts to the public.
e. Outputs: 4 outreach and 4 partner meetings, 1 brochure, 4 press releases, signs, and a project website

Task/Activity: Site Cleanup (Task 3)
b. Project Implementation: Task 3 focuses on remediating the former St. Joseph Hospital buildings including coordination with state/federal agencies for appropriate documentation and permitting.
c. Anticipated Project Schedule: Boys and Girls Home contractor will host a project kickoff meeting and work with EPA to provide Section 106 documentation, as required, during the 2 nd -4 th quarters of Year 1. Boys and Girls Home will produce cleanup specifications and bid documents (including Davis-Bacon requirements) and put out to bid the project during quarters 1-2 of Year 2. Boys and Girls Home will procure Iowa-licensed abatement contractors (ACM and LBP) during the 3 rd quarter of Year 2. Abatement contractors will complete required notifications to State agencies prior to start of abatement activities during 4 th quarter of Year 2. Abatement, oversight, and inspections will be completed during quarters 1-4 of Year 3 and quarter 1 of Year 4. Cleanup documentation including final cleanup report will be completed during the 2 nd -4 th quarters of Year 4.
d. Task/Activity Lead: Boys and Girls Home will coordinate kickoff meeting, review existing historical records and assess additional needs for Section 106 documentation, review and let bid documents, procure ACM and LBP abatement contractors licensed by the State of Iowa, and oversee cleanup activities. Contractor will assist Boys and Girls Home with Section 106 documentation, attend project kickoff meeting, produce cleanup specifications and bid documents, assist with on-site observation and collection of Davis-Bacon documentation, and produce cleanup reports. ACM and LBP contractors will provide Davis-Bacon documentation, comply with IDNR Air Quality Bureau documentation and notification requirements and other state regulations as required, abate ACM and LBP, and dispose of material at a permitted solid waste facility.
e. Outputs: Historical documentation required to comply with Section 106, abatement bid specifications and drawings, Davis-Bacon documentation, 20 inspection reports, and final cleanup report.

f) Cost Estimates- Program Management (Task 1) and Community Involvement (Task 2) cost estimates are based on conversations with city staff familiar with this work completed under a previous EPA cooperative agreement. Construction costs (Task 3) are based on feedback obtained from locally based and licensed abatement contractors and the earlier-referenced ABCA (and an update to the document). Contractor costs are based on an average billing rate of \$150/hour (i.e., \$3,000= 20 hours of work). Personnel and fringe benefits costs were calculated with the following



hours and hourly rates by employee: President/CEO- 400 (\$70.67+\$3.79=\$74.46/hour or \$29,784 total) and Assistant Finance Manager- 400 (\$35.70+\$3.79=\$39.49/hour or \$15,796 total).

Task 1 (Program Management)- Boys and Girls Home Staff Costs: \$16,530- Procure contractor (\$6,500); assist in preparing required documents (\$8,000); and attend agency meetings (\$2,030). **Contractual Costs:** \$22,500- complete programmatic documents (\$14,500 for 16 QPRs, 4 Annual Federal Financial Reports, 4 MBE/WBE, and 1 grant closeout report) and lead project coordination with IDNR and EPA (\$8,000). **Travel Costs:** \$2,200- 1 Boys and Girls staff person attending a National Brownfields Conference (\$750/flight, \$650/hotel, \$400/car rental, and \$400/meals).

Task 2 (Community Involvement)- Boys and Girls Home Staff Costs: \$12,466- Host four outreach meetings (\$1,500/event); prepare four press releases (\$500 per); and host four partner meetings (\$1,116.50/event). **Contractual Costs:** \$35,500- Preparation/attendance at four outreach meetings (\$6,000/event); create project website (\$8,000); and create a project brochure (\$3,500). **Supplies Costs:** \$5,400- Production and installation of temporary on-site signs highlighting project (\$5,200) and printing costs for the brochure and outreach meeting posters/notices for distribution (\$200).

Task 3 (Site Cleanup)- Boys and Girls Home Staff Costs: \$16,584- Host kickoff meeting (\$1,500); review Section 106 needs (\$5,000); review and let bid documents (\$3,300); procure abatement contractors (\$1,500); and oversee cleanup (\$5,284). **Contractual Costs:** \$200,000- Review existing historical record for former St. Joseph Hospital buildings and assess additional Section 106 compliance needs (\$20,000); attend project kickoff meeting and project coordination meetings for plan development and on-site observation (\$15,000); develop bid documents and specifications (\$25,000); conduct site inspections including cleanup and air monitoring, laboratory analysis, and Davis-Bacon (\$90,000 at ~\$4,500/report for 20 site inspections); and final cleanup report (\$50,000). **Construction Costs:** \$2,500,000- Complete IDNR notification and remove, encapsulate, haul, and dispose of ACM at a permitted solid waste facility (\$2,100,000) and remove, haul, and dispose of LBP at a permitted solid waste facility (\$400,000).

Budget Categories	[Task 1] Pro. Man.	[Task 2] Com. Inv.	[Task 3] Site Cleanup	Total
Personnel	\$15,500	\$11,500	\$15,550	\$42,550
Fringe Benefits	\$1,030	\$966	\$1,034	\$3,030
Travel	\$2,200	-	-	\$2,200
Supplies	-	\$5,400	-	\$5,400
Contractual	\$22,500	\$35,500	\$200,000	\$258,000
Construction	-	-	\$2,500,000	\$2,500,000
Total Direct Costs/Budget	\$41,230	\$53,366	\$2,716,584	\$2,811,180

g) **Plan to Measure and Evaluate Environmental Progress and Results-** Boys and Girls Home will develop a comprehensive schedule and detailed work plan for tracking, measuring, and evaluating progress towards achieving expected project outputs, overall results, and eventual outcomes under this proposed cooperative agreement. This includes associating milestone dates and metrics with specific tasks. The document will serve as a framework for conveying information in QPRs submitted to EPA Region 7 via the EPA ACRES database. Staff will also conduct monthly phone calls with their EPA Project Officer and contractor to ensure compliance with the work plan. This approach allows the City to effectively monitor progress towards achieving its goals and devise an appropriate plan to correct any deficiencies, if identified. Further, the Boys and Girls Home will maintain ACRES to reflect its accomplishments and report all future achievements beyond the grant period to support the EPA Brownfields Program.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
Programmatic Capability



a) Organizational Capacity- Boys and Girls Home staff have adequate organizational capacity to oversee grant tasks/activities and carry out and manage the programmatic, administrative, and financial requirements of the grant. Based on conversations with environmental contractors experienced in helping implement Cleanup Grants, agency staff estimate they will spend approximately 800 total hours, or about 200 annually over a four-year period, dedicated to its brownfields efforts. This equates to 3.8 hours per week, divided between two employees assigned to the project, which can be easily supported based on current and historical workload demands.

b) Organizational Structure- Boys and Girls Home staff will ensure the timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements of the project and grant. Mr. Art Silva, President/Chief Executive Officer, will serve as the project's day-to-day contact. His role will include interfacing with the EPA Project Officer, leading public outreach efforts, overseeing the contractor(s), and providing administrative oversight (e.g., processing required reporting, drawdowns, etc.). Ms. Jodi Speidel, Assistant Finance Manager, will assist in these efforts. This includes attending meetings, reviewing reports, and interacting with residents of the affected neighborhood and project partners.

c) Description of Key Staff- Mr. Silva has long been considered a leader in Sioux City, owning a successful auto dealership from 1986 to 2007 and becoming CEO of the Boys and Girls Home in 2011. He is responsible for the oversight of the agency, including its finances, and writes/manages its grants. Ms. Speidel, CPA, is a graduate of Buena Vista College with a BA in accounting and has been with the Boys and Girls Home for 32 years. She is responsible for preparing/analyzing monthly financial reports, oversees the budgeting processes, and leads daily banking activities.

d) Acquiring Additional Resources- Boys and Girls Home will acquire additional expertise and resources per grant requirements to successfully complete the project. Subject to a competitive selection process consistent with federal procurement guidelines, the agency will hire a contractor with experience in the EPA Brownfields Program through an RFQ. Staff will review and score responses and the agency's board of directors will approve the selection. City staff will provide feedback during contractor selection. The proposed project will not involve subrecipient awards.

Past Performance and Accomplishments

e) Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements

1) Accomplishments- Boys and Girls Home have requisite experience in managing state and federal funds necessary to administer the proposed project (see recent award bullet points below).

- U.S. Department of Education (Title I) – The agency receives program support annually, including \$330,677 over the last five years. The funds provide supplemental academic support in reading and math to support academically underachieving residents.
- U.S. Department of Education (School Nutrition Program) – The agency receives program support annually, including \$71,056 in the 2024-25 academic year. The funds provide free and reduced lunch and after-school snacks to its qualifying clients.
- Iowa Economic Development Authority (Nonprofit Innovation Assistance Program) – The agency secured \$2.7 million in 2022 to offset renovations costs associated with its relocation to an existing structure. The project is complete and grant closeout occurred in 2025. Boys and Girls Home provided a \$4.8 million match as part of the agreement.

Boys and Girls Home staff understand the importance of maintaining its ACRES database. The agency will be diligent in reporting jobs created, funds leveraged, etc. resulting from this grant.

2) Compliance with Grant Requirements- Boys and Girls Home has successfully complied with each assistance agreement's respective work plan, schedule, and terms and conditions and completed all reporting in a timely manner. The agency has also achieved all expected results.

THRESHOLD CRITERIA RESPONSE



Threshold Criteria

1. Applicant Eligibility

- a. Boys and Girls Home Residential Treatment Centers, Inc. (Boys and Girls Home) is an eligible entity for a Cleanup Grant as a nonprofit organization. A letter demonstrating the agency's tax-exempt status under Section 501(c)(3) of the IRC is attached to the Threshold Criteria Response.
- b. Boys and Girls Home is exempt from federal taxation under Section 501(c)(3) of the IRC. The agency is not a 501(c)(4) and does not lobby the federal government.

2. Previously Awarded Cleanup Grants

The former St. Joseph Hospital site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

Boys and Girls Home does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

Boys and Girls Home Residential Treatment Centers, Inc. owns the site that is the subject of this Cleanup Grant application. Boys and Girls Home acquired the site via a deed recorded at the Woodbury County Recorder's Office on January 3, 1997. Boys and Girls Home did not complete environmental due diligence prior to taking title that was considered customary at the time of acquisition; however, Cathie Chiccone, Attorney-Advisory for EPA Region 7, provided confirmation that the site was "eligible for lead-based-paint and asbestos cleanup, but not for the soil and VOC cleanup" via an email to the City of Sioux City dated January 5, 2026. This funding request focuses solely on the abatement of ACM and LBP within building materials.

5. Basic Site Information

- a. Former St. Joseph Hospital
- b. 2101 Court Street, Sioux City, IA 51104

6. Status and History of Contamination at the Site

- a. The site is contaminated by hazardous substances.
- b. The site originally developed as St. Joseph's Hospital in 1890 and operated as such until 1995. Boys and Girls Home, a social services provider, acquired the site in 1997 and continues to provide services at the property. The non-profit organization currently utilizes the 7-story former main hospital addition, while the remainder of the on-site structures which include the original main hospital structure, chapel, garage, shed, former power plant, maintenance building, and library are vacant.
- c. A Hazardous Materials Survey (HMS), completed by Toeroek Associates, Inc. (Toeroek) and dated August 30, 2023, was conducted on behalf of the City of Sioux City at the former St. Joseph Hospital under the EPA Targeted Brownfields Assessments (TBA) program. The report identified asbestos containing materials (ACM) and lead-based paint (LBP) throughout each structure on the site.
- d. The HMS report identified asbestos at a concentration greater than 1% roof flashing, vinyl floor tiles, transite boards, window and door caulk, window glazing, sink undercoating and pebble sheet flooring across the former St. Joseph Hospital campus buildings. Friable ACMs were noted within pipe insulation, tank insulation, drywall joint compound, and mudded joint fittings. In total, the survey identified 5,212 linear feet and 44,167 SF of ACM. The LBP investigation identified approximately 2,000 SF of LBP in the 7-story addition to the main hospital including on stairs, railings, steel beams, and windows.



Note: the proposed redevelopment plan involves renovating the 7-story addition to the former main hospital building and demolishing all other remaining structures. As such, ACM abatement activities will occur within each structure at the site, while LBP abatement activities will be limited to the 7-story addition. The latter contaminant will be treated as non-hazardous solid waste during demolition activities and taken to a local landfill for disposal.

7. Brownfield Site Definition

- a. The site is not listed or proposed for listing on the National Priorities List (NPL).
- b. The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- c. The site is not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications

An HMS, completed by Toeroek and dated August 30, 2023, was conducted on the site.

9. Site Characterization

- a. N/A
- b. N/A
- c. i) A current letter from the Iowa Department of Natural Resources is attached to the Threshold Criteria Response that explains why the site is not eligible to be enrolled in the state's voluntary response program. ii) An Environmental Professional has certified that there is a sufficient level of site characterization from the environmental site assessment performed by June 15, 2026, for the remediation work to begin on the site.

10. Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

11. Sites Requiring a Property Specific Determination

This site does not require a Property-Specific Determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

- a. iv) Sites with Hazardous Building Material that is not Released into the Environment
 - 1) There has been no release and there is no threat of release of the hazardous substance(s) from building materials into the outdoor environment based on site conditions.

13. Cleanup Authority and Oversight Structure

- a. Boys and Girls Home does not have the technical expertise in-house to conduct, manage, or oversee the cleanup. Therefore, it will acquire additional technical expertise per grant requirements to successfully complete the project. Subject to a competitive selection process consistent with federal procurement guidelines, Boys and Girls Home will hire a contractor with experience in the EPA Brownfields program by issuing a Request for Qualifications (RFQ). Staff from the City of Sioux City, a project partner, will assist the process by also reviewing the responses and providing feedback to Boys and Girls Home prior to contractor selection. The procured technical expertise will be in place prior to beginning the cleanup activities. Boys and Girls Home does not plan to enroll the site in a state response program as the on-site contamination is related to building materials (i.e., ACM and LBP).
- b. Cleanup response activities will not impact adjacent or neighboring properties based on the expansive size of the site (14.4 acres).



14. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives

An ABCA, completed by Eocene Environmental Group, Inc. and dated January 21, 2026, summarizes 1) the site and contamination issues, cleanup standards, and applicable laws; 2) cleanup alternatives considered; and 3) the proposed cleanup.

b. Community Notification Ad

Boys and Girls Home published a community notification ad on the organization's website and Facebook page and the City of Sioux City's website and LinkedIn page, as well as posted a physical notice at the City of Sioux City's Bulletin Board at City Hall (in English and Spanish), on January 13, 2026. This ad notified the target community 1) a copy of the grant application, including the draft ABCA, is available for public review and comment, 2) how to comment on the draft application, 3) where the draft application is located, and 4) the date, time, and location of the public meeting.

c. Public Meeting

Boys and Girls Home hosted a public meeting at 2101 Court Street, Sioux City, IA 51104, on January 23, 2026, to discuss the draft application and consider public comments. The City of Sioux City provided Spanish interpreting services for residents with limited English proficiency.

d. Submission of Community Notification Documents

Boys and Girls Home has attached the following documents as part of this application to the EPA: 1) a copy of the draft ABCA; 2) copy of the community notification ads that demonstrate solicitation for comments on the application and that notification to the public occurred at least 14 calendar days before the application was submitted to EPA; 3) the comments received from the meeting; 4) the Boys and Girls Home responses to the public comments; 4) meeting notes; and 5) meeting sign-in sheet.

15. Contractors and Named Subrecipients

Contractor- Not applicable; Boys and Girls Home has not selected a contractor that will be compensated with EPA funds made available from this Notice of Funding Opportunity (NOFO).

Named Subrecipients- Not applicable; Boys and Girls Home is not naming any subrecipients as part of this proposal.