



**Brownfields Cleanup Grant
City of Beatrice – Application Information Sheet**

1. **Applicant Identification:** City of Beatrice
400 Ella Street
Beatrice, NE 68310

2. **Website URL:** <https://www.beatrice.ne.gov/>

3. **Funding Requested:**
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested: \$3,930,599.26

4. **Location:**
 - a. City: City of Beatrice
 - b. County: Gage County
 - c. State: Nebraska

5. **Property Information:** Dempster Industries Eastern Parcel
711 S. 6th Street
Beatrice, Nebraska 68301

6. **Contacts:**

Project Director:
Mr. Tobias Tempelmeyer, City Administrator and General Director – City of Beatrice and Beatrice Board of Public Works
400 Ella Street
Beatrice, NE 68310
402-228-5200
ttempelmeyer@beatrice.ne.gov

Highest Ranking Elected Official:
Mayor Bob Morgan
400 Ella Street
Beatrice, NE 68310
402-228-6098
bmorgan@beatrice.ne.gov

7. **Population:** 12,290



8.

Other Factors	Page #
Community population is less than 15,000.	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	No.
The proposed site(s) is impacted by mine-scarred land.	No.
Secured leveraging commitment to facilitate completion of the remediation/reuse.	3
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The proposed site is in a federally designated floodplain.	1
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the proposed site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	No.

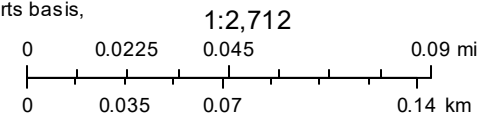
9. **Releasing Copies of Application:** Not applicable as there is no privileged, proprietary, or confidential information herein the application requested kept from public disclosure.



September 18, 2025
19:29 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Parcels
- Sections



City of Beatrice - Brownfields Cleanup Grant Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area: a. Overview of Brownfields Challenges and Description of Target Area: The City of Beatrice (Target Area) is a classified rural, small community located in Southeastern Nebraska that serves as the county seat for Gage County, and is home to a population of 12,290¹. Founded in 1857 by a group of pioneers travelling up the Missouri river, Beatrice sits along the Big Blue River a short 35 miles from the State Capitol in Lincoln. The first residents of Beatrice were drawn to the rich, fertile soil found in the valley of the Big Blue River and founded Beatrice as a primarily agricultural community. As Beatrice's community grew so did the demand for goods and services that could support the agriculture needs of its farmers. However, it was not until rail lines through the city were completed by the Burlington Missouri Railway and Union Pacific Railroad in the 1870's² that manufacturing and industrial development began to flourish. The new railway lines and booming agricultural economy of the region attracted the attention of Charles B. Dempster who in 1878 founded the Dempster Mill Manufacturing Company in Beatrice³. As farmers took advantage of the Homestead Act and moved west, Dempster Mill Manufacturing Company (common name: Dempster Industries) grew to become the largest employer in Beatrice and operated for over 100 years as one of the longest-running wind powered water-pump manufacturers in the country. At its peak, Dempster Industries employed over 500 people and served as the main economic engine for Beatrice and its surrounding communities. When product obsolescence led Dempster Industries to close its doors in 2015, Beatrice was forced to confront the realities of transitioning from a railroad dependent, single large employer to a diversified economic portfolio, leveraging arts, culture, and tourism. In addition, the plant's closure caused a substantial economic downturn for the community and decline in population. Yet, the Dempster Industries facility remains in downtown Beatrice, transformed from a once bustling industrial manufacturing plant to a condemned, polluted, and decrepit property; hindering economic growth and presenting risks to human health in the Target Area.

b. Description of Proposed Brownfield Site: The entire Dempster Industries property contains 17 acres located at 711 S. 6th Street, Beatrice, Nebraska 68310 (Census Tract 31067965100). After abandonment by Dempster Industries, the property quickly fell into disrepair and became home to vandals and squatters. The City of Beatrice identified the property as a redevelopment priority and, since taking ownership through tax foreclosure in October 2025, has been working to eliminate the health and safety threats posed by the contamination and abandonment. Due to the property's large footprint, wide-spread contamination, and expansiveness of deteriorating conditions, Beatrice has divided the property into several smaller sites to address contamination in a strategic manner. The site which is the focus on this cleanup grant application consists of 3.6 acres on the Eastern Section of Gage County Parcel #014509000 ("Site"). The Site was selected as an immediate priority after a large fire was intentionally set by trespassers which burned for three (3) days and substantially increased public health and safety concerns. The Site sits adjacent to the Big Blue River, resides within the 100-year floodplain, looms over the main entryway into town on Highway 77, and is located four (4) blocks from Beatrice's Historic Downtown, making it a prime location for reuse. The Site contains the main manufacturing

¹ U.S. Census.gov (2024 Population Estimates)

² Nebraska State Historical Society - *Clara Bewick Colby and the Beatrice Public Library Association in the 1870s*

³ National Park Service – Places – *Dempster Mill Manufacturing Company*

and loading building used while Dempster Industries was in operation resulting in significant soil contamination assessed through Phase I and II Environmental Site Assessments (ESA) on the Eastern Parcel Site. The City first contacted the Nebraska Department of Water, Energy, and Environment (DWEE) Section 128(a) Brownfields Program in 2017 for assistance with a Phase I ESA to identify recognized environmental conditions at the Site. Working with city staff, DWEE has completed ATSM E1903-19 compliant Phase II ESA (2018) and Phase II ESA Supplementary Assessment (2021) on behalf of the City to assist with site characterization. The ESA's identified hazardous substances at the Site including polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), arsenic, lead, and semi-volatile organic compounds in surface soil and/or shallow groundwater at concentration levels exceeding DWEE residential and industrial Remediation Goals (RG) for direct contact. The arsenic concentration in one sample exceeded industrial DWEE RG for direct contact by four orders of magnitude. Five (5) sample locations contained PAH contamination at various depths with concentrations exceeding both residential and industrial VCP RGs. The ASTM E1903-19 compliant Phase II ESA (2021) detected PCBs in both discrete soil samples taken. Arsenic, lead, PCBs, and PAHs are known contaminants of concern (COC)⁴ and pose adverse cancer, reproductive, immune system, and internal organ effects in humans⁵. Furthermore, the ongoing presence of COCs at the Site poses a significant health threat to residents in the Target Area from potential migration into the nearby Big Blue River and must be remediated. During Phase II Site assessments PCBs were detected in a south-facing drainage ditch used by Dempster Industries, indicating some PCB migration into the Blue River. Due to their location, size, and poor conditions, the onsite structures must be removed to have access to the contaminated soils at the Site.

Revitalization of Target Area: c. Reuse Strategy and Alignment with Revitalization Plans: The cleanup and redevelopment of the Site as new greenspace, recreational areas, and undeveloped property is in direct alignment with existing revitalization plans for the Target Area. Specifically, the *Dempster Industries Site Cleanup and Redevelopment Study (2022)*, the *City of Beatrice Strategic Plan (2016)*, *Dempster Reuse Concepts (2021)*, and *Beatrice Re(Visioned) (2023)* will guide redevelopment and reuse at the Site. Stakeholder interviews with the Beatrice School Board, Chamber of Commerce, and local businesses during the *Dempster Cleanup and Redevelopment Study* concluded that, due to the site's environmental conditions and limited market opportunities, the Site itself is not suitable for private commercial or residential redevelopment. Additionally, during the stakeholder interviews it was expressed that community members felt there was a need for, and interest in, additional recreational amenities in the community. As a result, the *Site Cleanup and Redevelopment Study* recommended reuse of the Site to include greenspace, recreational areas, and other non-commercial development. This broad community input led to the creation of the *Dempster Reuse Concepts* that were aligned with the *Beatrice Strategic Plan* and *Beatrice Re(Visioned)*, each focused on revitalizing Beatrice through recreation, tourism, and economic diversification, and will continue to guide future reuse at the Site.

d. Outcomes and Benefits of Reuse Strategy: Redevelopment of the Site will transform a vacant and environmentally compromised property into a healthy, community-focused asset. The benefits of Site reuse will specifically provide healthy recreational opportunities, cleaner air, and expanded economic opportunities for the Target Area; along with secondary benefits to the marketability of adjacent commercial and residential

⁴ U.S. Centers for Disease Control and Prevention – Agency for Toxic Substances Registry (ATSR)

⁵ U.S. Centers for Disease Control and Prevention – ATSR Clinician Brief, PCBs

properties in downtown Beatrice, serving as a catalyst for local business and/or job growth. As the Site itself is not suitable for private commercial or residential development, the recommended reuse concept for the Site is redevelopment as new greenspace and recreation areas. The current condition of the Site exposes a sensitive population with elevated rates of respiratory illness to known COCs with a lack of healthy recreation areas. Remediation of the soil and groundwater contamination will remove public health concerns and provide clean air, and greenspace in an effort to improve quality of life and health outcomes for residents. The proposed greenspace and recreation area will include a fitness course, dog park, canoe dock on the Big Blue River, soccer fields, picnic areas, playground, and a concession facility. Throughout the park, benches and picnic tables will be equipped with solar-powered charging stations for small electronic devices, demonstrating Beatrice’s commitment to integrate renewable energy into its reuse plans. Once completed and operational, the park will create new opportunities for community engagement and local economic activity. Short-term benefits include employment generated during cleanup and construction, while long-term operation and maintenance of the park are expected to support additional groundskeeping, programming, and facility management jobs. Redevelopment into recreational space preserves the Site as a community-focused property, strengthens social cohesion, and supports local resilience to future disasters by converting a contaminated, flood-prone site into managed greenspace that absorbs stormwater and reduces erosion along the Big Blue River.

Strategy for Leveraging Resources: e. Resources Needed for Site Characterization/f. Resources Needed for Site Remediation/g. Resources Needed for Site Reuse: The City of Beatrice will make use of all currently available resources to support the proposed cleanup strategies discussed in this application. Specifically, city staff have already engaged state representatives from the Nebraska Department of Water, Energy, and Environment (DWEE) to begin enrolling the Site in the state’s Voluntary Cleanup Program (VCP).

Resource	Type	Secured	Additional Details
DWEE Voluntary Cleanup Program (VCP)	Remediation	Will be sought.	Site will be enrolled into the State VCP Program to support cleanup activities.
DWEE Environmental Cleanup Program	Remediation	Will be sought.	State funding to assist with Site cleanup focused on contaminated soil removal
DWEE Section 128(a) Brownfields Assessment Funding	Assessment	Secured	\$130,931.65 of Section 128(a) funding was spent in Phase I and Phase II ESAs, and ABCA development.
EPA Superfund and Emergency Management (SEMA) Division	Remediation	Secured	Through the EPA Assessment, Emergency Response and SEMA Division, \$494,000 in direct costs was spent for a time critical removal action at the Site.
Local Tax Base	Assessment/ Remediation	Secured	Funding for preliminary site management, nuisance abatement, and environmental due diligence (\$259,004 secured to-date.)
City Budget	Remediation & Reuse	Secured	Beatrice City Council has earmarked funding for cleanup and reuse activities through FY30 (\$200,000 per year) at the Site.

h. Use of Existing Infrastructure: Due to its previous operations, the Site has access to existing water and sewer infrastructure as well as transportation systems. Where possible, recycling and/or repurposing of the existing building structures and/or materials during the Site cleanup activities will be explored to reduce landfill debris and promote energy efficient measures. As part of its redevelopment strategy, the city will use existing water mains currently present at the Site for future reuse and will explore using the existing sewer infrastructure pending inspection. If additional infrastructure improvements are needed, the City of Beatrice will collaborate with regional partners to pursue state and federal funding opportunities, along with local fundraising efforts.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need for Funding: Due to Beatrice's small population size (12,290) and low-income base (median income: \$49,537), the city has limited ability to raise funds through increased taxes on residents. The decline in tax base, outmigration of industry, and ongoing wage hardships have created economic difficulties for the city. Only 19% of residents hold a bachelor's degree or higher⁶, limiting access to technical and managerial jobs that drive local investment. The City's limited budget year over year must be spread across a variety of essential services such as public safety and infrastructure maintenance. Beatrice also bears the costs for site mowing, storm-sewer maintenance, and nuisance policing at the derelict Dempster Industry property, diverting scarce funds from other needs. Additionally, over the past decade, Beatrice has seen flat population growth and a stagnating local economy further compounding the inability for the city to singularly invest in cleanup activities at the Site. Increasing taxes or diverting further resources out of the City's budget to support cleanup activities at the Site would not only be fiscally irresponsible; it would increase quality-of-life concerns from a lapse in funding for public safety departments or roadway maintenance. The result of these conditions has led Beatrice to manage the public health and environmental burdens of the Site contamination without the appropriate fiscal tools. Without federal Brownfields grant funding, it would be extraordinarily challenging for Beatrice to dedicate adequate resources to complete the comprehensive cleanup and redevelopment needed.

b. Health/Welfare of Sensitive Population: The City of Beatrice has several sensitive populations that would benefit from cleanup activities at the Site. Beatrice's sensitive population includes children, the elderly, and individuals living with chronic conditions. Children (under the age of 5) make up 8% of the total population while the elderly (65 and over) are 18% of the sensitive population. Children are disproportionately impacted by PCBs with studies showing that the presence of PCBs has affected the immune systems of small children born to mothers exposed to increased PCB levels⁷. Residents living in and around the Site have been exposed to the high levels of PCBs found at the property through airborne, soil, and water contamination. Outside of children and elderly the Target Area also has a sensitive population of those dealing with chronic conditions, primarily respiratory illnesses. The prevalence of arsenic at the Site has been shown to negatively impact the respiratory systems and cause respiratory cancers for those exposed⁸. Rainfall may exacerbate the existing PCB migration into the Big Blue River, increasing the negative impacts on sensitive populations from the Site. Cleanup activities will remove contaminants posing significant health threats, improve air quality for residents, increase potential job opportunities, and ameliorate the risk of toxic chemical migration into the Big Blue River.

⁶ U.S. Census Population Estimates (2024) - Beatrice, NE Educational Attainment

⁷ Agency for Toxic Substances and Disease Registry (ATSDR). 2000. Toxicological profile for Polychlorinated Biphenyls (PCBs)

⁸ Agency for Toxic Substances and Disease Registry (ATSDR). 2007. Toxicological profile for Arsenic

c. Greater than Normal Incidence of Adverse Health Conditions: The prevalence of PCBs, PAHs, and heavy metals found in both solid and liquid debris at the Site are known contaminants of concern (COC) due to their threats to human health⁹ and can be linked to the high rates of respiratory illness in the population. Among the 12,290 residents that call Beatrice home, almost 9% of those 18 and older have coronary heart disease and nearly 10% of the adult population has been diagnosed with Asthma¹⁰. This data indicates a pattern of higher-than-average chronic and respiratory illness rates, particularly among older and low-income residents living within the Target Area. The ABCA identifies arsenic, lead, PAHs, and PCBs in surface soils at greater than normal concentrations exceeding Nebraska Voluntary Cleanup Program (VCP) residential remediation goals. These contaminants are associated with carcinogenic, cardiovascular, and developmental health effects¹¹, aligning with the elevated rates of cardiovascular and respiratory disease observed locally. The population surrounding the Dempster Industries cleanup area experiences a moderately greater-than-normal incidence of chronic disease, respiratory illness, and reduced life expectancy compared to state and national averages. This has contributed to adverse health conditions and regional life expectancy of 76.2 years¹², approximately three years lower than the Nebraska average (79.3)¹³, and four years lower than the national average (80.1). The adverse health conditions identified for the Target Area are strong indicators of the negative health impacts associated with the presence of known COC’s and heavy metals at the Site. The Site cleanup and reuse plan will remove a source of contamination exposure in the community, effectively mitigating public health hazards.

d. Economically Impoverished and Disproportionately Impacted: Median household income in the Target Area is \$49,537, compared to \$63,015 statewide and \$74,580 nationally¹⁴. Approximately 20.1% of residents live in poverty—nearly double the national rate¹⁵. The city’s unemployment rate has hovered between 3.5 – 4% but underemployment remains high, and nearly one-third of residents work in lower-wage health, education, or service occupations. Additionally, residents in the Target Area are significantly impoverished with 35% of the population falling below the federal poverty line¹⁶. The extreme poverty in the Target Area further exacerbates the impacts COC’s can have on the sensitive population as individuals don’t have the resources to receive early screenings or adequate care. The environmental factors combined with financial insecurity have created immense stress on a sensitive population as residents struggle with paying for healthcare resources against their need for food and housing. Site cleanup will help alleviate financial concerns for residents in the Target Area by removing a long-standing barrier to investment, thereby increasing nearby property values and enabling local spending without placing additional tax burdens on residents.

Community Engagement: e. Project Involvement/f. Project Roles:

Name of Organization	Point of Contact	Role
Nebraska Department of Water, Energy, and Environment (DWEE), the state agency responsible for protecting the state’s	Taryn Horn 402.471.6411 Taryn.Horn@nebraska.gov	The city has worked with DWEE Section 128(a) Brownfields Program since 2017 on this Site. The DWEE

⁹ U.S. Environmental Protection Agency (EPA) – Superfund Site Information

¹⁰ Centers for Disease Control – PLACES Dataset, Beatrice NE

¹¹ Agency for Toxic Substances and Disease Registry (ATSDR).

¹² Centers for Disease Control – PLACES Dataset, Beatrice NE

¹³ Nebraska Department of Health and Human Services

¹⁴ U.S. Census Bureau, American Community Survey (ACS) – 5-year estimates, Beatrice

¹⁵ 2024 U.S. Census Data

¹⁶ 2023 American Community Survey (ACS) – 5-year estimates

water and environmental resources. DWEE administers the state’s voluntary cleanup program.		Brownfields Program remains a continued source for site characterization support.
Dempsters Committee , made up of three select city council members and the mayor.	Mayor Bob Morgan 402.228.6098 bmorgan@beatrice.ne.gov	Project advisory committee that that meets regularly to discuss site cleanup, community engagement, and future development strategies.
Gage Area Growth Enterprise (NGage) Economic Development Group , supports business development in the county	Andrea Schafer 402.223.2397 aschafer@premiergmbbeatrice.com	Ensure reuse strategy alignment with regional economic development initiatives.
Beatrice Chamber of Commerce , strives to create a prosperous community with business and community engagement	Courtney Lottman 402.230.3594 info@beatricechamber.com	Will continue to be involved with Site redevelopment plans and community engagement
Beatrice Public School Board , provides a foundation that equips every student with the tools to pursue their goals and contribute to society.	Jason Alexander 402.223.1500 jalexander@bpsnebr.org	Provides stakeholder interviews and obtains information from the non-adult population in the Target Area.
Main Street Beatrice , promotes the cultural and economic improvement of downtown Beatrice.	Virginia Gifford 402.223.3244 director@mainstreetbeatrice.org	Assist with local community events and outreach.

g. **Incorporating Community Input:** Beatrice understands the importance of active community engagement and transparency during cleanup and redevelopment of the Site. Prior to application submission, Beatrice held a public meeting to solicit and consider feedback from residents at a City Council meeting on January 5, 2026. In advance of the in-person meeting, the draft Cleanup Grant Application and draft ABCA were posted on the City’s website on December 15, 2025, where residents could review the application and submit comments. Beatrice residents were notified of the public meeting and ability to provide comments in the local newspaper (Beatrice Daily Sun) on December 26, 2025. Moving forward the city will continue to share information and solicit feedback on its cleanup activities at the Site through in-person engagement, digital communication, and print resources. In-person engagement will be conducted on a bi-annual basis at regularly scheduled City Council meetings where community members will be afforded the ability to provide feedback on the cleanup activities. Residents will be notified in advance via the city’s website, printed newsletters, and social media accounts of the date and time of the City Council meeting. Digital communication regarding the cleanup activities will take place on a quarterly basis on the City’s social media accounts and City’s official website. The City will create and continually update a Brownfields Cleanup webpage with project progress, outcomes, and provide an alternative method for residents to submit questions or concerns. Any community input received through digital or in-person methods will be considered and responded to in a Dempster Industries Cleanup FAQ document to be found on the City’s website. The Brownfields Cleanup webpage will highlight how important and impactful EPA investment is to support cleanup and redevelopment initiatives at the Site.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. **Proposed Cleanup Plan:** The 3.6-acre Site was found to contain PCBs, PAHs, arsenic, lead, and semi-volatile organic compounds in soil and shallow groundwater at depths of at least 21-feet below-ground-surface (bgs). The soil samples taken for PCBs, PAHs, and arsenic all tested at concentrations exceeding DWEE Voluntary Cleanup Program (VCP) Remediation Goals for direct contact. Cleanup of the Site will enable

complete source removal consistent with the Analysis of Brownfield Cleanup Alternatives (ABCA, 2025) and DWEE VCP oversight as well as prepare the Site for future greenspace and recreational reuse. The proposed cleanup plan is in alignment with the ABCA Cleanup Alternative #2 and will include site preparation, removal and disposal of existing structures, soil excavation, sampling, disposal, and capping. During all phases of the cleanup plan the City will provide community engagement and outreach opportunities for residents in the Target Area. Prior to the start of cleanup, the City will utilize a competitive procurement process to hire a properly trained, licensed, and insured cleanup contractor. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared by the contractor and silt fences and berms will be installed to prevent contaminated runoff into the Big Blue River during cleanup. Existing structure removal will then occur in a phased, controlled manner following approval of a Site-specific demolition plan. Building structures will be mechanically demolished and debris segregated for recycling or disposal at approved facilities. Hazardous soil excavation and hauling will then be completed with all contaminated soil sampled for toxicity and disposed of at the Beatrice landfill if deemed non-hazardous waste. Toxic waste will be transported and disposed of at a designated landfill that accepts hazardous waste material. Upon completion of soil excavation, a visual demarcation layer will be placed at the base of the excavated area. The City will then competitively procure a qualified environmental professional (QEP) contractor for inspection, sampling, and verification of complete source removal. After confirmation DWEE cleanup standards have been met, the cleanup contractor will install a protective soil cap with 20 inches of clay-rich backfill and four (4) inches of topsoil to prepare the Site for future reuse. Throughout cleanup, the City will maintain EPA and DWEE compliant environmental controls to protect nearby residents. After field work is complete, the City will prepare an operations-and-maintenance plan outlining inspection and repair requirements for the soil cap. Activities will be continuously documented and reported on to DWEE and EPA Region 7, and the results will be entered into the ACRES database. This cleanup plan directly supports EPA Priority Pillar I, Clean Air, Land, and Water for all, by reducing pollutant exposure for residents in the Target Area and contamination into the nearby Big Blue River.

Description of Tasks/Activities and Outputs: b. Project Implementation/c. Anticipated Schedule/d. Task Lead/e. Outputs:

Task 1: Cooperative Agreement Execution and Project Oversight
b. Project Implementation: <ul style="list-style-type: none"> • EPA funds are requested for travel to the National Brownfields Conference and DWEE Voluntary Cleanup Plan (VCP) enrollment. • <i>Grant management and project oversight will be contributed as in-kind resources from the City of Beatrice and not charged to the grant.</i> The Task Lead will be responsible for completing the reporting requirements (quarterly reports, ACRES entries, etc.), ensuring National Historic Preservation Act compliance, and contractor procurement. Project coordination activities will entail, but are not limited to, proper documentation of all necessary permits, weekly contractor updates, and communication with EPA and DWEE.
c. Task Schedule: Q1 – Q12
d. Task Lead: City Administrator
e. Outputs: submission of required reports to EPA, quarterly funding draws, project workplan, contractor procurement, review of contractor logs, enrollment in DWEE VCP
Task 2: Community Engagement/Outreach

b. Project Implementation: <ul style="list-style-type: none"> No EPA funds are requested for Community Engagement and Outreach activities under the grant. <i>City staff time for completing the community engagement outputs will be contributed to the grant as in-kind from the Community Relations Coordinator.</i> Task activities include community engagement efforts to solicit, consider and inform the public on cleanup activities.
c. Task Schedule: Q1- Q12
d. Task Lead: Community Relations Coordinator
e. Outputs: bi-annual updates to City Council, project webpage creation, quarterly updates via the webpage and social media, review of public input, published newsletters, community FAQ’s document

Task 3: Site Cleanup and Inspection

b. Project Implementation: <ul style="list-style-type: none"> EPA funding is requested to complete Site cleanup and inspection. Site cleanup activities include building demolition by a trained subcontractor and contaminated soil excavation to approved landfill(s) in compliance with federal, state, and local statutes. Building demolition preparation activities include submission of a traffic control plan to NDOT and SWPPP installation. Site inspection activities ensure that detailed reports of the stormwater control system will be conducted during hazardous waste removal. Additionally, EPA funding is requested to complete confirmation sampling to confirm/receive necessary approvals from DWEE and prepare pre and post cleanup contamination data reports. Following DWEE oversight approval a visual barrier will be placed at excavation points to delineate contaminated vs uncontaminated sections.
c. Project Schedule: Q2 – Q10
d. Task Lead: Contractor(s) (TBD) – the contractor(s) were selected to be the Task Lead as they will have the experience and capabilities necessary to complete the site cleanup and inspection.
e. Outputs: traffic control plan, daily reports on location and volume of soil removed, documentation of soil transport for disposal, inspection reports for SWPPP controls, lab reports on soil analysis, completed DWEE review to confirm cleanup standards, report on # of soil samples taken and reviewed, documentation on visual barrier placement, monitoring of contaminated soil containment

Task 4: Site Restoration

b. Project Implementation: <ul style="list-style-type: none"> Following completion of soil remediation, EPA funding is requested for Site restoration. Site restoration will complete the installation of a protective soil cap on excavated areas, layering topsoil over the cap for final covering and seeding, monitoring of seeded vegetation for erosion, and initial soil stabilization activities to prepare the soil for future reuse infrastructure. <i>City staff time supporting involvement with the Site restoration will be contributed as in-kind and is not requested from the EPA.</i>
c. Project Schedule: Q10 – Q12
d. Task Lead: City Administrator, and Contractor (TBD)
e. Outputs: installation of protective cap, daily reports on backfilling and grading, project logs documenting decontamination progress, topographic and boundary surveys, seeded vegetation monitoring reports, operations-and-maintenance plan

f. Cost Estimates

	Task 1 Cooperative Agreement Execution and Project Oversight	Task 2 Community Engagement/Outreach	Task 3 Site Cleanup and Inspection	Task 4 Site Restoration
Budget Category				

Direct Costs	Personnel ¹	\$0.00	\$0.00	\$0.00	\$0.00
	Fringe	\$0.00	\$0.00	\$0.00	\$0.00
	Travel ²	\$3,500.00	\$0.00	\$0.00	\$0.00
	Equipment ³	\$0.00	\$0.00	\$0.00	\$0.00
	Supplies ⁴	\$0.00	\$0.00	\$0.00	\$0.00
	Contractual ⁵	\$0.00	\$0.00	\$150,000.00	\$0.00
	Construction ⁶	\$0.00	\$0.00	\$2,794,695.00	\$520,671.00
	Other ⁷	\$25,000.00	\$0.00	\$0.00	\$0.00
Total Direct Costs		\$28,500.00	\$0.00	\$2,944,695.00	\$520,671.00
Total Indirect Costs		\$0.00	\$0.00	\$0.00	\$0.00
Contingency (12.5%) ⁸		\$3,562.50	\$0.00	\$368,086.88	\$65,083.88
Total Task Budget		\$32,062.50	\$0.00	\$3,312,781.88	\$585,754.88

Justification: (1) City staff time will be donated in-kind to this project. (2) Travel costs are based on the average cost for two city staff to travel for five days from Beatrice to a major city for the National Brownfields Conference. Airfare - \$600 x 2 = \$1,200; Hotel - \$150 x 5 x 2 = \$1,500; Meals \$55 (federal per diem for major city) x 5 (days) x 2 (staff) = \$550; Airport Parking \$10 x 5 = \$50; Transportation to and from Airport (uber/taxi) = \$200. (3) No equipment will be purchased with grant funds. (4) No supplies will be purchased with grant funds. (5) The city will procure a QEP contractor to complete environmental oversight and confirmation sampling; cost estimate (\$150,000) is based on the draft ABCA Cleanup Alternative #2. Activities by the cleanup contractor include over 50% of grant funds going towards remediation activities specific to the Construction budget category. (6) Cost estimates to complete Site cleanup and inspection include; Task 3: Site mobilization and structure preparation (\$125,000); traffic control plan (\$25,000), SWPPP (\$20,000); on-site structure removal (\$1,000,000), hazardous waste removal (300 tons, \$303 per ton); special waste excavation (23,000 tons, \$43.00 per ton); waste characterization sampling (\$350,000); landfill fees (\$150,000); visual barrier (\$44,800); Task 4: costs estimates for protective soil cap installation; environmental cap (clay) 17,100 cubic yards (\$24.00 per cubic yard) and environmental cap (topsoil) 3,400 cubic yards (\$31.00 per cubic yard) (7) Other costs include DWEE Voluntary Cleanup Program enrollment and oversight fees. (8) 12.5% contingency costs to accommodate for normal uncertainties associated with project activities to ensure no impacts to scope and schedule. *The City is not requesting indirect/administration costs.*

g. Plan to Measure and Evaluate Environmental Progress: The City of Beatrice will implement a detailed project workplan and plan to evaluate progress throughout the cleanup grant. Project outcomes and progress will be submitted via detailed reports to EPA Region 7 and DWEE. Key methods for measuring progress include: (1) Daily Progress Reports: Contractors will submit daily logs documenting environmental progress, including excavation volumes, installation of stormwater controls, and backfilling activities. (2) Weekly Site Inspections: Weekly inspections will be conducted by the Project Director and city officials to ensure that the work adheres to the cleanup plan and EPA standards. (3) Sampling and Analysis Reports: Confirmation sampling data will be submitted to DWEE to verify source removal and compliance with VCP remediation goals. (4) EPA and State Environmental Agency Reviews: Periodic reviews and inspections will be coordinated with the EPA and DWEE to ensure regulatory compliance and approval of completed milestones. (5) Final Project Report: Upon project completion, a final report will be submitted to the EPA documenting all tasks performed, materials used, waste disposal, sampling results, and final site conditions. Additionally, the Project

Director will review and evaluate the project progress, at minimum on a quarterly basis, to ensure the project stays on schedule and will conduct the actions necessary should any component of the project fall behind schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Organizational Structure/b. Description of Key Staff: The City of Beatrice has established robust administrative and financial systems to ensure that grant-funded projects are implemented successfully and in compliance with federal regulations. The City's current organizational structure includes a City Attorney and Financial Director who each report directly to the City Administrator. **Hannah Bell, MBA** has served as the city's Financial Director for the last four (4) years and will be responsible for managing the grant budget and preparing fiscal reports. **Taylor Rivera** in his role as City Attorney will be responsible for reviewing federal award agreements, fiscal reports, and amendments. **Tobias Tempelmeyer** has served as the Beatrice City Administrator for 13 years and will be the Project Director under this application. Under Tobias's leadership, Beatrice has completed both Phase I and Phase II Environmental Site Assessments (ESAs), as well as an Analysis of Brownfield Cleanup Alternatives (ABCA) in coordination with DWEE. In the role of Project Director, he will serve as the liaison between the EPA Brownfields staff, city officials, and project contractors. Tobias will lead grant administration efforts and be responsible for hiring and managing outside subcontractors. Other Key Staff include Beatrice's current Community Relations Coordinator, **Amanda Kuhlman**, who will facilitate community outreach and serve as the primary liaison between the city, residents, and project team. Amanda has served in her role for nine (9) years and is responsible for City-wide communications, including press releases, web pages, and social media accounts.

c. Acquiring Additional Resources: Through a competitive bid procurement process the City will hire two (2) qualified contractors for cleanup and inspection. The contractors will be responsible for completion of assigned tasks, complying with all applicable local, State and Federal laws, and will provide full documentation and reporting on all removal and inspection activities.

Past Performance and Accomplishments: d. Has Not Received EPA Brownfields Grant but has received other Federal Financial Assistance Agreements: The City of Beatrice is the direct recipient of multiple federal awards including 1) *U.S. Department of Transportation (DOT) Rebuilding American Infrastructure with Sustainability and Equity Implementation Grant* (formerly RAISE, now BUILD). 2) *Federal Emergency Management Agency (FEMA) Assistance to Firefighters Grant (AFG)*. 3) *DOT Safe Streets for All (SS4A) Grant*. The combined total in federal funding awarded to Beatrice across FY24 and FY25 was approximately \$21.5M.

1) Purpose and Accomplishments: The *RAISE/BUILD* grant was awarded to Beatrice for the purpose of redeveloping their downtown Court Street. The City is currently working with U.S. DOT and NDOT to execute the grant agreement. The *AFG* award was to support the City's Fire and Rescue Department and replace outdated and unreliable fire hoses and nozzles. The City successfully completed this project on time and was able to replace four (4) fire hoses and 38 nozzles. The City received the *DOT SS4A* grant to update the City's ADA Accessibility Plan. The City operationalized its completed ADA plan in the Fall of 2025.

2) Compliance with Grant Requirements: The *AFG* award has since been successfully closed out by the City with all financial and quarterly programmatic reporting requirements met. The *SS4A* project deliverables have been completed with all drawdown requests and reports submitted. The City is currently waiting for DOT to initiate grant closeout. The City of Beatrice was in compliance on any closed-out federal grant agreements, and remains in compliance with all open or pending federal grant agreements.



Brownfields Cleanup Grant Application
City of Beatrice - Threshold Criteria Responses

1. Applicant Eligibility:

The City of Beatrice is an incorporated municipality in the State of Nebraska and is eligible for funding under the *General Purpose Unit of Local Government* eligibility definition in the EPA's FY26 Brownfields Cleanup Guidelines. (See Attached: City of Beatrice Code of Ordinances)

2. Previously Awarded Cleanup Grants:

The City of Beatrice affirms that the Dempster Industries Eastern Parcel Site contemplated in this application has not received funding from a previous Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds:

The City of Beatrice affirms it does not have a currently open EPA Brownfields Multipurpose Grant.

4. Site Ownership:

The City of Beatrice acquired the entire Dempster Industries property (including the Site) on October 20, 2025, through tax sale foreclosure that transferred title to the City. The City will retain ownership throughout the entire grant period.

5. Basic Site Information:

- a. Site Name: Dempster Industries Eastern Parcel
- b. Address: 711 S. 6th St.,
Beatrice, Nebraska 68310

6. Status and History of Contamination at the Site:

- a) *Hazardous Substances or Petroleum*: The Site is contaminated by the following hazardous substances:
 - Polycyclic aromatic hydrocarbons (PAH)





- Arsenic and lead in amounts above Nebraska State Voluntary Cleanup residential remediation goals for direct contact.
 - Semi-volatile organic compounds (SVOCs)
 - Polychlorinated biphenyl (PCB)
- b) *Operational History and Current Uses:* The Site historically operated for over 100 years as large scale industrial manufacturing plant and was one of the longest operating wind powered water-pump manufacturers in the country. During World War II, the facility contributed to the war effort by producing over 1.5 million 90-millimeter shells, while also continuing to manufacture farm equipment to support the domestic food supply. A family owned the company until it was purchased by Warren Buffet in 1961. A group of investors purchased the company from Mr. Buffet in 1963 who then sold the company to a private individual in 2008. The Site has been vacant since 2015.
- c) *Environmental Concerns:* The Phase II ESA (2018) and the Phase II Supplemental Assessment ESA (2021) sampled groundwater and soil on the Eastern Parcel and found varying amounts of hazardous substances and contaminants of concern. All soil samples had arsenic concentrations exceeding the Nebraska Department of Water, Energy, and Environment (DWEE) residential Voluntary Cleanup Program (VCP) Remediation Goal (RG) for direct contact. Arsenic and PAH contamination was discovered site-wide as well as select locations with elevated lead, SVOCs, and PCBs. Oil, gasoline, and coal storage is documented at the site.
- d) *Source, Nature, and Extent of Contamination:* Historical data shows that the site has been occupied as an industrial facility since at least 1898. The industrial plant was founded for the purpose of producing industrial agriculture equipment, and also produced artillery shells for the U.S. military during WWII. During operations the manufacturing facility included a foundry, electrical transformers, blacksmith shop, machine shop, and metal galvanizing shop that are the primary sources of much of the contamination at the site.

7. Brownfield Site Definition:

The City of Beatrice affirms the Site subject to this application is: a) not listed or proposed for listing on the National Priorities List; b) 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; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications:

The following environmental assessments, including an ASTM E1903-11 and -19 compliant Phase II ESA, have all been completed for the Site:

- Phase I ESA (September 2017)
- Phase I ESA (February 2021)
- Phase II ESA (January 2018)
- Supplemental Phase II ESA (June 2021)



Phase I Environmental Site Assessments (2017, 2021)

A qualified environmental professional (QEP) under contract with Nebraska Department of Water, Energy, and Environment (DWEE) completed an ASTM E1527-13 compliant Phase I Environmental Site Assessment (ESA) dated September 11, 2017. In February 2021 the City of Beatrice requested another Phase I ESA to satisfy environmental due diligence requirements. During this Phase I ESA the transformer vandalization was discovered. The Phase I ESA's identified sixteen (16) Recognized Environmental Conditions specific to the Site including:

- A hydraulic test bench was observed near the current assembly area on the main floor, with evidence of release on the concrete floor below the equipment.
- A compressor machine was observed with evidence of a release on the concrete floor below the machine.
- Fifteen pad-mounted transformers were observed during the site reconnaissance. These transformers are known to contain PCB oil. Transformers were knocked over and stripped of copper by vandals, releasing the liquid material they contained.
- Standing liquid/water was observed in the main Aboveground Storage Tank containment room and free product was observed floating in a trough below hydraulic fluid barrels at the site. A sheen was observed at both locations.
- Three concrete containment pits were observed on the site. An oily sludge was observed in the two (2) containment pits and unknown liquid filled the other containment, indicating a release occurred.

Phase II Environmental Site Assessment (2018)



In January 2018, the same QEP was contracted to complete an ASTM E1903-11 compliant Phase II ESA to assess any releases to the environment in relation to the RECs identified in the Phase I ESA. As part of the Phase II ESA, five groundwater samples and 14 discreet soil samples were collected. The soil samples were analyzed for Resource Conservation and Recovery Act (RCRA) metals, polycyclic aromatic hydrocarbons (PAHs), total extractable hydrocarbons (TEHs), and semi-volatile organic compounds (SVOCs). All 14 soil samples had arsenic concentrations exceeding the DWEE residential Voluntary Cleanup Program (VCP) Remediation Goal (RG) for direct contact. Of those 14 samples, the concentration in seven samples exceeded the average natural background concentration for Gage County, Nebraska; and the concentration in one sample exceeded the industrial VCP RG for direct contact by four orders of magnitude. Five sample locations contained several PAHs within various depths at concentrations exceeding both residential and industrial VCP RGs. One soil sample contained TEHs as diesel fuel and waste oil exceeding the Risk-Based Screening Levels for surface soil. One groundwater sample contained naphthalene, and another contained lead above DWEE VCP RGs for direct contact.



Supplemental Phase II Environmental Site Assessment (2021)

Due to the release of PCB fluid from the vandalized transformers, the City of Beatrice requested a Supplemental Phase II ESA. DWEE tasked the QEP to complete an ASTM E1903-19 compliant Phase II ESA to collect soil and wipe samples to analyze for PCBs. The Phase II activities consisted of two discrete soil samples and six wipe samples. PCBs were detected in both soil samples at concentrations of 65,000 micrograms per kilogram ($\mu\text{g}/\text{kg}$) and 34,500 $\mu\text{g}/\text{kg}$. PCBs were detected in all six wipe samples at concentrations ranging from 54 to 484,100 $\mu\text{g}/\text{kg}$.

9. Site Characterization:

- a) Not applicable.
- b) i. The City of Beatrice remains in close coordination with the Nebraska Department of Water, Energy, and Environment (DWEE) regarding site cleanup. The city has received an acknowledgement letter, dated January 15, 2026, from DWEE stating the



Site is eligible to be enrolled in the Nebraska Voluntary Cleanup Program (VCP). The city intends to enroll the Site in the State's VCP.

ii. A sufficient level of assessment has been completed, in coordination with the DWEE Section 128(a) Brownfields Program to characterize the Site for contaminants of concern and hazardous substances including heavy metals, polycyclic aromatic hydrocarbons, and polychlorinated biphenyls. The City of Beatrice and DWEE have had multiple meetings regarding anticipated enrollment of the Site in the VCP. DWEE affirms there has been a sufficient level of site characterization from ESAs completed to-date for remediation work to commence. The Nebraska DWEE Brownfields Program remains a source of support should any additional assessment work for site characterization be deemed necessary.

c) Not applicable.

10. Enforcement or Other Actions:

The City of Beatrice affirms there are no known ongoing or anticipated environmental enforcement or other actions related to the Site. The city remains in close coordination with the Nebraska DWEE who be aware of and lead such enforcement actions.

11. Sites Requiring Property-Specific Determination:

The City of Beatrice requests a Property-Specific Determination for the Site due to the PCB releases from electrical transformers at the Site.

1. a) *Basic Site Information:* The Site includes the Eastern Section of Gage County Parcel ID #014509000 and is located at 711 S. 6th St., Beatrice, Nebraska 68310.
b) *Entity Eligibility Identification:* The City of Beatrice is an incorporated municipality in the State of Nebraska and thereby falls under the FY26 Brownfields Cleanup Guidelines stated eligibility requirements for a "General Purpose Unit of Local Government".
2. *Property-Specific Determination Circumstances:* The Property-Specific Determination request is needed due to the electrical transformer PCB release that occurred at the Site in February 2021.

3. *Explanation of Circumstances for Requesting a Property-Specific Determination:* The Site was formerly an industrial manufacturing facility that housed PCB containing electrical transformers for its operations. After abandonment, the electrical transformers remained at the Site and the Site became home to vandals and squatters. In an attempt to steal supposed valuable metals, vandals broke open the PCB containing electrical transformers at the Site causing a release of PCBs into the environment. Following the vandalism, DWEE identified PCB containing oil leaking into the soil and structures of the Site, thus necessitating a Property-Specific Determination request under CERCLA § 104(k), Section 1.5.



4. Funding for cleanup activities at the Site will meet the criteria necessary for a property-specific determination exclusion through (a) Protecting Human Health and Environment **and** (b) Preserving or Creating Greenspace, Recreational Areas, and Undeveloped Property.
- a. *Protecting Human Health and Environment:* The prevalence of PCBs, PAHs, arsenic, lead, and semi-volatile organic compounds found in both solid and liquid debris at the Site are known contaminants of concern (COC) due to their threats to human health (epa.gov). Among the 12,290 residents (census.gov) that live in Beatrice, almost 9% of those 18 and older have coronary heart disease, and nearly 10% of the adult population has been diagnosed with Asthma (cdc.gov - PLACES Data). This data indicates a pattern of higher-than-average chronic and respiratory illness rates, particularly among older and low-income residents living within the target area for cleanup activities. Additionally, the Phase II ESA (2018,2021) identifies arsenic, PAHs, and PCBs in surface soils at greater than normal concentrations exceeding Nebraska VCP residential remediation goals. Cleanup of the Site will focus on removing and managing contaminated soils, particularly those affected by PCBs, PAHs, and heavy metals to reduce the prevalence of known contaminants of concern in the community. The Site cleanup and reuse plan will remove a source of contamination exposure in the community, effectively mitigating public health hazards.

- b. *Preserving or Creating Greenspace, Recreational Areas, and Undeveloped Property:* Redevelopment of the Dempster Industries site will transform a vacant and environmentally compromised property in downtown Beatrice into a clean, community-focused asset. Economic analysis and stakeholder interviews conducted as part of the Dempster Industries Cleanup and Redevelopment Study (2022) concluded that, due to the Site’s environmental conditions and limited market opportunities, the Site itself is not suitable for private commercial or residential redevelopment. As a result, the Dempster Industries Cleanup and Redevelopment Study recommended reuse of the Site to include greenspace, recreational areas, and other non-commercial development. The proposed greenspace and recreational park will include a fitness course, dog park, canoe dock on the Big Blue River, soccer fields, picnic areas, playground, and a concession facility. Once completed and operational, the greenspace and recreational areas will create new opportunities for community engagement and local economic activity. The City of Beatrice has already demonstrated significant progress in its efforts to redevelop the Dempster Industries property and has the requisite staff capacity and skills to ensure successful maintenance of the revitalized green space and community recreational areas. Tobias Templemeyer will serve as the Project Director working closely with City Council and outside stakeholder groups to ensure continued monitoring and maintenance at the redeveloped Site through local resources and partnerships. Day-to-day management of the park will be overseen by the City's Public Properties Department, who are responsible for maintenance on the City's parks and greenspaces.
5. *Other Funding Availability:* Due to Beatrice’s small population size and low-income base, the city has limited capacity to raise funds through local taxes or bonds. The decline in tax base, outmigration of industry, and ongoing wage hardships have created economic difficulties for the city. The City’s limited budget year over year must be spread across a variety of essential services such as public safety and infrastructure maintenance. The City of Beatrice also bears the costs for site mowing, storm-sewer maintenance, and nuisance policing at the derelict Dempster Industry property, diverting scarce funds from other needs. Additionally, over the past decade, Beatrice has seen flat population growth and a stagnating local economy further compounding the ability for the city to singularly invest in cleanup activities at the Site. Without federal Brownfields grant funding, it would be extraordinary challenging for Beatrice to dedicate adequate resources to comprehensive cleanup and redevelopment projects.

6. *Site Contamination Responsibility:* The City of Beatrice did not cause, contribute to, or exacerbate contamination at the Site. The contamination resulted from historical private industrial operations conducted by Dempster Industries, which utilized PCB-containing electrical transformers as part of its manufacturing activities. Following the facility’s abandonment, third-party vandalism led to the rupture of these transformers and the release of PCBs into site soils and structures. The City had no role in the installation, operation, maintenance, or damage of PCB-containing equipment.

12. Threshold Criteria Related to CERCLA/Petroleum Liability:

a) *Property Ownership Eligibility – Hazardous Substance Sites*

- i. (1) Not applicable.
- (2) Not applicable.
- (3) Property Acquired Under Certain Circumstances by Units of State and Local Government.
 - (a) The City of Beatrice acquired ownership of the site through a recorded foreclosure tax sale deed title transfer on October 20, 2025. The release of hazardous substances occurred before the City acquired the Site.

13. Cleanup Authority and Oversight Structure:

a. *Oversight:* Nebraska DWEE will be the entity overseeing the cleanup of arsenic, lead, and PAHs in soil, while all PCB remediation will adhere to the self-implementing procedures and notification requirements outlined in 40 CFR 761.61. The city plans to enroll the property into the DWEE VCP for environmental guidance and oversight throughout the remediation process.

Through a competitive bid procurement process, the city will hire a qualified and licensed cleanup contractor to remove and dispose of the hazardous substance-containing soil. The contractor will be responsible for performance of cleanup activities and complying with all applicable local, State, and Federal laws. The contractor will provide full documentation and reporting on all removal activities and will remain in close coordination with the Project Director and





DWEE officials. Cleanup standards will be compared to the residential/recreational DWEE VCP RGs for direct contact in soil. In addition, all documents prepared for this site are submitted to the DWEE under Facility ID 23051 and made available to the public via DWEE's online public database.

- b. *Access:* The city has access to all areas of the site necessary for cleanup and does not anticipate access issues or impacts to adjacent properties. The contractor will be responsible for developing and submitting a Traffic Control Plan for approval by the Nebraska Department of Transportation (NDOT) for any impacts to traffic patterns during the Site cleanup and soil removal activities.

14. Community Notification:

- a. *Draft Analysis of Brownfields Cleanup Alternatives (ABCA):* In coordination with DWEE the city prepared a draft ABCA which met the stated criteria and provided it to the public for comment. The draft ABCA was completed on October 20, 2025, and released to the public on December 15, 2025.
- b. *Community Notification Ad:* The city published a community notification ad in the local newspaper (Beatrice Daily Sun) on December 26, 2025. As included under the attached affidavit of publication, the community notification explicitly named: (1) that a draft copy of this grant application, including the draft ABCA, was available for review (2) how to comment on the draft application (3) where the draft application was located; and (4) the date and time of the public meeting.
- c. *Public Meeting:* As advertised, the city held the public meeting to discuss the draft FY26 Brownfields cleanup application on January 5th, 2026, as part of its regularly scheduled city council community meetings. There were no public comments received at the Public Meeting.
- d. *Submission of Community Notification Documents:*
- Draft ABCA
 - Community Notification Ad
 - Public Meeting Agenda
 - Public Meeting Participant List

15. Contractors and Named Subrecipients:

Not applicable. The City of Beatrice has not procured a contractor at the time of application submission. Following award execution, all contracts will be completed and consistent with competitive Procurement Standards in 40 CFR Part 31. The city has no named subrecipients at the time of application submission.



NEBRASKA

Good Life. Great Resources.

DEPT. OF WATER, ENERGY, AND ENVIRONMENT

JAN 15 2026



Jim Pillen, Governor

Ms. Susan Klein
Regional Brownfields Coordinator
Environmental Protection Agency Region 7
11201 Renner Blvd.
Lenexa, KS 75270-2162

Dear Ms. Klein:

The Nebraska Department of Water, Energy, and Environment (DWEE) acknowledges that the City of Beatrice plans to conduct the cleanup of brownfield sites and is applying for an FY26 104(k) EPA Brownfields Cleanup Grant.

The City of Beatrice has developed an application requesting site-specific federal Brownfields Cleanup funding for Gage County Parcel ID 014509000 that comprised a part of the former Dempster Industries facility located at 711 S 6th Street in Beatrice, NE.

DWEE affirms that the parcel:

- i. Is eligible to be enrolled in the Nebraska Voluntary Cleanup Program (VCP);
- ii. Is currently not enrolled, but the City of Beatrice intends to enroll the parcel in the VCP;
- iii. Has had a sufficient level of site characterization from the environmental site assessments performed to date for the remediation work to begin.

For any questions regarding this letter, please contact the DWEE Brownfields Coordinator, Taryn Horn, at 402-471-6411.

Sincerely,

A handwritten signature in blue ink that reads "Jesse Bradley".

Jesse Bradley, P.G.
Director