

PO. BOX 1059 · 505 WEST C ST· McCook, NE 69001-1059 · PHONE (308) 345-2022 · FAX (308) 345-1461

4.B Application Information Sheet

1. Applicant Identification: City of McCook / McCook Community Development Agency; 505 West C Street, McCook, NE 69001
2. Website URL: www.cityofmccook.com
3. Funding Requested: \$500,000
 - a. Grant Type: Single Site Cleanup (Campus)
 - b. Federal Funds Requested: \$500,000
4. Location: McCook, Red Willow County, Nebraska,
5. Property Information:

St. Catherine's Healthcare Campus: 1200 West 4th Street; McCook, NE 69001
This site includes the Sisters of Siena Convent at 1201 West 4th Street and the St. Catherine's Maintenance Building at 1207 West 5th Street; McCook, NE 69001.
6. Contacts
 - a. Project Director-Tera Koetter, Assistant City Manager, 505 West C Street, McCook, NE 69001. (308) 345-2022 Ext 227. tkoetter@cityofmccook.com
 - b. Chief Executive /Highest Ranking Elected Official- Linda Taylor, Mayor of McCook. Phone: (308) 345-5294. Email: [REDACTED]. Address: 505 West C Street; McCook, NE 69001.
7. Population of McCook: 7,446 (2020 - www.census.gov)

St Catherine's Health and Housing Community Revitalization Initiative
 FY 2026 US EPA Brownfield Cleanup Grant Application

8. Other Factors:

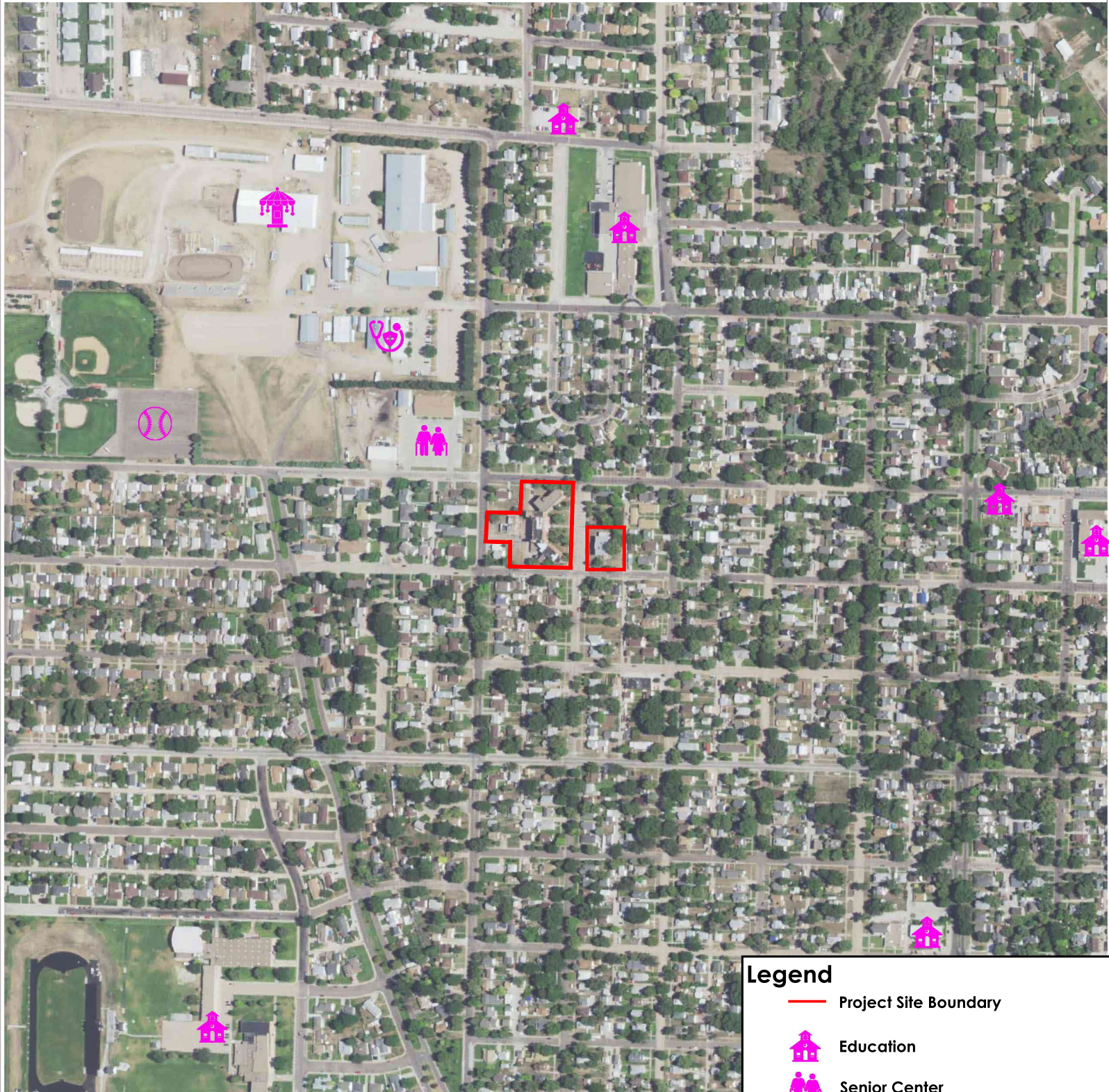
Information on the Other Factors	Page #
Community population is 15,000 or less.	Page # 1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The proposed site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	
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 to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The proposed site(s) is in a federally designated flood plain.	
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the proposed site(s) will incorporate energy efficiency measures.	Page #2
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page #2
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

9. Confidential Business Information- Not Applicable.







St. Catherine's Healthcare Campus

EPA Brownfields Cleanup Grant (FY 2026)

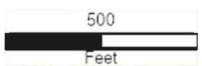
EPA Brownfields Cleanup Project Site



Legend

-  Project Site Boundary
-  Education
-  Senior Center
-  Health Department
-  Red Willow County Fairgrounds
-  Youth Sports Facility

Year: 2022
Source: USDA
Scale: 1" = 500'



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area & Brownfields: Overview Brownfield Challenges; Description of Target Area.

The City of McCook is a rural community of approximately 7,400 residents and serves as a regional hub for healthcare, education, and commerce in southwest Nebraska. Like many rural communities with aging infrastructure and limited financial resources, McCook faces challenges reinvesting in older neighborhoods and long-vacant properties that require costly environmental remediation before redevelopment can occur.

The St. Catherine Healthcare Campus is located within McCook's Redevelopment Area #3, as designated in the City's Blight and Substandard Study, in Census Tract 9632.00, a centrally located, moderate-income area with a high proportion of older housing. The St. Catherine Healthcare Campus is the City's highest-priority brownfield challenge due to its scale (66,500 GSF), central location, and the severity of asbestos and lead-based paint hazards. The campus has been vacant for 16 years, resulting in water intrusion, vandalism, trespassing, and structural decline that pose health and safety concerns for nearby public schools and senior-serving residences. Four successive redevelopment attempts failed—including the original owner's closure—because abatement costs made the project unattainable.

Without intervention, continued deterioration will increase environmental risks and demolition costs, further delaying reuse. The presence of these hazardous building materials—consistent with the age of the site and surrounding pre-1960 housing—creates environmental conditions that exceed local redevelopment capacity and reinforce the need for EPA intervention.

1.b. Target Area and Brownfields: Description of the Proposed Brownfield Sites

The former St. Catherine's Hospital is a three-story structure constructed in 1923 and designed by architect Archer Gloyd, with major additions completed in 1930, 1948, and 1956. For nearly a century, the campus provided essential healthcare and residential services for McCook and the surrounding region, and the hospital remains a recognizable community landmark. The campus includes the Sisters of Siena Convent and a small maintenance building, historically supporting healthcare and residential uses. The hospital and convent were converted into multifamily housing in 1974 and remained occupied until closure in 2010. The McCook Community Development Agency (MCDA) has since acquired the campus to advance environmental cleanup and support redevelopment following years of private disinvestment. MCDA's acquisition demonstrates local leadership and commitment to returning the property to productive use. Attachment 8.A provides a consolidated summary of environmental conditions based on the 2013, 2025, and 2026 assessments.

A Phase I ESA (Dec. 2025), along with prior 2013 Section 128(a) findings and updated 2026 asbestos and LBP surveys, confirmed asbestos-containing materials and lead-based paint throughout the buildings—hazards aligned with EPA's EJSCREEN lead-paint indicator methodology given the concentration of pre-1960 housing in the area. Environmental findings across all assessments are consistent and identify no contamination beyond hazardous building materials. No petroleum or soil/groundwater contamination was identified. The cost of abating

St Catherine's Health and Housing Community Revitalization Initiative
FY 2026 US EPA Brownfield Cleanup Grant Application

these materials, combined with prolonged vacancy and deterioration, has prevented reinvestment and left the campus as a blighted property within a walkable residential neighborhood.

1.c. Revitalization of the Target Area: Reuse Strategy and Alignment with Revitalization Plans

Following cleanup, the City intends to pursue adaptive reuse of the former hospital and convent structures for multifamily housing. Preliminary concepts estimate 40-60 rental units in one- to four-bedroom floorplans. The City has received non-binding early interest from Big Red Development, LLC, contingent on competitive procurement. The estimated redevelopment cost is \$20 million.

This reuse strategy directly aligns with the McCook Community Housing Study, which identifies a need for 187 additional housing units by 2027, including 76 rental units and a priority for reinvestment in existing neighborhoods. The 40–60 unit concept responds to quantified demand for 10 one-bedroom, 32 two-bedroom, and 34 three-plus-bedroom rentals—supplying 52–79% of the documented rental deficit. Cleanup funding is essential to enable redevelopment, as asbestos and lead-based paint hazards currently prevent any renovation or investment from progressing.

McCook continues to experience low rental vacancy rates, and major employers cite housing shortages as a barrier to workforce recruitment. Community members have expressed strong support for converting the long-vacant campus into housing during public meetings. The site’s central, walkable location—one block from schools, parks, healthcare, and neighborhood amenities—supports the City’s goals for reinvestment and housing choice.

Adaptive reuse advances EPA priorities by reducing demolition waste, preserving a significant historic asset, and allowing incorporation of ENERGY STAR® equipment and high-efficiency building systems that also strengthen performance during extreme weather.

1.d. Revitalization of the Target Area: Outcomes and Benefits of Reuse Strategy

Cleanup will eliminate asbestos and lead-based paint hazards, stabilizing long-vacant structures adjacent to schools and senior-serving residences. Removing these materials directly reduces exposure risks for sensitive and disproportionately impacted populations identified through EPA’s EJSCREEN framework, including older adults, schoolchildren, and lower-income renters living near the site.

Cleanup and redevelopment will also generate meaningful economic benefits. Abatement activities are expected to create 6–8 short-term jobs, followed by approximately 30 construction jobs during adaptive reuse. Once occupied, the multifamily development will support at least 2 ongoing local FTEs for property management and maintenance. Redevelopment will add 40–60 new rental units—addressing a substantial share of the City’s 76-unit rental gap—and strengthen neighborhood stability and workforce retention.

Together, cleanup and reuse will transform a blighted and historically significant property into safe, productive housing that protects public health and supports long-term community growth. These anticipated outcomes underscore the importance of securing the resources needed to complete cleanup and enable redevelopment.

St Catherine's Health and Housing Community Revitalization Initiative
 FY 2026 US EPA Brownfield Cleanup Grant Application

1.e. Strategy for Leveraging Resources: Resources Needed for Site Characterization

The City will leverage EPA Brownfields Cleanup Grant funding to remove environmental barriers that have prevented redevelopment of the St. Catherine Healthcare Campus. EPA Brownfields Cleanup Grant funding will serve as the critical catalyst by removing environmental barriers that have prevented private investment, thereby improving the site’s financial feasibility and positioning it to leverage additional public and private redevelopment resources. No additional site characterization funding is anticipated; existing Phase 1 ESA findings are sufficient to proceed directly to remediation.

1.f. Strategy for Leveraging Resources: Resources Needed for Site Remediation

EPA Brownfields Cleanup Grant funds will serve as the primary resource for remediation. Additional support includes \$100,000 from the Rural Workforce Housing Fund. This local match represents a 20% contribution, demonstrating strong local commitment. The City plans to apply for \$20,000 in State NDWEE funds for contingency-related costs.

1.g. Strategy for Leveraging Resources: Resources Needed for Site Reuse

Cleanup funding will position the City and the MCDA to leverage significant redevelopment resources. MCDA’s acquisition of the campus demonstrates early local commitment and provides a strong foundation for securing additional reuse funding. The City has received non-binding early interest from a private developer, Big Red Development, LLC, who will evaluate participation following required procurement processes. Preliminary redevelopment concepts estimate an investment of approximately \$20 million to support adaptive reuse.

Reuse funding identified in Table 1.g includes private developer equity and conventional financing, as well as potential use of Low-Income Housing Tax Credits (LIHTC), Affordable Housing Tax Credits (AHTC), and state and federal Historic Tax Credits to support mixed-income housing redevelopment. Local tools such as Tax Increment Financing (TIF) may also be considered following cleanup to support infrastructure or gap-financing needs. No reuse funding is secured at this time; however, cleanup is the prerequisite step that enables these financing sources to be accessed and makes reinvestment feasible.

Redevelopment financing for adaptive reuse is not viable until asbestos and lead-based paint abatement is complete, underscoring the EPA Cleanup Grant as the critical first step to unlock private capital, tax credit equity, and local tools such as TIF.

Resources Needed for Site Characterization, Remediation, and Reuse (Table 1.g)

Name of Resource	Is the Resource for (1.e) Assessment, (1.f) Remediation, or (1.g.) Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resource
EPA Brownfields Cleanup Grant	Remediation (1.f)	Unsecured (Requested)	EPA funding requested through this application to remediate hazardous building materials and remove environmental barriers to reuse.
Local Economic Development Funds	Remediation (1.f)	Secured	\$100,000 Rural Workforce Housing Funds

St Catherine's Health and Housing Community Revitalization Initiative
 FY 2026 US EPA Brownfield Cleanup Grant Application

NDWEE	Remediation (1.f)	Unsecured	Planned application for approximately \$20,000 in State NDWEE funds for contingency-related costs.
Private Developer Equity and Conventional Financing	Reuse (1.g)	Unsecured	Anticipated private investment and lending to support rehabilitation and long-term operation following cleanup.
Housing Development Financing	Reuse (1.g)	Unsecured	Redevelopment may leverage LIHTC, AHTC, and State and Federal Historic Tax Credits to support mixed-income multifamily reuse.

1.h. Strategy for Leveraging Resources: Use of Existing Resources

The project leverages extensive existing resources within the established St. Catherine campus and surrounding neighborhood. Adaptive reuse of the existing buildings preserves embodied investment and reduces demolition waste. The site is fully served by existing streets, sidewalks, water, sewer, stormwater, electric, and communications infrastructure and is located in a centrally located area with convenient access to public services and community amenities. Using existing buildings and infrastructure supports compact redevelopment, reduces long-term municipal costs, and increases the feasibility and sustainability of future housing reuse.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need: The Community’s Need for Funding

The City of McCook, a rural community of 7,446 residents and the largest population center in southwest Nebraska, faces significant housing, economic, and environmental challenges. Population decline has continued for two decades, with McCook losing 548 residents since 2000. Nearly 49% of households earn under \$50,000, and the median household income of \$50,549 limits financial resilience. As housing costs rise, 351 renter households are cost-burdened, paying more than 30% of income toward housing.

Housing conditions show substantial need. The McCook Community Housing Study (2022–2027) identifies a requirement for 187 additional units, including 76 rental units, to stabilize the market; 106 workforce housing units are needed specifically to support employer recruitment and retention. Manufacturing firms, Community Hospital, McCook Public Schools, and regional service providers report persistent job openings and recruitment challenges directly tied to the shortage of available housing. Manufacturing and hospital positions often remain unfilled for extended periods, limiting production capacity and straining essential healthcare and public services.

McCook’s Adjusted Housing Vacancy Rate (AHVR) is only 4.3% overall, far below the 7% benchmark for a balanced market. Aging structures worsen these conditions: 122 homes are rated “Badly Worn,” 136 require rehabilitation, and 40 require demolition. Rental housing is especially scarce—9 of 12 affordable or income-based programs operate at 100% occupancy, with waiting lists of 40–60 households.

These conditions disproportionately affect low-income families, seniors, essential workers, and renters with limited resources. Nearly 10% of residents experience severe housing problems, including overcrowding and inadequate plumbing or heating. Redevelopment of the St. Catherine Healthcare Campus will help address these needs by enabling new rental housing

St Catherine's Health and Housing Community Revitalization Initiative
FY 2026 US EPA Brownfield Cleanup Grant Application

in a centrally located neighborhood already served by public infrastructure, schools, healthcare, and senior-serving facilities.

2.b. Community Need: Health or Welfare of Sensitive Populations

Residents of McCook and Red Willow County face layered economic and health vulnerabilities that increase sensitivity to environmental hazards. Approximately 14.1% of residents live below the poverty line, and 13.3% of children live in poverty. More than 20% of insured residents are age 65 or older, many on fixed incomes and living in older homes more susceptible to structural deterioration.

County Health Rankings show significant health burdens: 13% of adults report fair or poor health, 18% smoke, and nearly 40% of adults have obesity. Chronic disease prevalence includes 11% diabetes, 7.7% cancer, and 7.5% cardiovascular disease. Additionally, 8% of adults under age 65 lack health insurance, limiting preventative and environmental health care access. These health factors compound risks associated with exposure to hazardous building materials and deteriorated infrastructure.

Much of McCook's housing stock was constructed before 1960, aligning with EPA's Lead Paint Indicator and elevating the risk of lead-based paint exposure. The St. Catherine Healthcare Campus lies within Redevelopment Area 3, designated as blighted and substandard, in a neighborhood with aging rental units, lower-income households, and older housing. The building's 16-year vacancy has contributed to ongoing deterioration, trespassing, and potential airborne exposure risks for residents in adjacent blocks.

2.c. Community Need: Greater Than Normal Incidence of Disease & Adverse Health Conditions

Multiple groups in McCook face disproportionate risks from environmental hazards at the long-vacant St. Catherine's Campus. Seniors comprise a large share of the population, many on fixed incomes and living in older housing. The site is 500 feet from the Senior Center, 800 feet from the Health Department, and 910 feet from the elementary school, placing older adults, children, and medically vulnerable residents near deteriorated structures containing asbestos and lead-based paint.

County health indicators show chronic disease burdens that increase susceptibility to environmental contaminants. Approximately 11.1% of adults report diabetes, 7.7% report cancer, and 7.5% report heart disease, with self-rated poor health (~13.1%) slightly above the Nebraska average. Tobacco use (~18%) exceeds the statewide rate (~16.6%), elevating risk for COPD, asthma complications, cardiovascular disease, and cancer. The Southwest Nebraska Public Health Department identifies cancer and heart disease as leading regional concerns, and statewide data show Nebraska's cancer incidence (~234 per 100,000) exceeds the national rate (~223 per 100,000), reinforcing elevated chronic disease burden in rural communities. Low-income renters and essential workers are particularly affected due to higher rates of chronic illness and limited access to preventative care. Local employers—including Community Hospital—report recruitment challenges tied to the shortage of rental housing. Housing-related staffing shortages reduce local service availability, most affecting seniors, children, and low-

St Catherine's Health and Housing Community Revitalization Initiative
 FY 2026 US EPA Brownfield Cleanup Grant Application

income families who rely heavily on nearby healthcare and have fewer alternatives when capacity is strained.

Cleanup and abatement of asbestos and lead-based paint will directly reduce exposure risks and allow redevelopment into safe, energy-efficient rental housing close to essential services—improving health, stability, and opportunity for vulnerable residents.

2.d. Community Need: Economically Impoverished/Disproportionately Impacted Populations

Environmental justice concerns in McCook stem from the overlap of aging housing, an older population, concentrated poverty, and long-term hazards from deteriorated structures. The project area includes households with limited financial resources, higher chronic disease burdens, and increased vulnerability to asbestos, lead-based paint, and unsafe building conditions. Poverty (~14%), disability (~13%), and older housing stock contribute to elevated social vulnerability, and the designation of Redevelopment Area 3 as blighted and substandard reflects longstanding physical and economic distress affecting seniors, renters, and low-income households.

Cleanup of the St. Catherine Healthcare Campus will advance environmental justice by removing hazardous materials, reducing cumulative exposure burdens, and reinvesting in an older neighborhood with limited private-market activity. The project aligns with EPA EJ priorities by expanding equitable access to safe, energy-efficient housing and improving proximity to healthcare, senior services, and other essential amenities located within blocks of the site.

The City promotes fair treatment and meaningful involvement through public notices, open meetings, and outreach to nearby residents, seniors, renters, and service providers who are most affected by existing site conditions. Redevelopment will strengthen neighborhood stability, reduce health risks, and improve long-term resilience for residents who have historically faced disproportionate socioeconomic and environmental challenges.

2.e.-2.f. Community Engagement: Project Involvement And Project Roles

The City will lead implementation of cleanup activities and coordinate with private investors, local housing, economic development, public health, and community service partners. These entities will provide advisory input on cleanup coordination and future reuse.

List of Organizations/Entities/Groups & Roles (Table 2.e-2.f)

Name of organization/ entity/group	Entity's mission	Point of contact (name & email)	Specific involvement in the project or assistance provided.
McCook Economic Development Corporation	Economic development and redevelopment	Charlie McPherson Executive Director Charlie@mccookne.org	Coordination on redevelopment feasibility and alignment with economic development goals following cleanup.
McCook Housing Authority	Affordable housing services	Carma Earl CEO mccookha@mccooknet.com	Input on housing needs and affordability considerations to inform future reuse planning.

St Catherine's Health and Housing Community Revitalization Initiative
 FY 2026 US EPA Brownfield Cleanup Grant Application

McCook Public Schools	Public education services	Grant Norgaard Superintendent gnorgaard@mccookbison.org	Stakeholder input related to neighborhood context and community impacts of redevelopment.
Community Hospital	Community health and healthcare services	Troy Bruntz, President & CEO tbruntz@chmccook.org	Coordination on community health communication and workforce needs. Community Hospital continues to face recruitment challenges due to limited housing and will provide input to ensure redevelopment supports essential staffing.
Southwest Nebraska Public Health Department	Public health services	Myra Stoney, Director director@swhealth.ne.gov	Coordination related to environmental health considerations, community health priorities, and communication regarding lead and asbestos risk mitigation.

2.g. Community Engagement: Incorporating Community Input

The City and MCDA will communicate cleanup progress through the City’s website and City Council meetings. Quarterly updates will be posted online to ensure accessibility for residents, including seniors and families living near the site. The Southwest Nebraska Public Health Department will assist in sharing information related to asbestos and lead-based paint hazards.

Community members may submit questions through the City’s website, email, or by contacting staff. Feedback will be reviewed and incorporated into cleanup planning where appropriate. Key partner organizations—including Community Hospital, McCook Public Schools, and the McCook Housing Authority—will share project information through their communication channels to ensure broad community awareness. All responses and outreach will be logged in the administrative record.

3.TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Cleanup tasks align with the ABCA’s selected Alternative 3 (Removal and Abatement), including licensed ACM/LBP removal, clearance testing, and proper disposal.

3.a. Proposed Cleanup Plan

Findings from the Phase I ESA provide sufficient information to support cleanup planning. EPA Cleanup Grant funds will be used for licensed asbestos abatement and lead-based paint removal or stabilization in compliance with federal, state, and local regulations. Activities include preparing abatement specifications, procuring contractors, removing or stabilizing hazardous materials, conducting clearance testing, and properly disposing of regulated waste. Cleanup will eliminate hazards that prevent reuse. Given the extent of RACM and non-friable ACM in mechanical systems, flooring, roofing, and window assemblies, full abatement is required to support adaptive reuse and ensure code-compliant residential rehabilitation

3.b. Description of Tasks/Activities and Outputs (Table 3.b)

Task 1: Project Implementation and Oversight
Task Description: Manage project administration, procurement, contractor oversight, and EPA compliance. Conduct competitive procurement per 2 CFR 200/1500. Coordinate with Public Health for risk communication. Complete EPA quarterly reporting, ACRES updates, and required financial documentation.
EPA-Funded Task/Activity: <input checked="" type="checkbox"/> Yes Non-EPA Grant Resources Needed: <input checked="" type="checkbox"/> No

St Catherine's Health and Housing Community Revitalization Initiative
 FY 2026 US EPA Brownfield Cleanup Grant Application

Anticipated Project Schedule: Begins upon grant award and continues throughout the project period (October 2026–September 2027).
Task Lead: Tera Koetter, Assistant City Manager
Outputs: Executed contractor procurement documents. Quarterly EPA reports & ACRES updates. Financial tracking documentation. Public health coordination records as needed.
Task 2: Asbestos Abatement
Task Description: Implement asbestos abatement using licensed contractors. Follow all federal/state regulations, including Davis–Bacon and applicable BABA requirements. Conduct containment, removal, disposal, and clearance testing. Prepare/update QA documentation if needed.
EPA-Funded Task/Activity: <input checked="" type="checkbox"/> Yes Non-EPA Grant Resources Needed: <input checked="" type="checkbox"/> No
Anticipated Project Schedule: Anticipated to begin following procurement and mobilization, approximately January 2027, and conclude by September 2027.
Task Lead: Environmental Contractor (competitively procured) Oversight: Tera Koetter
Outputs: Approved asbestos abatement work plan. Completed abatement of RACM in mechanical systems, and nonfriable ACM (flooring, roofing, glazing, mastics). Clearance air sampling reports. Waste disposal manifests.
Task 3: Lead-Based Paint Removal or Stabilization
Task Description: Perform LBP removal/stabilization using licensed contractors per federal/state rules. Include containment, removal, compliant disposal, and clearance sampling. Meet Davis–Bacon/BABA requirements. Maintain QA procedures as required.
EPA-Funded Task/Activity: <input checked="" type="checkbox"/> Yes Non-EPA Grant Resources Needed: <input checked="" type="checkbox"/> No
Anticipated Project Schedule: Anticipated to begin early 2027 in coordination with Task 2 & conclude September 2027.
Task Lead: Environmental Contractor (competitively procured) Oversight: Tera Koetter
Outputs: Complete LBP abatement on windows, doors, and elevator components, eliminating key dust - producing hazards. Clearance wipe sampling documentation. Waste disposal/disposition records.
Task 4: Project Closeout and Reporting
Task Description: Complete final reporting, ACRES updates, financial documentation, and cleanup completion records. Submit all required EPA closeout materials and maintain compliance documentation.
EPA-Funded Task/Activity: <input checked="" type="checkbox"/> Yes Non-EPA Grant Resources Needed: <input checked="" type="checkbox"/> No
Anticipated Project Schedule: Anticipated during the final month of the project period, September 2027.
Task Lead: Tera Koetter, Assistant City Manager
Outputs: Final EPA closeout report. Final ACRES entry. Cleanup completion documentation.

IV.E.3.f. Cost Estimates (Table 3.f)

(EPA Request: \$500,000; Applicant Contribution: \$100,000; Total Project Cost: \$600,000)

Budget Categories		Project Tasks (\$)				Total
		(Task 1)	(Task 2)	(Task 3)	(Task 4)	
Direct Cost	Personnel	\$20,000			\$5000	\$25,000
	Fringe Benefit					
	Travel					
	Equipment					
	Supplies					
	Contractual					
	Construction		\$525,000	\$50,000		\$575,000
	Other (include subawards)					
Total Direct Costs		\$20,000	\$525,000	\$50,000	\$5000	\$600,000
Indirect Costs						
Total Budget		\$20,000	\$525,000	\$50,000	\$5000	\$600,000

St Catherine's Health and Housing Community Revitalization Initiative
FY 2026 US EPA Brownfield Cleanup Grant Application

*All Tasks will be funded using EPA Cleanup Grant resources and available remediation funds.

*Cost estimates are based on a licensed abatement contractor's site visit and budget proposal (GPAC, January 21, 2026), which reflects current site conditions and recent ACM testing.

*Tasks 2 and 3 are classified under the 'Construction' object class category because asbestos and lead-based paint abatement are defined as construction activities in the FY26 Cleanup NOFO, and more than 50 percent of the total contract involves these construction-related remediation services.

Task 1: Project Implementation and Oversight - Estimated Cost: \$20,000

Funds will support grant administration and project oversight activities necessary to ensure compliant and timely implementation of cleanup activities. Costs include outreach, grant administration, financial management, procurement, contractor coordination, reporting, and grant closeout. City staff and partners may attend the National Brownfields Conference. City staff will perform these activities per federal and local requirements.

Task 2: Asbestos Abatement- Estimated Cost: \$525,000

EPA Cleanup Grant funds will be used to conduct licensed asbestos abatement activities at the proposed sites. Costs include general conditions, management, preparation of site-specific abatement work plans and specifications, mobilization, removal or stabilization of asbestos-containing materials, clearance testing, and proper disposal of regulated asbestos waste at approved facilities. Final quantities and unit costs will be determined through competitive procurement and development of contractor work plans.

Task 3: Lead-Based Paint Removal or Stabilization- Estimated Cost: \$50,000

Funds will be used to perform lead-based paint removal or stabilization activities using lead-safe work practices. Costs include removal or stabilization of lead-based paint, clearance testing, and proper disposal of lead-contaminated materials. Cleanup activities will be conducted in compliance with applicable federal, state, and local regulations.

Task 4: Project Closeout and Reporting - Estimated Cost: \$5,000

Funds will be used for project closeout and reporting activities, including submission of final progress and financial reports, clearance documentation, and supporting records.

3.g Plan to Measure and Evaluate Environmental Progress and Results

Environmental progress will be measured through completion of licensed asbestos abatement and lead-based paint removal or stabilization activities at the proposed site. Cleanup effectiveness will be verified through required clearance testing conducted in accordance with applicable standards. The City will review contractor reports, clearance certifications, and disposal documentation to confirm completion of cleanup tasks and proper handling of regulated materials. Progress will be tracked against the approved scope, schedule, and budget and documented through required EPA progress reporting. Completion of cleanup activities and receipt of clearance documentation will demonstrate that environmental hazards have been addressed and that the site(s) no longer present barriers to reuse.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a-b. Organizational Structure and Key Staff

The City of McCook will administer the cooperative agreement through its established administrative, financial, and procurement systems. These systems are routinely used to manage state and federal grants and include segregation of duties, centralized financial oversight, dual expenditure review, and complete documentation of programmatic and financial actions. The City will coordinate with the MCDA for project implementation and property disposition following cleanup to ensure alignment with long-term redevelopment goals. City staff currently oversee multiple state-funded projects requiring 2 CFR 200 procurement and compliance.

St Catherine's Health and Housing Community Revitalization Initiative
FY 2026 US EPA Brownfield Cleanup Grant Application

Tera Koetter, Assistant City Manager, will serve as Project Manager. She has more than 25 years of public-sector experience in budgeting, reporting, procurement, grant administration, and project oversight. She manages City operations, supervises contractors and consultants, prepares and administers grants, and ensures compliance with federal, state, and local requirements.

Lea Ann Doak, City Clerk/Treasurer, will manage financial compliance, reimbursement processing, and reporting. She brings more than 50 years of experience overseeing municipal budgets, audits, procurement compliance, reconciliations, and financial reporting under federal and state requirements. Together, staff will ensure timely expenditure of funds, compliant procurement, technical oversight, and full integration with City financial controls.

Licensed environmental contractors will be procured through competitive procedures consistent with 2 CFR 200 and applicable state and local requirements. The City retains decision-making authority and oversight for all work performed under the cooperative agreement.

4.c. Programmatic Capability: Acquiring Additional Resources

The City will obtain all technical expertise required to complete project activities through competitive procurement of qualified environmental contractors. Contractor roles will be limited to defined scopes of work and deliverables, while the City maintains oversight, quality assurance, and regulatory coordination. No subrecipients are anticipated. Existing City systems are sufficient to support cleanup, and no additional resources are required to complete the project within the EPA budget.

4.e Past Performance and Accomplishments: Has Not Received an EPA Brownfields Grant but has Received Other Federal or Nonfederal Financial Assistance Agreements

The City of McCook has not previously received an EPA Brownfields Grant but has a strong record of successfully administering state and federal financial assistance agreements. In November 2024, the City received a \$1.5 million Nebraska DED Rural Community Recovery Program (RCRP) grant, which it is managing on schedule and in full compliance with procurement, reporting, and documentation requirements. Over the past four years, the City has also been awarded annual Nebraska DED Civic and Community Center Financing Fund (CCCFF) construction and planning grants totaling \$1.115 million, all completed or currently active with no audit findings and full adherence to state standards. Since 2008, the City has overseen the abatement or demolition of more than 50 unsafe structures, many requiring licensed asbestos and lead-based paint contractors and coordination with environmental regulators, all completed within approved scopes and budgets. This performance history demonstrates the City's strong administrative, financial, and technical capacity to manage federal funds and successfully implement the proposed EPA Cleanup Grant.

4.e.2. Compliance with Grant Requirements-

The City of McCook has demonstrated compliance with the workplans, schedules, and terms and conditions of its federally and non-federally funded financial assistance agreements. Required progress and financial reports were submitted in a timely and acceptable manner, and projects were completed in accordance with approved scopes of work. When issues arose, the City worked with funding agencies to implement corrective actions as needed and ensured timely resolution and documentation. For the RCRP and CCCFF awards, the City has submitted all required reports accurately and on time.

Threshold Criteria Responses

(All responses apply to the St. Catherine's Healthcare Campus, 1200 West 4th Street, McCook, NE 69001, including the Sisters of Siena Convent at 1201 W. 4th Street and the Maintenance Building at 1207 W. 5th Street.)

1. Applicant Eligibility

- a. Applicant Type: The City of McCook is a General Purpose Unit of Local Government, eligible under NOFO Section 2.A. The McCook Community Development Agency (MCDA) operates under the supervision and control of the City and functions as its redevelopment authority.

Qualified community development entity as defined in section 45D(c)(1) of the IRC. The McCook Community Development Agency (MCDA) affirms that the organization is a governmental entity with taxing authority created by a General Purpose Unit of Local Government. MCDA was established on February 20, 2006, with the passing of Ordinance No. 2006-2764. MCDA functions as an extension of the local government, as a majority of its oversight and approval comes from the McCook City Council, per Nebraska State Statute 18-2102.01. As a CDA, our mission and legal authority align with the definition of an eligible entity under Section 2.A of the NOFO. We are empowered to oversee and implement redevelopment and environmental remediation projects in our community. This makes us fully eligible to apply for and manage a Brownfields Cleanup Grant.

- b. Exemption from Federal taxation: The MCDA/City of McCook is not a 501(c)(4) organization and the lobbying restrictions for that category do not apply.

2. Previously Awarded Cleanup Grants

The MCDA/City of McCook affirm the proposed site has not previously received funding from any EPA Brownfield Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

The MCDA/City of McCook confirms they do not have any open/active EPA Brownfields Multipurpose Grants.

4. Site Ownership

The St. Catherine's Healthcare Campus is owned, fee simple, by the City of McCook, Nebraska, through its McCook Community Development Agency (MCDA), which

St Catherine's Health and Housing Community Revitalization Initiative
FY 2026 US EPA Brownfield Cleanup Grant Application

acquired the property on December 27, 2025. The campus is treated as a single brownfield site and consists of multiple functionally related buildings that historically operated together as a unified healthcare complex, including the former St. Catherine's Hospital and associated support structures. All buildings within the campus are under common ownership and control.

The City of McCook will retain ownership for the full duration of the Cleanup Grant. It has full legal authority to access the site and to conduct the cleanup activities proposed under this EPA Brownfields Cleanup Grant. The property was acquired to address blight, mitigate environmental hazards, and facilitate redevelopment consistent with local planning and housing priorities. The City, through its MCDA, will serve as the applicant and will be responsible for implementing and overseeing all cleanup activities.

Documentation demonstrating fee simple ownership and site control is included as Attachment 4.A (McCook Economic Development Agency (MCDA) Ordinance/Documentation) and 4.B (Deed- Proof of Ownership).

5. Basic Site Information

Site Name: Former St. Catherine's Healthcare Campus

Addresses:

- 1200 West 4th Street, McCook, NE 69001 (Hospital)
- 1201 West 4th Street, McCook, NE 69001 (Convent)
- 1207 West 5th Street, McCook, NE 69001 (Maintenance Building)

6. Status and History of Contamination at the Site

The site is contaminated with hazardous building materials, specifically asbestos-containing materials and lead-based paint. The buildings were constructed in 1923–1956 and operated as a hospital and later multifamily housing until closure in 2010. Prolonged vacancy has resulted in deterioration, vandalism, and the need for asbestos and LBP abatement prior to reuse. No petroleum contamination, soil contamination, or groundwater contamination is known or suspected.

7. Brownfield Site Definition

We affirm that the St. Catherine's Healthcare Campus is not listed or proposed for listing on the National Priorities List, is not subject to any unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees under CERCLA, and is not under the jurisdiction, custody, or control of the U.S. government. Therefore, the property meets the definition of the brownfield site under CERCLA §101(39).

8. Environmental Assessment

a. Type of Environmental Assessment Conducted

A Phase I Environmental Site Assessment (ESA) was completed in December 2025 for the proposed site in accordance with ASTM standards. The Phase I ESA identified the presence of hazardous building materials, including asbestos-containing materials and lead-based paint, associated with the existing structure.

In addition to the Phase I ESA, building materials surveys and sampling were conducted to identify and characterize asbestos-containing materials and lead-based paint within the structure. These assessments provide sufficient information regarding the type and location of contamination to support the proposed cleanup activities.

Because contamination consists of hazardous building materials only, and abatement surveys have been completed, a Phase II ESA is not required per NOFO Section 2.B.(8).

No petroleum contamination, underground storage tanks, or soil and groundwater impacts were identified.

Phase II ESA Date: *Not applicable*

Because contamination consists of hazardous building materials only, and abatement surveys have been completed, a Phase II ESA is not required per NOFO Section 2.B.(8).

9. Site Characterization

The Nebraska Department of Water, Energy, and Environment (NDWEE) provided a letter dated January 15, 2026 (Attachment 11.A) confirming:

- The site is eligible for the Nebraska VCP but asbestos and lead-based paint are governed by DHHS licensing requirements, not the VCP.
- Asbestos and lead-based paint surveys have been completed, allowing cleanup to begin upon receipt of grant funding.

An Environmental Professional has determined that sufficient site characterization exists to begin remediation, and no additional investigation is required.

10. Enforcement or Other Actions

There are no known or ongoing or anticipated environmental enforcement actions, orders, inquiries, or liens related to the St. Catherine's Healthcare Campus.

11. Property-Specific Determination

a. Property-Specific Determination – Not Applicable

The site does not require a property-specific determination under CERCLA §104(k). None of the special categories listed in the NOFO apply.

The St. Catherine's Healthcare Campus does not fall within any of the special classes of property that require a property-specific determination under the FY 2026 EPA Brownfields Cleanup Grant Program. The property is not listed or proposed for listing on the National Priorities List (NPL); is not subject to a CERCLA unilateral administrative order, consent decree, or court order; is not subject to RCRA corrective action; is not a site eligible for funding from the Leaking Underground Storage Tank (LUST) Trust Fund; and is not federally owned or controlled.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

a.iv. Property Ownership Eligibility- Hazardous Building Materials Not Released to the Environment

Contamination consists solely of asbestos-containing materials and lead-based paint, which are hazardous building materials not released into the environment under CERCLA §§101(22) and 107(a).

Accordingly:

- The City/MCDA has not caused or contributed to a release or threatened release.
- The City/MCDA is not a potentially liable party.
- The site is fully eligible for a Brownfields Cleanup Grant.

c. Property Ownership Eligibility- Petroleum Sites

Not applicable. No petroleum is present.

13. Cleanup Authority and Oversight Structure

a. Cleanup Oversight

The City of McCook, through its MCDA, has full legal authority to undertake and oversee cleanup activities at the Former St. Catherine's Healthcare Campus. The City Council has formally authorized the submission, acceptance, and administration of this EPA Brownfields Cleanup Grant through an adopted Resolution (Attachment 1.A). This resolution affirms the City's authority to enter into agreements, administer the grant, and implement all required cleanup activities.

St Catherine's Health and Housing Community Revitalization Initiative
FY 2026 US EPA Brownfield Cleanup Grant Application

Cleanup will be performed using competitively procured, licensed asbestos and lead-based paint abatement contractors. All activities will comply with applicable federal, state, and local regulations.

Because contamination at the site consists solely of hazardous building materials, the Nebraska Department of Water, Energy & Environment (DWEE) has confirmed that the site is not enrolled in the Nebraska Voluntary Cleanup Program for this cleanup. Oversight of asbestos and lead-based paint abatement will be conducted under the Nebraska Department of Health and Human Services (DHHS), which regulates licensure, training, work practices, and disposal requirements for these materials.

The City will coordinate with DHHS and EPA Region 7 throughout the cleanup process and will provide full cooperation, access, and documentation as required.

b. Access to Adjacent Properties

Access to adjacent properties is not required to complete the proposed cleanup activities.

14. Community Notification

The City of McCook provided timely and comprehensive community notification consistent with EPA FY26 Cleanup Grant requirements. The City notified the public of its intent to apply, made the draft ABCA available, held a public meeting before submission, and provided opportunities for written and verbal comments.

a. Draft Analysis of Brownfield Cleanup Alternatives

The draft ABCA for the former St. Catherine's Healthcare Campus was made publicly available beginning January 12, 2026 at the McCook City Offices, 505 West C Street, McCook, NE. A copy of the draft ABCA is provided: Draft ABCA.

b. Community Notification

Public notices were published in the *McCook Gazette* on January 2, January 9, and January 13, 2026. The January 13 publication included the required language notifying the public of ABCA availability, comment procedures, and the upcoming City Council public hearing. To expand outreach, the City additionally posted the notices on the City of McCook Facebook page and City website. Screenshots of these postings are provided in

Supporting documentation is included in Attachment 14.A (Community Notification Documentation) including full text of notices published January 2, 9 and 13, 2026.

St Catherine's Health and Housing Community Revitalization Initiative
FY 2026 US EPA Brownfield Cleanup Grant Application

c. Public Meeting (Held Prior to Application Submittal)

A public engagement meeting was held on January 7, 2026 at the McCook Municipal Center City Council Chambers. City staff presented site background, contamination findings, and proposed cleanup activities. Community members had the opportunity to ask questions and provide comments.

A combined document containing the meeting notes, summary of comments received, City responses, and the meeting sign-in sheet is included as Attachment 14.B (Public Meeting Documentation).

Community feedback reflected strong support for addressing asbestos, lead-based paint, and other contaminants to prepare the site for future redevelopment. No concerns were raised regarding the cleanup strategy. One question related to the use of local public funds was addressed by clarifying that EPA Brownfields funding supports environmental remediation, and that Rural Workforce Housing Program funds are allocated separately.

In addition to the public engagement meeting held on January 7, 2026, the City of McCook held an open public meeting and hearing during the regularly scheduled City Council meeting on January 19, 2026. This hearing was publicly noticed in the *McCook Gazette* on January 13, 2026, which included ABCA availability, instructions for submitting public comments, and the date, time, and location of the Council meeting. During the January 19 meeting, the Cleanup Grant application was presented, the public was invited to provide comment, and the City Council formally authorized submission of the application. Documentation of this public notice and meeting is included in Attachment 14.A (Community Notification Documentation and 14.B (Public Meeting Documentation).

d. Attachment List: Community Notification Documents

Attachment 14.A Community Notification Documentation

Community Notification – McCook Gazette Publication
(Includes full text of notices published January 2, 9, and 13, 2026), City of McCook Website & Facebook Notification Screenshots

Attachment 14.B Public Meeting Documentation

Public Engagement Meeting Documentation (January 7, 2026), including meeting notes & summary of comments received and city responses and sign in sheet. City McCook City Council Minutes for January 19,2026 which includes minutes for the Council Public Meeting & Resolution documentation.

St Catherine's Health and Housing Community Revitalization Initiative
FY 2026 US EPA Brownfield Cleanup Grant Application

Attachment- Draft ABCA

15. Contractors and Named Sub

Contractors- No contractors have been selected for the preparation of this application. Any contractors who will perform work under this grant will be procured in compliance with federal procurement policy and the terms and guidelines of the US EPA Cleanup Grant.

Named Subrecipients- No subrecipients have been or are expected to be named under the grant.

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 McCook Economic Development Agency (MEDA) plans to conduct the cleanup of brownfield sites and is applying for an FY26 104(k) EPA Brownfields Cleanup Grant.

MEDA has developed an application requesting site-specific federal Brownfields Cleanup funding for the St. Catherine's Apartments property located at 1200 W. 4th Street in McCook, Nebraska.

DWEE affirms that the property:

- i. Is eligible to be enrolled in the Nebraska Voluntary Cleanup Program (VCP); however, the Asbestos Control Act (*Nebraska Revised Statute 71-6301, 71-6317*) and the Residential Lead-Based Paint Professions Practice Act (*Nebraska Revised Statute 71-6318, 71-6331.01*) authorized the Nebraska Department of Health and Human Services (DHHS) to govern all state asbestos and lead-based paint regulations, licensure and training requirements, and abatement projects. Because asbestos and lead-based paint are the only known hazardous materials within the main apartment building, MEDA will coordinate with the DHHS to complete the cleanup requirements upon receipt of grant funding.
- ii. Asbestos-containing materials and lead-based paint Surveys have been completed for the main apartment building, allowing cleanup to commence upon receipt of grant funding.

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

Sincerely,

Jesse Bradley, P.G.
Director

St Catherine's Health and Housing Community Revitalization Initiative
FY 2026 US EPA Brownfield Cleanup Grant Application

This file is intentionally left blank. No additional attachments are required for the EPA Brownfields Cleanup Grant.