

1. Applicant Identification
Siena Francis House
1401 N 18th Street
Omaha, NE 68102
2. Website URL: <https://sienafrancis.org/>
3. Funding Requested
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested: \$759,174
4. Location
 - a) City of Omaha, b) Douglas County, c) Nebraska
5. Property Information
Former AAA Welding
1726 Nicholas; 1111, 1115, 1121, & 1125 N. 18th St.
Omaha, NE 68102
6. Contacts
 - a. Project Director
Michelle Bobier, Chief Programs Officer
402-341-1821
mbobier@sienafrancis.org
1401 N 18th Street
Omaha, NE 68102
 - b. Chief Executive/Highest Ranking Elected Official
Linda Twomey, Executive Director/CEO, LICSW
402-341-1821
ltwomey@sienafrancis.org
1401 N 18th Street
Omaha, NE 68102
7. Population:
City of Omaha, NE 489,265 (US Census: 2019–2023 American Community Survey)

8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed site(s) is impacted by mine-scarred land.	N/A
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.	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 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).	N/A
The proposed site(s) is in a federally designated flood plain.	N/A
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.	3
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.	N/A

9. Releasing Copies of Applications

Not Applicable.

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields a. Overview of Brownfield Challenges and Description of Target Area: The City of Omaha (City), Nebraska, is a historic Midwestern community shaped by its longstanding economic, cultural, and industrial foundations. Established in 1854 along the Missouri River, Omaha grew rapidly as a transportation and commercial hub, driven by its strategic location, railroad connections, and thriving stockyards and manufacturing sectors. Throughout the late 19th and early 20th centuries, the City's economy was anchored by meatpacking, warehousing, and agricultural trade, supported by a diverse workforce and a strong industrial base. However, as the mid-20th century brought shifts in national industry, automation, and changes in trade patterns, Omaha—like many legacy cities—experienced periods of economic transition, disinvestment, and the decline of older industrial corridors. Today, the City continues to address challenges related to aging infrastructure, vacant and underutilized properties, and environmental conditions that impede redevelopment and hinder the full revitalization of surrounding neighborhoods. Residents of the area face persistent challenges related to addiction, unemployment, housing insecurity, and homelessness. Siena Francis House (SFH) is a 501(c)(3) nonprofit, charitable organization founded in 1975, whose ultimate goal is to end homelessness by helping the most vulnerable community members achieve permanent, stable housing out in the community. In support of this effort, SFH provides shelter, food, clothing, healthcare, and other emergency services to individuals experiencing homelessness – 24/7, 365 days a year. SFH also provides on-site, Permanent Supportive Housing for formerly homeless, disabled persons, as well as residential addiction rehabilitation services. Despite Omaha's growth, the need for safe, accessible shelter remains critical, particularly for vulnerable populations experiencing chronic homelessness.

The geographic boundary and target area for this Cleanup Grant is Census Tract 31055001200 within the North Omaha District, located between downtown and the Missouri River. Over time, this area has experienced significant disinvestment and now faces brownfield conditions stemming from former industrial operations, dry cleaners, gas stations, hotels, and medical facilities¹. These legacy land uses have contributed to environmental contamination that fuels blight, threatens public health, and creates substantial barriers to economic growth. As a result, private investment has been deterred, perpetuating a cycle of decline in a key urban corridor.

The target area also includes a high concentration of sensitive populations. Approximately 40% of residents live in poverty, and the population is more than 70% Black, with disability rates near 20%¹. Children make up roughly one-third of residents, and nearly half live below the federal poverty level, while over two-thirds of households are renter-occupied¹. Since 2013, unsheltered homelessness has grown more in the Omaha-Council Bluffs area than any other major U.S. metro area². These socioeconomic and demographic conditions heighten susceptibility to environmental contamination, increase housing instability, and reinforce patterns of disinvestment—underscoring the need for targeted cleanup, expanded homelessness services, and meaningful community reinvestment.

b. Description of the Proposed Brownfield Site(s): The Former AAA Welding Shop—located at 1726 Nicholas and 1111, 1115, 1121, and 1125 N—comprises a 0.89-acre vacant parcel on the southwest edge of the Siena Francis House campus. The site has been used for commercial and industrial purposes since the late 1800s, including a drug/tin/tire shop (1891–1941), a welding and radiator company (1946–1961), and the AAA Welding Shop (1962–2003). After the facility closed, the property deteriorated until the City of Omaha acquired it and demolished the structures in 2017 for safety reasons. Extensive state and federal assessments—including Nebraska's Municipal Brownfields Redevelopment

¹ US Census: 2019-2023 American Community Survey

² Department of Housing and Urban Development

Program, VCP, NEPA, and EPA Region 7—document contamination from historic operations, former oil tanks, and nearby auto repair uses. Lead levels up to 5,280 mg/kg, along with Benzo(a)anthracene, Benzo(a)pyrene, and TCE, exceed remediation objectives, posing significant risks to human health and hindering redevelopment.

Revitalization of the Target Area. c. Reuse Strategy and Alignment with Revitalization Plans: The reuse strategy for the Former AAA Welding site is guided by two key planning documents: Siena Francis House Campus Masterplan (SFH Plan) and the 2022 Omaha Housing Affordability Action Plan (HAAP). The HAAP was prepared in response to a concerning shortage in affordable housing across the City, with more losses anticipated by 2030. The plan identifies homelessness as the most severe outcome of Omaha's housing affordability crisis and focuses on prevention by expanding affordable housing while still supporting those already unhoused. It promotes regulatory reform, increased housing density, and diversified housing types to stabilize at-risk households. Homelessness reduction is pursued through coordinated efforts with housing partners, the Continuum of Care, organizations like SFH, and targeted investments in housing production and preservation rather than standalone services. Innovative supportive housing—such as the redevelopment of the cleanup site—directly aligns with the HAAP as a key strategy for addressing homelessness.

The SFH Plan is a multi-phase initiative to enhance the quality, accessibility, and effectiveness of services for individuals experiencing homelessness across the Omaha metro area. Its goal is to ensure a campus environment that supports health, dignity, and long-term stability. Phase I will occur in 2027 and will create outdoor living and wellness spaces that expand the campus' usable area and provide safe, therapeutic environments for the 500+ individuals served daily.

Phase II builds on this foundation by expanding capacity for evidence-based and individualized programming. It includes development of a non-congregate shelter for individuals with serious mental illness or medical needs, dedicated medical space for on-site healthcare and behavioral-health partners. Phase III is an enhanced administrative and community engagement areas, including an auditorium for events and community functions. It also addresses critical infrastructure needs such as accessible parking and improved donation-receiving areas. The Former AAA Welding site is the planned location for the non-congregate shelter and medical facility, and its cleanup directly supports the SFH Plan. The site is not located in a floodplain.

The Omaha metro experiences an estimated 6,000 individuals experiencing homelessness each year³, and SFH serves over 3,100 people annually as the region's largest and only low-barrier emergency shelter. Each phase of the Master Plan strengthens the capacity to meet this urgent need and aligns with SFH's mission to provide shelter, food, clothing, and pathways to housing stability—while directly advancing the goals of this cleanup project.

d. Outcomes and Benefits of Reuse Strategy: The specific reuse strategy rounds out the SFH Plan's Phase II by providing non-communal housing with facilities to serve persistent mental illness among the population served. This cleanup and reuse will support expansion of the SFH campus, Nebraska's largest provider of services for individuals experiencing homelessness, increasing access to safe shelter and on-site supportive services, including a medical respite. The reuse will reduce exposure risks associated with underutilized property, improve public health outcomes, and support pathways to stable housing and jobs for sensitive populations. This project directly advances EPA Brownfields goals by linking environmental cleanup with measurable community benefits.

³Department of Housing and Urban Development

The supportive programs at the new facility, along with the existing campus programs, will not just provide meals and overnight shelter; but medical services, job training, and private housing. This is especially true with veterans, SFH serves nearly 200 homeless military veterans each year, providing emergency shelter, meals, case management, and connections to U.S. Department of Veterans Affairs benefits and housing resources. Expansion of the SFH campus will increase capacity to serve veterans experiencing homelessness while improving access to supportive services and safe indoor shelter.

SFH provides employment training and job readiness services to individuals experiencing homelessness as part of its recovery and rehousing programs, supporting increased earned income and long-term housing stability. Program reporting indicates that a majority of participants exiting intensive recovery and supportive housing programs either secure employment or increase earned income prior to program completion.

The cleanup and subsequent construction will create construction and operational jobs and SFH plans on incorporating energy-efficient and renewable energy design, weather-resilient landscaping, and sustainable infrastructure into the redevelopment. These measures will improve local resilience to extreme weather events and natural disasters, reduce long-term operating costs, and ensure the site remains a safe and functional community asset for decades to come.

Strategy for Leveraging Resources. e. Resources Needed for Site Characterization: The previous investigations conducted at the site sufficiently characterized the overall extent and degree of contamination, included a state-approved remedial action plan, and for the purposes of this application, a draft Analysis of Brownfields Cleanup Alternatives (ABCA) with a preferred cleanup approach was prepared. At this time, no additional resources are needed for site characterization. In the event the site needs additional assessment for characterization, alternative funding will be sought from the State of Nebraska Brownfield Program.

f. Resources Needed for Site Remediation: EPA grant funding requested through this application will enable the full remediation of the Former AAA Welding site. SFH will lead the cleanup initiative and engage a qualified environmental contractor to oversee and carry out the remediation activities. Due to budget constraints, SFH cannot absorb the cost of the necessary cleanup within its limited redevelopment funds. This partnership with the EPA will help SFH achieve its remediation objectives and transition toward the site's redevelopment and reuse.

g. Resources Needed for Site Reuse: SFH has committed significant resources to support the lease acquisition and planning for reuse of the Former AAA Welding site. SFH has a demonstrated history of leveraging external housing and community development funding, including prior use of the Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP) to support shelter and housing-related development. Building on this experience, SFH plans to pursue AHP funding again for redevelopment of the site following completion of EPA-funded cleanup. The FHLB Affordable Housing Program is an active, federally mandated program administered annually through regional Federal Home Loan Banks, with eligible uses that include the construction and rehabilitation of housing and facilities serving homeless individuals and families. SFH's prior success with AHP and established relationships with member financial institutions provide a realistic pathway to securing post-cleanup development funding.

Cleanup of the property is a necessary step to advance site readiness and enable SFH to competitively pursue AHP and other development financing. EPA Cleanup Grant funding will therefore play a catalytic role by removing barriers to reuse and supporting long-term redevelopment of the site for expanded shelter capacity and services.

h. Use of Existing Infrastructure: SFH intends to use existing infrastructure at the cleanup site, including water/sewer, roadways and sidewalks, natural gas, and electricity. SFH has the necessary infrastructure

to fully support the proposed redevelopment of the target-area cleanup site. If additional improvements are found to be necessary, SFH will work with the City to utilize City infrastructure funds as needed.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community's Need for Funding: The target area surrounding the Siena Francis House campus, located in the North Omaha District, is a historically underserved portion of Omaha's urban core characterized by persistent poverty and chronic disinvestment. The neighborhood is home to approximately 4,384 residents⁴, many of whom face limited economic opportunity.

The per-capita income in the target area is approximately \$25,227, compared to the U.S. average of \$43,289². The median family income is approximately \$45,897, less than half the national median of \$96,922². Poverty levels are high, with 24% of residents and 21% of families living below the federal poverty line, compared with 12% and 9% nationally². Unemployment in the target area is in the 95th percentile².

Homelessness is documented through the HUD Point-in-Time (PIT) methodology. Local reporting identified 1,609 individuals experiencing homelessness in Omaha in 2024, including 22 minors and 92 veterans. The City of Omaha HAAP, homelessness is rising while shelter bed availability is declining, intensifying the urgency and importance of this project.

As a nonprofit organization, Siena Francis House is not supported by tax revenues or municipal financing mechanisms and relies overwhelmingly on philanthropic support (>85%) and grant funding (12–15%) to sustain operations. Existing financial resources are largely dedicated to emergency shelter, supportive services, and housing programs, leaving insufficient capacity to fund brownfield cleanup activities, which would consume more than 5% of SFH's annual operating budget⁵. Without federal investment, SFH cannot advance remediation necessary to address contamination at the redevelopment site. EPA Cleanup Grant funding is therefore essential to unlock future development, eliminate environmental hazards, and transform a blighted parcel into safe, service-oriented community infrastructure.

b. Health or Welfare of Sensitive Populations: The target area surrounding the SFH campus faces persistent socioeconomic challenges, including concentrated poverty, housing instability, and a high prevalence of vulnerable populations. Approximately 38–42% of residents live below the federal poverty level, well above national averages¹. Poverty is particularly severe among children and youth, with 45–50% of children living in poverty, signaling significant intergenerational hardship². Nearly 30–33% of residents are under age 18, and households headed by single adults experience disproportionate economic strain¹. In addition, 65–70% of households are renter-occupied, and 45–50% spend more than 30% of income on housing, indicating an elevated housing-cost burden and heightened risk of homelessness¹.

Residents in the target area also experience structural barriers related to health, age, and disability. An estimated 18–22% of adults report a disability, and 10–12% of residents are age 65 or older, populations that frequently require close proximity to services, stable environments, and ongoing support¹. Educational attainment lags behind citywide and national benchmarks, with approximately 8% of adults age 25+ lacking a high school diploma, limiting employment opportunities and long-term economic mobility¹. These overlapping vulnerabilities—high poverty, significant housing-cost burden, disability prevalence, and lower educational attainment—contribute to broader community stressors, including increased demand for emergency shelter and social services in central Omaha. The City has an extremely high total crime index, ranking only safer than 4% of US Cities⁵.

⁴ US Census 2019-2023 American Community Survey

⁵ <https://www.neighborhoodscout.com/ne/omaha/crime>

The proposed reuse strategy directly responds to these conditions by removing contaminants and supporting the expansion of the Siena Francis House campus, Nebraska’s largest provider of services for individuals experiencing homelessness. Redevelopment of the Former AAA Welding site will increase shelter capacity and enhance access to meals, hygiene facilities, medical care, behavioral-health services, case management, and housing navigation for individuals and families in need—including veterans and older adults. By transforming an underutilized and contaminated parcel into a safe, service-oriented facility, the project will strengthen local service infrastructure, improve neighborhood conditions, and support pathways to stability for populations most affected by economic hardship in the target area.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Residents and service populations in the target area experience substantial health risks driven by long-standing socioeconomic hardship and exposure to environmental contaminants. Individuals who rely on SFH shelter and services include older adults, individuals with disabilities, veterans, and people experiencing chronic homelessness—populations that are especially vulnerable to adverse health impacts from contaminated soil and vapor-forming chemicals. These vulnerabilities are further compounded by limited access to preventive healthcare and prolonged time spent outdoors or in unstable housing conditions.

Environmental investigations at the site identified lead concentrations as high as 5,280 mg/kg, far exceeding typical residential screening levels and posing significant neurological, cardiovascular, and developmental risks through direct contact or dust inhalation. Additional contaminants include Benzo(a)anthracene and Benzo(a)pyrene, both PAHs associated with increased cancer risk, as well as TCE, a volatile organic compound linked to liver, kidney, and immune-system effects. The presence of these contaminants at concentrations exceeding remediation objectives indicates a substantial potential for ongoing exposure in the absence of cleanup.

Douglas County reports an age-adjusted cancer incidence rate of 485.5 cases per 100,000 people (2017–2021), exceeding the national rate of approximately 444.4 per 100,000 during the same period. Cancer incidence in Nebraska remains elevated compared to national benchmarks, and Douglas County accounts for the highest absolute number of cancer diagnoses statewide due to population density and urban exposure patterns. Centers for Disease Control and Prevention (CDC) data indicate that Nebraska has the 7th-highest rate of pediatric cancer in the United States, higher than anywhere in the country outside the northeast. Also, while hematological cancers are typically the most common among children globally, brain tumors are the leading pediatric cancer in Nebraska⁶.

Asthma represents a persistent public health concern in the Omaha region. Although adult asthma prevalence in Nebraska (8.2–8.5%) is comparable to national averages, Douglas County experiences disproportionately higher asthma-related emergency department visits, hospitalizations, and mortality, particularly in central and eastern areas where the project site is located. Omaha has ranked among the top ten most challenging U.S. cities to live with asthma, reflecting elevated rates of asthma-related healthcare utilization despite average statewide prevalence.

Cleanup of contaminated soil will eliminate direct-contact and ingestion pathways, a critical intervention for individuals who rely on the SFH campus for shelter, meals, outdoor services, and daily activities. Removal and proper disposal of lead-impacted soil will significantly reduce long-term neurological and respiratory risks. Addressing PAHs and TCE will mitigate cancer and organ-system health concerns. By remediating these hazards, the project will substantially improve site safety and reduce cumulative health stressors affecting a population already burdened by chronic illness, disability, and housing instability.

⁶ <https://statecancerprofiles.cancer.gov>

Without EPA Brownfields Cleanup Grant funding, contamination at the site will continue to pose avoidable health risks and limit the ability of Siena Francis House to safely expand its operations. By contrast, addressing these environmental hazards will transform the site into a safer environment, enabling expanded shelter capacity and supportive services. Cleanup will not only protect human health but also enable long-term reinvestment in critical community services that enhance stability, safety, and quality of life for Omaha’s most vulnerable residents.

d. Economically Impoverished/Disproportionately Impacted Populations: The target area surrounding the SFH campus is home to economically distressed residents who also experience a disproportionate burden of environmental hazards. High poverty rates, low household incomes, and persistent housing instability limit economic mobility and heighten vulnerability to environmental exposure. Decades of industrial and commercial activity have left behind contaminated properties that continue to affect community health and hinder redevelopment potential.

The Former AAA Welding cleanup site reflects these longstanding challenges. Environmental assessments identified lead, Benzo(a)anthracene, Benzo(a)pyrene, and Trichloroethylene (TCE) at concentrations exceeding remediation objectives—conditions that pose significant neurological, respiratory, and cancer-related health risks, particularly for children, older adults, and individuals with disabilities. These contamination-related hazards contribute to broader health disparities already present in central Omaha.

EPA Cleanup Grant funding will directly address these inequities by removing contaminated soil and eliminating exposure pathways that threaten individuals who rely on Siena Francis House for shelter, meals, and supportive services. Remediation will prepare the property for construction of a non-congregate shelter and medical facility, expanding access to safe housing, behavioral-health services, and on-site care. Transforming this blighted parcel into a functional component of the SFH campus will strengthen neighborhood conditions and deliver long-term, meaningful benefits for Omaha’s most vulnerable residents.

Community Engagement. e. Project Involvement & f. Project Roles: Project partners will have meaningful input and will be involved in decisions on cleanup and reuse of the cleanup site.

Name of org.	Entity’s mission	Point of contact	Specific involvement /assistance provided
One Omaha	To empower people where they live through education, training, and engagement to develop strong, connected, and thriving neighborhoods.	Jay Kline, Principal Officer info@oneomaha.org	Assistance/Decision Making: future reuse planning and provide outreach.
Threshold CoC	Coordinate the collective response to housing justice and homelessness across Douglas, Sarpy, and Pottawattamie Counties	Jason Feldhaus, Executive Director info@thresholdcoc.org	Assistance/Decision Making: Specific reuse planning.
Black Dog Development	Full-service real estate development firm focused on revitalizing Omaha’s urban core through strategic, mixed-use, residential, and community-oriented redevelopment projects.	Paul Smith, Owner info@bddre.com	Assistance/Decision Making: Reuse planning.
North Omaha Advocacy Group	Strengthening family foundations, promoting self-sufficiency, and advancing mental and behavioral health wellness through direct services, youth mentorship, crisis intervention, conflict resolution, and community engagement.	Tamika Mease Executive Director, info@northomahacp.org	Assistance/Decision Making: community outreach and education.



**Siena Francis House, Omaha, NE
FY2026 US EPA Brownfields Cleanup Grant**

Creighton University	Educate women and men who will use their knowledge, compassion, and ethical grounding to improve their communities and the world.	Rev. Daniel Hendrickson, President president@creighton.edu	Assistance/Decision Making: community outreach and education.
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g. Incorporating Community Input: SFH announced its intent to apply for an EPA Brownfields Cleanup Grant for the Former AAA Welding site at the January 12, 2026 City Council meeting. A public meeting, also announced on January 12, was held on January 21, 2026 to meet EPA notification requirements and to gather community feedback on the draft application and ABCA.

SFH recognizes that ongoing community involvement is essential to a successful cleanup. Upon award, SFH will prepare a Community Involvement Plan (CIP) that outlines engagement activities, schedules, project background, and key participants. The CIP will be available at the SFH business office and on the organization’s website and will ensure outreach to sensitive populations. SFH will conduct community outreach through educational meetings, project partners, social and digital media, and local news outlets. The Brownfield Project Team will review and document all community comments during quarterly meetings, post them to the Brownfield webpage, and respond at subsequent community meetings. The CIP will use multiple communication channels—including the SFH website, Facebook page, press releases, email updates, and local newspapers—to ensure that residents with and without internet access receive project information. Community education meetings will provide regular updates to residents and project partners throughout the project.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan: Previous investigations from 2014 to 2025 were completed with oversight by DWEE’s VCP. The vertical and lateral extents of contamination were identified at that time and site-specific remediation objectives developed and approved by DWEE. The recommended cleanup alternative includes excavation, remediation, and removal of impacted soil (with contaminant concentrations above DWEE VCP remediation goals) from 2 to 10 feet bgs. The soils for excavation are estimated to be 9,000 square feet in extent. Soil confirmation samples will be collected from the sidewalls and bottom of the excavation area to ensure impacted soils have been removed. Impacted soil from the 2 to 10-foot interval would be mixed with a binding agent or amendment into lead-impacted soil to stabilize lead and reduce leaching potential from the soil to pass Toxicity Characteristic Leaching Procedure – Lead test so the soil can be disposed locally as non-hazardous. Impacted soil will require permitting for off-site disposal. As groundwater is typically encountered at depths of 9.5 to 19.5 feet bgs, groundwater could potentially be encountered during excavation. The open excavation will be dewatered for on-site disposal of impacted water. Due to the proximity of the Siena Francis House homeless shelter and to ensure worker safety, the excavation will require shoring or other means of stabilization to prevent its collapse. The excavation will be backfilled with imported clean fill to two feet below ground surface and then filled in from two feet to grade with native soil. The area will be partially paved which will act as an engineered barrier and as planned by Siena Francis House for redevelopment. The RAP approved by the DWEE would need to be revised and approved by the DWEE before implementation of this alternative.

Description of Tasks/Activities and Outputs

Task 1: Outreach	
b.	<i>Project Implementation: EPA funded:</i> CIP, outreach materials, Brownfield (BF) webpage, and social media posts will be developed by the SFH BF Project Manager with assistance from the qualified environmental professional (QEP). SFH staff will lead the community/educational meetings discussing project plans and updates. <i>Supplies:</i> printing of outreach materials (brochures/handouts) and office supplies to manage the grant.

c.	<i>Anticipated Project Schedule:</i> CIP created in Q1. Community/educational meetings held Q2 in Y1–3. BF webpage and outreach materials created in Q1 and posted throughout the grant project.
d.	<i>Task/Activity Lead:</i> City: Michelle Bobier, Chief Program Officer, BF Project Manager
e.	<i>Outputs:</i> CIP, BF webpage, 3 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports.
Task 2: Programmatic Support	
b.	<i>Project Implementation: EPA funded:</i> SFH will procure a QEP to assist with the Grant project. SFH BF Project Finance Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. The QEP will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the four-year term of the grant. The travel budget allows for two staff to attend three BF training conferences/workshops.
c.	<i>Anticipated Project Schedule:</i> Procure QEP in Q1. ACRES & quarterly reporting begins in Q1 and continues throughout the grant. Annual reporting and forms created in Q5, Q9, Q13, and final closeout.
d.	<i>Task/Activity Lead:</i> City: John Bendon, Finance Director, BF Project Finance Director
e.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, programmatic support for the four-year grant period. Two staff to attend three conferences.
Task 3: Cleanup Planning	
b.	<i>Project Implementation: EPA funded:</i> The QEP will finalize the draft Analysis for Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Plans, which include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks.
c.	<i>Anticipated Project Schedule:</i> Plans begin in Q4 and will continue throughout the grant.
d.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from SFH: Linda Twomey, Executive Director, BF Project Director.
e.	<i>Outputs:</i> 1 Finalized ABCA, 1 Remedial Action Plan, 1 Cleanup QAPP
Task 4: Cleanup & Oversight	
b.	<i>Project Implementation: EPA funded:</i> SFH will work with the QEP as they manage the site cleanup activities, perform confirmation sampling, contractor oversight, cleanup reporting, and final remedial action report. SFH and QEP will work with a remediation contractor as they perform site cleanup activities, including contractor mobilization/demobilization and cleanup implementation.
c.	<i>Anticipated Project Schedule:</i> Oversight will follow Cleanup schedule. Final remedial action report 09/2028. Cleanup implementation 09/2027–12/2027.
d.	<i>Task/Activity Lead:</i> The QEP will conduct cleanup oversight of the project. The remediation contractor will implement cleanup activities with oversight from QEP and SFH: Michelle Bobier, Chief Program Officer, BF Project Manager.
e.	<i>Outputs:</i> 1 cleanup report, 1 final remedial action report, 1 site ready for reuse, 2 jobs for oversight, and 15 jobs for cleanup activities.

f. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks*. The budget for this project includes travel, supplies, other (conference fees), construction and contractual costs, and 5% administrative indirect costs. Personnel pay rates average \$93 inclusive of fringe.

Task 1 – Outreach: Outreach activities include personnel, contractual support, and supplies. Personnel time billed at \$93 per hour includes 10 hours (\$930) for the Community Involvement Plan, 10 hours (\$930) for the BF webpage and outreach materials, and 30 hours for three community meetings (\$2,790 total, \$930 per meeting). Contractual services include 18 hours of CIP development at \$170 per hour (\$3,060), 12 hours for webpage and outreach materials at \$170 per hour (\$2,040), and three community meetings at \$1,700 each (\$5,100 total), based on 13.3 hours per meeting at \$200 per hour. Supplies total \$2,000, including \$1,000 for printing, \$900 for display boards, and \$100 for miscellaneous materials.

Task 2 – Programmatic Support: Programmatic support includes 100 hours of personnel time at \$93 per hour (\$9,300) and contractual reporting services totaling \$20,400 for 120 hours at \$170 per hour. Travel for two staff to attend three conferences totals \$11,100, covering airfare, hotel, and per diem across three events. Conference registration adds \$1,200 at \$200 per person per event.

Task 3 – Cleanup Planning: Cleanup planning includes personnel time for report review totaling \$558 (six hours at \$93 per hour). Contractual technical work includes a final ABCA for \$3,400 (20 hours at \$170 per hour), a Cleanup QAPP for \$5,000, and a Remedial Action Plan for \$8,500 based on 50 hours at \$170 per hour.

Task 4 – Cleanup and Oversight: Cleanup and oversight include 30 hours of personnel time at \$93 per hour (\$2,790) and multiple construction components: \$42,000 for construction management; \$43,400 for excavation; \$124,000 for treatment; \$86,800 for hauling; \$217,000 for disposal; and \$86,800 for backfill and placement. Contractual services include \$22,500 for daily oversight (15 shifts at \$1,500 each), \$3,750 for equipment rental (15 days at \$250 per day), \$7,800 for laboratory analysis (30 samples at \$260 each), and \$8,000 for final reporting (50 hours at \$160 per hour).

Category	Tasks				Totals
	<i>Outreach</i>	<i>Programmatic Support</i>	<i>Cleanup Planning</i>	<i>Cleanup & Oversight</i>	
Personnel	\$4,650	\$9,300	\$558	\$2,790	\$17,298
Travel		\$11,100			\$11,100
Supplies	\$2,000				\$2,000
Contractual	\$10,200	\$20,400	\$16,900	\$43,925	\$91,425
Other		\$1,200			\$1,200
Construction				\$600,000	\$600,000
Administrative: Indirect Cost		\$36,151			\$36,151
Total Budget	\$16,850	\$78,151	\$17,458	\$646,715	\$759,174

g. Plan to Measure and Evaluate Environmental Progress and Results: To ensure timely project completion, the SFH Brownfield Team and QEP will meet quarterly to track required outputs and document progress in Excel. SFH will submit quarterly and annual reports to EPA, monitor expenditures against the four-year schedule, and record site-specific data in ACRES. Key performance indicators—such as community meetings, QAPP/ABCA development, cleanup planning, contractor procurement, and required reports—will be tracked, along with outcomes including community participation, acres prepared for reuse, leveraged funding, and jobs created. To prevent delays, SFH will maintain monthly communication with the EPA Project Officer and develop corrective actions as needed.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability a. Organizational Structure & b. Description of Key Staff: SFH has a long history of successful federal and state grant management and project experience. SFH maintains the administrative structure, financial systems, and program oversight capacity required to manage a Brownfields grant.

- Brownfields Project Director – Linda Twomey, Executive Director & CEO: Ms. Twomey has led Siena Francis House since 2018, overseeing organizational operations, financial stewardship, and strategic planning. Her prior leadership with the U.S. Department of Veterans Affairs provided strong regulatory and federal compliance experience. She will provide executive oversight and ensure adherence to all EPA grant requirements.

- Brownfields Project Manager – Michelle Bobier, Chief Programs Officer: With 10+ years of leadership in homeless-services and behavioral-health systems, Ms. Bobier brings extensive program management expertise. She holds a master’s degree in Community Counseling and multiple professional licenses. She will manage day-to-day Brownfields activities, track progress, coordinate contractors, and ensure EPA-compliant implementation.
- Brownfields Finance Director – John Bendon, Jr., CPA, Director of Finance: Mr. Bendon, a licensed CPA, oversees accounting, fiscal controls, and financial reporting. His background spans nonprofit, governmental, and corporate financial management. He will manage Brownfields fiscal compliance, documentation, reimbursements, and all EPA-required financial reporting.

A qualified environmental professional (QEP) will be used to ensure technical and reporting aspects of the grant implementation are completed accurately.

c. Acquiring Additional Resources: SFH will hire a qualified QEP to support the technical and reporting aspects of the Brownfield Cleanup Grant, adhering to EPA’s Professional Service procurement process and local contracting requirements. Throughout the project, additional resources or contractors will be acquired as needed.

Past Performance and Accomplishments. e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements: (1) Purpose and Accomplishments: Siena Francis House (SFH) has a strong record of managing federal, state, and philanthropic funding to deliver housing, behavioral-health, and supportive-service programs. While SFH has not previously received an EPA Brownfields grant, it has extensive experience administering grants of similar scale and compliance requirements.

SFH receives annual HUD grants supporting shelter operations, housing stability programs, and services for individuals experiencing homelessness. The organization has also managed a \$1 million State of Nebraska behavioral-health grant that expanded capacity to serve individuals with significant mental-health needs, as well as a cottages/tax-credit-supported grant that advanced innovative supportive housing on the SFH campus.

SFH also manages federally regulated housing finance tools, including two Affordable Housing Program (AHP) promissory notes totaling \$400,000, which supported development of the Siena Apartments, SFH’s permanent supportive housing community.

Across all programs, SFH consistently demonstrates strong fiscal management, timely reporting, and adherence to grant requirements. Established administrative and financial controls—including internal tracking, document retention, contractor oversight, and audit-ready systems—underscore SFH’s capacity to successfully implement a multi-year EPA Brownfields Cleanup Grant.

(2) Compliance with Grant Requirements: SFH consistently adheres to grant work plans, timelines, terms, and conditions, and has a strong track record of submitting timely reports to all awarding agencies. All current grants are progressing on schedule, and the two grants mentioned above closed out on time, with no compliance issues and with all funds expended. Ms. Linda Twomey, together with the Brownfield Project Team, brings extensive project management expertise and will oversee all grant-related activities to ensure full compliance with financial reporting standards. Mr. Bendon is highly experienced in grant reporting and will be responsible for entering all project data into the ACRES system.

Threshold Criteria

1. Applicant Eligibility

- a. The Siena Francis House (SFH), is eligible to apply for an EPA Brownfields Multipurpose Grant as a nonprofit organization with 501(c)(3) status as defined under 2 CFR § 200.70.
- b. UNI is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Previously Awarded Cleanup Grants

The former AAA Welding Shop site located at 1726 Nicholas; 1111, 1115, 1121, & 1125 N. 18th Street in Omaha, NE has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

SFH does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

SFH of Omaha, NE is the current owner of the property, having acquired the property in 2014. SFH holds a 99-year irrevocable ground lease as of January 14, 2026. The lease agreement was reviewed and deemed acceptable by the EPA prior to execution. A fully executed copy of the lease is attached.

5. Basic Site Information

- a) Site Name: Former AAA Welding
- b) Site Address: 1726 Nicholas; 1111, 1115, 1121, & 1125 N. 18th Street
Omaha, Nebraska 68102

6. Status and History of Contamination at the Site

- a) The Former AAA Welding site is contaminated with hazardous substances in the soil. The Cleanup Grant funds will be used for the remediation of contaminated soils.
- b) The site is currently a series of vacant lots consisting of 38,770 square feet. The site consists of gravel and grass surface cover. The site has been used for dwellings and stores including a bakery, drug store, tin shop, auto shop, and tire service from approximately 1891 into the 1960s followed by a welding shop from 1962 to 2003. The buildings were demolished in 2010 and the site has since been vacant.
- c) Previous Phase I and Phase II Environmental Site Assessments (ESA) have been conducted at the site due to the historical uses. Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(a)pyrene, Dibenz(a,h)anthracene, Arsenic, Indeno(1,2,3-cd)pyrene, & Lead were identified above the VCP Remediation Goals (RG).
- d) Site contamination occurred through assumed material releases over the years from historical uses. Contaminants have been identified in the soil from 2 to 10 feet below grade across a 9,000 square foot area near the southeast corner of the site.

7. Brownfield Site Definition

SFH affirms that the site is:

- a) NOT a facility listed (or proposed for listing) on the National Priorities List (NPL);

- b) NOT a facility 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 a facility subject to the jurisdiction, custody, or control of the US government.

8. Environmental Assessment Required for Cleanup Grant Applications

The following site assessment reports have been completed for the site:

- Phase I ESA: January 26, 2008
- Phase II ESA: September 17, 2014
- Supplemental Phase II ESA: December 30, 2014
- Phase II ESA: May 31, 2016
- Supplemental Phase II ESA: August 27, 2020
- Phase I ESA: January 7, 2026

9. Site Characterization

- a) Not Applicable.
- b) The site is currently enrolled in the State of Nebraska’s Voluntary Cleanup Program (VCP). A letter from the Nebraska Department of Water, Energy, and Environment (DWEE) is included in this application that:
 - i. The applicant has requested State oversight for the site.
 - ii. The site is eligible to be overseen by a State VCP program.
 - iii. Based upon the environmental site assessment(s) performed to date and information provided by the applicant, the site has had a sufficient level of site characterization for the remediation work to begin.
- c) Not Applicable.

10. Enforcement or Other Actions

SFH affirms to their knowledge there are no known ongoing or anticipated environmental enforcement or other actions related to the site.

11. Sites Requiring a Property-Specific Determination

SFH affirms that the site does not require property-specific determination to be eligible for EPA Brownfield Grant funding.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility – Hazardous Substances Sites

i. EXEMPTIONS TO CERCLA LIABILITY

(1) Indian Tribes

Not Applicable.

(2) Alaska Native Village Corporations and Alaska Native Regional Corporations

Not Applicable.

- (3) Property Acquired Under Certain Circumstances by Units of State and Local Government**
Not Applicable.

ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY

- 1. Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002**
Not Applicable.

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

(a) Information on the Property Acquisition

- (i) SFH hold a 99-year irrevocable lease with the City of Omaha, NE (owner).
- (ii) SFH finalized the lease on **January 14, 2026**.
- (iii) SFH is the sole lessee of the property and the City of Omaha, NE is the sole owner of the property and has a quit claim deed.
- (iv) SFH holds a lease with the current owner: City of Omaha, NE.
- (v) SFH does NOT have familial, contractual, corporate, or financial relationships or affiliations with the current owner or any prior owners or operators of the site.

(b) Pre-Purchase Inquiry

- (i) Several environmental site assessments were performed prior to SFH's purchase of the property. The following are the primary documents detailing and summarizing the prior assessments. Each of these assessments were performed on behalf of City of Omaha by the State TBA program, with the most recent Phase I ESA completed with Siena Francis House as a User/Relying Party in anticipation of the 99-year lease.
 - Phase I ESA: January 26, 2008
 - Phase II ESA: September 17, 2014
 - Supplemental Phase II ESA: December 30, 2014
 - Phase II ESA: May 31, 2016
 - Supplemental Phase II ESA: August 27, 2020
 - ASTM 1527-21 Phase I ESA: January 6, 2026
- (ii) Tetra Tech performed the most recent Phase I ESA. The Phase I ESA was performed under the supervision/direction of David A. Zimmerman (Program Manager), who meets the definition of Environmental Professional as defined in Section 312.10 of 40 CFR at the time of the report. The required declaration by the environmental professional is included in the Phase I ESA report.
- (iii) Not Applicable.

(c) Timing and/or Contribution Toward Hazardous Substances Disposal

SFH has not caused or contributed to the release of any hazardous substances on the property. SFH has not, at any time, arranged for the disposal of hazardous substances at the property or transported hazard substances to the property.

(d) Post-Acquisition Uses

The property has had no post-acquisition uses.

(e) Continuing Obligations

- (i) There are no known continuing releases at this time. SFH has ensured no ground disturbance activities have occurred since acquisition.
- (ii) SFH will exercise appropriate care with hazardous substances found at the site by taking reasonable steps to prevent any future releases. No business operations have taken place at the site since the former business tenant ceased operations at the site in 2013. SFH will continue to ensure no ground disturbance activities will occur at the site.
- (iii) SFH has not allowed any activities to occur at the site since obtaining ownership, thus limiting exposure to any previously released hazardous substances.

SFH affirms it has and will:

- (i) comply with any necessary land use restrictions and not impede the effectiveness or integrity of any institutional controls;
- (ii) assist and cooperate with those performing the cleanup and provide access to the property;
- (iii) comply with information requests and administrative subpoenas that may be issued in connection with the property; and
- (iv) provide all legally required notices.

Non-Publicly Owned Sites Acquired Prior to January 11, 2002

Not Applicable.

iv. SITES WITH HAZARDOUS BUILDING MATERIAL THAT IS NOT RELEASED INTO THE ENVIRONMENT

Not Applicable.

b. Property Ownership Eligibility – Petroleum Sites

Not Applicable.

13. Cleanup Authority and Oversight Structure

- a) The site is currently enrolled in DWEE's VCP and will remain in the program until completion of cleanup activities. SFH will hire a qualified environmental professional (QEP) prior to implementing remediation activities. SFH will comply with competitive procurement provisions of 2 CFR §§ 200.317 through 200.327 for contracting the QEP. The contractor will provide the technical expertise required to conduct, manage, and oversee the cleanup, ensuring the adherence to applicable state and federal regulations and requirements.
- b) It is not anticipated that neighboring or adjacent properties will need to be accessed based on the localization of the contamination to the site boundaries. Additionally, all adjoining properties that are not roadways are owned by SFH.

14. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives

SFH announced their intent to apply for cleanup funding for the site and the proposed redevelopment on January 12, 2026. A draft ABCA for the site and this application were made available on January 12, 2026 for public review and comment. These documents summarized information about:

- the site and contamination issues, cleanup standards, and applicable laws;
- the cleanup alternatives considered; and
- the proposed cleanup.

b. Community Notification Ad

A community notification ad requesting public input was published on January 12, 2026, on SFH's website and *The Daily Record*, the local newspaper. A copy of this grant application, including the draft ABCA were made available for public review and comment on January 12, 2026.

c. Public Meeting

A presentation was made during a specially scheduled meeting on January 21, 2026 at 4:00 p.m. SFH documented participant attendance at the meeting and the comments received.

d. Submission of Community Notification Documents

The following community notification documents are included as an attachment to this proposal:

- a copy of the draft ABCA;
- a copy of the ad that demonstrates notification to the public and solicitation for comments on the application and that notification to the public occurred at least **14 days** before the application was submitted to the EPA; and
- sign in sheet and meeting notes from the public meeting.
- no comments were received, therefore a response to comments was not required.

15. Contractors and Named Subrecipients

- **Contractors.**
Not Applicable.
- **Named Subrecipients.**
Not Applicable.

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 Siena Francis House plans to conduct the cleanup of brownfield sites and is applying for an FY26 104(k) EPA Brownfields Cleanup Grant.

Siena Francis House has developed an application requesting site-specific federal Brownfields Cleanup funding for property located at 1111, 1115, 1121, 1125 N. 18th Street and 1726 Nicholas Street, Omaha, Nebraska.

DWEE affirms that the properties:

- i. Are eligible to be enrolled in the Nebraska Voluntary Cleanup Program (VCP);
- ii. Are currently enrolled in the VCP;
- iii. Have 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,

Jesse Bradley, P.G.
Director