

Application Information Sheet
EPA Brownfields Multipurpose Grant – FY26

(1) Applicant Identification

Applicant Name:

City of Gering

Applicant Address:

City of Gering

1025 P Street

Gering, NE 69341

The City of Gering is the governmental entity applying for and responsible for the administration and proper expenditure of EPA Brownfields grant funds.

(2) Website URL

<https://www.gering.org>

(3) Funding Requested

a. Grant Type:

Multipurpose

b. Federal Funds Requested:

\$800,000

(4) Location

City: Gering

County: Scotts Bluff County

State: Nebraska

(5) Target Area and Priority Site Information

Target Area:

The target area is the City of Gering, Nebraska, with a focus on underutilized former industrial properties that pose environmental and redevelopment challenges.

Priority Site:

WESTCO Site

2120 N. 10th Street

Gering, NE 69341

(6) Contacts – Project Director

Name: Annie Folck
Title: City Engineer
Phone: (308) 436-6845
Email: afolck@gering.org

Mailing Address:
City of Gering
1025 P Street
P.O. Box 687
Gering, NE 69341

(6) Contacts – Highest-Ranking Elected Official

Name: Kent Ewing
Title: Mayor, City of Gering
Phone: (308) 672-3915
Email: mayorewing@gering.org

Mailing Address:
City of Gering
1025 P Street
Gering, NE 69341

(7) Population

The population of the City of Gering is approximately 8,500 residents, based on the most recent U.S. Census data.

(8) Other Factors

The City of Gering qualifies for the following Other Factors:

- Community population is 15,000 or less
- The proposed project will improve local resilience to impacts of extreme weather events

(9) Letter from the State Environmental Authority

A letter from the Nebraska Department of Environment and Energy (NDEE) is provided as a separate attachment, as required.

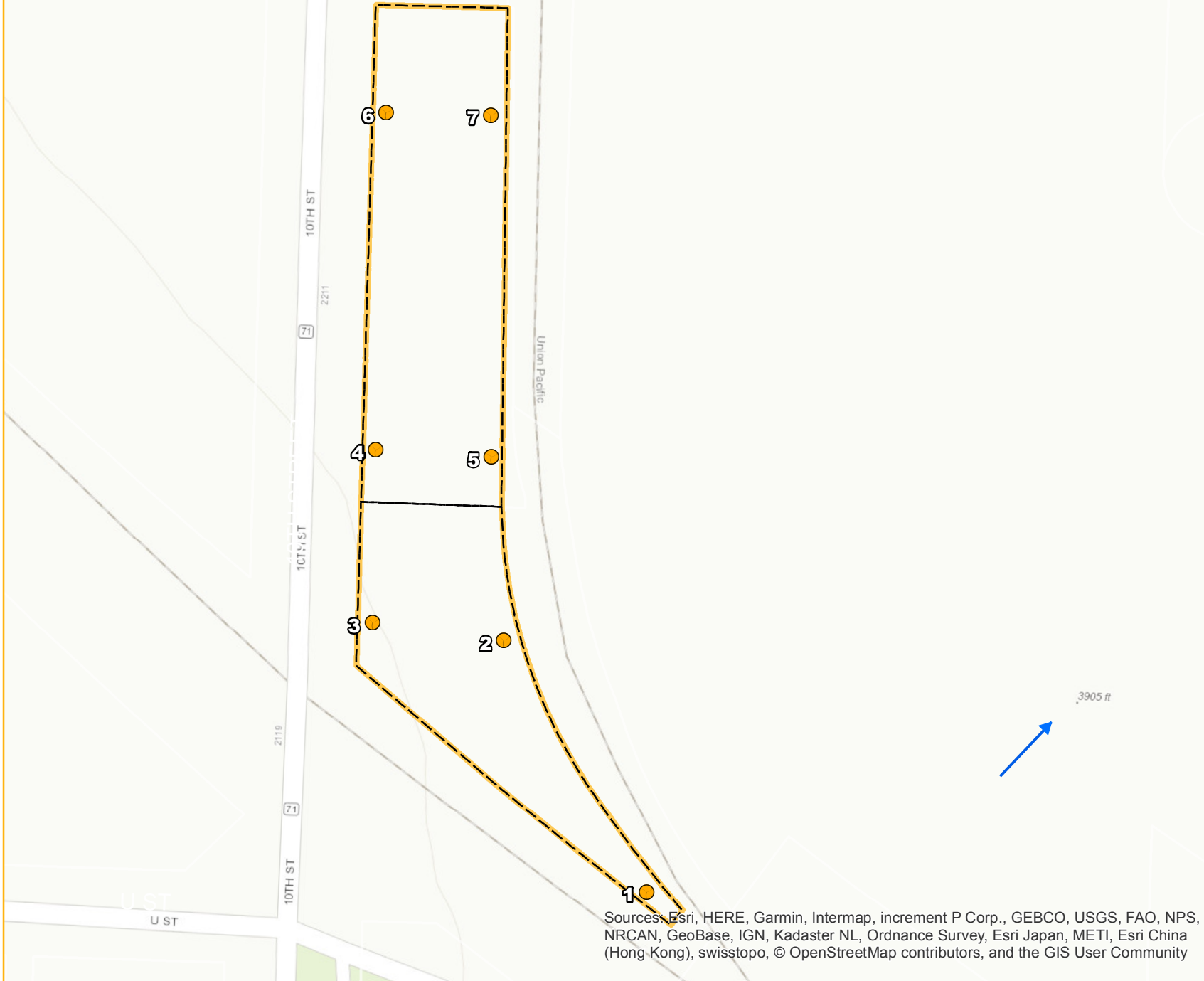
● Soil Boring → Groundwater Flow Direction □ Site □ Site Parcel □ Parcel



Document Path: S:\Jobs\RP180024-05 10th Street, Gering\GIS\RP180024-05 10th Street, Gering - Topo.mxd

Scale: 1:10000

RP180024-05 10th Street Gering, NE



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

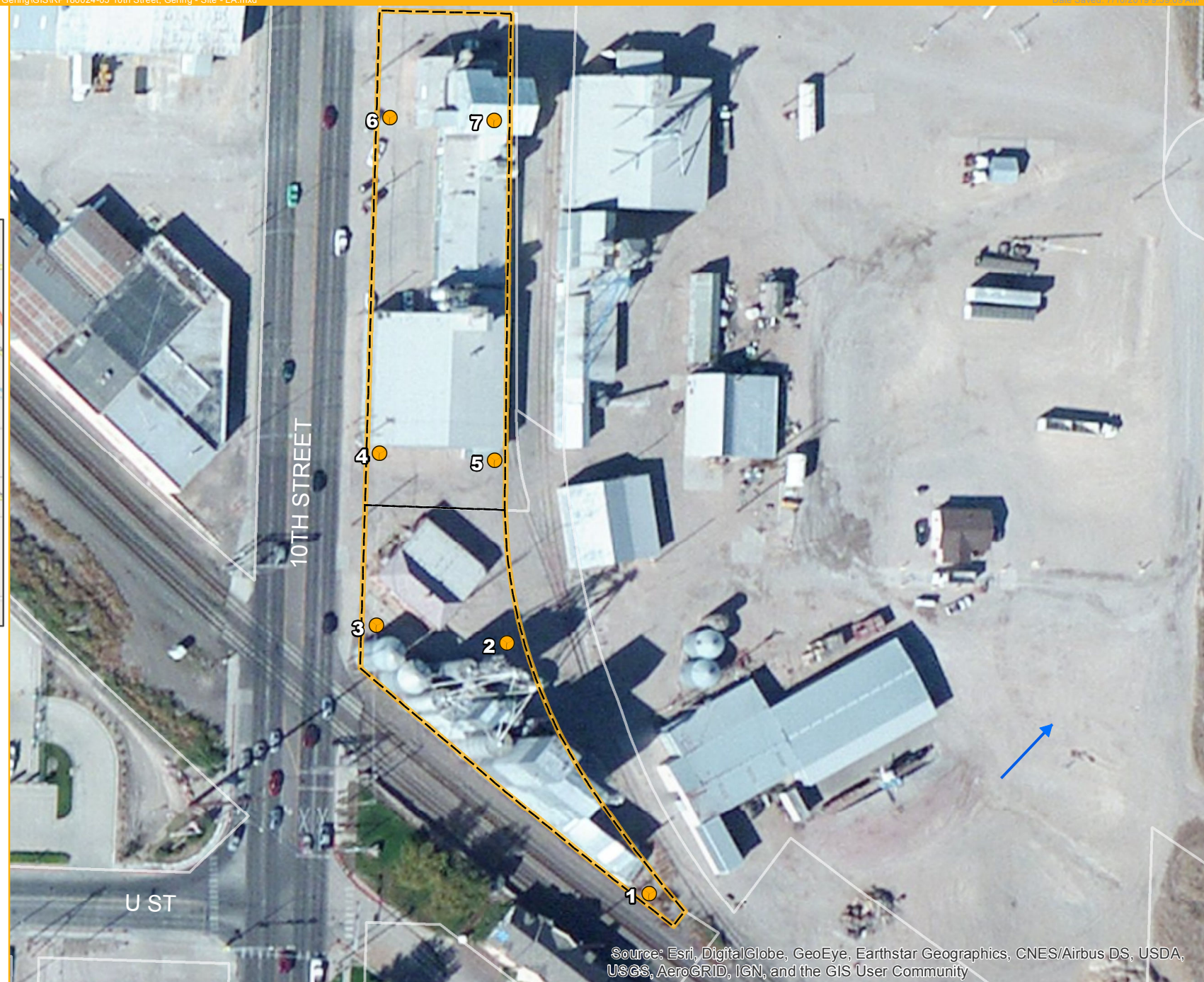
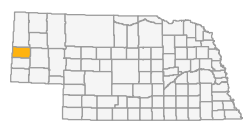


● Soil Boring → Groundwater Flow Direction □ Site □ Site Parcel □ Parcel



Document Path: S:\Jobs\RP180024-05 10th Street, Gering\GIS\RP180024-05 10th Street, Gering - Site - LA.mxd

RP180024-05 10th Street Gering, NE



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Project Narrative
FY26 EPA Brownfields Cleanup Grant
City of Gering
1025 P Street, Gering, NE 69431
WESTCO Brownfields Cleanup Project

1. Project Description

The City of Gering proposes using EPA Brownfields Cleanup Grant funding to complete cleanup activities at the former WESTCO site, located at 2120 N. 10th Street, Gering, Nebraska. The site is a long-vacant former industrial and agricultural facility that contains deteriorated structures and environmentally impacted soils resulting from historic operations.

Previous environmental assessments have identified the presence of asbestos, contaminated building materials and soil conditions that pose potential risks to human health and the environment. These conditions have prevented redevelopment and contributed to ongoing blight in the surrounding area. The proposed project will address these issues through demolition and removal of contaminated structures and asbestos, excavation and off-site disposal of contaminated soils, and backfilling with clean soil to restore site stability.

EPA Brownfields funding is essential to remove environmental barriers at the WESTCO site and prepare the property for safe reuse. Cleanup of this site will eliminate exposure pathways, reduce environmental risk, and support future economic development consistent with community priorities.

2. Community Need

The WESTCO site is located within the City of Gering, a community with a population of approximately 8,500 residents. Like many rural communities in western Nebraska, Gering faces economic challenges related to industrial decline, limited redevelopment-ready land, and the presence of legacy contamination from historic industrial uses. Since Gering is so rural, it is extremely difficult and expensive to remove asbestos from locations in the area. The remote locations cause prices for this removal to increase drastically.

Vacant and contaminated properties such as the WESTCO site negatively affect community health, safety, and economic vitality. The deteriorated condition of the site discourages private investment, reduces nearby property values, and contributes to visual blight. Without federal assistance, the City lacks sufficient financial resources to address the environmental conditions necessary to return the site to productive use.

EPA Brownfields funding will directly address these challenges by enabling cleanup activities that the City cannot otherwise afford. The project will improve environmental conditions, enhance public safety, and support long-term revitalization efforts.

3. Site Background and Environmental Conditions

The WESTCO property historically supported grain handling and related industrial activities. Over time, structures on the site deteriorated, and environmental concerns emerged related to historic operations and materials present within the buildings and surrounding soils.

The City has completed Phase I and Phase II Environmental Site Assessments, which confirmed the presence of asbestos and contaminated building materials and impacted soils exceeding applicable regulatory thresholds. These assessments provide sufficient information to proceed with cleanup activities while allowing flexibility for additional characterization if needed during implementation. Additionally, it is important to note that an ABCA was completed for the property.

While the City intends to remove as much contaminated soil as possible within available funding, the ABCA also identified the use of an environmental covenant as an additional protective measure should residual contamination remain, ensuring long-term management of the site.

The site remains underutilized due to the cost and complexity of cleanup. EPA Brownfields assistance is necessary to move the site beyond assessment and into remediation and reuse.

4. Cleanup Activities and Approach

The City of Gering will use Cleanup Grant funds to conduct eligible cleanup activities in accordance with EPA Brownfields guidelines and applicable state and federal regulations. Cleanup activities will be performed by qualified environmental contractors under City oversight.

Planned activities include:

- 1) Demolition and removal of structures containing asbestos and contaminated and/or hazardous materials
- 2) Proper handling, transportation, and disposal of contaminated demolition debris at licensed facilities
- 3) Excavation and off-site disposal of contaminated soils
- 4) Backfilling of excavated areas with clean, tested soil to restore grade and site stability
- 5) Site stabilization to prepare the property for future redevelopment

These activities will eliminate exposure pathways, reduce environmental risk, and ensure the site is suitable for safe reuse.

5. Community Engagement and Partnerships

The City of Gering is committed to transparent and inclusive community engagement throughout the project. Information about cleanup activities will be shared through City Council meetings, public notices, and coordination with local stakeholders.

Community engagement for the WESTCO site cleanup is guided by Gering's adopted Comprehensive Plan, which emphasizes the importance of addressing contaminate and underutilized properties to protect public health, improve environmental quality, and support long-term community vitality. The cleanup of the WESTCO site directly advances these community priorities by reducing environmental risk associated with asbestos and contaminated soils, preparing the property for safe future use.

The specific City guidance is **Policy 3.2.E**: *Promote compatible infill and redevelopment that fits Gering's neighborhoods and is consistent with the desired future character of the area.*

This property is located in District 9, the 10th Street Commerce and Industry District. Further plan guidance states, *"Efforts to enhance the appearance of the district as part of the northern gateway into Gering should be encouraged."* This project would definitely improve the appearance and public health/safety considerations for the district.

The City will engage community members and partners to ensure awareness of project activities and future reuse opportunities. Cleanup of the WESTCO site aligns with community goals related to economic development, environmental stewardship, and revitalization of underutilized properties.

6. Project Readiness and Implementation

The City of Gering is well positioned to implement this project. Environmental assessments have been completed, contamination has been identified, and the scope of cleanup activities is clearly defined. The City has experience administering federally funded projects and will follow established procurement and financial management procedures.

The project will be implemented within EPA's standard performance period. The City does not anticipate the need for additional federal funding beyond this request.

7. Budget Summary and Leveraging

The City is requesting \$800,000 in EPA Brownfields Cleanup Grant funding to complete cleanup activities at the WESTCO site. Funds will be used exclusively for eligible contractual costs associated with demolition, soil excavation, disposal, and site

restoration. Project cost estimates for this cleanup range slightly higher than average due to the complexities of the location of the structures since they are adjacent to a Union Pacific main rail line.

No non-federal match, program income, or indirect costs are proposed. While no additional funding is formally leveraged at this time, cleanup of the site will significantly improve its readiness for future private investment and redevelopment.

8. Programmatic Capability and Past Performance

The City of Gering has the administrative capacity to manage EPA Brownfields grant funds and comply with all reporting and financial requirements. City staff will oversee contractor procurement, monitor cleanup activities, and ensure timely submission of required reports.

The City is committed to responsible stewardship of federal funds and to achieving measurable environmental and community outcomes.

9. Expected Outcomes and Benefits

Cleanup of the WESTCO site will eliminate environmental and public health risks associated with asbestos and contaminated structures/soils, reduce blight, improve community aesthetics, prepare the site for redevelopment and productive reuse, support economic development and job creation, and improve overall environmental quality.

This project represents a strategic investment in the future of Gering and demonstrates the value of EPA Brownfields funding in transforming contaminated properties into community assets.

Threshold Criteria Responses
City of Gering – WESTCO Cleanup Project
EPA Brownfields Cleanup Grant Application

Section 2.B.(1) – Applicant Eligibility

The City of Gering is a unit of local government organized under the laws of the State of Nebraska. As a municipality, the City of Gering is an eligible entity to apply for EPA Brownfields Cleanup Grant funding.

Section 2.B.(2) – Information on Previously Awarded Cleanup Grants

The City of Gering has not previously received an EPA Brownfields Cleanup Grant.

Section 2.B.(3) – Multipurpose Grant Status

The City of Gering does not have an open EPA Brownfields Multipurpose Grant. This application is for Cleanup Grant funding only, and necessary site assessments have been completed with further assessment intended to be complete by the State by June 15, 2026.

Section 2.B.(4) – Site Ownership Information

The cleanup site, commonly referred to as the WESTCO site, is located at 2120 N. 10th Street, Gering, Nebraska. The City of Gering has legal authority to conduct cleanup activities at the site and owns it.

Section 2.B.(5) – Basic Site Information

The WESTCO site consists of a former industrial property historically used for milling operations. Environmental assessments identified contaminated soils requiring remediation.

Section 2.B.(6) – History of Contamination

Historic industrial operations at the site resulted in contamination of soil. Phase I and Phase II Environmental Site Assessments documented the presence of hazardous substances. An ABCA assessment has identified asbestos present at the site as well.

Section 2.B.(7) – Brownfield Definition

The WESTCO site meets the definition of a brownfield site under CERCLA §101(39), as its redevelopment is complicated by the presence of hazardous substances.

Section 2.B.(8) – Environmental Assessment

Phase I and Phase II Environmental Site Assessments have been completed. An Analysis of Brownfield Cleanup Alternatives (ABCA) was also conducted. Additional assessment activities are required prior to cleanup due to the age of the assessments. However, the State of Nebraska intends to complete those assessments prior to June 15, 2026.

Section 2.B.(9) – State or Tribal Voluntary Response Program

The site will be enrolled in a State Voluntary Response Program.

Section 2.B.(10) – Enforcement Status

There are no ongoing federal, state, or local enforcement actions related to the site.

Section 2.B.(11) – Property-Specific Determination

A property-specific determination is not required for this site.

Section 2.B.(12) – Ownership Eligibility

The site involves hazardous substances and is eligible for cleanup funding. The City of Gering meets all applicable ownership eligibility requirements.

Section 2.B.(13) – Cleanup Authority and Oversight

Cleanup activities will be conducted in coordination with the Nebraska Department of Environment and Energy and in accordance with applicable state and federal regulations.

Section 2.B.(14) – Community Notification

Community notification will be provided through City Council meetings, public notices, and updates posted on the City's website.

Section 2.B.(15) – Contractors and Procurement

The City of Gering will procure cleanup contractors in accordance with local, state, and federal procurement requirements.

NEBRASKA

Good Life. Great Resources.

DEPT. OF WATER, ENERGY, AND ENVIRONMENT

JAN 28 2026



Jim Pillen, Governor

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

Dear Ms. Klein:

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

The City of Gering has developed an application requesting site-specific federal Brownfields Cleanup funding for the WESTCO property located at 2120 and 2200 N. 10th Street, Gering, Nebraska. DWEE affirms that:

- i. The property is eligible to be enrolled in the Nebraska Voluntary Cleanup Program (VCP).
- ii. The property is currently not enrolled, but the City of Gering intends to enroll the property in the VCP.
- iii. Additional assessment is needed to sufficiently characterize the property for remediation work to begin. The DWEE Section 128(a) Brownfields Program plans to complete additional assessment work at the site using Section 128(a) funding to adequately characterize the site. DWEE intends to have this assessment work complete by June 15, 2026.

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

Sincerely,

Jesse Bradley, P.G.
Director