

**Application Information Sheet**

<b>1. Applicant Identification</b>	City of Burlington 400 Washington Street Burlington, IA 52601
<b>2. Website URL</b>	<a href="https://www.burlingtoniowa.org/">https://www.burlingtoniowa.org/</a>
<b>3. Funding Requested</b>	
<b>a. Grant Type</b>	Multipurpose
<b>b. Federal Funds Requested</b>	\$1,000,000
<b>4. Location</b>	
<b>a. City</b>	Burlington
<b>b. County</b>	Des Moines
<b>c. State</b>	Iowa
<b>5. Target Area &amp; Priority Site Information</b>	
• <b>Target Area</b>	Downtown District: Des Moines County Census Tracts 2, 4, 5, & 6
• <b>Priority Sites</b>	<ul style="list-style-type: none"> <li>• Former Klien Center 2910 Madison Avenue</li> <li>• 203 N 3<sup>rd</sup> Street</li> <li>• 2132 Madison Avenue</li> </ul>
<b>6. Contacts</b>	
<b>a. Project Director</b>	Eric Tysland (319) 753-8158 <a href="mailto:TyslandE@burlingtoniowa.org">TyslandE@burlingtoniowa.org</a> 400 Washington Street Burlington, IA 52601
<b>b. Chief Executive/Highest-Ranking Elected Official</b>	Jon D. Billups, Mayor (319) 753-8120 <a href="mailto:billupsj@burlingtoniowa.org">billupsj@burlingtoniowa.org</a> 400 Washington Street Burlington, IA 52601
<b>7. Population</b>	23,800

<b>8. Other Factors</b>	
<b>Factors</b>	<b>Page Number</b>
Community population is 15,000 or less	No
The applicant is, or will assist, a federal recognized Indian Tribe or United States Territory.	No
The priority site(s) is impacted by mine-scarred land.	No
The priority site(s) is adjacent to a body of water.	No
The priority site(s) is in a federally designated flood plain.	No

<b>The reuse of the priority site(s) will incorporate renewable energy from wind, solar, or geothermal energy.</b>	<b>4</b>
<b>The reuse of the priority site(s) will incorporate energy efficiency measures.</b>	<b>4</b>
<b>The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.</b>	<b>6</b>
<b>At least 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area.</b>	<b>No</b>
<b>The target area is impacted by a coal-fired power plant that has recently closed.</b>	<b>No</b>

**9. Letter from the State or Tribal Environmental Authority – Attached**

**10. Releasing Copies of Applications** - This application does not contain confidential, privilege, or sensitive information.

January 14, 2026

Tarah Vaughn  
Regional Brownfield Program  
EPA Region VII  
1201 Renner Road  
Lenexa, KS 66219

RE: FY26 Brownfield Multipurpose Grant Application for the Historic Downtown District,  
City of Burlington, Iowa

Dear Tarah:

This letter is submitted as a statement of acknowledgement, review and support from the Iowa Department of Natural Resources (DNR) for the brownfield multi-purpose grant being submitted by the City of Burlington, to conduct brownfield site inventories, community engagement, assessment, and cleanup and redevelopment planning activities.

Burlington's history is centered on the development and growth of large industries in agricultural manufacturing and related, heavy industries; however, by end of the 20<sup>th</sup> century, many of these industries ceased operations through changes in economic trends, manufacturing and marketing technologies, leaving behind a legacy of large sites with idled, abandoned, and often derelict buildings, and a record of contaminants and hazardous materials in these buildings, soils and groundwater.

This multipurpose grant will provide the City with the resources needed to comprehensively address these sites, including a former community hospital/retirement complex, ultimately supporting the city's goal to mitigate the legacy of public health and environmental impacts from these sites, and to repurpose and revitalize these sites for the benefit of the community!

For more than 20 years the DNR has been a partner with the City of Burlington in successfully addressing many other brownfield sites with inventory, assessment, cleanup, and demonstrated success for redevelopment, with use of Iowa's 128(a) state response program, and previous, successful EPA 104(k) grants awarded to the City and their regional planning partners. However, these additional sites have brownfield challenges that require funding assistance beyond the abilities of DNR's resources.

The DNR appreciates the opportunity to be a continued partner with the City of Burlington in these efforts, and we fully support the City's grant application with the highest degree of endorsement.

Sincerely,



Mr. Mel Pins  
Executive Officer  
Iowa Brownfield Redevelopment Program

## (1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

### Target Area and Brownfields

#### a. Overview of Brownfield Challenges and Description of Target Area

Burlington, Iowa is one of the state's oldest communities. The community was established as the second territorial capital of the Wisconsin Territory in 1837 and later designated the first capital of the Iowa Territory. Burlington has long served as a regional center of commerce and industry. Today, it remains the largest city in Southeast Iowa, with a population of 23,800 (Census Data ACS 2023 5-year estimates). Historically, Burlington's economy was anchored by transportation, manufacturing, and industrial activity, supported by its strategic location along the Mississippi River and the rail corridors that continue to run through downtown. Over time, however, the community has experienced significant economic decline. Population loss (26%, since 1960) (Census Data 1960 – 2020), business closures and relocations, and persistently low wages (\$19.54 per hour vs Iowa's \$21.59 per hour) (Salary.com) have eroded the city's tax base. Decades of manufacturing layoffs and plant closures have further weakened the local economy, leaving behind vacant and often contaminated properties. These sites depress surrounding property values and in turn increase the financial burden on the city. These conditions have created a pressing need for additional resources to address brownfield sites that hinder reinvestment and redevelopment.

The City of Burlington is seeking U.S. Environmental Protection Agency (EPA) Multipurpose Grant funding to support environmental site characterization, assessment, cleanup planning, community engagement, and remediation activities within the Downtown District, the target area for this grant. The 4.7 square mile target area encompasses **Des Moines County Census Tracts 2, 4, 5, and 6** and has a population of 14,238 (ACS 2023 5-year estimates). The area struggles with long-standing poverty; nearly 15 percent of households live below the poverty line. In some neighborhoods, the rate exceeds 25 percent (ACS 2023 5-year estimates). This district serves as the city's core economic area. Unfortunately, it has experienced substantial disinvestment, particularly from the loss of major manufacturing employers such as The Dial Company (115 employees); Dresser Rand (160 employees); Chittenden & Eastman (250 employees); Burlington Basket (125 employees); Murray Iron Works (400 employees); and Schramm & Schmiege (100 employees). The departure of these employers eliminated hundreds of quality jobs and contributed to a cycle of neighborhood decline, reduced city revenues, and increased poverty.

The target area has over 75 identified brownfields properties. The large quantity of brownfields sites within the target area have created a cluster that has limited economic and social revitalization of the area. In Federal Fiscal Years 2016 and 2017, Burlington received EPA Brownfields Assessment and Area-Wide Planning Grants focused on this same target area. These initiatives laid the groundwork for revitalization by identifying priority sites and establishing a community-supported vision for redevelopment. This Multipurpose Grant will build on that momentum by advancing identified sites toward additional assessments (as needed), remediation, and site-specific reuse planning to support long-term economic recovery and reinvestment of the target area.

#### b. Description of the Priority Brownfield Site(s)

Brownfields sites within the target area were evaluated based on several factors. These factors included alignment with existing plans (City of Burlington Area-Wide Plan and 2012–2032 Comprehensive Plan); if the proposed redevelopment meets an existing need (housing, recreation or greenspace, and cultural amenities); and the potential socio-economic impact (number of jobs

created, improved quality of life, and benefits to underserved or overburdened neighborhoods). Based on these criteria the following priority sites were identified.

- **Former Klien Center (2910 Madison Avenue).** The site borders Crapo Park at the southern end of the target area. The site consists of 8.98 acres and contains two buildings. The first is a two-story brick 5,174 square foot residential structural built in 1924. The second is a 23,383 square foot three-story institutional facility, built in 1962. The facility operated as a skilled nursing center until its relocation to the Great River Hospital campus in 2013. Since that move, the property has remained vacant and has become a nuisance for the surrounding neighborhood. A fire in July 2021 damaged the former office area and caused additional heat damage throughout the building, accelerating its deterioration. The previous owner did not undertake any repairs, and the structure ultimately became a health and safety hazard. As a result, the city acquired the property under Iowa Code Chapter 657A for Abandoned or Unsafe Buildings in September of 2023. Environmental assessments have identified asbestos-containing materials (ACM) and an underground storage tank on the site. The city intends to use funding to complete remediation and develop a site-specific reuse plan.
- **203 N 3<sup>rd</sup> Street.** Located three blocks west of the Mississippi River and the city's Memorial Auditorium, the second priority site is a 0.164-acre property with a 7,137-square-foot building. A local nonprofit has identified the site as the preferred location for a STEM museum named the Inspiration Lab, a space designed to spark curiosity, promote playfulness, and create memorable experiences for people of all ages. The building previously operated as a printing facility and is suspected to contain ACM, lead-based paint (LBP), and volatile organic compounds (VOCs). Environmental assessment work is needed to confirm the presence and extent of these contaminants.
- **James Madison School (2132 Madison Avenue).** This site is the former 9.86-acre James Madison School property located just north of Dankwardt Park on the southside of the target area. Although it remains under the ownership of the Burlington Community School District, the facility is no longer in active use. The city hopes to collaborate with the district to identify a viable reuse that can help address the community's need for affordable housing. Environmental site assessments and site-specific reuse planning are needed to support this effort.

#### c. Identifying Additional Sites

The city will utilize the City of Burlington Area-Wide Plan, which identified 73 additional brownfield sites within the target area, to advance assessments once priority sites have been addressed. These sites were presented to the public through various community engagement measures, which allow for earlier achievements in public planning efforts to be realized.

### **Revitalization of the Target Area**

#### d. Overall Plan for Revitalization

The target area is supported by several planning initiatives that guide redevelopment efforts. The 2012–2032 Comprehensive Plan establishes the long-term framework for community revitalization and identifies “vacant buildings and storefronts, especially downtown” as a major concern in Chapter 3. The Burlington Area-Wide Plan further outlines strategies for brownfield cleanup and reuse activities that protect public health, support economic viability, and align with the community's vision. In addition, the January 2023 Des Moines County Housing Needs Assessment projects that Burlington will need 588 new housing units by 2033, with 190 of those

units recommended for the downtown area. The properties at **2910** and **2132** Madison Avenue have been identified as strong candidates for infill residential development, contributing to the estimated \$42 million investment required to address housing gaps within the target area. The Area-Wide Plan also emphasizes the importance of expanding housing diversity and choice downtown; an objective these sites can help fulfill. The Comprehensive Plan's Housing Goals reinforce this direction by calling for continued support of downtown housing development and ongoing attention to market demand for varied housing types. Redevelopment of **203 N. 3rd Street** into the Inspiration Lab aligns with the Comprehensive Plan's downtown revitalization goals, which highlight the district's "significant opportunities for redevelopment," including historic buildings, warehouses, vacant commercial structures, and underutilized storefronts. More broadly, all brownfield redevelopment within the target area advances the plan's Economic Prosperity Goals. These objectives, stress preserving and enhancing downtown Burlington as a center of economic, social, and cultural activity. Together, the Comprehensive Plan, the Area-Wide Plan, and the Housing Needs Assessment position the city to begin implementing coordinated strategies for revitalizing brownfield sites throughout the target area.

e. Outcomes and Benefits of Overall Plan for Revitalization

Due to the low incomes, persistent poverty, and aging, substandard housing, within the target area redevelopment, is a critical priority. With the downtown designated as an Area of Persistent Poverty (U.S. DOT MPDG 2025–2026) and a demonstrated need for additional housing, the reuse of brownfield sites is essential to bringing quality housing and good-paying jobs back into the community. It is anticipated that the redevelopment of the proposed Former Klein Center (2910 Madison Avenue) will need a \$3 million investment. Former Klien Center site development is expected to generate approximately 30 construction jobs. Currently, the site holds an exempt valuation of \$1.7 million and produces no property tax revenue. Following redevelopment, these properties are projected to have a combined assessed value exceeding \$2.5 million and generate an estimated \$36,500 in annual property taxes. The project will deliver meaningful benefits to this economically distressed neighborhood, including 10 new affordable single-family homes, increased tax revenue, and renewed private investment. These improvements will help eliminate blight, address contamination, and strengthen neighborhood conditions. Research from the U.S. Department of Agriculture's Northern Research Station notes that vacant buildings negatively affect neighborhood quality of life and are strong predictors of crime in urban areas. Redevelopment of the Former Klien Center will reduce community-level vulnerability to climate impacts by removing deteriorated structures and constructing new buildings that meet modern codes. It will also incorporate energy-efficient design and stormwater management systems that support long-term neighborhood stability. In addition, developers will be encouraged to implement renewal energy sources into the redevelopment where feasible.

**Strategy for Leveraging Resources**

f. Resources Needed for Site Reuse

Revitalization of the target area has relied heavily on strong public-private partnerships. Since 2018, these collaborations have supported over \$28 million in investment within the target area. Funding for redevelopment efforts has come from private capital, state programs such as the Community Catalyst Building Remediation Program, and federal sources including HOME, Community Development Block Grant funds, and the Low-Income Housing Tax Credit program. The city has also secured FEMA and American Rescue Plan Act funding to support critical

infrastructure improvements. The city will continue to pursue and leverage diverse funding sources to maximize resources, including the following:

*Cleanup Funding:*

- Iowa Economic Development Authority Brownfield and Grayfield Redevelopment Tax Credits
- Iowa DNR 128(a) Brownfields Funding

*Redevelopment Funding:*

- Iowa Business and Tax Advantages for Redevelopment New Jobs Tax Credit
- U.S. Department of Agriculture
- Small Business Administration
- Kansas State Technical Assistance for Brownfields (K-State TAB) (Site Reuse Planning)
- State and Federal Historic Preservation Tax Credits
- Cultural and Entertainment District Tax Credit Program
- Iowa Economic Development Authority Workforce Housing Tax Credit Program

g. Use of Existing Infrastructure

All priority sites are infill sites that are served by existing infrastructure, which includes water, sewer, electricity, and transportation. Infrastructure is sufficient for the proposed site reuses. To promote sustainability and minimize landfill waste, rehabilitation of existing structures will be encouraged whenever feasible. Planning efforts will also explore opportunities for integrating renewable energy, energy-efficient technologies, green building practices, and climate-resilient design to maximize the longevity and performance of current infrastructure.

## **(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **Community Need**

#### a. The Community's Need for Funding

The City of Burlington has faced significant budget deficits in recent years. The fiscal year 2026 budget was reduced from the previous year and required closing a \$9.8 million shortfall through major cuts, including the elimination of 25 city positions and several programs. Even with these reductions, the overall budget remains smaller than the prior year. State property tax reforms in 2013, 2019, and 2023 further reduced revenues from multi-family housing properties that are concentrated in Burlington's lowest-income neighborhoods. This loss of revenue has created a substantial gap in the city's ability to fund environmental remediation, particularly in the downtown and adjacent areas where poverty rates exceed statewide averages of 11 percent and where vacant, deteriorated brownfield sites continue to burden residents. Despite operating in a lean fiscal environment, the city remains committed to revitalizing these distressed areas and improving conditions for the households most affected by blight, vacancies, and environmental hazards. Achieving this vision and ensuring that low-income residents benefit from safer housing, new economic opportunities, and a healthier environment will require support from the U.S. EPA Multipurpose Brownfields program.

#### b. Health or Welfare of Sensitive Populations

The target area includes several sensitive populations, including seniors and children, comprises 38.76 percent of residents. Sixteen and a half percent of the sensitive population is considered low-income. The extreme poverty rate of the target area is also expressed in the number of households receiving SNAP benefits. Nearly 15 percent of households in the target area receive SNAP

benefits, this is almost five percentage points higher than the state's 9.2 percent (ACS 2023 5-year estimates). More than 75 percent of the housing stock was built before 1960, increasing the likelihood that children and families are still exposed to lead-based paint, asbestos, and other legacy hazards. According to the Iowa Department of Health & Human Services (IDHHS) Iowa Public Health Tracking (IPHT) program, 3.31 percent of children screened in Des Moines County (smallest data geography available) were confirmed to have elevated blood lead (EBL) levels. Based on these rates, an estimated 91 children in the target area are likely affected. Common contaminants associated with brownfield sites, such as heavy metals, petroleum compounds, PAHs, VOCs, and PCBs, are linked to elevated blood lead levels, respiratory illnesses, and reproductive health impacts. Without intervention, these vulnerable populations will continue to bear a disproportionate burden of environmental and health risks. Many brownfield properties in the target area are located near daycare centers, social service centers, schools, recreation facilities, and neighborhoods with higher concentrations of older residents and children. Because several sites are unsecured or may release airborne contaminants, they pose additional threats to those most at risk. IPHT data also shows that Des Moines County had an emergency department asthma visit rate of 33.37 per 10,000 residents in 2024, which is significantly higher than the statewide rate of 24.99 and indicates heightened respiratory vulnerability in the community. Funding from the U.S. EPA Brownfields Multipurpose Grant will allow the city to continue proactively evaluating contamination at priority sites and, where necessary, take steps to reduce exposure and protect these sensitive groups through remediation.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

According to County Health Rankings and Roadmaps, Des Moines County, the smallest geographic unit for which data is available, ranks 86th out of Iowa's 99 counties (99<sup>th</sup> being the worst), placing it among the least healthy in the state. Exposure to contaminants commonly found at brownfield sites may contribute to these poor health outcomes, including the county's elevated lung cancer rate of 76.1 per 100,000 residents, which is the 10th highest in Iowa and significantly above the state (60.8) and national (53.1) rates. State Cancer Profiles also report that Des Moines County's overall cancer rate (509.7) exceeds the statewide rate (491.8) by more than seventeen points. These indicators underscore the importance of protecting public health, particularly for sensitive populations who are more vulnerable to environmental hazards. Identifying and remediating contamination at brownfield sites will help reduce exposure to known carcinogens and other harmful substances. Because brownfields are often associated with deteriorating housing, reduced physical well-being, and increased disease risk, their cleanup and redevelopment will not only improve environmental health but also support broader community revitalization by creating quality housing, walkable neighborhoods, a stronger tax base, and access to good-paying jobs.

d. Economically Impoverished/Disproportionately Impacted Populations

The CDC has demonstrated that the conditions of the places where people live directly influence health outcomes, disease risk, and overall, well-being. In Burlington's target area, residents face multiple overlapping burdens—including environmental risks, social vulnerability, and economic hardship—that contribute to significant health disparities. The target area is designated as an Area of Persistent Poverty (U.S. DOT MPDG 2025–2026), with 14.68 percent of residents living below the poverty line compared to Iowa's 11.3 percent (U.S. Census ACS 2023). Research from the National Library of Medicine shows that people living in poverty, particularly children, are disproportionately affected by environmental hazards. Exposure to contaminants such as asbestos

and lead is associated with asthma, cancer, lead poisoning, obesity, and behavioral challenges. Housing conditions further compound these risks. More than half of the homes in the target area were built before 1940, and 86 percent were constructed prior to 1980 (U.S. Census 2021 ACS), increasing the likelihood of exposure to legacy contaminants. Nearly 30 percent of households are cost-burdened, spending more than 30 percent of their income on housing, leaving fewer resources to address environmental or structural hazards. Decades of population decline, disinvestment, and aging structures have intensified these challenges, limiting the community’s ability to respond to legacy contamination. According to the CDC ADSTR Place and Health – GRASP tool, the target area also experiences climate-related burdens and medium-to-high levels of overall vulnerability. Vacant and deteriorated brownfield sites contribute directly to these conditions, reinforcing cycles of environmental and social disadvantage. This EPA Brownfields Multipurpose funding will enable new housing and downtown commercial development. It will convert long-vacant or contaminated properties into productive community assets that reduce poverty and strengthen community resilience. The remediation of brownfield sites removes blight, improves public health, and attracts private investment that would not occur otherwise, creating jobs during both the remediation and reconstruction phases. New infill and affordable housing provides stable, quality options for cost-burdened residents and supports long-term economic mobility. At the same time, revitalizing downtown commercial spaces expands local business activity, increases the tax base, and increases access to jobs and services. Together, these efforts create safer neighborhoods, diversify housing choices, stimulate economic growth, and build a more vibrant and resilient downtown Burlington.

**Community Engagement**

e. Prior/Ongoing Community Involvement

Extensive community engagement conducted during the development of the 2012 City of Burlington Comprehensive Plan, the Burlington Area-Wide Plan, and the 2023 Des Moines County Housing Needs Assessment has helped shape the City’s approach to its brownfields program. More recently, the city notified the public of its intent to pursue an EPA Brownfields Multipurpose Grant during the City Council work session on January 12, 2026, and again at the Council meeting on January 20, 2026. During these discussions, the city emphasized that Brownfields funding would directly support efforts to address vacant, underutilized, and deteriorated buildings within the Downtown District target area. No formal public comments were submitted, but overall community sentiment indicated broad support for the project.

f. Project Involvement/g. Project Roles

Organization	Point of Contact	Role
Burlington Community School District	Robert Scott, Superintendent <a href="mailto:Robert.scott@bcsd.org">Robert.scott@bcsd.org</a>	Promote community engagement efforts and partner to sustainably decommission buildings.
Mission:	Provide a nurturing environment where students grow and thrive, value lifelong learning, and are prepared to succeed in an ever-changing world.	
Downtown Partners, Inc.	Amy Moyner, Executive Director <a href="mailto:amoyner@greaterburlington.com">amoyner@greaterburlington.com</a>	Coordinate the efforts of volunteers, businesses, and organizations to foster downtown revitalization.

Mission	To preserve and revitalize Downtown Burlington.	
Greater Burlington Economic Development	Taylor Collins, Executive Director <a href="mailto:tcollins@greaterburlington.com">tcollins@greaterburlington.com</a>	Promote community engagement efforts and sites to developers.
Mission	Foster economic growth and prosperity within Greater Burlington.	
Greater Burlington Partnership	Amy O'Brien, President & CEO <a href="mailto:aobrien@greaterburlington.com">aobrien@greaterburlington.com</a>	Promote community engagement efforts and sites to developers.
Mission	To ensure Greater Burlington is a growing regional center of commerce, industry, education, health care, entertainment, and culture, which provides a great place to live and work.	
Southeast Iowa Regional Planning Commission (SEIRPC)	Zach James, Assistant Director <a href="mailto:zjames@seirpc.com">zjames@seirpc.com</a>	Will assist the city with grant management.
Mission:	To provide southeast Iowa with services individual government entities could not provide on their own.	
Burlington Stem Foundation Inc.	David Carlson, President <a href="mailto:info@burlingtonstem.org">info@burlingtonstem.org</a>	Promote community engagement efforts and partner to assess and remediate (if required) Inspiration Lab.
Mission:	To inspire the next generation of innovators in area communities, and to create a passion for life-long learning and discovery, with a focus on Science, Technology, Engineering, & Math.	

**h. Incorporating Community Input**

The City of Burlington understands that strong community involvement is essential for building social resilience and ensuring that redevelopment efforts truly reflect neighborhood needs. The city also recognizes that meaningful input from residents and stakeholders is vital to the long-term success and revitalization of the target area. This grant will create an important opportunity to collaborate with community members, elected and non-elected officials, and partner organizations on site selection, assessment priorities, cleanup decisions, and reuse planning.

Planned community engagement activities include:

- Hosting periodic open houses—one each year for a total of five—held in person and/or virtually at various times and locations throughout the target area. Possible venues include churches, schools, and libraries. These events will share program updates, summarize findings, outline next steps, and gather public input.
- Publicizing open houses through multiple channels such as the Hawkeye newspaper, KGRS and KBKB radio, SEIRPC’s website, the city’s Brownfields website, partner social media pages, and public buildings like City Hall and local library.
- Maintaining and updating the city’s brownfields project website, which will feature an overview of the EPA Brownfields Program, project highlights, assessed properties, leveraged funding, current news, photos, and a public comment/feedback page.
- Developing and distributing a program brochure that explains common brownfield site types, outlines Phase I and Phase II ESA processes, describes program benefits, and answers frequently asked questions.

- Providing updates annually at City Council meetings to facilitate direct communication with elected officials and residents, including opportunities for questions and discussion.
- Keeping a public repository of all technical reports at SEIRPC and/or city offices, ensuring transparency and easy access for community members.

The City of Burlington will use a transparent, feedback-driven process to ensure residents understand how their input shapes redevelopment decisions. Community comments gathered through meetings, surveys, and outreach will be documented, analyzed, and incorporated into site prioritization, reuse concepts, and project design. When feasible, plans will be adjusted to reflect community priorities such as safety concerns, desired amenities, or neighborhood-specific needs. The city will clearly communicate these changes through public meetings, summaries, and online updates. By closing the feedback loop and showing how resident input influenced decisions, the city will build trust, strengthen engagement, and ensure redevelopment reflects community values.

**(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**Description of Task/Activities and Outputs**

<b>Task 1: Program Management</b>	
a. Project Implementation: EPA Funded Activities include satisfying programmatic requirements of the grant (e.g., producing necessary reporting documentation), procuring and overseeing a Qualified Environmental Professional (QEP), and attending meetings with regulatory agencies.	
b. Anticipated Project Schedule: First quarter of the grant will include the issuing a request for qualifications (RFQ) and hiring a QEP via federal procurement guidelines. Quarterly and fourth quarter annually the city will submit the required documentation as required (reporting) and meet with regulatory agencies as needed for the duration of the project.	
c. Task Lead: City’s Development and Parks Director (DPD), SEIRPC, and QEP	
d. Outputs:	<ul style="list-style-type: none"> <li>• 20 Quarterly Reports</li> <li>• 1 Final Programmatic Performance Report</li> <li>• 5 Federal Financial Reports</li> <li>• 5 MBE/WBE Forms</li> </ul>
<b>Task 2: Community Involvement</b>	
a. Project Implementation: Community outreach efforts will be conducted to keep stakeholders, residents, and potential private investors informed and engaged, ensuring redevelopment plans reflect community priorities and support. In addition, City and/or SEIRPC staff will participate in the National Brownfields Conference in 2027 to strengthen expertise and stay current on best practices.	
b. Anticipated Project Schedule: Quarter 1-20; Q1: Complete Community Involvement Plan; Quarters 2, 6, 10, 14 & 18: Public Meeting/Open House; Quarters 4, 8, 12, 16 & 20: City Council update;	
c. Task Lead: DPD, with assistance from SEIRPC and QEP	
d. Outputs: 5 Public Meetings/Open Houses; Brownfields Program Website; Community Involvement Plan; 5 City Council Presentations, and Program Brochure.	
<b>Task 3: Environmental Site Assessments (ESAs)</b>	
a. Project Implementation:	
b. Anticipated Project Schedule: Draft QAPP – Quarter 1; Site Eligibility Determinations to EPA for Priority Sites – Quarter 1; (5) Phase I ESAs on Priority Sites Quarters 2 - 5; (4) Phase II ESAs on Priority Sites Quarters 2 – 7; Cleanup Plans for four Priority Sites – Quarters 7 – 8.	
c. Task Lead: QEP with oversight by city and assistance from SEIRPC	

d. Outputs: General Project QAPP/Workplan; 5 Phase I ESAs; Phase II ESAs; 4 Supplemental Phase II ESAs; 2 Cleanup Plans; 5 Site Eligibility Determinations; 4 Phase II Site Specific QAPP/Workplans.
<b>Task 4: Planning</b>
a. Project Implementation: The creation of two site-specific reuse plans with implementation strategies for development. Planning activities will include design charrettes with project stakeholders to develop viable and sustainable solutions.
b. Anticipated Project Schedule: Site Reuse Planning – Quarters 6 - 9
c. Task Lead: PDP with assistance from QEP and SEIRPC
d. Outputs: Two site reuse plans
<b>Task 5: Cleanup</b>
a. Project Implementation: The remediation of two impacted sites which includes the coordination efforts with state/federal agencies for appropriate documentation and permitting.
b. Anticipated Project Schedule: City will enroll 2 sites in the Iowa DNR’s Land Recycling Program (LRP) (state’s voluntary cleanup program) during Years 2 and 3. QEP will produce 2 ABCAs during Years 2 and 3. City will produce cleanup specifications and bid documents (including Davis-Bacon) and issue the bid during Years 3 and 4 based on the mitigation strategy. City will procure an Iowa-licensed asbestos abatement contractor during Years 3 and 4. ACM contractor will complete required notifications to State agencies prior to start of abatement activities. Abatement, oversight, and inspections will be completed during Years 3, 4, and 5. City to procure contractors to implement additional selected cleanup strategies described in ABCAs. City will receive LRP No Further Action (NFA) certificates from IDNR at the end of Year 5.
c. Task Lead: DPD with assistance from SEIRPC will review existing historical records and assess additional needs for Section 106 documentation, review and let bid documents, procure cleanup contractors licensed by the State of Iowa, and oversee cleanup activities. QEP will produce ABCAs, LRP documentation, cleanup specifications and bid documents, assist with on-site observation and collection of Davis-Bacon documentation, and produce cleanup reports. Cleanup contractor will provide Davis-Bacon documentation, comply with IDNR Air Quality Bureau documentation and notification requirements, abate ACM, and dispose of material at a permitted solid waste facility
d. Outputs: 2 LRP enrollments, Section 106 documentation, 2 ABCAs, cleanup bid specifications and drawings, Davis-Bacon documentation, inspection reports, 2 final cleanup reports, and 2 NFA cert.

e. Cost Estimates

Budget Categories		Project Tasks (\$)					Total
		Task 1	Task 2	Task 3	Task 4	Task 5	
Direct Costs	Personnel	-	-	-	-	-	-
	Fringe Benefits	-	-	-	-	-	-
	Travel	-	\$5,000	-	-	-	\$5,000
	Equipment	-	-	-	-	-	-
	Supplies	-	-	-	-	-	-
	Contra Grant Management (SEIRPC)	\$25,000	\$20,000	\$10,000	\$10,000	-	\$65,000

	QEP	\$25,000	\$20,000	\$177,000	\$80,000	\$107,350	\$409,350
	Cleanup/ Construction	-	-	-	-	\$520,000	\$520,000
	Other		\$650				\$650
<b>Total Direct Costs</b>		<b>\$50,000</b>	<b>\$45,650</b>	<b>\$187,000</b>	<b>\$90,000</b>	<b>\$627,350</b>	<b>\$1,000,000</b>
Indirect		-	-	-	-	-	-
<b>Total Budget</b>		<b>\$50,000</b>	<b>\$45,650</b>	<b>\$187,000</b>	<b>\$90,000</b>	<b>\$627,350</b>	<b>\$1,000,000</b>
<b>Budget Explanation</b>							
Personnel		City will cover staff time					
Fringe Benefits		City will cover staff time					
Travel		Travel: \$1,500 (2 people x 750 each); Mileage to airport - \$125.00 (188 miles x 0.67 per mile (round down)); Airport Parking - \$100 (5 days x \$20); Hotel - \$2,500 (2 rooms x \$250 per night for 5 nights); Meals - \$775 (based on the federal per diem rate of \$65 per day x 6 days for two people (round down)) (Total: \$5,000).					
Equipment		Not applicable					
Supplies		Covered outside of the grant.					
Contractual	Grant Management (SEIRPC)	Hourly billable rate of \$100 with anticipated number of hours per task at: Task 1: 250 hours; Task 2: 200 hours; Task 3: 100 hours; Task 4: 100 hours for a total of 650 (\$65,000)					
	QEP	Task 1: \$25,000 complete required programmatic documentation, and lead coordination efforts with IDNR and EPA (200 hours at \$125 anticipated); Task 2: \$20,000 - preparation and attendance at 5 open house/public meeting and 5 city council meeting updates; and brochure and website update (160 hours at \$125 anticipated); Task 3 (ESAs and Cleanup Plans): \$177,000 – Five Phase I ESAs at \$4,000 each (\$20,000), One QAPP at \$7,000, Four Phase II ESAs including sampling plans at \$20,000 each (\$800,000), Four Supplemental Phase II ESAs at \$10,000 each (\$40,000) and two cleanup plans at \$15,000 each (\$30,000); Task 4: \$80,000 two site reuse plans at \$40,000 each; Task 5: \$107,350 – Site inspections and Davis Bacon \$92,375 (739 hours at \$125 per hour) and prepare two final cleanup reports at \$7,487.50 each (\$14,975)					
	Cleanup	Remediation of two sites is anticipated to cost \$520,000. Costs based on estimates provided by cleanup contractors based on Former Klien Center ACM inspection and calculated for smaller downtown structure.					
Other		National brownfields conference registration fee of \$325 for two attendees for a total of \$650.					

f. Plan to Measure and Evaluate Environmental Progress and Results

The city will develop a detailed project workplan for implementing planned outputs under the proposed grant. The workplan will detail key milestones within the grant period documenting and communicating outputs and outcomes to the public, EPA Region 7, IDNR, and other partners with all progress detailed in quarterly reports and on the city’s brownfields website. At least monthly

and prior to the completion of each quarter, the City Development and Parks Director will review and evaluate the project progress and take any necessary corrective actions, should the schedule fall behind. Corrective actions may include holding weekly meetings/conference calls to all parties working on the grant as they occur. Lastly, the city will utilize the ACRES database to report, document, and track information such as job creation, dollars leveraged, property cleared for redevelopment, and exposure risks, reduced/eliminated. These statistics will also be communicated to IDNR, project partners, and the public. Key outcomes will include total acres remediated, the number of Phase I ESAs, Phase II ESAs, supplemental Phase II ESAs, cleanup plans, and redevelopment plans completed. Site-specific data will be consistently entered and maintained in the ACRES online system.

#### (4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

##### Programmatic Capacity

##### a. Organizational Capacity/b. Organizational Structure/c. Description of Key Staff

The city has the requisite skills to satisfy all phases of the work under this grant. The city team of resolute and highly qualified staff will oversee grant management. The city successfully managed its 2016 and 2017 EPA Brownfields Assessment and Area-Wide Planning Grants. However, the city has chosen to utilize SEIRPC to manage the grant. SEIRPC will serve as a liaison between EPA Brownfields staff, the City of Burlington, community partners, community members, and technical contractors. SEIRPC has substantial capabilities, systems, processes, procedures in place and the experience to manage all activities under this grant, having a long record of successfully managing community projects and federal grant programs. They have a positive working relationship with federal and state funding agencies involved in any aspect of community development, including USDA, EPA, HUD, EDA, FHWA, FTA, NPS, Iowa Economic Development Authority (IEDA), IDNR, and Iowa Department of Transportation (IDOT). Over the past three years, SEIRPC has secured and administered over \$26 million of state and federal grant funding for Southeast Iowa communities. Key to the management of this Brownfields grant will be the development of a Community Involvement Plan with established milestones and responsibilities. This will be developed at an initial meeting, which will include participation from SEIRPC Executive Director, SEIRPC Assistant Director, SEIRPC Regional Planner, SEIRPC Grants Manager, EPA staff, contractors (QEP and cleanup), and key staff from the City of Burlington. The initial meeting will identify goals, strategies, and responsibilities to be included in the Community Involvement Plan. Performance measures will be established to track progress and ensure that the project is on schedule. In addition, staff will meet regularly with key partners to evaluate progress and keep the project moving forward from “discussion to development.” The following individuals will form our Brownfields Program team for the project: With more than 20 years of experience in City and fund management, Mr. **Eric Tysland**, Development and Parks Director, will serve as the Project Director. Ms. **Stephanie Stuecker**, Director of Administrative Services, will provide a supporting role in managing program accounts. Ms. Stuecker has over 30 years of experience in municipal finance and grant management. In the unlikely event of a significant staff turnover, the city will retain project leadership by relying on another staff member assigned to the grant’s management (e.g., City Manager **Chad Bird** or Deputy Public Works Director **Jesse Howe**), SEIRPC and QEP. **Zach James**, with nearly 20 years of experience, SEIRPC’s Assistant Director, will be assigned EPA management duties. His areas of expertise include transportation planning, community, and economic development, grant writing and administration, and project management. He has previously assisted the City of Burlington, Iowa with an EPA Region 7 Technical Assistance Grant, EPA Brownfields Assessment Grant, and an

EPA Brownfield Area Wide Planning Grant. Additionally, he assisted the City of Keokuk with a Targeted Brownfield Grant for the Elkem Carbide site in 2014, Keokuk Targeted Assessment Grant in 2018, and Keokuk EPA Cleanup grants in 2023 and 2024 for Plat 1 and Auditor's Parcel of the Elkem site. Under the Multipurpose Grant, he will provide leadership on all the grant administration efforts, and community engagement activities associated with the grant. **Akanksha Tiwari** joined SEIRPC in 2017 and serves as a Senior Planner. Prior to her time at SEIRPC, Ms. Tiwari served as the Brownfields Project Coordinator for the City of Coralville, IA. Ms. Tiwari will assist Mr. James in all grant activities, specifically serving as a liaison between EPA Region 7, SEIRPC, and local partners. She will also be responsible for assisting in community engagement activities, compliance with the administrative and reporting requirements of the cooperative agreement including ACRES reporting, organizing, and managing the coalition steering committee, and will be responsible for hiring and managing outside consultants. She will assist in the performance of grant administration, specifically dealing with reimbursement requests and financial tracking. She performs similar duties related to EPA Cleanup and Assessment grants for the City of Keokuk. According to 2 CFR Part 200 Subpart D Burlington does not need to procure to use SEIRPC, a local council of governments.

d. Acquiring Additional Resources

City of Burlington plans to bring in additional technical capacity by contracting with a qualified, experienced QEP through a competitive, federally compliant selection process. This professional will support project management, community outreach, cleanup planning, and site assessment work. The city has used this approach effectively in past brownfield grants, consistently meeting all cooperative agreement goals. Burlington will also engage Iowa's Targeted Small Business (TSB) Program to encourage participation from women, minorities, service-disabled veterans, and individuals with disabilities. The city has a long-standing, productive partnership with the Iowa DNR Brownfield Program and will continue to rely on its technical guidance, expertise, and—when necessary—funding support.

**Past Performance and Accomplishments**

e. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments/ (2) Compliance with Grant Requirements

The city has received \$600,000 in EPA Brownfields Grants since 2016. These funds facilitated private/public investment throughout the community including over \$11.7 million in private investment and 99 new residential units within the downtown target area.

- FY 2016 EPA Assessment Grant (\$400,000): Completed 13 Phase I ESAs that assessed over 19 acres. Eight Phase II ESAs assessed over 16 acres with another eight supplemental Phase II ESAs assessing over 17 acres. One site was enrolled into Iowa's Land Recycling Program, and two cleanup plans were completed. The grant complied and met all programmatic requirements. Quarterly and progress reports were submitted in accordance with Region 7 Brownfields grant recipient requirements. Reports highlighted the status of tasks, progress made over the reporting period, accounted for financial expenditures, summarized preliminary data and findings, anticipated efforts in the upcoming reporting period, and any changes in key staff involved in the project. In addition, ACRES and MBE/WBE reporting were completed as required and on time.

## Threshold Criteria

### (1) Applicant Eligibility

- a. The City of Burlington, Iowa is an incorporated municipality in the State of Iowa and is eligible for funding. (See Attachment)
  
- b. The City of Burlington, Iowa, is exempt from Federal taxation, but is not a 501(c)(4) of the IRC entity. The City of Burlington does not lobby the Federal government.

### (2) Community Involvement

The City of Burlington understands that strong community involvement is essential for building social resilience and ensuring that redevelopment efforts truly reflect neighborhood needs. The city also recognizes that meaningful input from residents and stakeholders is vital to the long-term success and revitalization of the target area. This grant will create an important opportunity to collaborate with community members, elected and non-elected officials, and partner organizations on site selection, assessment priorities, cleanup decisions, and reuse planning.

Planned community engagement activities include:

- Hosting periodic open houses—one each year for a total of five—held in person and/or virtually at various times and locations throughout the target area. Possible venues include churches, schools, and libraries. These events will share program updates, summarize findings, outline next steps, and gather public input.
- Publicizing open houses through multiple channels such as the Hawkeye newspaper, KGRS and KBKB radio, SEIRPC’s website, the city’s Brownfields website, partner social media pages, and public buildings like City Hall and local library.
- Maintaining and updating the city’s brownfields project website, which will feature an overview of the EPA Brownfields Program, project highlights, assessed properties, leveraged funding, current news, photos, and a public comment/feedback page.
- Developing and distributing a program brochure that explains common brownfield site types, outlines Phase I and Phase II ESA processes, describes program benefits, and answers frequently asked questions.
- Providing updates annually at City Council meetings to facilitate direct communication with elected officials and residents, including opportunities for questions and discussion.
- Keeping a public repository of all technical reports at SEIRPC and/or city offices, ensuring transparency and easy access for community members.

The City of Burlington will use a transparent, feedback-driven process to ensure residents understand how their input shapes redevelopment decisions. Community comments gathered through meetings, surveys, and outreach will be documented, analyzed, and incorporated into site prioritization, reuse concepts, and project design. When feasible, plans will be adjusted to reflect community priorities such as safety concerns, desired amenities, or neighborhood-specific needs. The city will clearly communicate these changes through public meetings, summaries, and online updates. By closing the feedback loop and showing how resident input influenced decisions, the city will build trust, strengthen engagement, and ensure redevelopment reflects community values.

**(3) Target Areas**

The City of Burlington is seeking U.S. Environmental Protection Agency (EPA) Multipurpose Grant funding to support environmental site characterization, assessment, cleanup planning, community engagement, and remediation activities within the Downtown District, the target area for this grant. The 4.7 square mile target area encompasses **Des Moines County Census Tracts 2, 4, 5, and 6** and has a population of 14,238 (ACS 2023 5-year estimates). The area struggles with long-standing poverty; nearly 15 percent of households live below the poverty line. In some neighborhoods, the rate exceeds 25 percent (ACS 2023 5-year estimates). This district serves as the city’s core economic area.

**(4) Affirmation of Brownfields Site Ownership**

The City of Burlington affirms that it owns 2910 Madison Avenue (Former Klien Center) and the site is not on the National Priorities List, not subjected to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERLA; and is not subject to the jurisdiction, custody, or control of the U.S. government. (See attachment for site ownership documentation)

**(5) Use of Grant Funds**

<b>Activity</b>	<b>Description</b>	<b>Page Number</b>
Phase II ESAs	The grant plans to conduct 4 Phase II ESAs.	8, 9, and 10
Site Remediation	The city anticipates site remediation at two sites.	9 and 10
Revitalization Plan	The target area has already had an Area-Wide completed. Therefore, the city anticipates completing two site-specific reuse plan.	9 and 10

**(6) Expenditure of Existing Grant Funds**

The City of Burlington does not have an open brownfields grant.

**(7) Contractors and Named Subrecipients**

- Contractors.

The city will acquire additional technical expertise and resources through the service of a qualified EPA brownfield experienced QEP, subject to a competitive selection process. The QEP will assist with project management, community engagement, environmental site assessments, cleanup planning, and site cleanup activities. The city has implemented this resource acquisition process successfully on previous brownfield grants resulting in the achievement of all cooperative agreement objectives. The city has a significant history collaborating closely with the executive officer of the Iowa Department of Natural Resources Brownfield Redevelopment Program (Mel Pins) to provide technical expertise and advice. All contracts for this program will be completed and consistent with applicable and competitive Procurement Standards in 40 CFR Parts 30 or 31 and will include guidance to attract and utilize minority- and women-owned businesses, as possible.

- **Named Subrecipients:** The City of Burlington will utilize Southeast Iowa Regional Planning Commission (SEIRPC), a council of governments, recognized in Iowa Code Chapter 28H as one of the 17 Councils of Governments in Iowa. SEIRPC exists to provide southeast Iowa with services individual government entities can not provide on their own. In accordance with 2 CFR Part 200 Subpart D, the City of Burlington does not need to procure to use SEIRPC.