



2240 Old River Road  
Ukiah, CA 95482-6156

Ph. (707) 467-5001  
Fax (707) 462-0379

NICOLE H. GLENTZER  
*Superintendent of Schools*

SERVICE

EXCELLENCE

INNOVATION

TEAMWORK

R09-26-M-006

1. Applicant Identification

Mendocino County Superintendent of Schools (MCOE)  
2240 Old River Road  
Ukiah, California 95482

2. Website URL: <https://www.mcoe.us>

3. Funding Requested

- a. Grant Type: Multipurpose
- b. Federal Funds Requested: \$1,000,000

4. Location

- a) City of Ukiah, b) Mendocino County, c) California

5. Target Area and Priority Site Information

Target Area: census tract 06045011700

Priority Sites: MCOE River and Pathways Campus Buildings

- Birch, Cedar, and Elm Buildings: 2240 Old River Road Ukiah, CA 95482
- Pathways Front and Rear Admin: 2600 Old River Road, Ukiah, CA 95482

6. Contacts

a. Project Director

Heather Rantala, Assistant Superintendent of Business and Administrative Services  
707-467-5034

[hrantala@mcoe.us](mailto:hrantala@mcoe.us)

2240 Old River Road  
Ukiah, California 95482

b. Chief Executive/Highest Ranking Elected Official

Nicole Glentzer, County Superintendent  
707-467-5001

[nglentzer@mcoe.us](mailto:nglentzer@mcoe.us)

2240 Old River Road  
Ukiah, California 95482

7. Population

City of Ukiah, CA: 16,419 (US Census 2019–2023 American Community Survey)

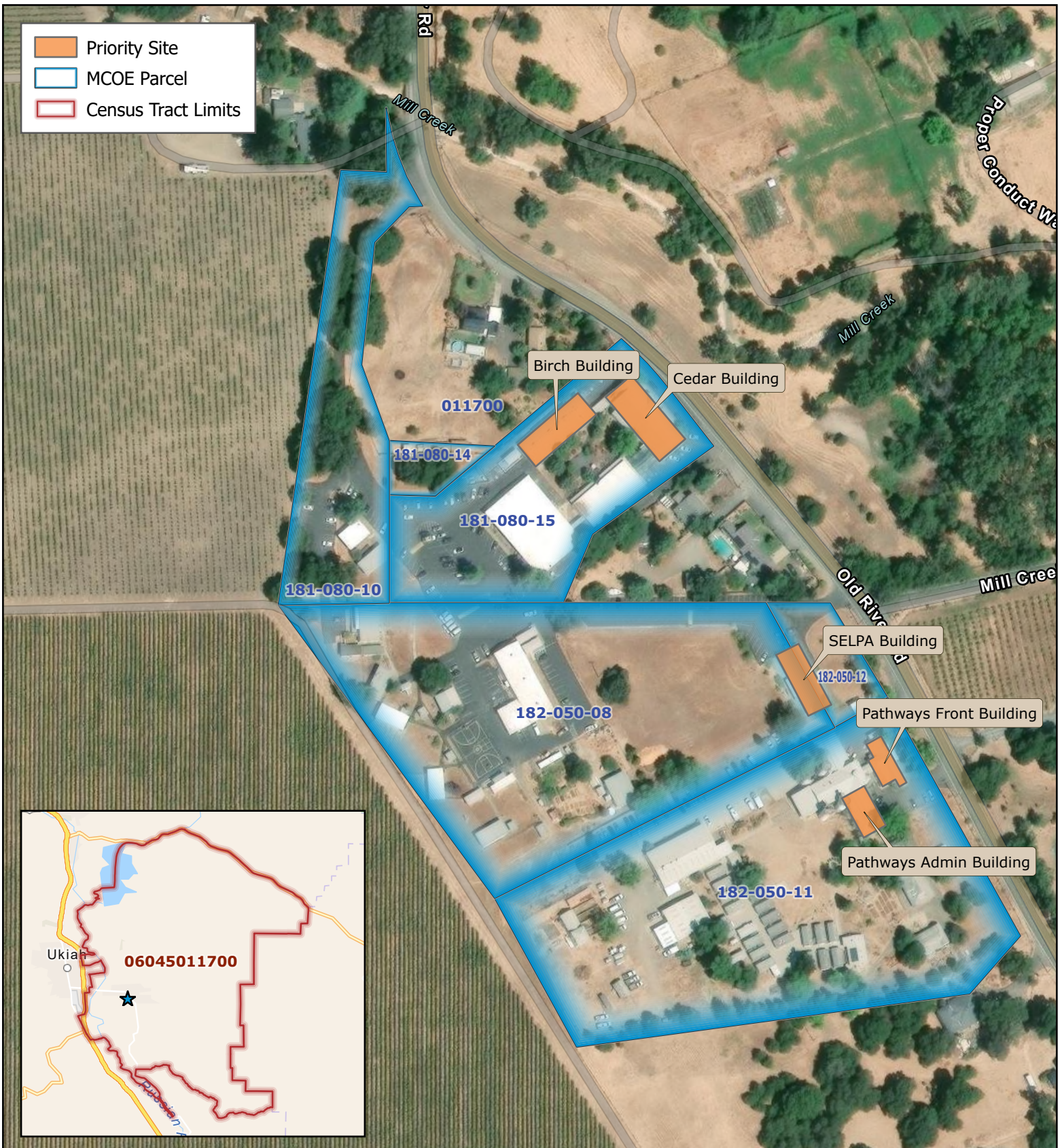


8. Other Factors

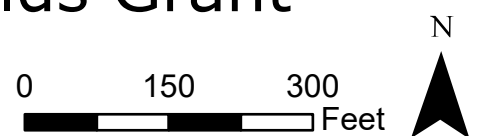
<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority 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 priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority 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.	4
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.	9–11
The target area is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority  
See Attached.

10. Releasing Copies of Applications  
Not Applicable.



# Mendocino County Office of Education FY26 Multipurpose Brownfields Grant Priority Sites





**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

Katherine M. Butler, MPH, Director  
700 Heinz Avenue  
Berkeley, California 94710-2721  
<https://dtsc.ca.gov/>



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

January 26, 2026

Lisa Hanusiak  
Regional Brownfields Coordinator  
U.S. Environmental Protection Agency  
75 Hawthorne Street  
San Francisco, California, 94105  
[hanusiak.lisa@epa.gov](mailto:hanusiak.lisa@epa.gov)

ACKNOWLEDGEMENT AND SUPPORT OF A UNITED STATES ENVIRONMENTAL  
PROTECTION AGENCY FY26 BROWNFIELDS MULTIPURPOSE GRANT  
APPLICATION FOR \$1,000,000

Dear Ms. Hanusiak:

The Department of Toxic Substances Control (DTSC), part of the California Environmental Protection Agency, acknowledges and supports the Mendocino County Office of Education (MCOE) in its application for a United States Environmental Protection Agency (USEPA) FY26 Brownfields Multipurpose Grant. MCOE is requesting \$1,000,000 in funding to assess and clean up select priority sites in the City of Ukiah, Mendocino County, California.

The proposed USEPA Grant will focus on five MCOE-owned facilities and several sites within local school districts. These include:

- Birch, Cedar, and Elm Buildings – 2240 Old River Road, Ukiah, CA 95482
- Pathways Front and Rear Administration Buildings – 2600 Old River Road, Ukiah, CA 95482

With these funds, MCOE plans to conduct environmental assessments and, where necessary, cleanup activities to ensure safe reuse and continued community benefit.

MCOE also recognizes potential environmental concerns across Mendocino County's twelve school districts, including suspected contamination at Potter Valley Community Unified, Leggett Valley Unified, and Manchester Union Elementary. Older facilities, such as the River Campus, may also require assessment. This campus has served as a public school, a dairy farm for Mendocino State Hospital, and now functions as offices, training spaces, and a Red Cross evacuation center.

The Birch and Cedar buildings date back to 1934 and 1955 as part of River Elementary School, which closed in 1982. The Elm and Pathway buildings were once part of the dairy farm that operated until 1973. MCOE converted these spaces for offices and special education programs. The California Conservation Corps leased much of the property until 2025. MCOE is now expanding College and Career Education programs into this area to provide technical training for adult students, addressing local workforce needs. Ensuring these facilities are safe is a top priority.

Grant funds will be used to identify and mitigate risks from asbestos, lead, and other contaminants. MCOE will conduct abatement at its properties and fund assessments for districts lacking resources. These efforts will support long-term planning and improve eligibility for future cleanup grants, addressing immediate safety needs while building a foundation for future improvements.

USEPA Grant funds will help ensure a safe environment for students, staff, and the public. This project promotes equity by providing smaller districts with safe learning spaces and supports community use for meetings, adult education, and emergency services. Finally, these assessments will strengthen MCOE's ability to secure future funding, as detailed inspection data is often required for state and federal cleanup grants. Matching contributions will be provided through in-kind labor or maintenance funds.

DTSC looks forward to the possible award of the USEPA Grant to facilitate the success of the environmental assessment of the MCOE priority sites in Mendocino County. DTSC is ready to provide the necessary technical support and regulatory oversight, as needed, for projects and sites covered by the USEPA Grant.

Lisa Hanusiak  
January 26, 2026  
Page 3 of 3

If you need further information or assistance regarding specific brownfield sites, or any of DTSC's brownfields programs, please feel free to contact me via phone at 510-540-3314 or via email at [nicole.yuen@dtsc.ca.gov](mailto:nicole.yuen@dtsc.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicole Yuen', with a stylized flourish at the end.

Nicole Yuen  
Brownfields Coordinator  
Site Mitigation and Restoration Program

cc: Maryam Tasnif-Abbasi  
Brownfield Development Manager  
Site Mitigation & Restoration Program  
[Maryam.Tasnif-Abbasi@dtsc.ca.gov](mailto:Maryam.Tasnif-Abbasi@dtsc.ca.gov)



**Mendocino County Office of Education, CA**  
**FY26 Brownfield Multipurpose Grant**  
**Narrative**



## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**Target Area and Brownfields.** a. Overview of Brownfield Challenges and Description of Target Area: The Mendocino County Superintendent of Schools (MCOE), also known as the Mendocino County Office of Education, serves as the educational service agency for all public schools in Mendocino County, supporting approximately 13,000 students across 12 districts. MCOE provides leadership, fiscal oversight, special education services, and professional development to educators throughout this rural and economically diverse region. With offices in Ukiah and Fort Bragg, MCOE is deeply embedded in the community, serving students from a wide range of backgrounds, including foster youth, English learners, and children from low-income households. The city of Ukiah, the county seat of Mendocino County, has long served as the region's commercial and educational center. The MCOE's main offices and the area surrounding them have served multiple roles over the past century. Originally developed as a dairy farm in the late 1800s, the site later became home to the River Union School in 1935. Today, it houses MCOE's administrative offices, conference and training centers, and a Red Cross evacuation site. Portions of the campus are leased to the California Conservation Corps, which has operated on-site since 1979. These past land uses, and the age of the structures create **brownfield challenges** for the MCOE, especially for redeveloping and upgrading its current facilities.

The **geographic boundary** for this application is Mendocino County, with a **target area** being census tract 06045011700, the location of **MCOE's River and Pathways Campuses** as well as several area schools. The target area is home to a high percentage of sensitive groups. Almost half (**48%**) of the population is **youth or elderly** (US 42%), **19% of families live below the poverty line** (US 8%), and the **median family income is \$89,653**, substantially lower than the state median of \$110,108.<sup>1</sup> In addition, 24% of residents identify as Hispanic or Latino (US 19%).<sup>1</sup> The areas' legacy as a dairy farm and mid-century educational facility presents unique environmental challenges. Agricultural operations may have left behind residual pesticides, fertilizers, and petroleum-based contaminants in soil and groundwater. Meanwhile, buildings constructed in the 1930s–1950s likely contain asbestos-containing materials (ACM) and lead-based paint (LBP), materials known to pose serious health risks. These concerns are compounded by aging infrastructure and continued use by the vulnerable populations. Assessment and remediation are critical to ensuring the safety of students, staff, and community members who rely on these facilities daily. MCOE is committed to providing safe, healthy learning environments for all staff, students, and families it serves. This grant will allow MCOE to assess and remediate environmental hazards on its campuses, ensuring that facilities meet modern health and safety standards and that staff and students, especially those from historically distressed populations, learn and thrive in secure, well-maintained spaces.

b. Description of the Priority Brownfield Site(s): The MCOE River and Pathways Campuses have served as centers for education and community services for over a century. Today, they remain critical hubs for educational administration, special education, community meetings, and emergency response. Across these campuses and additional schools under MCOE's operation, **more than a dozen potential brownfield sites** require future assessment and remediation. The campuses include large parking areas, portable classrooms, and multiple permanent structures built during periods when hazardous materials such as ACM and LBP were commonly used in construction. Deferred maintenance and aging infrastructure have raised concerns about environmental safety, particularly in buildings still actively used by staff, students, and community members.

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<sup>1</sup> US Census: American Community Survey 2019–2023



**Mendocino County Superintendent of Schools, CA  
FY2026 US EPA Brownfields Multipurpose Grant**

MCOE owns all of the buildings and land associated with the priority sites, ensuring full site access and eligibility for assessment and remediation under this EPA Brownfields Multipurpose Grant. A recent facilities survey **identified five priority sites** on the River and Pathways Campuses. These buildings are known or suspected to contain ACM, LBP, and possible underground contamination from past use as a dairy farm. All sites are currently in use, with temporary relocation plans during remediation. These sites are a priority because they serve vulnerable populations, **including some staff members, students with disabilities, low-income families, and residents seeking emergency services**, and play a central role in MCOE’s operations. Remediation will eliminate legacy contaminants and allow MCOE to provide safe, healthy learning environments and community services.

Site	Suspected Contamination	Known Contamination	Infrastructure	Land-Use History	Actions Needed
Birch Building	Lead	Asbestos (ceiling tiles)	Cinder block walls, granular asphalt roofing	Built 1955; 5,220 sq ft., River Union School (classrooms, offices); now offices/conference room for MCOE	Hazardous materials survey; remediation
Cedar Building	Asbestos and Lead	N/A	1930s wood-frame, composite shingle/single-ply roof	Built 1934; 6,250 sq ft., original River Union School; now offices, conference rooms, Red Cross disaster relief center	Hazardous materials survey; remediation
Elm Building	Asbestos and Lead	N/A	Wood-frame, composite shingle/corrugated metal roofing	Built 1892; 3,800 sq ft., dairy farm for Mendocino State Hospital; 1973 MCOE purchased and built offices for Special Education Local Plan Area	Hazardous materials survey; remediation
Pathways Front Admin	Underground contamination	Asbestos and Lead	Cinder block, composite shingle roofing	Dairy farm (1892–1973); 2,554 sq ft., leased to California Conservation Corps since 1979 to current day	Hazardous materials survey; remediation
Pathways Rear Admin	Underground contamination	Asbestos and Lead	Concrete masonry/wood frame, composite shingle roofing	Dairy farm (1892–1973); 8,637 sq ft., leased to California Conservation Corps since 1979 to current day	Hazardous materials survey; remediation

c. Identifying Additional Sites: MCOE has identified additional suspected brownfield sites across



## Mendocino County Superintendent of Schools, CA FY2026 US EPA Brownfields Multipurpose Grant

its 12-district service area. These include aging school facilities in Potter Valley, Leggett Valley, and Manchester Union, where historical uses, such as agriculture and early educational infrastructure, combined with deferred maintenance have raised concerns about environmental hazards. Many of these sites are located in communities with limited financial and technical capacity to address contamination without external support. MCOE will work with school districts, community partners, and local stakeholders to develop a tool for identifying and prioritizing additional brownfield sites throughout the county. The inventory criteria will emphasize sites located in distressed areas with critical environmental concerns, including health disparities, legacy pollution, and persistent poverty. Any grant funds remaining will be used to identify and address additional sites that most benefit sensitive populations across the **geographic boundary**. To locate and rank additional eligible sites, MCOE will incorporate community input alongside data from the county's property appraisal system and US Census Bureau datasets.

**Revitalization of the Target Area.** d. Overall Plan for Revitalization: MCOE is dedicated to transforming its campuses into safe, healthy, and future-ready environments that serve students, staff, and the broader community. These properties are central to the county's educational, administrative, and emergency response infrastructure, yet their ability to meet modern needs has been constrained by hazardous materials such as ACM and LBP, as well as aging infrastructure and deferred maintenance. To address these challenges, MCOE's revitalization strategy is anchored in its **Facilities Master Plan** and long-range Capital Improvement Plan, which together provide a comprehensive roadmap for modernization, safety, and sustainability. The first phase of this plan will use EPA Brownfields funding to conduct thorough environmental assessments and initiate remediation of hazardous materials, including ACM and LBP, as identified in the Master Plan. Priority projects include ACM abatement in the Birch, Cedar, and Elm buildings and the remediation of suspected underground contamination at the Pathways Campus from the past use as a dairy farm. Once contaminants are removed, MCOE will proceed with a series of infrastructure upgrades that have been prioritized through regular facility assessments including **roof replacements, exterior painting, siding repairs, and the modernization of classrooms and common areas**. The plan also prioritizes **ADA accessibility, student bathroom renovations, and the replacement of aging modular buildings**. In addition, MCOE will advance sustainability initiatives by installing solar infrastructure (*renewable energy*) and developing a campus-wide microgrid, **reducing operational costs and supporting environmental stewardship**. Flexible spaces will be created to expand educational and community services, such as **behavioral health support and career technical education**. The proposed grant activities directly align with the Master Plan's phased approach to asset preservation and modernization, and support broader goals for public health, educational sustainability, and infrastructure resilience.

e. Outcomes and Benefits of Overall Plan for Revitalization: The revitalization of MCOE's campuses will deliver substantial economic and noneconomic benefits to the target area. By remediating hazardous materials and modernizing facilities, MCOE will stimulate local economic development through the **creation of construction jobs and increased demand for local contractors and suppliers**. As the campuses become safer and more attractive, they will support **expanded educational programs and community partnerships**, further contributing to workforce development and regional vitality. Importantly, these improvements will also **lower operational and ongoing maintenance costs**, allowing MCOE to redirect budget resources toward educational initiatives and community services rather than costly emergency repairs. Planned upgrades will incorporate **energy-efficiency measures**, including high-performance insulation, LED lighting, and smart HVAC systems, reducing operational costs and environmental



## Mendocino County Superintendent of Schools, CA FY2026 US EPA Brownfields Multipurpose Grant

impact. Additionally, **renewable energy solutions** such as solar installations and microgrid technology will provide long-term savings and ensure continuity of operations during outages.

Beyond economic impacts, efforts will directly improve the daily lives of students and families in the community. Many of the children served by MCOE come from low-income households, are English learners, or are part of foster and homeless populations. For these students, access to safe, healthy, and welcoming school environments is essential, not only for academic achievement but also for their physical and emotional well-being. Flexible learning spaces and improved accessibility will ensure that students with disabilities and those facing other barriers can fully participate in educational opportunities. Upgraded recreational areas and outdoor gardens will provide safe places for play, physical activity, and hands-on learning, which are especially important for youth who may lack access to such resources at home. By preserving and improving facilities used for emergency response centers and behavioral health support, MCOE will strengthen the social safety net for families facing hardship. **These improvements will also enhance local resilience to extreme weather events and natural disasters through durable building materials, improved drainage systems, and emergency power capabilities.** Collectively, these efforts will transform underused and distressed properties into vibrant, safe, and sustainable spaces that nurture educational achievement, public health, and resilience for members of the community who need it most.

**Strategy for Leveraging Resources.** f. Resources Needed for Site Reuse: MCOE has access to several potential funding sources that can support environmental remediation and site reuse beyond the EPA Brownfields Multipurpose Grant, should more funding be needed. While its current facilities budget is primarily allocated to urgent maintenance needs, MCOE is actively exploring additional funding opportunities to support long-term revitalization. At the state level, MCOE will pursue funding through the California School Facilities Program (SFP), which provides financial assistance for modernization and new construction projects. Federal opportunities also exist, and MCOE may seek support through the Grants for Energy Improvements at Public School Facilities Program administered by the US Department of Energy, which provides funding for capital upgrades that improve indoor environmental quality and reduce exposure to pollutants. The Supporting America's School Infrastructure (SASI) Grant Program, recently awarded to the California Department of Education, is another avenue for technical assistance and capacity-building for high-need education agencies. By leveraging this EPA grant to complete initial assessments and remediation planning, MCOE will be better positioned to apply for these additional funding streams.

g. Use of Existing Infrastructure: The existing campus infrastructure is sufficient to support continued use and redevelopment. Both campuses are equipped with reliable electric, water, and sewer systems as well as broadband internet connectivity that supports educational and administrative operations. These utilities provide a strong foundation for future improvements, which will focus on modernization and resilience. Planned upgrades will build upon this infrastructure by enhancing energy efficiency through solar installations and microgrid technology, improving accessibility, and ensuring that all systems meet current health and safety standards. By leveraging these existing assets, MCOE can efficiently implement revitalization activities and maximize the impact of EPA Brownfields funding.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**Community Need.** a. The Community's Need for Funding: The target area has a **small population of 4,430 residents** and faces notable socioeconomic challenges, with a high proportion of



## Mendocino County Superintendent of Schools, CA FY2026 US EPA Brownfields Multipurpose Grant

residents living in poverty.<sup>2</sup> Economic need is clear with **19% of families living below the poverty line (US 8%)**, a percentage that rises to **60% among female-headed households with children under 18 (US 32%)**.<sup>2</sup> The **median family income is \$89,653**, substantially lower than the state median of \$110,108, underscoring the financial constraints faced by local families.<sup>2</sup> MCOE serves these families directly through its educational programs and services but lacks the financial capacity to independently conduct environmental assessments and remediation. The organization's funding is primarily allocated to operational costs, including salaries and benefits for staff who provide direct and indirect services to students across the county's school districts and charter schools.

Additionally, MCOE is burdened by a large amount of deferred maintenance, with resources being used to address urgent facility needs such as leaking roofs and aging infrastructure. As a result, critical mitigation and assessment of potential contaminants have had to be postponed in order to keep daily operations running. EPA Brownfields Multipurpose Grant funding will provide the critical support needed to assess and remediate environmental hazards in facilities that serve vulnerable populations. This investment will help ensure that schools and community spaces are safe, healthy, and able to support long-term educational and economic development. Without this funding, environmental risks will persist in buildings used daily by students, staff, and families already facing systemic barriers to health and opportunity.

b. Health or Welfare of Sensitive Populations: Compared to national averages, the target area's sensitive populations include a higher percentage of **females (55%/US 50%)**, **youth and elderly (48%/US 42%)**, and **those living in poverty (all people 24% US 12%)**.<sup>2</sup> In addition, the target area is home to a large Hispanic/Latino population (24%/US 19%).<sup>2</sup> Economic indicators further highlight the vulnerability of families in the area. The number of **families living below the poverty level is 19% (US 8%)**, and **among those residents under 18 years old, the rate rises to 43%, nearly triple the national rate of 16%**.<sup>2</sup>

These community members often face compounding welfare issues including high usage of government assistance, lack of educational attainment, and high crime rates. In Ukiah, **21% of households receive SNAP benefits (US 11%)**, underscoring the need for targeted investment in community health and infrastructure.<sup>2</sup> The target area also ranks in the **66<sup>th</sup> percentile for low income**, confirming significant economic vulnerability.<sup>3</sup> MCOE directly serves these populations through its educational programs, which reach over **12,700 students countywide, with 66% of students classified as economically distressed and 37% identifying as Hispanic/Latino**. The majority of students in MCOE schools are eligible for free or reduced-price meals, and **nearly 78% are considered high-needs, including foster youth, homeless students, and English learners**.<sup>4</sup> Educational attainment in the region lags behind state averages, with **13% of the population having less than a high school degree (US 5%)**, contributing to higher rates of crime and persistent poverty.<sup>2</sup> The chance of becoming a victim of a violent crime in Ukiah is 1 in 167 (State 1 in 197).<sup>5</sup> Without safe, healthy, and modern educational facilities, these challenges compound, limiting opportunities for students and families to break cycles of distress. The EPA Brownfields grant will help address these disparities by enabling MCOE to remediate environmental hazards and create learning environments that support academic achievement, health, and long-term community resilience.

<sup>2</sup> US Census: American Community Survey 2019–2023

<sup>3</sup> [eja.mapi-84652557241.us-central1.run.app/report?fips=06045011700&buffer=0](https://eja.mapi-84652557241.us-central1.run.app/report?fips=06045011700&buffer=0)

<sup>4</sup> [ed-data.org/county/Mendocino/](https://ed-data.org/county/Mendocino/)

<sup>5</sup> <https://www.neighborhoodscout.com/ca/ukiah/crime>



c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Target-area asthma rates are concerning as **approximately 10% of adult residents report current asthma (US 8%)**, and county-area data indicates **active asthma prevalence among children and adults exceeds 14%**, higher than the statewide average of 11.6%.<sup>6</sup> Cancer also poses a significant burden, with **7% of adults reporting a cancer diagnosis (US 5%)**.<sup>8</sup> Lung cancer is particularly severe, with **77% of cases diagnosed at late stage**, compared to 67% statewide.<sup>7</sup> The county ranks in the **70th percentile for proximity to Superfund sites** and **96th percentile for drinking water noncompliance**, signaling environmental stressors that may contribute to these health outcomes.<sup>8</sup> Mendocino County's teen birth rate is **22 per 1,000 for females aged 15–19**, higher than the state average of 16 per 1,000.<sup>9</sup> Teen births are associated with increased risk of premature birth, low birth weight, and adverse health outcomes for both parent and child. These challenges are compounded by socioeconomic stressors and limited access to healthcare, further underscoring the urgent need for remediation and investment in safe, healthy learning environments. The EPA Brownfields Multipurpose Grant will enable MCOE to identify and remove hazardous materials such as ACM and LBP from buildings serving sensitive populations. By improving indoor air quality, eliminating toxic substances, and ensuring safe learning environments through the cleanup process, this project will help reduce health risks and support long-term wellness for students, staff, and families in the community.

d. Economically Impoverished/Disproportionately Impacted Populations: The target area is home to families and students facing persistent poverty and limited opportunity, compounded by environmental stressors. In the target area, 24% of residents live below the poverty line, compared to the US average of 12%, and the median family income is \$89,653, well below the state median of \$110,108.<sup>10</sup> Economic hardship intersects with environmental risks, including aging school facilities with suspected contaminants that heighten health concerns for students and staff—many from vulnerable groups such as low-income households, English learners, and foster youth. With 24% of the target areas population identifying as Hispanic or Latino (19% US) and nearly 28% over age 62 (20% US), sensitive populations are disproportionately impacted.<sup>11</sup> Drinking water noncompliance and proximity to Superfund sites further amplify these inequities, leaving residents exposed to hazards without the resources to mitigate them. The EPA Brownfields grant will directly address these disparities by funding environmental assessments and remediation at critical educational and community hubs. Removing hazardous materials and modernizing facilities will create safe, healthy environments for learning and essential services, reducing risks for those who have historically borne the greatest environmental and economic burdens. By tackling environmental concerns and strengthening community resilience, this project will help break cycles of poverty and expand opportunities for health, education, and economic stability.

**Community Engagement.** e. Prior/Ongoing Community Involvement: MCOE has demonstrated its commitment to engaging school districts and community partners in planning and facilities-related initiatives by convening a series of community meetings and stakeholder sessions. Through these gatherings with superintendents, school boards, and local residents, MCOE has identified environmental concerns at several aging school sites across the county. Input from these meetings directly informed the prioritization of sites for assessment and cleanup under this grant. The River and Pathways Campuses, in particular, have been the focus of ongoing facilities planning and

<sup>6</sup> [www.cdph.ca.gov/Programs/CCDPPP/DEODC/EHIB/CPE/Pages/CaliforniaBreathingCountyAsthmaProfiles.aspx](http://www.cdph.ca.gov/Programs/CCDPPP/DEODC/EHIB/CPE/Pages/CaliforniaBreathingCountyAsthmaProfiles.aspx)

<sup>7</sup> [Statecancerprofiles.cancer.gov](http://Statecancerprofiles.cancer.gov)

<sup>8</sup> <https://pedp-ejscreen.azurewebsites.net/>

<sup>9</sup> [www.healthymendocino.org](http://www.healthymendocino.org)

<sup>10</sup> US Census 2019–2023 American Community Survey



**Mendocino County Superintendent of Schools, CA  
FY2026 US EPA Brownfields Multipurpose Grant**

structured community discussions, including coordination with the California Conservation Corps and Mendocino County Environmental Health. These completed meetings have established a foundation of transparent, inclusive engagement that will continue throughout the grant period.

f. Project Involvement & g. Project Roles: Project partners will be actively engaged in decision-making throughout the cleanup and reuse process, contributing expertise, resources, and community input to ensure remediation strategies and redevelopment plans reflect local priorities and reduce environmental burdens.

<b>Name of org.</b>	<b>Mission</b>	<b>Point of contact</b>	<b>Specific involvement in the project</b>
Leggett Valley Unified School District	Promote academic excellence in a safe, responsible, and respectful environment	Hillary Magarrell, Superintendent hillary@leggett.k12.ca.us	<b>Assistance/Decision Making:</b> provide site access for assessments and lead outreach and communications to students, staff, and families
Potter Valley Community Unified School District	Prepare students for success by fostering an educational environment that emphasizes academic proficiency	Bryan Barrett, Interim Superintendent bbarrett@pottervalleyschools.us	<b>Assistance/Decision Making:</b> provide site access and assist with community engagement and information sharing
Manchester Union Elementary School District	Create a future where every learner can achieve their highest potential and succeed in their chosen path	Stephanie Herrera, Superintendent/Principal sherrera@muesd.us	<b>Assistance/Decision Making:</b> support site access and serve as a liaison to families and staff for outreach and updates
Round Valley Unified School District	Provide a safe, nurturing environment while meeting the diverse needs of every child	Dr. Stephanie Steffano-Davis, Superintendent supt@rvusd.us	<b>Assistance/Decision Making:</b> site access and community communication, ensuring transparency and trust
Mendocino County Environmental Health	Safeguard the public's health from environmental hazards	Marlayna Bourbonnais Duley, Director bourbonm@mendocinocounty.org	<b>Assistance/Decision Making:</b> provide regulatory oversight and technical guidance to ensure compliance with environmental standards
California Conservation Corps (Ukiah Center)	Protect and enhance California's natural resources and communities	John Button, District Director john.button@ccc.ca.gov	<b>Assistance/Decision Making:</b> contribute site history and operational knowledge to support assessment planning and prioritization

h. Incorporating Community Input: MCOE and its community members understand the need for community input to run a successful Brownfield Program, and on January 12, 2026, it announced its intention of applying for a Brownfield Multipurpose Grant. The MCOE Brownfield Project Team (BPT), made up of MCOE staff, has been discussing the potential for redevelopment of its brownfield properties and was happy to share its vision with the local community. MCOE will continue to be transparent with the community and seek feedback throughout the project. It will engage residents and community partners in educational and project-update meetings as well as



**Mendocino County Superintendent of Schools, CA  
FY2026 US EPA Brownfields Multipurpose Grant**

request their input on brownfield site identification and prioritization. Community input and suggestions will be documented during community meetings. Resident suggestions will be discussed during quarterly brownfield team meetings, and responses will be posted on the Brownfield Program website. Target-area, resident-identified sites will be added to the inventory, evaluated with project-partner input, and prioritized based on need, project goals, and future land-use redevelopment plans. The comments and questions gathered from residents during meetings, especially those from residents most affected by the project, will be addressed through the project webpage and at the regularly scheduled MCOE meetings throughout the grant period. Project information will be offered through MCOE and project-partner websites, social media, local/regional publications, and distributed print material to ensure dispersal throughout the geographic area. A Brownfield Program webpage will be developed as part of this grant to allow residents access to periodic updates on the program’s status. A Community Involvement Plan (CIP) will also be created to outline the community engagement activities, schedule, project background, and key players. The CIP will be available for review in MCOE offices and on the brownfield webpage. A Brownfield Program brochure explaining the program will be shared throughout the community at regularly scheduled council meetings held within the target areas, local libraries, and project partner physical locations; these brochures will be especially helpful for those residents without internet access. The Program Director will provide project information during regularly scheduled council meetings, the nine grant-funded community educational meetings, and charrettes/visioning sessions. Meetings will be promoted through the Brownfields Program webpage, local and state officials, email distribution lists, church groups, and social media. To continue to promote public involvement, educational community outreach events will be conducted via in-person meetings or virtual meetings, when applicable and available, to discuss the grant project and engage the community. In accordance with the community's high Hispanic population, a translator will be made available.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**Description of Tasks/Activities and Outputs:** MCOE is requesting \$1 million for this EPA Brownfield Multipurpose Grant to assess and remediate the priority sites and additional sites throughout their target area.

<b>Task 1: Programmatic Support</b>	
a.	<i>Project Implementation: <b>Non-EPA-funded:</b></i> Using its own funding, MCOE will procure a qualified environmental professional (QEP) to assist with the Brownfield (BF) Grant project. The MCOE’s 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. <i><b>EPA-funded:</b></i> The QEP will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the five-year term of the grant. The travel budget allows for two staff to attend three BF training conferences/workshops.
b.	<i>Anticipated Project Schedule:</i> Procure QEP in Q1. ACRES & quarterly reporting begins in Q1 and continues throughout the grant period. Annual reporting and forms created in Q5, Q9, Q13, Q17 and final closeout.
c.	<i>Task/Activity Lead:</i> MCOE: Debbi Conner, Grant Administrator, BF Project Finance Director
d.	<i>Outputs:</i> ACRES database reporting, 5 annual financial reports, 20 quarterly reports, programmatic support for the five-year grant period. Two staff to attend three conferences.
<b>Task 2: Outreach &amp; Site Inventory</b>	



**Mendocino County Superintendent of Schools, CA  
FY2026 US EPA Brownfields Multipurpose Grant**

a.	<i>Project Implementation: <b>EPA-funded:</b></i> CIP, outreach materials, BF webpage, and social media posts will be developed by the MCOE’s BF Project Manager with assistance from the QEP. MCOE staff will lead the community/educational meetings discussing project plans and updates. The MCOE’s BF Project Manager will work with target-area residents during outreach events to add to the site inventory. Identified abandoned and underused properties will be researched further by MCOE staff using GIS and the property appraiser’s website. QEP will work with MCOE staff to create an evaluation ranking tool to determine the order the sites will be addressed. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.
b.	<i>Anticipated Project Schedule:</i> CIP created in Q1. Community/educational meetings held Q1 & Q3 in Y1–4 and Q2 in Y5. BF webpage and outreach materials created in Q1 and posted throughout the grant project. The meeting held in Q1 will continue the preliminary inventory process. The evaluation ranking process begins in Q2 and continues throughout the grant.
c.	<i>Task/Activity Lead:</i> MCOE: Ryan Bartow, Director of Maintenance and Operations, BF Project Manager
d.	<i>Outputs:</i> CIP, BF webpage, nine community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports, evaluation ranking tool, site inventory list.
<b>Task 3: Assessment</b>	
a.	<i>Project Implementation: <b>EPA-funded:</b></i> The QEP conducts Environmental Site Assessments (ESAs), starting with the priority sites listed in this application. ASTM-AAI-compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs will include the Sampling and Analysis Plan (SAP). Prior to assessment, site access agreements and property eligibility determinations approval will be obtained. National Historic Preservation Act Section 106 consultations will be addressed when applicable.
b.	<i>Anticipated Project Schedule:</i> Assessments begin Q2 and continue throughout the grant project.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the MCOE: Heather Rantala, Assistant Superintendent of Business and Administrative Services, BF Project Director.
d.	<i>Outputs:</i> 9 Phase I ESAs, 1 Generic QAPP, 8 Phase II ESAs, including SAP, site access agreements, property eligibility determinations, and Section 106 determinations (if applicable).
<b>Task 4: Reuse Planning</b>	
a.	<i>Project Implementation: <b>EPA-funded:</b></i> Projects identified for cleanup. The QEP will prepare the 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. The QEP will assist the MCOE in hosting charrettes/visioning sessions. A planner will create the following EPA-approved planning documents: BF Revitalization Plan, Site Reuse Assessment, Land Use Assessment, and Resource Roadmap.
b.	<i>Anticipated Project Schedule:</i> Plans and charrettes begin in Q6 and will continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the MCOE: Heather Rantala, Assistant Superintendent of Business and Administrative Services, BF Project Director.
d.	<i>Outputs:</i> 2 ABCAs, 1 vision session/charrettes, 1 Site Reuse Assessment, 1 Land Use Assessment, 1 BF Revitalization Plan, and 1 Resource Roadmap.



<b>Task 5: Cleanup &amp; Oversight</b>	
a.	<i>Project Implementation: EPA-funded:</i> The MCOE and QEP will work with a remediation contractor as they perform site cleanup activities, including contractor mobilization/demobilization and cleanup implementation. The MCOE will work with the QEP as they manage the site cleanup activities, perform confirmation sampling, contractor oversight, cleanup reporting, and final remedial action report.
b.	<i>Anticipated Project Schedule:</i> Cleanup implementation June 2027–July 2027. Final remedial action report September 2027.
c.	<i>Task/Activity Lead:</i> The remediation contractor will implement cleanup activities with oversight from QEP and MCOE: Ryan Bartow, Director of Maintenance and Operations, BF Project Manager.
d.	<i>Outputs:</i> 1 site ready for reuse, 1 job for oversight, 8 jobs for cleanup activities, and 5 cleanup reports.
<b>Task 6: Administrative Indirect Cost: a. – d. See below for the cost breakdown.</b>	

e. **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, other (cleanup & conference fees) supplies, administrative indirect costs, and contractual costs only.
- *Of the budget, 84% will be spent on site-specific work, 20% for eligible reuse/area-wide planning activities, and 28% on remediation.*

**Task 1 Programmatic Support:** Contractual: ACRES database reporting, yearly financial reporting, and quarterly reporting \$27,000 (120 hrs × \$225). Travel: 2 staff to attend 3 conferences for a total of \$9,000 (flights at \$600, 2 nights in hotel at \$300/night, incidentals and per diem at \$100 per day × 3 days × 2 staff × 3 events). Other: \$1,500 conference registration (\$250 per event per person).

**Task 2 Outreach & Site Inventory:** Contractual: CIP \$3,900 (20 hrs × \$195); BF webpage, outreach brochure/handouts, social media posts \$2,925 (15 hrs × \$195); 9 community/educational meetings \$13,050 (\$1,450 per mtg.; 6.44 hours per meeting to include preparation and execution × \$225); BF site inventory and evaluation ranking tool creation \$10,725 (55 hrs × \$195). Supplies: \$1,120 (\$400 [400 printouts at \$1 each]; \$600 [6 display board printouts at \$100 each]; pens, markers, paper \$120).

**Task 3 Assessment:** Contractual: 9 Phase I ESAs \$58,500 (\$6,500 each); 1 Generic QAPP \$7,300; 8 Phase II ESAs including SAP \$320,000 (\$40,000 each).

**Task 4 Reuse Planning:** Contractual: 2 ABCAs \$16,380 (\$8,190 each); 1 vision session \$2,700; 1 Site Reuse Assessment \$50,000 [Principal Planner: 56 hrs × \$250; Senior Planner: 60 hrs × \$200; PM Planner: 130 hrs × \$175; Support Personnel: 10 hrs × \$125]; 1 Land Use Assessment \$10,000 (Principal Planner: 11 hrs × \$250; Senior Planner: 14 hrs × \$200; PM Planner: 24 hrs × \$175; Support Personnel: 2 hrs × \$125); 1 BF Revitalization Plan \$100,000 (Principal Planner: 112 hrs × \$250; Senior Planner: 120 hrs × \$200; PM Planner: 260 hrs × \$175; Support Personnel: 20 hrs × \$125); 1 Resource Roadmap \$35,000 (Principal Planner: 40 hrs × \$250; Senior Planner: 45 hrs × \$200; PM Planner: 85 hrs × \$175; Support Personnel: 9 hrs × \$125).

**Task 5 Cleanup & Oversight:** Other (Cleanup budget): **Five priority sites owned by MCOE have been identified for cleanup, but have not been previously assessed. The cleanup budget is an estimated cost for asbestos abatement, universal hazardous waste removal, and cleanup oversight based on past work experience and local costing.** Construction: Hazmat Abatement



**Mendocino County Superintendent of Schools, CA  
FY2026 US EPA Brownfields Multipurpose Grant**

\$161,700 (35 days x \$4,620/day) Contractual: Abatement oversight \$119,200 (daily oversight, per diem, equipment, analytical, milage, final reporting, finalize ABCA, bid specs/bid walk).

**Task 6 Administrative Indirect Costs**: \$50,000 includes the costs of operating and maintaining facilities (based on average costs), and general administration consisting of the salaries of executive officers, personnel administration, and accounting. (5% of the EPA allowable 5% to administer the grant project).

Category	Tasks						Totals
	Programmatic Support	Outreach and Site Inventory	Assessment	Reuse Planning	Cleanup & Oversight	Administrative Indirect Costs	
Travel	\$9,000						\$9,000
Other (conference)	\$1,500						\$1,500
Supplies		\$1,120					\$1,120
Contractual	\$27,000	\$30,600	\$385,800	\$214,080	\$119,200		\$776,680
Other (cleanup)					\$161,700		\$161,700
Other						\$50,000	\$50,000
<b>Total Budget</b>	<b>\$37,500</b>	<b>\$31,720</b>	<b>\$385,800</b>	<b>\$214,080</b>	<b>\$280,900</b>	<b>\$50,000</b>	<b>\$1,000,000</b>

f. **Plan to Measure and Evaluate Environmental Progress and Results:** To ensure this EPA Brownfield Project is on schedule, the MCOE’s internal Brownfield Project Team, including the QEP, will meet quarterly to track project progress of outputs identified in 3.d. using an Excel spreadsheet and submit quarterly reports to the EPA. Project expenditures and activities will be monitored to ensure timely completion within the five-year timeframe. Site-specific information will be entered into the ACRES database. Key outputs to be tracked include the number of community meetings with neighborhoods, community groups, and community partners; public meetings; environmental assessments; ABCAs; and cleanup redevelopment plans. Key outcomes to be tracked include community participation, acres assessed, acres ready for reuse, leveraged redevelopment dollars, and jobs created. If project efficiency is inadequate, the MCOE has countermeasures in place, including monthly calls with the EPA Project Officer and, if necessary, a Corrective Action Plan to get the project back on track.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Programmatic Capability.** a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: The Mendocino County Superintendent of Schools (MCOE), also known as the Mendocino County Office of Education, has the capacity and experience to successfully manage the EPA Brownfields Multipurpose Grant. MCOE oversees more than 90 federal and state funding streams annually and has implemented large-scale capital and grant-funded projects across its departments. The Brownfields Project will be managed within the Internal Fiscal Services Department, supported by experienced staff in facilities, finance, and grant administration. **Heather Rantala**, Assistant Superintendent of Business and Administrative Services, will serve as the **Brownfields Project Director**. Ms. Rantala oversees multiple departments, including Maintenance and Operations, External and Internal Fiscal Services, Technology, Risk Management, and Health and Benefits. She has over five years of county-level financial leadership experience and previously served as a Chief Business Official for a small school district, where she managed facilities, transportation, human resources, and fiscal operations. **Ryan Bartow**, Director of Maintenance and Operations, will serve as the **Brownfields**



## Mendocino County Superintendent of Schools, CA FY2026 US EPA Brownfields Multipurpose Grant

**Project Manager.** Mr. Bartow is responsible for facilities, fleet, capital projects, and operational planning. He has extensive experience managing capital improvement projects, including over \$30 million in county-level infrastructure investments, the majority of which were grant-funded. His background as a Facilities Project Specialist for the County of Mendocino positions him to lead day-to-day implementation of the grant with precision and accountability. **Debbi Conner**, Grant Administrator, will serve as the **Brownfields Finance Manager**. Ms. Conner has been with MCOE for 13 years and has four years of direct experience in grant administration. Her responsibilities include project development, budgeting, expenditure tracking, and compliance monitoring. Her expertise in federal program reporting and financial oversight will ensure accurate and timely draw downs and fiscal compliance throughout the grant period. Together, this team will ensure the successful execution of all technical, administrative, and financial aspects of the Brownfields project. MCOE will procure a qualified environmental professional (QEP) to support site assessments, hazardous materials surveys, and remediation planning.

d. Acquiring Additional Resources: MCOE will hire a qualified QEP to assist with the technical and reporting aspects of the Brownfield Multipurpose Grant, in addition to any other contractors needed to complete the project. The hiring process will adhere to EPA's Professional Service procurement guidelines and local contracting requirements. Throughout the project, MCOE will acquire additional resources as needed to ensure successful completion.

**Past Performance and Accomplishments** f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements (1) Purpose and Accomplishments: In 2024, MCOE was awarded \$1,021,592 through the Children and Youth Behavioral Health Initiative Implementation Capacity Grant, administered by the Sacramento County Office of Education. This grant helps develop behavioral health systems for 22 local education agencies serving over 12,000 students, making mental health services more accessible to students statewide. MCOE also receives annual funding through the California Department of Education's Federal Special Education Local and State Entitlement program, totaling approximately \$3.4 million per year. These funds support special education services for over 1,800 students in Mendocino County. MCOE has successfully aligned program implementation with allowable use of funds, supported local education agencies with compliance and budgeting, and delivered timely expenditure and cash balance reports. These accomplishments reflect MCOE's ability to manage large-scale funding, coordinate across jurisdictions, and deliver services that directly benefit vulnerable populations.

(2) Compliance with Grant Requirements: MCOE has maintained full compliance with all terms and conditions of its current and recent assistance agreements. For the Youth Behavioral Health grant, all progress reports have been submitted on time and approved by the awarding agency, with no compliance issues. The project remains on track for completion by June 2028, and MCOE continues to meet all milestones outlined in the workplan. For the Federal Special Education Entitlement program, MCOE has consistently met all reporting deadlines and programmatic requirements. The agency has successfully submitted expenditure reports, tracked interest earned on funds, and supported school districts in meeting federal and state compliance standards. MCOE's proven track record of compliance, transparency, and effective stewardship of federal and state resources reflects a deep commitment to the communities it serves. By leveraging the EPA Brownfields Multipurpose Grant, MCOE will not only address urgent environmental and health challenges but also unlock new opportunities for learning, resilience, and community revitalization.



**Mendocino County Office of Education, CA**

**FY26 Brownfield Multipurpose Grant  
Threshold Criteria**



## Threshold Criteria

### 1. Applicant Eligibility

- a. Mendocino County Superintendent of Schools (MCOE), Mendocino, California, is eligible to apply for an EPA Brownfields Multipurpose Grant as a government entity created by a state legislature, which qualifies under 2 CFR § 200.64 and EPA's eligibility criteria. For public-facing purposes, MCOE operates as Mendocino County Office of Education. Please see attached copy of the state statute.
- b. MCOE is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

### 2. Community Involvement

MCOE and its community members understand the need for community input to run a successful Brownfield Program, and on January 12, 2026, it announced its intention of applying for a Brownfield Multipurpose Grant. The MCOE Brownfield Project Team (BPT), made up of MCOE staff, has been discussing the potential for redevelopment of its brownfield properties and was happy to share its vision with the local community. MCOE will continue to be transparent with the community and seek feedback throughout the project. It will engage residents and community partners in educational and project-update meetings as well as request their input on brownfield site identification and prioritization. Community input and suggestions will be documented during community meetings. Resident suggestions will be discussed during quarterly brownfield team meetings, and responses will be posted on the Brownfield Program website. Target-area, resident-identified sites will be added to the inventory, evaluated with project-partner input, and prioritized based on need, project goals, and future land-use redevelopment plans. The comments and questions gathered from residents during meetings, especially those from residents most affected by the project, will be addressed through the project webpage and at the regularly scheduled MCOE meetings throughout the grant period. Project information will be offered through MCOE and project-partner websites, social media, local/regional publications, and distributed print material to ensure dispersal throughout the geographic area. A Brownfield Program webpage will be developed as part of this grant to allow residents access to periodic updates on the program's status. A Community Involvement Plan (CIP) will also be created to outline the community engagement activities, schedule, project background, and key players. The CIP will be available for review in MCOE offices and on the brownfield webpage. A Brownfield Program brochure explaining the program will be shared throughout the community at regularly scheduled council meetings held within the target areas, local libraries, and project partner physical locations; these brochures will be especially helpful for those residents without internet access. The Program Director will provide project information during regularly scheduled council meetings, the nine grant-funded community educational meetings, and charrettes/visioning sessions. Meetings will be promoted through the Brownfields Program webpage, local and state officials, email distribution lists, church groups, and social media. To continue to promote public involvement, educational community outreach events will be conducted via in-person meetings or virtual meetings, when applicable and available, to discuss the grant project and engage the community. In accordance with the community's high Hispanic population, a translator will be made available.



3. **Target Area**

The target area will include MCOE's River and Pathways Campuses in census tract 06045011700.

4. **Affirmation of Brownfield Site Ownership**

MCOE has identified its campus buildings Birch, Cedar, and Elm, located at 2240 Old River Road, Ukiah, CA, and its Pathways Front & Rear Admin Buildings, located at 2600 Old River Road, Ukiah, CA, as brownfield sites as defined by CERCLA § 101(39), where cleanup activities will be conducted as part of the EPA Brownfields Multipurpose Grant. MCOE acquired the properties in the mid-1970s to mid-1980s and affirms **they meet the CERCLA § 101(39) definition of a brownfield and are:**

- a) not listed (or proposed for listing) on the National Priorities List;
- b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c) not subject to the jurisdiction, custody, or control of the US government.

5. **Use of Grant Funds**

Information on the plan to complete at least one **Phase II environmental site assessment and remediate at least one site** can be found in the Description of Tasks/Activities and Outputs section **on pages 9–11 of the narrative.**

MCOE's **Facilities Master Plan** represents a plan for the general revitalization of the River and Pathways Campuses including feasible reuse strategies for each of the priority sites. Information on these plans can be found in the **Overall Plan for Revitalization section of the narrative on page 3**. In addition, a **Brownfield Revitalization Plan** will be created as part of this project to assist with additional brownfield reuse planning throughout the target area. **See page 9 - 11 of narrative.**

6. **Expenditure of Existing Grant Funds**

MCOE affirms that they do not have an active EPA Brownfields Assessment Grant or Multipurpose Grant.

7. **Contractors and Named Subrecipients**

Not Applicable.