

**CITY OF CORALVILLE BROWNFIELDS ASSESSMENT GRANT PROPOSAL TO
THE ENVIRONMENTAL PROTECTION AGENCY TO ASSIST IN THE
REDEVELOPMENT OF BROWNFIELD SITES WITHIN THE CITY OF
CORALVILLE**

PART I: Threshold Criteria

A. Applicant Eligibility

The City of Coralville is a General Purpose Unit of Local Government as defined per 40 CFR Part 31, qualifying it as an eligible applicant for funding from the EPA’s Direct Cleanup program. Incorporated originally in 1873 and amended in 1966, the City of Coralville is a legal municipality (i.e. political subdivision) within the State of Iowa. In 1975, the City Council adopted its current Charter.

B. Letter from the State Authority

The City has received a letter from the Iowa Department of Natural Resources acknowledging Coralville’s intent to submit this application for funding. The City has also received several other letters of support for this application from community groups and partners to Coralville’s Brownfields project which are included in the Appendix. The letters signify widespread community support for Coralville’s brownfields redevelopment program and the positive effect that the project is having on Coralville, Iowa City, Johnson County, the regional area, and the State of Iowa.

PART II: Ranking Criteria

A. Budget

The following is a breakdown of the tasks scheduled to be completed with the grant assessment funds. The tasks are not totally independent of each other but are different in the results they attempt to accomplish.

Hazardous Substance Related Property Budget						
	Task 1- Project Management	Task 2-Data Management (Web Based Database)	Task 3-Site Assessments	Task 4- Community Outreach	Task 5- Cleanup Planning	Total
City Brownfields Coordinator (Part Time)	\$5,500.00	\$500.00	\$6,250.00	\$2,000.00	\$1,000.00	\$15,250.00
Travel	\$1,500.00			\$500.00		\$2,000.00
Supplies		\$500.00		\$1,000.00		\$1,500.00
Contractual	\$4,000.00	\$5,000.00	\$133,750.00	\$20,000.00	\$5,000.00	\$167,750.00
Total	\$11,000.00	\$6,000.00	\$140,000.00	\$23,500.00	\$6,000.00	\$186,500.00

Task 1 – Project Management

This task covers the management, implementation, and execution of the grant as a whole. The majority of the work involved with the grant is communicating with all people involved with the grant. This is the main duty of the Brownfields Coordinator. Funds are set aside for contractual expenses within Project Management to utilize the services of an environmental engineer. Travel expenses are set aside for attendance to certain brownfield conferences over the course of the project period to network and learn of new methods and strategies for brownfields redevelopment.

Task 2 – Data Management

This task encompasses the creation and maintenance of documents for the public to access. All environmental site assessments are to be available for public viewing and these funds will be used to develop and maintain a user-friendly electronic portfolio.

Task 3 – Site Assessments

This task funds all environmental site assessment work to be done over the course of the project period. If awarded funding, properties will be selected within the project area to receive Phase I and Phase II assessments. Of the proposed budget, 75 percent of the grant assistance funds would be expended directly toward achieving Phase I and Phase II ESA results.

Task 4 – Community Outreach

Within this task, the City will implement the actions outlined in the “Brownfields Project Community Involvement Plan,” to inform the public of the importance for petroleum assessments and increase the knowledge of prevention of petroleum contamination. The Community Involvement Plan also keeps Coralville citizens informed about other Brownfields Project activities including access to the Redevelopment Concept Plan and production of Fact Sheets and posters describing specific property assessment and redevelopment activities. This task will also fund hands-on community outreach projects, such as the “Get Muddy Day” previously participated in. The City sees the importance of educating the community about petroleum contamination so that it can be avoided in the future.

Task 5 – Cleanup Planning

The budget from Task 5 will fund the process of creating plans for cleanup and remediation of sites with completed Phase II Environmental Site Assessments by the Brownfields Project Coordinator and the environmental contractor. This function is essential to meeting the goal of the redevelopment of these properties.

Leveraging funds will remain a key element for Coralville to continue to effectively redevelop the targeted areas. The City will continue to use TIF bond proceeds to cover the costs of acquisition and assembly. Coralville will leverage state and local resources where possible to complement these and EPA dollars.

B. Community Need

1. The grant will help fulfill needs for many populations within the Coralville community. Assessment of properties that are perceived or actually contaminated by petroleum will serve to alert and involve the community as a whole of the potential risks involved, but several sensitive

populations will especially benefit. Of the **total #** acres of the proposed pilot area, approximately **%** are occupied by commercial and light industry. The remainder of the area consists of a hotel and conference center, a city park, and single-family dwellings.

The impact and benefits of actions in the area including the assessment, cleanup, and reuse of brownfields will affect the community as a whole. Asian Americans represent the City's largest minority base with Asian American with 5.2%, followed by African Americans with 4.2%, as indicated in the 2000 Census. This has had a large effect on Coralville's brownfield work. As an example, Asian-American owners of a Vietnamese restaurant adjacent to the Sunset Motel/Landfill property alerted the City that contamination concerns at the Sunset property was hurting their business. The City moved ahead with conducting Phase I and II Environmental Site Assessments and cleanup is now in progress. This being one example, Coralville will continue to reach out and listen to the concerns of minority residents and business owners.

Further, Coralville has the odd circumstance to have residents with an average per capita income higher than the state's (\$23,000 to \$19,000) but have a higher percentage of residents under the poverty level (10.1% to 9.1%). The reason is that Coralville is a growing community, but where many lower income persons and University of Iowa students go to find less expensive multi-family dwellings. Many of these multi-family dwellings are located in the older part of Coralville near the Industrial Park, with newer, more expensive single-family dwellings farther away. As a result, brownfields remediation in Coralville more directly benefits lower income families and residents who live closer to the Industrial Park.

According to the July 2007 records of the Bureau of Labor statistics, the Iowa City Metropolitan Statistical Area has one of the lower unemployment rates of metropolitan areas in the state at 2.7%, versus 3.9% for the state as a whole. The redevelopment of **# acres** of brownfields in the Iowa River Landing (IRL) has already proven to have a positive effect on the local and regional job market and economy. The redevelopment produced **# jobs** and added **# \$** to the economy with the construction of the Coralville Marriot Hotel and Conference Center.

One of Coralville's roles in the local region is functioning as a hospitality community for individuals and families visiting the University of Iowa Hospitals and Clinics, University of Iowa Athletics, and students at the University of Iowa. Coralville is also home to Coral Ridge Mall and its many restaurants and commercial points of destination, which serves as a regional commercial destination to residents in Iowa and Illinois. Not only do Coralville's Brownfields Sites give a poor first impression at the gateway to the Coralville/Iowa City area, they pose a threat to the tens of thousands of visitors per year to our community. Visitors recreate in sites along the Iowa and Clear Creek rivers, in the Iowa River Landing, and the rest of our community when staying in area hotels. It is important, for our community to offer a safe environment for families visiting the area and staying in our community.

2. The Coralville community will benefit from receiving an additional Assessment Grant in several ways. First, The EPA Brownfields Assessment Grant remains the primary source of funding for site assessment tasks, outreach, coordination, and the City Brownfields Project Coordinator. The Brownfields Project Coordinator position has been filled by a member of the Graduate Department in Urban and Regional Planning at the University of Iowa since 1999. The

position has been a catalyst for managing an effective brownfields program, which excels in community outreach and progressive efforts to assess properties. The position also offers valuable work experience to future brownfields professionals who have taken their skills and experience to other communities in Iowa and all over the country. A good relationship with the University of Iowa gives Coralville another partner in our brownfields project. The University of Iowa owns land in the City of Coralville, and Coralville and the University have collaborated on a remediation project.

Second, the area targeted by the FY 2008 Assessment Grant is essential to Coralville's social, environmental, and economic health. Recent growth has occurred in the greenfield areas of the University Research Park, Heartland Industrial Park, and the Coralville Industrial Park II assisting in the general decline and deterioration of the First Avenue Commercial/Industrial Area. The future growth of Coralville is limited by a lack of annexable, developable land on three sides. Coralville is landlocked on the east and southeast by Iowa City, the northwest by North Liberty and is within one mile of Tiffin on the west. Remaining annexable land to the north consists of a quarry and rugged bluffs above Muddy Creek and Coralville Lake. Annexable land to the southwest is currently in agricultural production. The Coralville/Iowa City region is experiencing urban sprawl at an alarming rate as new industry, commercial, and residential developments continue to locate on greenfield sites. The land area of the Iowa City/Coralville region has increased by #% in past # years, while the population has only increased by #.

Third, the assessment of these brownfield sites will continue to assist Coralville in reintegrating these vital areas and the Iowa and Clear Creek rivers back into our community. The old industrial park, the Iowa River, and the Clear Creek rivers are isolated from adjacent residential areas. These three areas have not realized their potential because of inadequate site planning and building maintenance, poorly or un-maintained vacant buildings and lots, and perceived environmental contamination in the area from past and present property uses. This EPA assessment grant will give our community the opportunity to continue assessments which is the first step to further reshaping of the infrastructure of this area, which includes access to the Iowa River, so that it can be integrated and made accessible to the entire community. Utilizing and protecting the Iowa River as a part of our community is important to the City of Coralville, especially since it has recently been recognized as the third most endangered river in the country by the American Rivers organization.

The additional EPA Assessment Grant will allow the City of Coralville to continue the assessment of properties in the "old industrial park" and adjacent properties that make up the older areas of our community. These properties have become essential parts of our community as our population grows. Environmental site assessment is the essential step to achieving our goal of implementing the redevelopment plan for the area, by alleviating the perception of contamination on these properties and making them financially viable and attractive to developers. The grant will empower our community to recognize real contamination, then draft and implement a plan for the remediation of the contamination, improving the environmental, social, and economic health, safety, and well-being of the City of Coralville.

Fourth, lower income residents cannot afford to live on new Greenfield developments, nor afford the transportation costs, extended travel time, or lack of bus service traveling to and from these residential and commercial Greenfield developments. Redevelopment of brownfield sites offers these residents, and all residents, of the community increased commercial, recreational, and residential opportunities in the center of Coralville.

A study has confirmed the need for redeveloping the pilot area. In mid-1997 Coralville began studying First Avenue and adjacent areas. The study, completed in December of 1997, was titled the "First Avenue Corridor Study" and addressed access concerns and pedestrian, bicycle, and automotive transportation flow through the corridor. The corridor borders the west side of the pilot area. The study included a proposed design concept for renovation and upgrading of the corridor infrastructure. However, improved accessibility and services will not attract redevelopment as long as perceived environmental contamination and liabilities remain. Evidence of contamination is apparent by the type of operations that existed and knowledge of waste management practices in the 1960's and 1970's timeframe. Phase I ESAs completed with original Pilot funds and a second assessment grant confirmed some perceptions of contamination and removed others.

Further, the Coral Industrial Park and the additional areas that will be targeted by the additional assessment grant have excellent potential for redevelopment as commercial property with good access to Interstate Highway 80, U.S. Highway 6, and the local CRANDIC Railroad.

In addition to continued assessment of sites in areas that have been recognized by in previous grant applications as being in need of assessment, the additional grant will allow us target areas that were not targeted by previous grants. These new areas are essential to meeting our goal of implementing our concept redevelopment plan and improving our community socially, economically, and environmentally.

Finally, to summarize the brownfields problems and needs in our community, future development in Coralville is limited to currently active agricultural production land, vacant land within residential areas, and brownfields areas. Iowa and Johnson County's economy is agriculturally based and the increasing use of green fields for development while allowing brownfields to be underutilized is a significant long-term concern. Likewise the use of vacant lots within residential areas is an inappropriate use of land. The only source of infill development land is the existing brownfields sites. However, redevelopment of these areas is hindered by perceived environmental contamination, a condition that continued funding from the EPA will mitigate.

3. Coralville's brownfields area is very extensive in the community. The area currently targeted by grants, including the FY2008 application, encompasses approximately 200 acres on the east side of First Avenue, and an estimated X acres on the west side of First Avenue. Coralville has about X brownfield properties targeted for assessment. So far, about X have received a Phase I ESA's, X have received Phase II ESA's, or are currently being conducted. Remediation has occurred on X properties. The need for X-X Phase I ESAs, if costing \$X per site could result in total costs of \$X, a conservative, yet possible, estimate. This estimate does not account for the

cleanup costs, which could entail significant costs, depending on the outcome of the Phase II ESA's, if necessary, and the intended reuse of the sites.

The X acres that have been redeveloped as part of the Master Concept Plan, have yielded excellent results. The Coralville Marriot and Convention Center, the neighboring parking ramp, the Car Museum, and the # buildings with mixed residential units and commercial space, have already added x number of jobs and x dollars to the local and regional economy. The land area of this redevelopment is only x percent of the total land area targeted by the assessment grant. If this is any indication of how badly the vacant and underutilized brownfield sites are hurting our economy, we will see even larger gains with future redevelopment. We will only achieve this goal with continued grant funds from the EPA assessment grant. The continued stigma of real and perceived contamination hinders the achievement of this goal.

The Unconfirmed rumors of illegal tanker dumping in the area contribute to this perception of contamination and hinder revitalization efforts. The old power plant was the original site of the gristmill constructed in 1843 and reconstructed after a fire in 1873. The area once contained a woolen mill, saw mill, and paper mill and now is the site of a concrete mixing operation, large electrical substation, and vacant property with indications of past industrial land use. The old power plant is currently utilized as a restaurant and the dam has an added pedestrian bridge recently repaired and opened for use. Several buildings were constructed on a former landfill located in the southwest corner of the pilot area along the banks of Clear Creek west of First Avenue. The landfill went through CERCLA Preliminary Assessment in 1995 by EPA. The landfill was a municipal dump with construction and demolition debris and was in operation in the late 1960s and early 1970s. The Sunset Motel, located on the site, has been demolished, and the contamination remediated.

Coralville and Iowa City both use surface water, and the Silurian aquifer as sources for their drinking water. Leaking underground storage tanks, old chemical spills, and other contamination that have been found on past sites and most likely will be found on future sites assessed pose a serious threat to drinking water sources by leaching into these water sources. Some of the proposed sites are directly bordered by the Iowa River and Clear Creek. Mitigating this hazard will alleviate a threat to these resources, the local public, and the residents in communities downstream from Coralville.

C. Site Selection Process

1. The City of Coralville's strategy to identify sites began in 1995. A 1995 Coralville Community Plan identified 10 problem areas and discussed future growth issues. The criteria the community assigned to the problem areas were "marginally active commercial and vacant buildings" with "an incompatible mixture of land uses". The First Avenue area encompasses the Industrial Park, the old power plant area (part of the original platted area of the community), and an old abandoned landfill. The community expressed a desire to return the properties of this area to higher and better uses since the City was founded in this area, and many longtime residents desired that the area be brought back to productive use and be reconnected with the rest of the community.

As a result, the Site Assessments would occur in similar manner as ESAs completed using the

original Pilot cooperative agreement funds. The City plans to continue assessing properties east of Edgewater Drive along the Iowa River, North of E. 7th Street, parcels along both sides of Clear Creek, and various other non-assessed sites within and around the existing target area, especially along existing roadways in the Pilot area, that become the target of the City's and community's evolving green space, open space, and trails development plans.

Coralville has added a new area to its targeted brownfields sites. This area includes.....Located on these parcels were a gas station.....

The City of Coralville Brownfields Project Coordinator will determine if the sites are eligible for assessment with the use of EPA Assessment Grant dollars. If there is a question of eligibility, the Brownfields Project Coordinator will consult the EPA Region VII contact for clarification.

2. The City of Coralville's Brownfields Project Coordinator keeps a record of all the work completed in relation to the program. A spreadsheet is maintained which contains a list of all the activities completed and in progress. The Project Coordinator also maintains maps demonstrating which properties have completed assessments, assessments in progress, completed remediation activities, remediation activities in progress, and parcels targeted for assessment. These maps are available to the public upon request.

The City of Coralville maintains a website, which members of the community can visit to find updates on current Brownfields Project activities. Members of the community can also stop in at City Hall to view information on an ad hoc basis. The City receives all reports from the environmental contractor in paper and electronic format which are filed and stored. The public can have access to these documents upon request.

In the past the City put a high priority for assessment on properties which presented the greatest environmental concerns. Previously, the Hawk-I Truck Stop, Sunset Motel, the old Landfill, and CRANDIC/coal storage sites were the first three sites to receive both a Phase I and Phase II ESA's, as well as remediation efforts. The locations of these properties also offered the City great potential for economic return.

Currently, the City continues to put a priority for assessment on properties which present environmental concerns, and which also fit into the Master Development Concept Plan. These are properties which were also identified, after assessment and remediation if necessary, as offering the opportunity for economic return and improving the aesthetics of the community. If Coralville receives a FY2008 Assessment Grant it will be assessing properties given priority based on these criteria.

If an opportunity arises for collaboration on a property assessment with community members and organizations, a priority can be put on these properties as well. For example, X acres were assessed when a landowner became interested in selling their property located within a targeted zone to the City with the understanding that Habitat for Humanity would build houses on sections of this property once assessed and purchased. A Phase I ESA has been completed and a Phase II ESA will be in progress shortly.

The City has purchased all properties to date through friendly negotiation with landowners, and will strive to continue this approach.

3. Due to the Brownfield Projects public outreach activities within the community, the program has a positive image. The open communication and transparency of the goals of the program make the majority of private land owners feel comfortable signing access agreements to conduct assessments on their property.

D. Sustainable Reuse of Brownfields

1. The development plans remain to reuse properties in such a manner as to sustainably improve the environment, reduce pollution and resource consumption. The City plans to enhance the riverfront experience in the Pilot area by making it accessible with trails and open space. Under the City's Old Industrial Park Comprehensive Land Use Plan, trails in the Pilot area would connect with the existing trail system at 1st Avenue and 5th Street. Additionally, trails in the Pilot area have been connected to Iowa City's New Urbanism and Green Space Peninsula Project. This was possible due to a joint effort of the City of Iowa City and the City of Coralville, with the construction of a pedestrian bridge across the Old Iowa River Power Dam.

Coralville also plans on recreating wetlands where feasible, enhancing wildlife, and improving water quality. As part of the City's Green Space Plan, "green" buffer strips will be developed along the riverfront in the Pilot area to filter storm water runoff and improve river water quality. The City is also concerned about reducing erosion due to storm-water run-off. As a first step in addressing this issue the City has constructing a holding pond that storm water run-off leaches out of into the Iowa River slowly instead of all at once, contributing to the water level and erosion of the banks. With this goal in mind the City has also experimented with water-pervious parking lot surfaces at one of it's parks for possible use at future green-space parks located within the brownfields target areas.

To make this green space vision a reality, the City must investigate the environmental conditions throughout the Brownfield target areas, especially along the river, prior to acquiring and redeveloping the land for green and open space. A Coralville riverfront greenway integrated with area green space has the potential to be Coralville's most significant and valued community feature.

The City has also demonstrated the ability to cooperate with other State and Federal agencies in implementing flood control improvement measures to reduce the potential impacts of floodwaters of the Iowa River and Clear Creek on adjacent developed properties. This project falls under the cost sharing provisions of Section 206 of the Water Resources Development Act of 1992 administered by the US Army Corps of Engineers.

The City of Coralville is making efforts to reuse or leave in place as much existing infrastructure as possible to save resources and reduce the costs of redevelopment. Coralville intends to make extensive use of the existing water distribution and wastewater collection systems that are adjacent to the Industrial Park and provide the links from the new redevelopment and existing systems. Further, intended land uses such as the former coal storage and Cedar Rapids and Iowa

City rail yard area will be reused for trail development as other redevelopment of properties proceeds.

The proposed reuses fit well into Coralville's Community Plan, Land Use Plan, and Conceptual Plan and so on for the area. Coralville's 1992 community plan, with additions in 1995 and 1998, identified the Industrial Park and area south, west and adjacent to 1st Avenue as the top two land use problems facing the City of Coralville. A community survey indicated that 29% of residents believed that creating more employment opportunities was the more important issue facing the community, 58% wanted a system of open space and multi-purpose trails, and the public indicated widespread support for a hotel/conference center. A subsequent plan for the Industrial Park organized a steering committee of citizens and public officials to guide development planning for this area. Coralville is now in the process of implementing these plans. Coralville's planning efforts indicate that it takes the prevention of future brownfields very seriously.

2. The Assessment Grant will help further efforts to stimulate economic development while responding to community needs. As mentioned previously, if economic development progress made to date in the Iowa River Landing is any indication of future progress, the future looks bright. The City is using the Master Development Plan as it's guide for reaching redevelopment goals. The Coralville Marriot and Conference Center, the multiple use residential and commercial space, and Antique Car Museum are part of this plan. The success of these parts of the plan offer proof that the City is headed in the right direction for economic improvement including an expanded tax base, creation of jobs, and enhanced property values.

The exact effect from improvement of properties in the targeted brownfield areas is somewhat unclear, but the effect can be estimated by looking at the Sunset Motel/Landfill property. This property was assessed with EPA dollars and was remediated with BCRLF dollars. The 2003 total assessed value was \$107,300. In 2007, this property is assessed at \$. This demonstrates a large increase in land value directly related to Brownfield assessment activities in the city. The opportunity to continue this success is only limited by the ability of the City to pay for site assessments.

3. Coralville is a city much more reliant on trails and public transportation than most others its size, largely because of its proximity to Iowa City, home to the University of Iowa. With over 20 miles of paved trails and 8-foot sidewalks and a full-service transit system, visitors are often surprised by the number of pedestrians, bicyclists, and joggers outside, even in cold weather. These trails connect Coralville to Iowa City to the east and North Liberty to the north.

The transit system fully cooperates with the University and Iowa City transit systems, making transfers easy and affordable for all. The City's planned intermodal transit facility will be built in the Iowa River Landing, making public transit more accessible. The City is also involved in a current feasibility study for restoration of rail service between the Amana Colonies, Cedar Rapids, and the Iowa City/Coralville area. These transportation choices contribute to the vibrancy and equity of the community.

A Smart-Growth development has been built next to Coralville Marriot and Conference Center. Condominiums located above commercial space on the ground floor, have access to public

transportation and the trail system. The entire area is being developed as a pedestrian area that will be near trails, wetlands, and the intermodal transit facility. These units are almost complete and are almost completely sold out. Included in the Master Redevelopment Concept Plan are seven more Smart-Growth style mixed residential and commercial developments. These developments will offer increased pedestrian friendly residential and commercial opportunities for residents of the community with good access to public transportation and the trail system. These developments will also have access to the Iowa River, and will surround the second wetland restoration in the area. The City of Coralville needs to continue assessment of properties in this area to make this goal a reality.

Opportunities for affordable housing have also presented themselves on other properties targeted by the Brownfields Program. As mentioned previously, the City is currently working with Habitat for Humanity to provide some affordable housing on sites that are being assessed with EPA Assessment dollars. More opportunities for collaboration could be made possible with continued assistance of assessment dollars from the EPA.

E. Creation and/or Preservation of Greenspace/Open Space

The Assessment Grant would greatly facilitate the creation and preservation of more green space in the targeted area. Coralville and the community have a commitment to trail development, which is evident in the development of an Iowa River Corridor Trail Plan, a long running partnership with the Army Corp of Engineers, and the work of the former organization Friends of the Iowa River Scenic Trail, a non-profit organization that promoted the development of trail systems through Iowa City, Coralville, and North Liberty. This Trail Plan focused on the development and interconnection of a pedestrian/bike trail connecting several parks along the Iowa River which utilized the former power plant dam as a river crossing. The trail runs along the riverside of the target area.

In addition, the Industrial Park Land Use Plan more specifically addresses the critical role and incorporation of green space into the Demonstration Pilot. Guidance provided by the plan considers factors such as: Open Space, Trails, Accessibility, and ultimately concludes with a Greenway and Trails Development Concept. Open space is critical to the character and use of the “riverfront district”. Each development site must maintain 25% of open space. Open space must be landscaped “green space” and may contain pedestrian improvements (e.g. walks, site furniture, lights, etc.); however, the majority of open space must be unencumbered “green space.” Building foundation-planting areas less than 6 feet wide and parking lot islands do not qualify as site open space.

A public open space corridor should be maintained along the river. The minimum width of the corridor should be 150 feet. Private improvements may occupy the riverfront green space corridor provided that public access and public conveyance are permitted and provisions are made to accommodate public movement and use (e.g. a publicly accessible patio or terrace extension of a private facility such as a hotel restaurant, or retail shop). Where required, private landowners should be asked to provide easements and facilities for the safe conveyance of the public. This will effectively preserve public accessibility along the entire riverfront from Interstate 80 to Clear Creek.

The local “sustainable development” strategy continues to focus on sites that can be redeveloped before looking to the urban fringes for development sites. Zoning ordinances have been implemented to ensure that cleaner land uses are developed in the targeted area. The City recognizes that the mission of its brownfields program will not be complete unless sustainable practices are followed and uses implemented that improve the quality of land and environment for citizens into perpetuity. In light of an estimated 60 percent growth rate, the local brownfields policy developed out of a need to address the growing demand for efficient utilization of existing retail, commercial, and industrial space within the City of Coralville. This policy also developed because the community has become more cognizant of environmental concerns and realizes that these concerns cannot be ignored.

F. Pre-Award Community Notification

1. The City of Coralville announced the application for the FY2008 EPA Assessment Grant in a number of ways. First, the City announced the application on the front page of the City website, and on the Brownfields Program website on Sept. 3rd. It was noted that if people would like more information or offer comments they should contact the Brownfields Project Coordinator.

Second, an announcement of the application was given in the monthly City e-newsletter that is e-mailed to residents within the community. Third, KXIC radio interviewed the Brownfields Project Coordinator and the City Engineer about the announcement of the application and residents were encouraged to contact the Brownfields Project Coordinator with questions or comments. The interview aired on Sept. 18th, 2007. Also, the Corridor Business Journal interviewed the Brownfields Project Coordinator on Sept. 18th for a story that they were including in one of their weekly editions in September.

Third, the City Council voted on and passed the FY2008 EPA Assessment Grant at the Sept. 25th City Council Meeting. A public hearing was held at the Oct. 9th City Council Meeting. The Brownfields Project Coordinator gave a short presentation explaining the City Brownfields Program and how the new grant would fit into the current program. The floor was then opened for public comment.

Also, a presentation was given by the Brownfields Project Coordinator at the City of Coralville Citizen’s Academy. The presentation outlined the project history and where the project is headed, included how the new grant would help the City to continue reaching it’s goals for the Brownfields sites in the community. Questions and comments were encouraged from the citizens attending.

Finally, if the City of Coralville is selected to receive an EPA Assessment Grant, the City will announce the award on the City website and the monthly e-newsletter. The City will also go on the weekly City informational spot on the local KCJJ radio station to announce the award and encourage people to contact the Brownfields Project Coordinator if they have questions or comments regarding the grant award notification.

2. The methods for public notification described above were the most appropriate for pre-award notification and will be the most appropriate methods for notifying the public if Coralville is selected for an EPA Assessment Grant. These methods are the most appropriate because the

sources described above which were utilized for the announcement have been used for an extended period of time in the community, and are well known sources for information about City activities for community residents. There is significant interest in the Citizen's Academy and over 700 community members subscribe to Coralville's monthly e-newsletter.

Finally, a public hearing at a City Council meeting is an appropriate and necessary legal means of gathering public comment on the use of public time, property, and funds.

3. The City of Coralville first issued notice and welcomed comments about the FY2008 EPA Brownfields Assessment Grant Application on Sept. 3rd, 2007. The additional announcements on KXIC radio and in the Corridor Business Journal, had a purpose in peaking interest for the public hearing at the Oct. 9th, 2007 city council meeting.

If the City receives an award from the EPA, another announcement will be made, also welcoming citizens to offer comments and questions. All public information materials produced by the City of Coralville, in regards to the Brownfields Project, encourage citizens to contact the Brownfields Project Coordinator, and offer contact information.

4. Comments collected at the City Council meeting are noted in the minutes and reviewed by the Brownfields Project Coordinator and the City Engineer. Comments received at the Citizen's Academy or on an ad hoc basis are dealt with, whenever possible, as they are brought up, most often by the Brownfields Project Coordinator. If the comment or question poses a significant challenge or issue, it is discussed with the City Engineer and the environmental contractor.

G. Ongoing Community Involvement

1. The City of Coralville takes the involvement of local citizens in brownfields planning very seriously. Coralville's commitment to community involvement began with its first assessment grant in 1999. In 2003, the City crafted a Community Involvement Strategic Plan for Brownfields consisting of several components. They were as follows:

- The creation and dissemination of outreach materials explaining the details of Coralville's Assessment Grant and BCRLF, which were made available at Council meetings and at the front entrance of City Hall;
- Tour for public officials of the pilot area, inviting citizens and members of the media to join;
- Public meeting, with public citizens allowed engaged in a process of education about what brownfields means to them and the community and how they hope the brownfields process will evolve;
- High school student involvement in learning about testing brownfield sites and the health and environmental hazards of brownfields;

The plan was updated in 2006 when the City received additional Assessment Grants from the EPA. The current plan outlines community outreach activities and when they are to occur according to the Community Involvement Program's work plan. Many activities are included in the plan and have been completed. Some of the completed activities include the following:

- Community outreach materials have been created and made available, as well as periodically updated when necessary.

- Two presentations to the City of Coralville's Citizens' Academy.
- Announcements of activities on radio programs on KXIC on KCJJ.
- Articles outlining Brownfield activities in the Coralville Connection monthly e-newsletter.
- Creation and maintenance of a website dedicated to the City of Coralville Brownfields Project.
- Field Days for the community members on March 24th, 2006.
- Wet and Muddy Day on May 17th, 2007. Jr. High students apply to take part in planting bushes and plants in the Edgewater Park wetland in the Iowa River Landing.

If Coralville is awarded an Assessment Grant the Public Involvement Plan will be updated to include community outreach activities to include and inform the community members of activities being funded by the new grant.

2. Coralville has successfully established state and local partners for its brownfields work. The City has sought and received financial assistance and cooperation from the Iowa Department of Economic Development. The City also consults with the Iowa Department of Natural Resources in regards to it's brownfields program.

Locally, Coralville attempts to continually reach out to local community business groups, the University of Iowa, non-profit groups, and citizens. Coralville is currently collaborating with Habitat for Humanity to provide affordable housing units to community members on brownfield sites located west of the Iowa River Landing. Including other development groups such as the Iowa City Area Development Group and the local Chamber of Commerce ensures that the redevelopment of these sites will be sustainable, fit in with the communities comprehensive plan, and meet community needs.

Coralville will continue to expand its partnership base, including searching for ways to incorporate students and young adults into the brownfields process, such as local high schools and colleges.

3. The City will continue, as it has in the past and as stated previously, to utilize a variety of mediums to communicate brownfields progress to local citizens. The City's web site and twice-monthly e-newsletter are effective means for reaching citizens with accurate and timely information, as is the quarterly newsletter, delivered via mail to each household.

City Council meetings also provide opportunities for citizen comment, as do the City's weekly 30-minute radio shows, on which brownfields have been and will continue to be a topic. Three area newspapers, the Iowa City Press Citizen, The Gazette, and the Corridor Business Journal have excellent circulation and an interest in the ongoing development in the Iowa River Landing/1st Avenue area. Both have shown favorable interest in the brownfields work.

Coralville is also cognizant that there are members of the community who do not speak English as their first language, and intends to work with non-English speaking community member and members who speak English as a second language to engage in dialogue on brownfields redevelopment in the community. One example of this will be the translation of the Community

Outreach Fact Sheets into languages suggested by community members.

4. The City of Coralville has historically received widespread community support for its brownfields program. Previous community involvement has been established in the pilot area with the First Avenue Corridor Study and the Iowa River Corridor Trail Plan. The following organizations and agencies recognize the importance of this program and offer their support.

- Johnson County Council of Governments (JCCOG) - the regional planning agency for Johnson County. Executive Director John Yapp (319)
- Iowa City Area Chamber of Commerce – a non-profit organization that promotes businesses in Coralville, Iowa City, and Johnson County. Maggie Grosvenor-Mowery is the President of the Iowa City Area Chamber of Commerce and can be contacted at (319) 337-9637.
- Habitat for Humanity -
- The University of Iowa -

Representatives of these groups have submitted supportive letters to the City on behalf of Coralville's grant application, and are attached to this application. These groups are expected to help provide technical assistance for redevelopment planning and implementation, help attract prospective businesses, provide assistance to new businesses, and will be included in efforts to publicize and implement the community's strategic outreach plan and building coalitions.

H. Reduction of Threats to Human Health and the Environment

1. Brownfields pose a threat to the health of the community. The Old Industrial Park and a targeted former power plant site is located along the Iowa River on alluvial soils with high permeability. Likewise the old municipal dump and a numerous old and functioning gas stations are located along Clear Creek, a tributary of the Iowa River, also on alluvial soils with high permeability. The close proximity of brownfields properties to the Iowa River remains a public health and environmental concern, including danger to aquatic life throughout the Iowa River watershed. Many properties that have been assessed so far indicate levels higher than acceptable to statewide standards exist. This includes the presence of contaminants such as arsenic, benzene, chlorobenzene, lead, and cadmium. Arsenic, of course, is a serious cancer-causing agent when present with high concentrations. The presence of VOCs raise many concerns about the effects on drinking water and visitors to the area.

Many properties with such conditions have tested above the statewide standards, and concerns are that other properties will follow suit, posing concerns both to groundwater, which Coralville and surrounding communities use for drinking water, and soils. The Census indicated that 10.9% of Coralville residents have disability status and it is important to protect these persons from environmental harms. Funds are needed to continue performing assessments so that other contaminants can be identified and the public made aware of these properties and so the City can implement cleanup funds prior to redevelopment.

Clean up planning is built into Phase II ESA's completed by Terracon, including work plans for locating and removing underground storage tanks, wells, and other underground hazards.

2. In Iowa, the Department of Natural Resources (IDNR) manages environmental contamination issues that, in turn, affect public health of citizens. The Iowa DNR also manages the Land

Recycling Program, the state’s voluntary cleanup program. The City of Coralville has worked well with Bob Drustrup and Hylton Jackson of the Contaminated Sites Division in moving towards the procurement of “No Further Action” letters from remedial efforts of site. The City was successful in gaining a No Further Action Letter and Certificate from the Iowa DNR in the early part of 2003 for the CRANDIC/coal storage site. The Iowa DNR has also assisted Coralville with its many LUST sites, of which eight are located within the boundaries of the Industrial Park. More LUST sites will most likely be identified in the future with the use of EPA funds.

The City has also spoken with and plans to collaborate with Wayne Petersen of the IDNR. Wayne is an Urban Environmentalist who specializes in storm-water management. Wayne indicated that he would be happy to help us with storm-water management in new developments on brownfield sites, including the possibility of installing rain-gardens and using pervious and porous surfaces where appropriate.

Coralville’s partnership with landowners in procuring dollars through the state’s LUST insurance program has helped in concert with brownfield objectives. The City will also work with the Johnson County Health Department in assessing risks of exposures.

I. Leveraging of Additional Resources

1. It was said earlier that it is possible that \$525,000 may be needed to complete the Phase II work needed in the Industrial Park. If any properties require cleanup, the City has found that each cleanup can cost upwards of a couple hundred thousand dollars (i.e. Sunset and Hawk-I properties). In other words, the total costs to complete brownfields work in Coralville’s target area, absent redevelopment costs, are in the millions of dollars. As mentioned previously, the City constructed a new hotel and conference center costing \$70 million. The City procured \$500,000 to conduct a design study to build an intermodal transit system in the Industrial Park. The City, as mentioned previously, has spent millions of its own dollars and from TIF bonds to acquire properties and build infrastructure, and this will continue. In addition to the grant funded Brownfields Project Coordinator position, the City Engineer, Assistant City Engineer, and the City Attorney are dedicated to spend necessary time to continue the success of the City Brownfields Program.

2. In-kind services (in the form of staff time and supplies) and cash will be used throughout the life of the program as an external contribution to the Direct Cleanup tasks. Cash contributions from the City allocated toward the First Avenue Revitalization initiative include real estate acquisition of the site. The City also is funding redevelopment in part with tax increment financing (TIF). Private developers are investing in commercial and residential construction projects in the area that has been cleaned up.

In addition to local funds, the City of Coralville will continue to pursue funding from sources it has received funding from in the past in addition to any other possible funds. In addition, the City will continue to give a large amount of City and TIF bond dollars to procure and assemble properties. Dollars the City has leveraged during the last several years are mentioned below.

Fund Description	Source	Amount
Brownfields Assessment Demonstration Pilot	U.S. EPA	\$200,000

Brownfields Assessment Supplemental Assistance	U.S. EPA	\$100,000
Brownfields Assessment Supplemental Assistance	U.S. EPA	\$100,000
Brownfields Assessment Grant	U.S. EPA	\$350,000
Brownfields Cleanup Revolving Loan Fund	U.S. EPA	\$1,000,000
Section 206 Aquatic Restoration	U.S. Army Corps of Engineers	\$252,000
Planning Assistance to States	U.S. Army Corps of Engineers	\$160,000
Hazard Mitigation Grant	FEMA	\$620,000
Iowa Clean Air Attainment Program	Iowa DOT	\$878,400
Traffic Safety Funds	Iowa DOT	\$275,000
Resource Enhancement and Protection	DNR	\$150,000
Federal Surface Transportation Program	FHWA	\$1,000,000
LUST Insurance Fund	Iowa DNR	\$800,000
Brownfields Program Fund	Iowa DED	\$700,000
Brownfields Program Fund	Iowa DED	\$100,000
IA Brownfield Redevelopment	Iowa DED	\$50,000
Total		\$6,935,400

J. Programmatic Capability

1. The City of Coralville has the expertise in place to manage this project. The City will carry out the responsibilities for record keeping, ensuring that the use of the Assessment Grant is tracked, recorded, and reported to EPA. The City Engineer, Dan Holderness, has overseen activities for Brownfields since 1999. Dan performs a vital role of planning and integrating infrastructure considerations into this brownfields redevelopment project.

Other City staff will be involved. Terry Kaeding, City Financial Officer, has extensive experience managing EPA brownfields programs, such as the BCRLF and Supplemental Assessment Grant. Terry has administered revolving loan funds for Community Development Block Grants, Iowa Department of Natural Resources Sewage Treatment Works Revolving Loan Funds, and State Economic Development Grants. The Assessment Grant-funded City Brownfields Coordinator is the liaison between EPA, the various City departments, community, and the consultant who is responsible for assuring compliance with the administrative and reporting requirements of the cooperative agreement. The City Administrator has assumed the role of integrating other City plans into the brownfields redevelopment work and makes recommendations and proposals to the City Council regarding acquisitions within the targeted area that would promote sustainable economic development consistent with community objectives. The City Attorney helps address liability and transaction concerns surrounding City purchase agreements on properties in the targeted area.

In the past, the City has contracted the services of Terracon, an environmental professional, to conduct environmental assessments on properties in the target area. Terracon was selected through an RFQ process. Terracon is a consulting and engineering firm that has assisted with performing technical work on brownfields nationally. Terracon also has assisted the City with EPA compliance. The City would again acquire the experience of an environmental professional if awarded funds.

The City has successfully closed out the \$400,000 Demonstration Pilot Grant with the EPA. This shows the ability of the City to carry out the grant process from beginning to end.

2. The Brownfield Redevelopment Project Team has extensive experience administering federal grants and loans; working closely with state and federal agencies; working closely with the public; and creating economic incentive packages for businesses. It has a long positive working relationship with federal agencies including the Environmental Protection Agency (EPA), U.S. Army Corps of Engineers (USACE), U.S. Department of Housing and Urban Development (HUD), Federal Highway Administration (FHWA), and Iowa Department of Transportation (DOT). The City has been aggressive in establishing partnerships with these agencies.

Based on the most recent audit finding, June 30, 2005, conducted by Hogan-Hansen Certified Public Accountants and Consultants, under schedule of expenditures of federal awards required OMB A-133 has been subjected to the auditing procedures, and in the auditor's opinion, is in compliance in all material respects in relation to all financial statements applicable to its major federal program. Additionally, the City of Coralville is not, nor ever has been, required to comply with "high-risk" terms and conditions of agency regulations implementing OMB Circular A-102. Relating to public and commercial financial and environmental matters, there have been no legal actions against the City or against the City-designated Fund Manager or the designated qualified Brownfield Site Manager staff member.

3. The City of Coralville has submitted all agreed upon deliverables under the present Cooperative Agreement. These deliverables have included quarterly progress reports, financial status reports, and results of ESA activities (via the Electronic Planning Portfolio). The City's EPA program manager, Connie Thigpen, Region 7 Brownfields Coordinator Susan Klein, and the potential for \$300,000,000 in private investment (rivaling the size and significance of Phoenix Award Projects), will attest to the status of Coralville's performance with regard to required deliverables. Coralville has been prompt in meeting deadlines of quarterly and annual reports. Financial and MBE/WBE reports are also submitted on a quarterly an annual bases. The City of Coralville and its partners have achieved remarkable short-term successes with this initiative. Funding under this Grant will increase the probability that the City will achieve some of those long-term successes presented in the 1st Avenue Revitalization original Pilot application.

4. Coralville has received funding from the EPA several times through the Brownfields program. The City has received \$750,000 total in Assessment Grant dollars since 1998. These include an Assessment Grant of \$200,000, two Supplemental Grants of \$100,000, and an Assessment Grant of \$350,000. Roughly \$492,000 of the \$750,000 has been spent. It is expected that the remaining \$258,000 will be spent by the end of the fiscal year, if not sooner. These dollars are expected to complete Phase II work on several sites. Funding will be used to help compensate the coordination work of the part-time Brownfields Project Coordinator, who will continue working into the year 2006, and for continuing the implementation of the City's Outreach strategy. Nonetheless, no further dollars are available to perform additional assessments in the target area beyond the end of 2006.

5. Much has been accomplished during the time the City has received and spent EPA Assessment Grant dollars. Several of the specific accomplishments funded by or resulting from EPA Involvement include the following;

- Completed a project plan for Phase I ESA activities titled, “City of Coralville EPA Brownfields Economic Redevelopment Initiative Work Plan – First Avenue Revitalization,” Completed database inventory of 100 percent of all parcels in the Pilot area including owner, address, and parcel description;
- Developed Electronic Planning Portfolio of all Phase I Site Assessment Results, a CD-ROM copy of which was provided to the EPA program manager and established an online viewing station in the lobby of City Hall;
- Completion of all required quarterly reports to the EPA, which were subsequently requested to be used as templates by EPA HQ’s James Maas;
- Held meeting between City team to discuss environmental justice issues and to insure that the minority and lower income residents of the community are not in any way disproportionately adversely affected by the 1st Avenue Revitalization initiatives including the redevelopment of brownfields properties;
- Maintained existing partnerships with those partners mentioned in this application, which have also been on board since 1998, and renewed partnerships with the USACE, the Iowa DED, and outside developers;
- Conducted group and private education and outreach meetings with property owners and public, one such event included the local press and was held during Phase II testing on former Landfill site;
- Conducted 3 Phase II ESAs which resulted in over \$1,000,000 dollars in leveraged cleanup money to date;
- Completed a Land Use Plan and Hotel and Feasibility Study, out of City funds, exclusively for the Demonstration Pilot.
- Seven additional Phase I Environmental Site Assessments have been completed with the most recent grant which helped finish the deal for a \$60 million hotel and conference center to be built in the area. Seventeen Phase II Environmental Site Assessments are scheduled to be completed during FY2006.
- The City of Coralville participated in the Brownfields Transaction forum at the Brownfields 2005 National Conference. The City succeeded in getting the word out regarding the opportunity for redevelopment to prospective developers in the Iowa River Landing Revitalization Area.
- Successfully closed out the \$400,000 Demonstration Pilot Grant with the EPA. This shows the ability of the City to carry out the grant process from beginning to end.

ATTACHMENT INDEX

Attachment 1: Letters of Support

Jim L. Fausett	Mayor	City of Coralville
Mel Pins	Executive Officer	Iowa Department of Natural Resources
Sherri Proud	Director	City of Coralville Parks and Recreation
Tom Harkin	U.S. Senator	State of Iowa
Robert E. Dvorsky	State Senator	Iowa Senate
Stephen J. Atkins	City Manager	City of Iowa City
Maggie Grosvenor Mowery	President	Iowa City Area Chamber of Commerce
Sally Stutsman	Chairperson	Johnson County Council of Governments

Attachment 2: Maps and Documentation

Map of Brownfield Area

Conceptual and District Land Use Plan

Certificate of Incorporation and Charter

Public Notification and Council Resolution