



PROJECT TITLE: The City of Coralville Brownfields Program
DATE SUBMITTED: October 10, 2007
GRANT TYPE: Assessment Grant (Community-wide)
CONTAMINATION: Petroleum
AMOUNT REQUESTED: \$198,500
PROJECT PERIOD: October 1, 2008 – September 30, 2010
APPLICANT: City of Coralville, Iowa
POPULATION: 18,017
AREA DESIGNATION: Urban Renewal "Slum and Blight" District as specified in Iowa Code Chapter 403

PROJECT CONTACT: Kelly Hayworth, City Administrator
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CHIEF EXECUTIVE: Jim Fausett, Mayor
1512 7th Street, Coralville, Iowa 52241-0127
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Dear Environmental Protection Agency Staff:

The City of Coralville Brownfields Program embodies both the spirit and the reality that true Brownfields Redevelopment is not just for "Big City America," demonstrating now and into the future what can be done when you combine an aggressive community commitment to redevelop Brownfields with EPA funds.

With the original 1998 Assessment Demonstration Pilot, 2000 and 2002 Supplemental Assistance Grants, and the 2004 and 2006 Assessment Grants, the 18,017 citizens of Coralville have seen a rundown area of their community continue to change into a prosperous area they can be proud of. The perception of the area has improved drastically since the partnership between the City of Coralville and the EPA began.

Investment in Brownfields sites to date totals more than \$133,250,000 with hundreds of millions of additional public and private capital investment projected. Returns on the investment in this project include the creation of 256 jobs and \$14.5 million added into the local economy since the grand opening of the Coralville Marriott and Conference Center in August 2006. Coralville has completed more than 70 Phase I and 21 Phase II Environmental Site Assessments, purchased approximately 65 acres of land, and performed remediation work on 7 properties. For any community, particularly one of Coralville's size, remediation and redevelopment activities have occurred remarkably fast due to community cooperation and participation.

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Improved Brownfields sites include a rail yard, coal pile, former truck stop, landfill and commercial waterfront areas along the Iowa River. Consistent with the EPA's intent, Coralville has put its own limited resources "on the line," aggressively studying, acquiring and now holding title to a large percentage of the original Pilot study area, as well as additional target areas preparatory to both private and public redevelopment. Coralville has also extracted private and municipal cleanup of soils and groundwater, demolished abandoned structures for redevelopment and riverfront restoration.

With the work of previous assessments, it has been shown that petroleum contamination needs to be further addressed in the area. Addressing the contamination issues will lift a burden off these properties so they can be more easily sold and redeveloped. The City has completed the design of A Master Plan Concept for the Brownfields in the Iowa River Landing (IRL) including an inter-modal facility that would be located in the center of the IRL to be used for passenger travel throughout the community. Implementation of the plan has already begun with the \$70 million Marriott Hotel and Conference Center and a new-urbanist style commercial and residential development. Without the EPA Brownfield Grant investments, all of this likely would not have happened, but more remains to be done.

In addition, the City of Coralville has been able to form relationships and collaborates with partners in the implementation of our program, and will continue to do so. Some of these partners include the Iowa Department of Economic Development, Iowa Department of Natural Resources, the Iowa Valley Habitat for Humanity, The University of Iowa, the Iowa City/Coralville Convention and Visitors Bureau, and the Iowa City Area Development Group. Developing alliances with these agencies and others, allows the City and its partners to be capable of providing future incentives to foster redevelopment and revitalization of Brownfield areas. A complete list of partner agencies and contact information is included in the attached narrative proposal.

The City of Coralville has completed this application in hopes of securing additional funding to assess properties as the first step in achieving the overall goal of improving the perception of contamination, addressing real contamination, improving and sustaining economic viability, enhancing the aesthetics, and redeveloping this area with sustainable residential, commercial, and light industrial uses.

Respectfully submitted,

Kelly J. Hayworth
City Administrator

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