



City Of Clinton  
611 South 3<sup>rd</sup> Street  
Clinton, Iowa 52732

## **NARRATIVE INFORMATION SHEET**

### **1. Applicant Identification**

City of Clinton  
611 South 3<sup>rd</sup> Street  
Clinton, Iowa 52732

### **2. Funding Requested**

- a. Assessment Grant Type:** Community-wide
- b. Federal Funds Requested:** \$500,000

### **3. Location**

- a. City:** City of Clinton
- b. County:** Clinton County
- c. State:** Iowa

### **4. Target Area and Priority Site Information**

The target area is bound to the east by 1<sup>st</sup> Street, to the west by 5<sup>th</sup> Street, to the south by 11<sup>th</sup> Avenue South, and to the north by 3<sup>rd</sup> Avenue North. The area encompasses three census tract numbers identified as 19045000100, 19045000200, and 19045000300. Priority sites include Wiersema Scrap Iron at 106 8<sup>th</sup> Avenue South and the 100 and 200 Block of North 4<sup>th</sup> Street.

### **5. Contacts**

#### **a. Project Director**

Ms. Tammy S. Johnson  
Community Development Director  
City of Clinton, Iowa  
611 South 3<sup>rd</sup> Street  
Clinton, Iowa 52732  
563-594-6730  
[tammyjohnson@cityofclintoniowa.us](mailto:tammyjohnson@cityofclintoniowa.us)

#### **b. Chief Executive/Highest Ranking Elected Official**

Mr. Scott Maddason  
Mayor  
City of Clinton  
611 South 3<sup>rd</sup> Street  
Clinton, Iowa 52732  
(563) 242-2144  
[smaddasion@cityofclintoniowa.us](mailto:smaddasion@cityofclintoniowa.us)

### **6. Population**

24,469

## 7. Other Factors

Other Factors	Page #
Community population is 10,000 or less.	N/A
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).	1, 2, 3 and 6
The priority site(s) is in a federally designated flood plain.	4
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	N/A
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	N/A
The target area(s) is located within a community which a coal-fired power plant has recently closed (2012 or later) or is closing.	5

## 8. Letter from the State or Tribal Environmental Authority

Please find attached a letter dated November 10, 2022 from the Iowa Department of Natural Resources acknowledging our intent to apply for Fiscal Year (FY) 2023 (FY23) grant funds and conduct assessment activities.

**State, Tribes, and Alaska Tribe Entities:** Not Applicable

**9. Releasing Copies of Applications:** Not Applicable



November 10, 2022

Susan Klein  
Regional Brownfield Program  
EPA Region VII  
1201 Renner Road  
Lenexa, KS 66219

RE: FY23 Brownfield Community-Wide Assessment Grant Application – City of Clinton, Iowa

Dear Susan:

This letter is submitted as a statement of acknowledgement, review and support from the Iowa Department of Natural Resources (DNR) for the brownfield community-wide assessment grant being submitted by the City of Clinton, to conduct environmental assessment and related brownfield redevelopment planning at multiple sites, primarily within the city's downtown area..

The DNR has worked closely with the City of Clinton and many of their community brownfield redevelopment partner agencies and citizen groups in past years, by providing technical and financial resources through our Brownfield State Response Section 128(a) Program for individual site assessment and cleanup subawards; however, the number of sites that need further brownfield assistance for redevelopment strategy, planning, and assessment and risk-analysis, will require significant investment, beyond the resources that the DNR can provide. This 104(k) grant will provide the City of Clinton with the financial resources necessary to continue to address brownfield properties where other entities have been hindered by environmental questions and stigma.

The DNR has appreciated the opportunity to be a supportive partner with the City of Clinton in past brownfield redevelopment projects, and we support the brownfield assessment strategies presented within the City's application with the highest degree of endorsement and confidence.

Sincerely,

A handwritten signature in black ink, appearing to read "Mel Pins", is written over a horizontal line.

Mr. Mel Pins  
Executive Officer  
Iowa Brownfield Redevelopment Program

## **Narrative/Ranking Criteria for Community-Wide Assessment Grants**

### **1. Project Area Description and Plans for Revitalization**

#### **1.a. Target Area and Brownfields**

##### **1.a.i. Overview of Brownfield Challenges and Description of Target Area**

The City of Clinton (City) is located on a bend in the Mississippi River at Iowa's easternmost point. It was established in 1857 and was one of the largest lumber-producing centers in the country in the second half of the century. As the lumber supply diminished in the 1900s, heavy industries were the economic mainstays and included railroading, manufacturing (paper, plastics, and chemical products), and agriculture (particularly corn products). Beginning in the 1970s, the manufacturing jobs began to decrease due to a decline in manufacturing stemming largely from overseas competition. Clinton has lost more than one-third of its manufacturing jobs since 1978 and almost 30% of its population since 1970. In the last 10 years, the City has suffered several major employment losses including Thomas and Betts (165 job losses in 2011), Evergreen Packaging (107 job losses in 2014), Target (79 job losses in 2015), TMK IPSCO (131 job losses in 2015 and 102 job losses in 2019), and Ashford University (400 job losses in 2016).

Urban decay has produced a negative emotional impact for the people of Clinton, resulting in a diminished sense of dignity and pride in their hometown. The contrast of elaborate cornices placed atop now vacant and collapsing commercial buildings during the days of plenty serve as constant reminders of "what was." The juxtaposition between Clinton's prosperous times and its present-day economic challenges is well illustrated by the current condition of the stately homes built by the old lumber barons of the 1800s. Once grand mansions are now ramshackle rooms for rent, having been chopped up over the years as pockets of run-down housing have infilled these formerly affluent neighborhoods. These factors have resulted in numerous brownfields challenges, including derelict commercial buildings, depressed residential neighborhoods, and a diminishing population. These brownfields challenges have exacerbated economic setbacks which, in turn, have had a negative impact on attracting and retaining businesses within the City. The reduction in jobs has resulted in a 40% lower median household income than the state and therefore, a smaller tax base for the City of Clinton to tackle brownfields sites alone. Lower incomes are associated with greater risk of adverse health effects which is demonstrated by a higher-than-average rate of heart disease, cancer, and disability among the citizens of Clinton.

The City of Clinton is determinedly charting a path forward to retain and increase its population, attract new businesses and homeowners, and to revitalize the downtown area as a local and regional draw. To that end, the City has acquired 193 properties within the past four years that have either been rehabilitated, sold, demolished, or donated to the local school district for reuse. The removal and/or reuse of these blighted and vacant residential and commercial properties is an important step in stabilizing the community. However, to effect lasting change in the City of Clinton, it will take significantly more resources than the City currently has access to. This Assessment Grant will allow Clinton to assess and identify environmental impacts that when properly addressed, could not only improve the health of the residents, but also make properties more appealing to developers and businesses by relieving environmental concerns. Expected results of Assessment Grant implementation are increasing jobs, retaining and increasing the population, and increasing the number of professionals moving to the area; promoting healthy lifestyles by expanding walking paths and greenspaces; and improving the despondency of residents by improving the overall appearance of the City.

The downtown district of Clinton will be Target Area of this grant. It is bound to the east by 1<sup>st</sup> Street and the Mississippi River, to the west by 5<sup>th</sup> Street, to the south by 11<sup>th</sup> Avenue South, and to the north by 3<sup>rd</sup> Avenue North. The Target Area encompasses three census tract numbers identified as 19045000100, 19045000200, and 19045000300, all of which are identified as disadvantaged.

The Target Area is comprised of approximately 2.75 miles of land that consists of 745 parcels in varying condition including numerous commercial buildings (many of them vacant, derelict, and/or underused), manufacturing properties, vacant lots, and residences. Historically, the Target Area has been occupied by manufacturing facilities, gasoline stations, automotive repair shops, dry cleaners, a landfill, commercial buildings, and residences. Brownfields sites are interwoven throughout the community and potentially affect the health and welfare of the residents in addition to detracting from the City's appeal.

The population of the Target Area is around 1,900 people or 0.0375% of the population in Iowa but this population is over the 90% percentile in the state for exposure to particulate matter, air toxics, lead-based paint, wastewater discharge, and proximity to Risk Management Plan (RMP) facilities. Further, these residents are at high risk for heart disease; low life expectancy; high energy burden; low income; unemployment; poverty; high school degree non-attainment; and higher education non-enrollment.

Environmental concerns impacting soil, groundwater, soil vapor, and indoor air in the Target Area are likely to include petroleum hydrocarbons, polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and heavy metals. The Assessment funds will provide a much-needed resource to assess properties in the Target Area and to plan for future development with a shared public and private sector vision that will reduce environmental impacts, retain residents, attract new residents, promote a healthy lifestyle, and aid community efforts to attract new businesses and to retain existing employers.

#### **1.a.ii. Description of the Priority Brownfield Sites**

The Target Area contains the downtown district of the city. The displacement of key area businesses, deteriorating physical conditions of buildings and public infrastructure, and reduced traffic counts have combined to negatively impact the once vibrant downtown. These conditions have collectively resulted in vacant land, underutilized buildings, and general disinvestment within the Target Area.

Priority Brownfield Sites will include:

- **Wiersema Salvage Yard**

The Wiersema Salvage Yard is approximately six acres of land located adjacent to the Mississippi River that has been developed since 1885. Historical occupants have included a boiler company, machine works and foundry, and salvage yard. The site is a priority for assessment and reuse due to its historic use and current use as a scrap yard. Probable contaminants on the property include petroleum hydrocarbons, solvents, heavy metals, PCBs, asbestos, and lead. Its location adjacent to the Mississippi River, and beneath and on both sides of the Highway 30 bridge entering the City of Clinton also makes it a priority site. Scrap piles and junk piles are over one-story tall and cover approximately 0.2 acres (or 8,712 square feet) of the property. A dilapidated building, warehouses, bins, other containers, and equipment storage covers the remaining approximately 5.8 acres of the property.

When motorists depart Illinois and experience the beauty of the Mississippi River along the Highway 30 bridge, their first visual of the City of Clinton, and indeed, of Iowa, is overwhelmed by the Wiersema Salvage Yard. Dilapidated buildings, storage bins, and heaps of scrap shape a traveler's first impression of this historic town. In addition to the unpleasant visual, the scrap yard emits a foul odor of used hydraulic oil. In order to activate this catalyst site, a Phase I Environmental Site Assessment (ESA), Phase II ESAs, Hazardous Materials Surveys, and Cleanup Planning are anticipated. Application of Assessment funding will position this Priority Brownfields Site for future cleanup by achieving delineation of contamination and outlining a path forward for development through cleanup planning efforts. Possible reuse ideas for the site include redevelopment with a multi-story residential building, mixed-use buildings, and/or as a greenspace or public park that would connect people to the Mississippi River pedestrian walkway that is approximately 150 feet from the property.

- **100 and 200 Block of North 4<sup>th</sup> Street**

The 100 and 200 Block of South 4<sup>th</sup> Street is an approximately 0.35-mile track of land along both sides of South 4<sup>th</sup> Street serving as a main thoroughfare into downtown Clinton from the north. This block has historically been occupied by automotive repair shops, automotive sales, and residences. It is currently developed with a vacant warehouse, two occupied houses, two occupied rental houses, a vacant and dilapidated apartment building, and several vacant lots owned by the City. Based on the former use of the area, potential contaminants include petroleum constituents, solvents, heavy metals, PCBs, asbestos, and lead.

This property is a Priority Brownfields site as it is the gateway to downtown coming from the north end of town. It is in a state of great disrepair and will require Phase I ESAs, Phase II ESAs, Hazardous Materials Surveys, and Cleanup Planning to facilitate its revitalization. Developer interest in these blocks will spike with the enticement of assistance with environmental costs. The block's size, proximity to downtown, and lack of historic structures makes it an ideal area for a new mixed-use pocket neighborhood. Additionally, redevelopment would provide working class housing options that are much needed in the area. Commercial vibrancy with multi-family residential including elements of low to moderate-income and/or senior housing, will revive a live-work-play sense of place which existed in the historic heyday of industry in this river town.

### **1.b. Revitalization of the Target Area**

#### **1.b.i. Reuse Strategy and Alignment with Revitalization Plans**

The Revitalization of the Priority Brownfields Sites and properties within the Target Area align with the 2020 City of Clinton Downtown Master Plan and the City of Clinton 2032 Comprehensive Plan. Additionally, they support EPA's FY 2022-2026 Strategic Plan, Goal 6 – Safeguard and Revitalize Communities, Objective 6.1 – Clean Up and Restore Land for Productive Uses and Health Communities of EPA's Strategic Plan. The Plans include a vision of a community that encourages healthy active living, promotes economic development and redevelopment, and the preservation of existing housing stock. Economic development goals include promoting Clinton as a tourist attraction, reducing unemployment, achieving economic stability, and increasing the standard of living for all citizens.

The City of Clinton would like to redevelop the Wiersema Salvage Yard area into a stunning first impression of the City. Options for reuse include redevelopment with a multi-story residential building, mixed-use buildings, and as a greenspace or public park that would connect people to the Mississippi River pedestrian walkway that is approximately 150 from the property. The original building, constructed circa 1900 could also be reused as a commercial property such as offices, restaurant, or brewery that would attract locals and visitors. Assessment funds will enable Clinton to assess this property and to create a cleanup plan which will be vital for the redevelopment of this sizeable priority site. This redevelopment will change the landscape of the City, evoking a positive impression for citizens and tourists alike as they enter the City of Clinton. The reuse would align with the community priorities of promoting the City as a tourist attraction and would encourage healthy active living with the extension of the river front pedestrian walkway.

Clinton's housing goals are to promote the preservation, rehabilitation, and investment in the City housing stock and neighborhoods and encourage a range of affordable, accessible, and decent, safe and sanitary rental housing options throughout the city. The projected reuse for the 100 and 200 Block of North 4<sup>th</sup> Street align with those goals as the plan is to redevelop the properties with much-needed low- to moderate-income residential apartment units.

#### **1.b.ii. Outcomes and Benefits of Reuse Strategy**

The Assessment funds will help invigorate the economic potential of the City of Clinton. The 2020 City of Clinton Downtown Master Plan evaluated properties in the Target Area for investment opportunities. Properties where land values are low and where a relatively low investment level would be required to substantively raise the property value were catalogued. It was determined that 110 properties fit this criterion, meaning that there are at least 110 obvious opportunities for incremental investment in the Target Area and even more prospects for larger investments. The Assessment funds will enable the City to assess multiple properties in the Target Area with the best investment possibilities and to promote the goal of economic development and redevelopment. This will aid in facilitating the use and reuse of existing infrastructure, make the area more attractive for developers, increase quality of life for citizens, and increase tourism. The funds will also assist in identifying and minimizing exposure to contaminants in an area of town with higher-than-average rates of exposure to particulate matter, air toxics, lead-based paint (LBP), wastewater discharge, proximity to RMP facilities, and instances of heart disease and low life expectancy.

Redevelopment of the Wiersema Salvage Yard Priority Site will aid in reducing exposure of citizens to environmental impacts, facilitate the use and reuse of existing infrastructure, create additional greenspace, and increase tourism by transforming the entrance to the City from the Highway 30 bridge from an unsightly odorous tract of land into an inviting gateway. This redevelopment will change the landscape of the City and the impression of citizens and tourists entering

the City. The reuse would align with the community priorities of promoting the City as a tourist attraction, attract new businesses, and if the river front pedestrian walkway was extended, encourage healthy active living. Assessment funds will enable Clinton to assess this property and create a cleanup plan which will be vital for the redevelopment of the Target Area.

Development of an apartment complex in the 100 and 200 North 4<sup>th</sup> Street area will aid the community in combating the demand for housing, to attract and retain employees, and related economic spinoff.

Many of the sites in the Target Area are abandoned and dilapidated commercial properties and housing or properties for sale that will not result in the displacement of businesses or residents. The redevelopment in the Target Area will create new, affordable housing for those residents that have previously been displaced and new or revitalized commercial structures for businesses.

## **1.c. Strategy for Leveraging Resources**

### **1.c.i. Resources Needed for Site Reuse**

Depending on the specific reuse of a property, funding may be a single source or layered. The City of Clinton has, so far, been utilizing general funds as available to revitalize the area. Other sources of funds may include the IDNR Brownfields program, the Targeted Brownfields Assessment (TBA) program, and East Central Intergovernmental Association (ECIA) to conduct assessments and planning, as available. The City of Clinton may also utilize ECIA's Brownfield Revolving Loan Fund (RLF) as additional funding.

Clinton has been partnering with ECIA over the last year and has conducted four Phase I ESAs and two asbestos and LBP surveys in the City of Clinton as part of ECIA's Brownfields Coalition Grant. However, ECIA has expended their funding. If they are awarded another Coalition Grant, only a portion of the funding can assist the City of Clinton as they provide services in five counties in Iowa. Their assistance, by nature of their function as a coalition of governments, is limited. Clinton has more need than ECIA can address with its funding. The Assessment Grant would allow the City of Clinton to assess a significant number of properties and make a real and measurable difference in the lives of residents, businesses, and the future of Clinton.

Potential or perceived environmental costs can be a deterrent to investors and developers. The Assessment Grant can alleviate those concerns by assessing properties and making them more attractive to potential developers. The Target Area is located within an Opportunity Zone which provides an additional tool to attract private sector interest. Also used to attract interest are incentives the City provides that are based on an increase of assessed valuation to a property and/or the addition of high-quality jobs. Clinton is actively reaching out to landowners and developers to promote tax benefits on Clinton property redevelopment.

### **1.c.ii Use of Existing Infrastructure**

Priority Brownfield Sites and properties located in the Target Area that will be assessed under this grant will facilitate the use of existing infrastructure since they are fully serviced by roads, City utilities (water and sewer), electricity, natural gas, communications, and parks. This existing infrastructure will be utilized for redevelopment. Additional infrastructure needs are not anticipated at this time. Additions to the inventory of complete streets is a likely outcome of holistic redevelopments.

## **2. Community Need and Community Engagement**

### **2.a. Community Need**

#### **2.a.i. The Community's Need for Funding**

The City of Clinton has been limited in its ability to tackle Brownfields due to its small size and small tax base. It is in a flood plain and properties located near Brownfield sites and flood plain areas have lower values and therefore have attracted lower income households. The median household income in the City of Clinton is low at \$46,066, which is more than 40% lower than the state overall average of \$64,994. The Target Area median household income is even lower. Over 40% of the households in the Target Area make less than \$15,000 per year. These households in the Target

Area have a household income that is over 100% less than the City of Clinton and 125% less than the state of Iowa. The population has decreased approximately 5% since 2010 and home ownership in Clinton is almost 3% lower than the state average. Approximately 40% of the houses are valued at less than \$100,000. There are 1,425 vacant houses in the City of Clinton, a number which has increased by over 6% since 2014. All of these factors limit the amount of general funds obtained from property taxes and limit the City's capacity to address Brownfields sites without addition funding. EPA funding would provide a multitude of benefits to the Target Area. The vacant, dilapidated, and underused Brownfields sites are not only eyesores within the City of Clinton, but they also contribute to declining property values and have a negative impact on reinvestment. Because of the low-income base and low value of houses, the City's resources are limited in assessing and marketing the Brownfields sites. The redevelopment of the Target Area with its addition of new employment opportunities and affordable housing will help stabilize and increase the population.

## **2.a.ii. Threats to Sensitive Populations**

### **2.a.ii.1 Health or Welfare of Sensitive Populations**

The City of Clinton has a high number of sensitive populations compared to the overall State of Iowa. The Target Area has an even higher number with a quarter of the population being people of color (compared to 13% of the city), 73% being low income (compared to 37% in the city), and 17.6% disabled (compared to 11.8% in Iowa). The three tracts associated with the Target Area are all considered disadvantaged. The unemployment rate in the Target Area is 6%, which is higher than the state and federal averages. The percent of people in the Target Area without a high school diploma is 26%. The Target Area is in the 97th percentile for population without a higher education. Median household incomes are low in the City of Clinton; more than 40% lower than the state overall average. In the Target Area, over 70% of the households are considered low income, which is significantly higher than the city, state, and federal average. Over 40% of the households in the Target Area make less than \$15,000 per year. These households in the Target Area have a household income that is over 100% less than the City of Clinton and 125% less than the state of Iowa. With EPA funds, the City of Clinton will be able to assess and prioritize sites for redevelopment having the greatest impact on sensitive populations. Redevelopment within the Target Area would create opportunities for new businesses and new jobs which would aid in reducing poverty.

### **2.a.ii.2 Greater Than Normal Incidence of Disease and Adverse Health Conditions**

The population of the Target Area is around 1,900 people or 0.0375% of the population in Iowa but is over the 90th percentile in the state for exposure to particulate matter, air toxics, LBP, wastewater discharge, and proximity to RMP facilities. Elevated cancer rates, heart disease, and asthma are found in the city and County. Clinton County's death rate from heart disease of 162.3 deaths per 100,000 is significantly higher than the state rate of 109.7 deaths per 100,000 and the nation's rate of 99.7 per 100,000. The incident rate of cancer in Clinton County is also much higher than average of 522 per 100,000 vs. 484 per 100,000 in the state. The percent of adults with asthma in Clinton County is 19.6% which is much higher than the state average of 9.1%. A 165-megawatt coal-fired power plant operated in the City of Clinton from 1947 through 2015 when it was converted to natural gas. Fine particle pollution from the coal-fired power plants consists of a complex mixture of soot, heavy metals, sulfur dioxide, and nitrogen oxides. Health effects attributable to fine particle pollution from coal-fired power plants are especially severe among the elderly, children, and those with respiratory disease. The former coal-fired plant, located less than 2.75-miles from the Target Area, may have contributed to higher-than-average asthma rates, exposure to particulate matter, and air toxics in the Target Area. Because the buildings in the Proposed Brownfields Site have exposed ACM, the Cleanup Grant would remove another potential source of air pollution. This would enable the City to address environmental issues at the Proposed Brownfields Site and reduce incidents of disease.

Over 80% of the houses in the Target Area were constructed before 1950, increasing potential exposure to asbestos and LBP. The Target Area is also above the 90th percentile for risk of heart disease and low life expectancy. This sensitive population that is uninsured and underinsured suffers more health impacts than those who have insurance. Approximately 6.5% of citizens in Clinton are without healthcare coverage compared to 4.7% in Iowa overall. According to the Community Health Needs Assessment for Clinton for FY 2022 – 2024, Clinton also lacks an adequate number of care providers. Iowa has one primary care provider for every 1,360 residents. Clinton County has a much higher ratio of residents to providers of 1,840 to one. The blighted Target Area deters providers from moving to the area. Funding



would assist with assessment and revitalization of the downtown to attract providers, provide safe housing, and to promote a healthy lifestyle.

### 2.a.ii.3. Promoting Environmental Justice

The City of Clinton is committed to promoting environmental justice and the Assessment funds will provide the means to change the future of the Target Area. The highest population of people of color and low-income citizens in Clinton reside in the Target Area. Over 70% of the households are considered low income with 40% of the households making less than \$15,000 per year. These households in the Target Area have a household income that is over 100% less than the City of Clinton and 125% less than the state of Iowa. The redevelopment of the Target Area would reduce the blight of the area, attract new businesses, and create new jobs, which is desperately needed to provide residents a way out of poverty. The improved appearance of the area and influx of jobs would encourage citizens to stay in Clinton and attract new citizens, care providers, and tourists. The ratio of care providers to patients is higher than average and results in less access to care for the people that need it most. The residents in the Target Area have lower life expectancy rates and higher rates heart disease and cancer. Assessment funds will allow the city to evaluate actual environmental impacts affecting the health of its citizens. Once assessed, plans can be developed and executed to remedy issues, both health, and economically driven that have plagued disadvantaged people in the City for generations.

For over 165 years, the citizens of Clinton have been hard at work in the demanding lumber and manufacturing industries that were once the beating heart of the country's economy. These booming industries created a town that was vibrant and prosperous on the banks of the Mississippi River. Over the last 50 years, the jobs have dried up and resulted in blighted areas, lower incomes, higher health risks, and an overall lower quality of life. Clintonians contributed to this country in physically demanding jobs that helped to grow the United States into the global leader of today. They are a community who helped to build this country, and now they are in need of assistance to build back a community of their own. The Assessment Grant will help give that back pride of place to them.

## 2.b. Community Engagement

### 2.b.i. and 2.b.ii Project Involvement and Project Roles

Name of entity, organization, or group	Point of Contact (Name, Email and Phone)	Specific Involvement in the Project or Assistance Provided
Downtown Clinton Alliance	Karen Rowell, <a href="mailto:downtownclintonia@gmail.com">downtownclintonia@gmail.com</a> ; 563-321-2165	Provide input and advise local businesses and residents, conduct outreach, and community engagement
Neighborhood Improvement Committee	Cyara Peterson, <a href="mailto:Cyarapeterson@gmail.com">Cyarapeterson@gmail.com</a> ; 563-503-4402	Provide input and advise local businesses and residents, conduct outreach, and community engagement
Grow Clinton	Andy Sokolovich, <a href="mailto:asokolovich@growclinton.com">asokolovich@growclinton.com</a> ; 563-242-5702	Input in identifying Brownfields inventory, support with outreach and community engagement; support implementation of reuse plans; and aid in seeking and providing leveraging support.
Kansas State University's Technical Assistance to Brownfields (KSU-TAB)	Jennifer Clancey, <a href="mailto:jclancey@ksu.edu">jclancey@ksu.edu</a> ; 785-532-0782	Technical Support-Brownfields training, facilitating, and planning assistance.
ECIA Brownfields Coalition	Dawn Danielson, <a href="mailto:ddanielson@ecia.org">ddanielson@ecia.org</a> ; 563-690-5772	Input/advisor, conduct outreach, community engagement, and aid in leveraging additional resources
Iowa Economic Development Authority	Daniel Hansen, <a href="mailto:daneil.hansen@iowaeda.com">daneil.hansen@iowaeda.com</a> ;	Advisor on historic preservation tax credit program and assistance with Target Area revitalization projects.

	515-348-6212; Nicole Hansen, <a href="mailto:cdbg@iowaeda.com">cdbg@iowaeda.com</a> , 515-348-6215	
Iowa Department of Natural Resources	Mel Pins, <a href="mailto:mel.pins@dnr.iowa.gov">mel.pins@dnr.iowa.gov</a> ; 515-725-8344	Technical Support-DNR Brownfields services and technical expertise.
Clinton Community College	Brian Kelly, Ed.D., <a href="mailto:bekelly@eicc.edu">bekelly@eicc.edu</a> ; 563-244-7027	Aid with community engagement and outreach regarding reuse plans.

The Project Partners have pledged to explore opportunities to leverage resources and support the Target Area redevelopment. The City of Clinton will partner with others, including developers, lenders, nonprofits, historic preservation society, community organizations, the Clinton Chamber of Commerce, citizens, and property owners to implement the project.

### 2.b.iii. Incorporating Community Input

The City of Clinton recognizes that the role of community input is vital for project success. To facilitate project success, a Steering Committee will be created to aid in determining site selection and prioritization. Members of this committee may include city officials, Grow Clinton, community organizations, nonprofits, local citizens, local business owners, developers, and bankers. The city will meet with these groups initially and at least semi-annually thereafter. Public meetings will be held within the Target Area and community members will be invited to participate in planning to determine highest and best use of identified sites. As an alternative to in-person meetings, the public meetings will be offered via zoom or other interactive online tools for citizens to participate. Public input will be solicited in these meetings and discussed and considered in Steering Committee meetings. Responses to public comments will be discussed at future meetings and posted on the City's website. The local newspaper, flyers, newsletter mailings, online tools, and other communication methods will be used by the City of Clinton to send and receive information. The City of Clinton website and social media will provide updates on the progress and promote engagement opportunities.

## 3. Task Descriptions, Cost Estimates, and Measuring Progress

### 3.a. Description of Tasks/Activities and Outputs

<b>Task/Activity: Cooperative Agreement Oversight</b>	
i. Project Implementation	<ul style="list-style-type: none"> <li>EPA-funded tasks/activities: The task includes management of the grant by the project manager and a consultant. The City of Clinton will assure compliance with administrative and reporting requirements. Tasks include competitively procuring a Qualified Environmental Professional (QEP), preparation of Quality Assurance Project Plan (QAPP), contracting and oversight, coordination with regulators and Steering committee, meetings with the Steering committee, coordinating and attending planning meetings, completing program requirements such as quarterly reports, EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES), and annual Minority Business Enterprise/Women Business Enterprise (MBE/WBE) and financial reports. Travel expenses have been set aside for airfare and hotel to attend the 2023 and 2025 EPA National Brownfields conferences to learn best practices related to the grant.</li> <li>Non-EPA grant resources needed to carry out tasks/activities, if applicable: Not applicable</li> </ul>
ii. Anticipated Project Schedule:	Ongoing throughout the grant period. The QEP will be procured within the first quarter. Quarterly reports and financial reports will be performed quarterly. ACRES will be updated throughout the grant. Semi-annually or more frequently as needed, the Steering committee will meet, and planning meetings will be conducted. Annually, financial and MBE/WBE reports will be prepared.
iii. Task/Activity Lead:	Ms. Tammy Johnson, City of Clinton Community Development Director
iv. Outputs:	QEP contract, quarterly reports, ACRES updated, annual Disadvantaged Business Enterprise (DBE) reports, financial reports, approved QAPP, project close out report, and a minimum of eight steering committee meetings with minutes.
<b>Task/Activity: Planning and Community Engagement</b>	

i. Project Implementation
▪ EPA-funded tasks/activities: A Steering committee will be created to oversee and support the grant activities. The City of Clinton and/or the QEP will lead public community meetings to engage community members in planning activities. KTAB may provide assistance with planning of meetings. A reuse plan will be developed by qualified experts. Proposed activities include a meeting to gather input, market analysis to identify the prospects for development in the Target Area, and a land use plan.
▪ Non-EPA grant resources needed to carry out tasks/activities, if applicable: Not applicable
ii. Anticipated Project Schedule: The Steering committee will be created in the first quarter after award. At least four community meetings are planned will be conducted throughout the grant to engage the public in reuse and planning efforts. The reuse plan will be conducted in the first two years of the grant.
iii. Task/Activity Lead: Ms. Tammy Johnson, City of Clinton Community Development Director, QEP, and planning consultant.
iv. Outputs: Reuse plan, steering committee and steering committee meetings with minutes, community planning meetings with minutes, and market analysis.
<b>Task/Activity: Inventory and Prioritization</b>
i. Project Implementation
▪ EPA-funded tasks/activities: Task includes creating an inventory of potential Brownfields sites, conducting Brownfields sites reconnaissance, and prioritizing sites for the most productive outcomes.
▪ Non-EPA grant resources needed to carry out tasks/activities, if applicable: Not applicable
ii. Anticipated Project Schedule: Throughout the grant period
iii. Task/Activity Lead: Ms. Tammy Johnson, City of Clinton Community Development Director and Steering Committee
iv. Outputs: Prioritized Brownfields site list
<b>Task/Activity: Assessments</b>
v. Project Implementation
▪ EPA-funded tasks/activities: The City of Clinton will prepare a generic QAPP for EPA approval, 20 Phase I ESAs, 10 Site Specific Sampling Plans (SSAPs) for EPA approval, 10 ACM and LBP Assessments, seven Phase II ESAs, and five Analysis of Brownfield Cleanup Alternatives (ABCAs). These activities will be conducted by the QEP. The Phase I ESA and Phase II ESAs will meet the current ASTM standards.
▪ Non-EPA grant resources needed to carry out tasks/activities, if applicable: Not applicable
vi. Anticipated Project Schedule: Ongoing throughout the grant period.
vii. Task/Activity Lead: Ms. Tammy Johnson, City of Clinton Community Development Director and the QEP
viii. Outputs: Approved QAPP and 10 approved SSAPs. Reports documenting 20 Phase I ESAs, 10 ACM and LBP surveys, seven Phase II ESAs, and five ABCAs.

### 3.a.ii. Identifying Additional Sites

In the event that grant funds remain after addressing the Target Area and Priority Sites, additional sites will be identified by information gained from public meetings. The Steering committee will then select sites based on several criterion that will include suspected contamination, location, and proposed reuse to benefit the disadvantaged population. Priority will be given to sites that could promote job growth, beautification, healthy lifestyles, and greenspace.

### 3.b. Cost Estimates

Budget Categories		Project Tasks (\$)				Total
		Task 1 - Cooperative Agreement Oversight	Task 2 - Planning and Community Engagement	Task 3 - Inventory and Prioritization	Task 4 - Assessments	
	Personnel	\$12,000	\$12,000	\$6,360	\$6,000	\$36,360

Direct Costs	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$5,140	\$0	\$0	\$0	\$5,140
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$1,500	\$2,500	\$1,500	\$0	\$5,500
	Contractual	\$21,000	\$116,000	\$24,500	\$291,500	\$453,000
	Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$39,640	\$130,500	\$32,360	\$297,500	\$500,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget (Total Direct Costs + Indirect Costs)		\$39,640	\$130,500	\$32,000	\$320,000	\$500,000

**Task 1:** Cooperative Agreement Oversight (\$39,640) - Personnel costs: 400 hours at an average rate of \$30 per hour = \$12,000; Travel \$5,140 for City of Clinton personnel to attend two Brownfields Conferences in 2023 and 2025 (estimate: \$250 registration x 2 [\$500], \$775 airline x 2 [\$1,550], \$250 per day hotel x 10 [\$2,500], and \$59 per day x 10 for food (\$590); Supplies: copies and materials \$1,500; Contractual/Consultant: 150 hours at \$140/hour = \$21,000.

**Task 2:** Planning and Community Engagement (\$130,500) - Personnel costs: 400 hours at an average rate of \$30 per hour = \$12,000; Supplies: copies, materials, fliers, newspaper ads \$2,500; Contractual/Consultant (\$116,000): \$60,000 for reuse plan by consultant; 400 hours at \$140/hour = \$56,000.

**Task 3:** Inventory and Prioritization (\$32,360) - Personnel costs: 212 hours at an average rate of \$30 per hour = \$6,360; Supplies: copies and materials \$1,500; Contractual/Consultant: 175 hours at \$140/hour = \$24,500.

**Task 4:** Assessments (\$297,500) - Personnel costs: 200 hours at an average rate of \$30 per hour = \$6,000 to order and review assessment; Contractual/Consultant: \$291,500: QAPP \$7,500, 21 Phase I ESAs estimated at \$4,000 each = \$84,000; 10 SSAPs estimated at \$2,500 each = \$25,000; 10 ACM and LBP Assessments estimated at \$10,000 each = \$100,000; five Phase II ESAs estimated at \$12,500 each = \$62,500; and five ABCAs estimated at \$2,500 each = \$12,500.

### 3.c. Measuring Environmental Results

A workplan, to be approved by the EPA, will guide the City of Clinton in establishing more specific goals and in achieving results. Progress will be evaluated based on milestones identified in the workplan. The workplan will include each task, activities related to each task, who will be completing the activities, and a timeline for completion. This will provide safeguards that grant funds are expended in a timely and efficient manner. Outcomes and achievements will be reported quarterly to the EPA through ACRES, to the public through the City of Clinton website, and to partners in Steering committee meetings.

## 4 Programmatic Capability and Past Performance

### 4.a. Programmatic Capability

#### 4.a.i. through 4.a.iii Organizational Capacity, Organizational Structure, Description of Key Staff, and Acquiring Additional Resources

The City of Clinton has a long track record of successfully managing community projects. City personnel have experience in administering government grants and combined experience including planning, development, and economic development of over 50 years. Ms. Tammy Johnson, the City's Community Development Director, has over 17 years' experience and will lead the project as the project manager. Her areas of expertise include budget monitoring, contract execution, overall project control, public outreach, and shared problem solving. She will be the liaison between the EPA and the City of Clinton and will be responsible for administrative and reporting requirements of the cooperative agreement. Tammy will be supported by qualified staff including the City Administrator, the City Engineer, City Clerk, Information Technology, the City Attorney, and the QEP.

#### 4.a.iv. Acquiring Additional Resources

The City of Clinton will hire qualified contractors to help support community engagement, prepare the QAPP, conduct assessments (Phase I and Phase II ESAs, ACM, and LBP surveys, prepare SSAPs, prepare ABCAs, and prepare planning

documents). These services will be solicited using the City of Clinton's purchasing policy. The City of Clinton's procedures for procurement include seeking statements of qualifications and price and approval by the City Council. The City of Clinton will rely on the IDNR to provide technical assistance and review of assessments. KSU TAB may be used for community outreach, planning, and inventory efforts.

#### **4.b. Past Performance and Accomplishments**

##### **4.b.i. Currently Has or Previously Received an EPA Brownfields Grant**

###### **4.b.i.1 and 4.b.i.2. Accomplishments and Compliance with Grant Requirements**

The City of Clinton has received grants from the EPA beginning with an EPA Pilot Grant in 1998 through 2008 when two Cleanup Grants and an Assessment grant were awarded. The grants were used on the Liberty Square area of Clinton which is a 220-acre area located within a state-designated enterprise zone. It included a 40-acre rail yard, a solid waste transfer station, and former retail and manufacturing facilities. The area contained several hundred thousand square feet of abandoned and unused building space. Fear of environmental contamination hindered development of the area and on adjacent properties. The Liberty Square area has been assessed, remediated, and is now green space and two separate, three-lane one-way roads alleviating environmental contamination and traffic congestion. The area is now open for commercial development thanks to the previous grants received.

As indicated above, the three most recent Grants awarded to the City of Clinton were in 2008. An Assessment Grant for \$200,000 and two Cleanup Grants totaling \$400,000 (\$200,000 for hazardous materials and \$200,000 for petroleum). The Assessment Grant (BF98798001) was awarded to assess properties in Liberty Square. Accomplishments achieved under the grant included coordination and integration with other City projects in Liberty Square, assisting EPA and IDNR with eligibility determinations, obtaining property access agreements, conducting 19 Phase I ESAs and nine Phase II ESAs, and health monitoring. The City expended \$181,325 of the \$200,000 awarded. Minor modifications were made to the task budgets to accommodate actual activities. The Petroleum Cleanup Grant (BF98798201) and Hazardous Materials Cleanup Grant (BF98798101) were awarded to cleanup properties in the Liberty Square area of Clinton including the Benson Oil Company property, the Jetter Hauling Service Company, and the Hawkeye Disposal site. The Benson Oil Company was a former bulk storage facility, wooden pallet recycling operation, and automotive restoration business. The Jetter Hauling Service Company and the Hawkeye Disposal property were former solid waste transfer stations. Accomplishments achieved under the grants included: enrolling the properties into the LRP; a consultant was contracted; four meetings with the public were held; meetings with IDNR and EPA were held; 15 quarterly reports were provided to the EPA; a QAPP was prepared; a Phase I ESA and update were conducted; two Phase II ESAs were conducted; excavation and disposal of saturated soils along with confirmation sampling was conducted; backfill, compaction, and seeding of the excavation area; a Response Action Completion report was completed; and a final report was completed. Currently, the IDNR has requested three groundwater wells be installed at the Benson Oil Company and quarterly monitoring be conducted for two years. The City expended \$192,364 of the \$200,000 of the Petroleum Cleanup Grant and \$99,316 of the \$200,000 of the Hazardous Materials Cleanup Grant. In 2017, the IDNR issued a letter indicating that the properties have been appropriately addressed. Minor modifications were made to the task budgets to accommodate actual activities. The City of Clinton also satisfied their 20% match requirement. The outcomes were not reported in ACRES at the time as it was not in use. Instead, quarterly reports were submitted to the EPA. ACRES has since been updated.

##### **4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements**

Not Applicable

###### **4.b.ii.1. Purpose and Accomplishments**

Not Applicable

###### **4.b.ii.2. Compliance with Grant Requirements**

Not Applicable

##### **4.b.iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements**

Not Applicable

## **Threshold Criteria for Community-Wide Assessment Grants**

### **III.B.1. Applicant Eligibility**

I affirm that my organization is a city, town, or county and therefore, eligible to apply for this assessment grant.

### **III.B.2. Community Involvement**

The City of Clinton intends to involve the community in the activities and planning for the Assessment Grant by several different means. Public meetings will be held within the Target Area and community members will be invited to participate in planning to determine highest and best use of identified sites. The local newspaper, flyers, newsletter mailings, online tools, and other communication methods will be used by the City of Clinton to send and receive information. As an alternative to in-person meetings, the public meetings will be offered via zoom or other interactive online tools for citizens to participate. The City of Clinton website and social media will provide updates on the progress and promote engagement opportunities. A Steering Committee will be created to provide assistance in determining site selection and prioritization. Members of this committee may include city officials, Grow Clinton, community organizations, nonprofits, local citizens, local business owners, developers, and bankers. The city will meet with these groups initially and at least semi-annually thereafter.

### **III.B.3. Expenditure of Existing Grant Funds**

I affirm that my organization does not have an active EPA Brownfields Assessment Grant.

### **III.B.4. Contractors and Named Subrecipients**

The City of Clinton has published a Request for Qualifications (RFQ) on September 28, 2022 for Qualified Environmental Professionals to work on the project and to be compensated with EPA funds made available under this RFA. The deadline for submittal was October 28, 2022 and five sets of qualifications were received. The City of Clinton will review the qualifications and evaluate the responses based on the criteria described in the RFQ that includes technical qualities and past experience, key staff experience, knowledge of Federal Regulations and Brownfield Program, and DBE Participation. Once one or more QEPs have been selected, the recommendation will be made to the City Council for approval. The QEP is planned to be selected after the Grant Application is submitted but before the Grant award.