



RE: FY2025 EPA Brownfields Assessment Coalition Grant Application

Southeast Nebraska Development District (SENDD) is pleased to submit this proposal for a FY 2025 Brownfields Assessment Coalition Grant. Below we provide the information requested.

1. Applicant Identification:

Southeast Nebraska Development District
7404 "O" Street
Lincoln, Nebraska 68510

2. Website: www.sendd.org.

3. Funding Requested:

- (a) Assessment Grant Type: Assessment Coalition
- (b) Federal Funds Requested: \$1,200,000

4. Location:

- (a) City: Up to 155 communities (largely small/rural) across a sixteen (16) county service area initially focused upon Crete, Fairbury, Lincoln and Nebraska City.
- (b) Counties: Butler, Fillmore, Gage, Jefferson, Johnson, Lancaster, Nemaha, Otoe, Pawnee, Polk, Saline, Saunders, Seward, Richardson, Thayer, and York
- (c) State or Reservation: Nebraska

5. Coalition Members' Target Areas and Priority Site Information:

- Coalition Members:
 - SENDD (Lead)
 - City of Crete (non-Lead)
 - City of Fairbury (non-Lead)
 - Growing Regional Economic Activity Today (GREAT – non-Lead)
- Target Areas:
 - Lincoln West Haymarket (SENDD)
 - South Crete Recreational Corridor (Crete)
 - South Fairbury (Fairbury)
 - Central Business District (GREAT)

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402-475-2560



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- Census Tract numbers within Target Areas:
 - Lincoln Census Tract (CT) 31109000500 and 31109002100 (SEND DD)
 - Crete CT31151960600 (City of Crete)
 - Fairbury CT 31095963800 (City of Fairbury)
 - Nebraska City CT 31131967000 (GREAT)
- Addresses of Priority Sites:
 - Community Action Partnership (CAP) Former Bulk Oil Plant Site, 200 - 240 W. P St., Lincoln (SEND DD Lead)
 - Abandoned Grain Elevator, 740 S. 6th St., Lincoln (SEND DD Lead)
 - Former Municipal Airfield Legal Desc. "Crete PRCT PT S ½ SE ¼ SEC. 34-8-4" (Crete non-Lead)
 - Fairbury Iron and Metal Site 200 C St., Fairbury (Fairbury non-Lead)
 - Former Power Plant 210 3rd St., Fairbury (Fairbury non-Lead)
 - Former St. Mary's Hospital 1314 3rd Ave., Nebraska City (GREAT non-Lead)
 - Former Railroad Depot and Bulk Oil Site 725 S. 6th St., Nebraska City (GREAT non-Lead)

6. Contacts:

(a) Project Director:

Name: Tom Bliss, SEND DD Executive Director
 Phone: (402)475-2560 | Email: tbliss@sendd.org
 Mailing Address: 7407 "O" St., Lincoln, NE 68510

(b) Chief Executive/Highest Ranking Elected Official:

Name: Tom Bliss, SEND DD Executive Director
 Phone: (402)475-2560 | Email: tbliss@sendd.org
 Mailing Address: 7407 "O" St., Lincoln, NE 68510

7. Population:

- *Population of Target Areas:
 - Population of Lincoln CTs 31109000500: 2453 and 31109002100: 2483
 - Population of Crete CT 31151960600: 7093
 - Population of Fairbury CT 31095963800: 1094
 - Population of Nebraska City CT 31131967000: 2612

*U.S. Census Bureau, ACS 2018-2022 (5-year estimates)

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8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	1
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
The priority site(s) is in a federally designated flood plain.	1, 2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	5, 6
The reuse of the priority site(s) will incorporate energy efficiency measures.	5, 6
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	5, 6
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 sites within the target areas.	10
The target area(s) is impacted by a coal-fired power plant has recently closed (2014 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement and support for this application from the Nebraska Department of Environment and Energy is attached.

10. Releasing Copies of Applications: N/A

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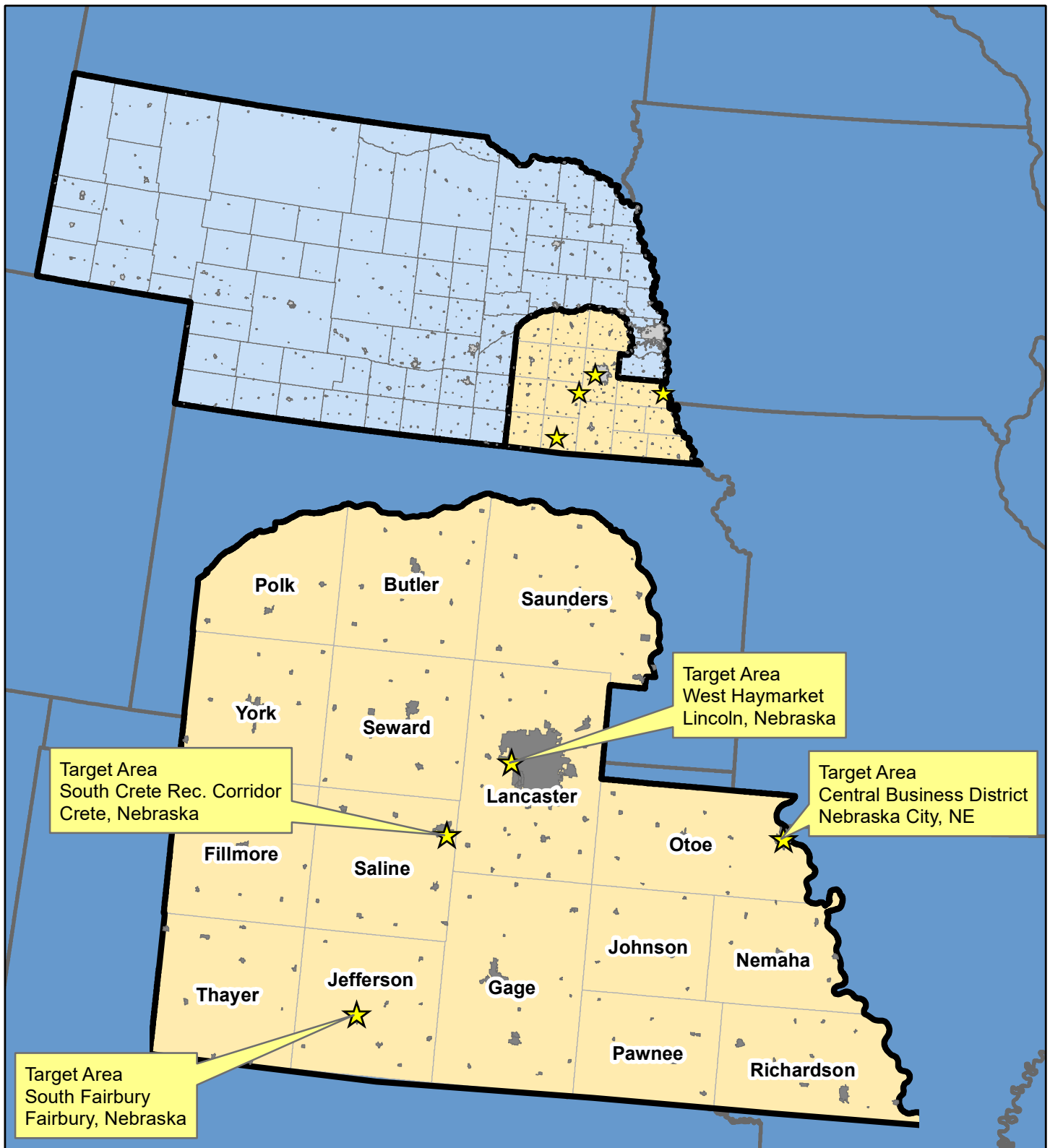


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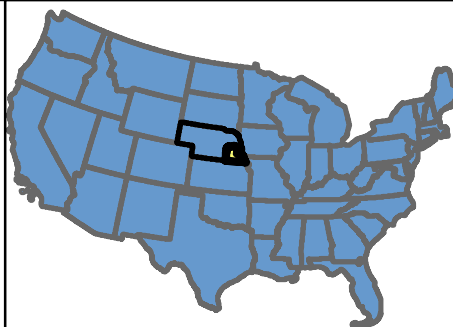
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SENDD Service Area and Priority Brownfields

Client/Project
Southeast Nebraska
Development District
Service Area



Legend

- Target Areas
- SENDD Service Area
- Target Counties
- Cities



October 25, 2024

Ms. Susan Klein
Regional Brownfields Coordinator
Environmental Protection Agency Region 7
11201 Renner Blvd.
Lenexa, KS 75270-2162

Dear Ms. Klein:

On behalf of the Nebraska Department of Environment and Energy (NDEE), I am pleased to submit this letter in support of the Southeast Nebraska Development District (SENDD)'s application for the EPA 104(k) Brownfields Assessment Coalition Grant. SENDD has proven to be an invaluable community partner for the members of its organization. SENDD's expertise and helpful resources have served as a catalyst to transform visions into developments and get projects done in southeast Nebraska. SENDD has expertise in a variety of focus areas including program management, needs assessments/surveys, technical assistance, business financing, and grant administration. SENDD is a member of the Nebraska Regional Officials Council, which is a statewide organization committed to enhancing community, business, and housing development to improve the quality of life for Nebraska residents. SENDD continues to play a chief role in working to identify and solve the needs of the region. This assessment grant will provide SENDD and its coalition partners the opportunity to assess and transform problematic brownfield properties within their jurisdictions.

As the lead entity of the coalition, I am confident in SENDD's ability to successfully manage and execute the requirements of this grant. SENDD possesses considerable experience with governmental grants and loans, including two revolving loan funds used to make direct loans to new and expanding small businesses within SENDD-member political subdivisions. In addition, SENDD currently manages 12 single and multi-community locally capitalized revolving loan funds under special services contracts with those political subdivisions. SENDD has also assisted in the development of over 900 successful grant and loan applications since 1980 and aided with the management of those grants when it was needed. This speaks volumes for SENDD's capability to implement a successful period of performance for the life of this grant.

NDEE and SENDD already enjoy a working collaborative relationship. NDEE looks forward to continuing to work with SENDD and support their efforts through our Section 128(a) Brownfields and Voluntary Cleanup Programs. If you require additional information, or if NDEE can be of further assistance, please contact the Brownfields Coordinator, Taryn Horn, at (402) 471-6411.

Sincerely,

Kara L. Valentine
Interim Director

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Coalition Members, Target Area, & Brownfields: **1.a.i. Coalition Members:** The Southeast Nebraska Development District (SENDD) is the lead applicant for this Brownfields Coalition Assessment Grant application. SENDD is one of eight Regional Development Councils (RDCs) established in 1974 as part of the *Nebraska Interlocal Cooperation Act* in 1974 and is an association of sixteen counties in Southeast Nebraska that supports community, economic, and housing developments in member communities. The non-lead Coalition members include the City of Crete (Crete) and the City of Fairbury (Fairbury), along with the non-profit organization Growing Regional Economic Activity Today (GREAT). GREAT is a 501(c)(3) affiliated with the Nebraska City Area Economic Development Corporation that provides economic development services to Nebraska City (located within SENDD's region) and surrounding communities.

SENDD services more than 9,300 square miles and 155 largely rural communities, 71% of which have fewer than 500 residents¹. SENDD's service area lags the U.S. and State of Nebraska in per capita income (by 15% and 9%, respectively)² and includes some of the neediest communities among Nebraska's eight RDCs, as particularly exhibited by the communities of Crete, Fairbury, Nebraska City, and disadvantaged areas of Lincoln targeted by this grant. Along with proximity to Brownfields, each of these member communities share similar attributes of **income disparities, climate vulnerability, housing and workforce inequities**, according to EPA's Climate and Economic Justice Screening Tool (CEJST). Apart from Lincoln, the entire SENDD service area has seen a **continuous decline in population** for decades, with the median age of its citizens increasing, representing a declining and aging population and migration to urban centers². Coalition communities are determined to buck this trend by investing in smart and resilient growth, developing projects and programs to serve the needs of their communities, and enhancing parks and trails to help retain/attract new businesses.

Lack of Capacity and Access: The areas targeted by this grant are each identified as "Disadvantaged Communities" by CEJST for a variety of socioeconomic and environmental reasons. Crete, Fairbury and Nebraska City are small rural communities (populations of 7,093, 3,913 and 7,257, respectively)², that lack the tax base, personnel capacity and resources to self-administer an EPA Brownfields grant. As such they have entrusted SENDD to lead this grant effort consistent with other grant and loan programs SENDD continues to deliver within these communities. As a non-profit, GREAT relies on member fees, limited tax contributions, grants and other donations to operate, and like other member communities, leading an EPA Brownfield Grant is beyond their expertise and not a viable use of their limited resources. The Coalition approach allows GREAT to leverage its economic development strengths while relying on SENDD to manage the technical and administrative aspects of the grant. While members have access to State Targeted Brownfields Assessment (TBA) funding through the Nebraska Department of Environment and Energy (NDEE - a resource Fairbury is currently employing for preliminary assessment of one priority site targeted by this grant), NDEE TBA funding is limited and inadequate to address the size and scope of brownfield project challenges each community is facing. This underscores the importance of an EPA Coalition Assessment Grant to help sustain a Brownfields program within the SENDD service area.

1.a.ii. Overview of Brownfield Challenges & Description of Target Areas: The geographic boundary of this grant encompasses the entire 9,300+ square mile SENDD service area spanning 16 counties in Southeast Nebraska. The area is bounded by the Missouri River to the east, Kansas to the south, and other Nebraska counties to the west and north. Except for Lincoln, the SENDD service area consists of small towns dotted across vast stretches of agricultural land ranging in population from 30 (Crab Orchard) to 12,199 (Beatrice), each with their unique and persistent constraints due to brownfields. Lincoln, the capital of Nebraska (population 290,531) while tied to the SENDD service area both economically and culturally, possesses its own unique set of urban brownfields challenges, as further described below. While thousands of regulated/contaminated brownfield sites are known to exist across the SENDD region³, many of the most challenging, yet high value opportunities are present in the **four Target Areas** of this grant, summarized in **Table 1** below.

Table 1. Coalition Member	Target Area Census Tracts (CTs)	Target Area Name	# Brownfields
SENDD (Lead)	CT31109000500, CT31109002100	West Haymarket (City of Lincoln)	129
City of Crete (non-lead)	CT31151960600	South Crete Recreational Corridor	43
City of Fairbury (non-lead)	CT31095963800	South Fairbury	53
GREAT (non-lead)	CT31131967000	Central Business District (Nebraska City)	63

Nearly 300 brownfields sites have been inventoried throughout the Target Areas, with dozens immediately available for assessment and planning work as prioritized by member communities and partners. Brownfields have stifled economic development in these communities in part due to investor fears of known/suspected contamination, but also the co-location of brownfields near railroads, waterways, flood plains and other barriers which further restricts development opportunities, as is evident in the Target Areas of this grant. SENDD communities are acutely aware of the challenges as voiced in an online **SENDD Brownfield Survey**⁴ where 98% of respondents (local governments and community organizations) "*see brownfields as a problem in their community*", and "*need a regional resource to assist in addressing sites*". Exacerbating the impacts of brownfields in the Target Areas are wide-ranging socioeconomic and health concerns (further described in

¹ Comprehensive Economic Development Strategy, 2021-2025, <https://sendd.stagemydomain.com/wp-content/uploads/2024/03/SENDD-CEDS.pdf>

² Data from policymap.com based on American Census Survey, 2018-2022

³ NDEE Public Records Search, <http://dee.ne.gov/NDEOProg.nsf/OnWeb/PRS>

⁴ SENDD Brownfield Survey, <https://www.surveymonkey.com/r/SENDDBrownfield>

Section 2). The Target Areas for this grant were chosen based upon community need, redevelopment/reuse potential, as well as the assessment and cleanup cost burdens coalition members are ill-equipped to address. Proposed cleanup and redevelopment initiatives within the Target Areas address community needs described in Section 2, along with community priorities established through applicable comprehensive, redevelopment or other planning documents.

City of Lincoln – West Haymarket (SEND D Target Area): This Target Area encompasses the West Haymarket Redevelopment (home to the multi-purpose, 15,500-seat Pinnacle Bank Arena), flanked by two of the neediest neighborhoods in Lincoln: North Bottoms and South Salt Creek. With over 120 regulated/contaminated brownfield sites in a compact, approximately 1.5 square mile district, this Target Area includes large parcels of land with former industrial uses including bulk oil storage facilities, manufacturing, grain elevators, metal fabrication, former manufactured gas plants, scrap operations, and railroads. The Northwest Metals EPA Superfund site is additionally situated within the North Bottoms neighborhood. While much has been achieved within the core redevelopment area of the West Haymarket with prior assistance of EPA Brownfields Assessment and Cleanup grants⁵, legacy impacts remain that continue to plague residents' well-being and hamper further redevelopment.

City of Crete – South Crete Recreational Corridor (Crete Target Area): The South Crete Recreational Corridor (SCRC) is approximately 0.75 square miles and encompasses an area within, and south of, the City's business district along Main Ave., including an area being developed as a youth sports complex with trail connections to the business district. The area consists of downtown historic structures and mixed-use residential and commercial developments exhibiting varying degrees of blight and over 40 brownfields hazards, the most pressing being the proposed sports complex site on the southern fringe of the SCRC. Currently a mix of agricultural land abutting an abandoned municipal wastewater plant and nearby community debris drop-off site, this area was previously occupied by the original municipal airfield, railroad operations and abandoned farmsteads with evidence of indiscriminate dumping, threatening viability of planned redevelopment.

City of Fairbury – South Fairbury (Fairbury Target Area): Faced with over 50 brownfields in this approximately 1.4 square mile Target Area in Fairbury, revitalization efforts have been hampered by proximity to the Little Blue River Floodplain, railroad lines and brownfield sites. Brownfields in the Fairbury Target Area include a former municipal power plant, salvage operation, abandoned manufacturing/food processing facilities, and service stations. The Target Area is an incongruous mix of blighted residential, industrial and commercial properties, yet presents a significant opportunity for improving community health outcomes by expanding parks and a trail system through this grant.

Nebraska City – Central Business District (GREAT Target Area): This approximately 1.0 square mile Target Area with over 60 brownfields sites encompasses the City's Central Business District (CBD) and a surrounding mix of commercial and residential land uses. Centered in a blighted residential area in the north central portion of the CBD is the abandoned former St. Mary's Hospital in "Redevelopment Area 4", a Priority Brownfield Site occupying a 10-city block area declared "*blighted and substandard*" by the City Council in 2017⁶. While a clear path for reuse of the hospital site has been established (supporting social services and affordable housing needs), an extensive network of brownfields sites also exists on the southern industrial fringe of the CBD prohibiting investment. These sites include a former railyard and depot, bulk oil terminals, grain storage, abandoned service stations, and a long shuttered former meat packing plant.

1.a.iii. Description of the Priority Brownfield Sites: A broad mix of known and suspected environmental contaminants threaten the health and well-being of Target Area citizens, including petroleum constituents, solvents, herbicides, pesticides, volatile and semi-volatile organic compounds (VOCs, SVOCs), metals, polychlorinated biphenyls (PCBs), lead-based paint (LBP), asbestos and asbestos containing materials (ACM) and polyfluoroalkyl substances (PFAS) – an emerging contaminant of concern across a wide spectrum of brownfield sites. Importantly, Priority Brownfield Sites in the member communities (described in **Table 2** below) are also potential threats to municipal drinking water supplies and the respective watersheds of the Big and Little Blue Rivers (Crete, Fairbury), Salt Creek (Lincoln) and the Missouri River (Nebraska City).

Table 2. Priority Brownfield Sites Summary	
Priority Site, Location	Site Description and Environmental Concerns
SEND D (Lead); Target Area: CTs 31109000500, CT 31109002100, West Haymarket	
Community Action Partnership (CAP) Former Bulk Oil Plant Site 200 - 240 W. P St.	<u>Description:</u> 1.2-acre former bulk oil facility, adjacent former rail and other impacted properties; three vacant structures totaling over 6,200 square feet (sf), significant vagrancy and vandalism in the area, as well as nearby homeless shelter and encampments. <u>Environmental concerns:</u> VOCs, SVOCs, metals, PCBs, LBP, ACM
Abandoned Grain Elevator 740 S. 6 th St.	<u>Description:</u> 0.75-acre abandoned grain elevator across from Park Middle School. Site is unsecured, vandalized, and an eyesore and public safety hazard. Site is untaxed based on negative valuation due to estimated demolition costs. <u>Environmental concerns:</u> VOCs, SVOCs, pesticides, grain fumigants

⁵ U.S. EPA, Lincoln, NE: A Heyday in West Haymarket, <https://www.epa.gov/brownfields/lincoln-ne-heyday-west-haymarket>

⁶ City Council Resolution 2732-17 – Blight and Substandard Designation, [Resolution no. 2732-17 Blight and Substandard Declaration-Area 4](#)

Table 2. Priority Brownfield Sites Summary

Priority Site, Location		Site Description and Environmental Concerns	
Crete (Member); Target Area: CT 31151960600, City of Crete South Recreational Corridor			
Former Municipal Airfield Legal Desc.: "Crete PRCT PT S ½ SE ¼ SEC. 34-8-4"		Description: 60-acre agricultural land over a former airfield, along with rail lines, public dumping grounds, abandoned farmsteads, and a former wastewater plant adjacent to the Big Blue River. Environmental concerns: Petroleum, VOCs, SVOCs, metals, PCBs, PFAS	
Fairbury (Member); Target Area: CT 31095963800, South Fairbury			
Fairbury Iron and Metal 200 C Street		Description: 0.29-acre active salvage operation adjacent to the Little Blue River exhibiting extensive and widespread open drum and debris disposal, has several uninhabitable structures. Site is currently undergoing preliminary assessment work under the NDEE TBA Program. Environmental concerns: Petroleum, solvents, VOCs, SVOCs, metals, PCBs, PFAS	
Former Municipal Power Plant 210 3 rd St.		Description: 0.60-acre 1910-era municipal power plant with extensive asbestos and other hazardous building materials contained within the facility. Site is uninhabitable due to the presence of ACM and other contaminants but secured with a temporary sealed accessway for allowing City staff to safely access water pumping equipment in basement of structure. Environmental concerns: ACM, LBP, PCBs, PFAS, metals; original 1910 facility on site was coal-fired and later converted to fuel oil	
GREAT (Member); Target Area CT 31131967000, Nebraska City Central Business District			
Former St. Mary's Hospital 1314 3 rd Ave.		Description: Former hospital built in 1920s, w/multiple additions. 68,000 sf, on 1.7 acres of land. Site is vacant, secured, and surrounded by blighted residential neighborhood. Environmental concerns: ACM, LBP, PCBs, PFAS	
Former BNSF Depot and Bulk Oil Site 725 S. 6 th St.		Description: Former Burlington Northern Santa Fe (BNSF) Railroad Depot and former Bulk Oil facility last occupied by restaurant, and now vacant. Site is surrounded by multiple historic sources including a former meat packing plant, cold storage, grain storage, and gas stations. Environmental concerns: ACM, LBP, petroleum, solvents, VOCs, SVOCs, metals, PCBs, PFAS	

1.a.iv. Identifying Additional Sites: While the Target Areas and Priority Brownfield Sites selected for initial focus represent the neediest and most urgent priorities within the SENDD service area, they are not the only sites that have left a legacy of contamination and disinvestment across Southeast Nebraska. In combination with earlier efforts by SENDD to apply for Brownfields funding (FY18, 19, 20 and 22) as supplemented by the online **SENDD Brownfield Survey**⁴ and area wide research and collaboration, we are establishing an inventory and backlog of potential additional sites to address during the grant term. If grant funds remain after addressing the Target Areas and Priority Brownfield Sites, SENDD will continue to prioritize work in "Disadvantaged Communities" identified in CEJST with clear redevelopment opportunities supporting economic and/or non-economic community benefits. SENDD's extensive work throughout its service area in delivering programmatic support to community and economic development planning, affordable housing, broadband revitalization and resiliency planning across the last five decades has established the knowledge base and relationships to facilitate the Brownfields program. SENDD will continue to solicit input from the community throughout the site identification and prioritization process. Brownfields sites are routinely brought to our attention through these engagements and will continue to be assessed throughout the lifecycle of the grant.

1.b. Revitalization of the Target Areas: 1.b.i. Reuse Strategy & Alignment with Revitalization Plans: The SENDD 2021-2025 *Comprehensive Economic Development Strategy* (CEDS) focuses broadly upon equitable growth, connectivity, and resilience of communities within its 16-county service area. More specifically, the CEDS process and plan articulates strategies and actions to support local businesses, housing access/affordability, infrastructure development, quality of life, disaster planning/resiliency and regional engagement. Through development and implementation of the CEDS, local plans of member communities (collectively referred to herein as the "Plans") are acknowledged and supported through SENDD's program offerings. As supported by data retrieved from CEJST and EJScreen, socioeconomic and environmental disparities shared across all Target Areas (discussed further in Section 2) in comparison to state and national metrics, include low income and poverty, residents with low educational attainment, greater exposures to high-risk industrial facilities, and climate vulnerability resulting in population and property losses due to the significant effects and frequency of weather-related disasters in the SENDD region. While these attributes are common denominators within all Target Areas, each community also has unique disparities (further described in Section 2) that align with proposed redevelopment *Plans*. Redevelopment and other *Plans* facilitated by SENDD and member communities have and will continue to guide redevelopment in the SENDD service area. Reuse plans and strategies for the Target Areas and Priority Brownfield Sites selected for this grant and their alignment with local *Plans* and priorities of the underserved SENDD member communities are summarized in **Table 3** (next page).

Table 3. Reuse Strategies for Priority Brownfield Sites and Alignment with Revitalization Plans	
Priority Site & Reuse Strategy	Alignment with Revitalization Plans & Community Priorities
SEND D (Lead); Target Area CT31109000500, CT31109002100, West Haymarket	
CAP Former Bulk Oil Plant Site Commercial Food Hub concept, including a shared kitchen for CAP's hunger program support, and provide an aggregation and processing point for local food producers.	Supports goals of the City of Lincoln's <i>2050 Comprehensive Plan</i> , <i>2021 Climate Action Plan</i> , and <i>2023 Local Food Plan</i> (funded through Lincoln's FY21 <i>Multipurpose Brownfield Grant</i>) to expand local food production and urban agriculture . Addresses gaps identified in SEND D's <i>2022 Food Systems Planning for Southeast Nebraska</i> report.
Abandoned Grain Elevator Demolish and redevelop as a commercial or light industrial use more compatible with neighborhood planning and safety needs.	Long supported by goals in the City of Lincoln's <i>2050 Comprehensive Plan</i> , <i>2015 "SOHAY" Neighborhood Plan</i> , and <i>Lincoln's 2020 Affordable Housing Coordinated Action Plan</i> in improving the aesthetics and compatibility of affordable housing being developed in the South Salt Creek Neighborhood.
Crete (Member); Target Area: CT 31151960600, South Crete Recreational Corridor	
Former Municipal Airfield Area is being cleared to make way for development of a youth sports complex, along with trail connections to downtown.	Aligns with multiple goals outlined in the City of Crete's <i>2024 – 2039 Comprehensive Plan</i> addressing quality of life, enhancing pedestrian mobility and connectivity, community development and growth, and expansion of parks and recreation services to the community.
Fairbury (Member); Target Area: CT 31095963800, South Fairbury	
Fairbury Iron and Metal The City will acquire, clean up, and develop as open space, expanding Mill Dam Park.	Aligns with the City of Fairbury's <i>2021 Downtown Revitalization Plan</i> and <i>2016 Park and Pools Study</i> recommendations to secure and expand multi-modal trail connections between the City Park System, Downtown, and the Little Blue River.
Former Municipal Power Plant Public or private redevelopment as a destination commercial space (brew pub, year-round market, etc.) along new trail.	Aligns with the City of Fairbury's <i>2021 Downtown Revitalization Plan</i> in enhancing and preserving historic character of the Downtown area, improving blighted condition of Downtown buildings, and providing a destination for Downtown visitors and trail users .
GREAT (Member); Target Area CT 31131967000, Nebraska City Central Business District	
Former St. Mary's Hospital Redevelopment as a mixed-use social service center and affordable housing.	Supports site-specific recommendations in the <i>2016 Nebraska City Comprehensive Plan</i> , and <i>2017 Council Resolution</i> of reinvesting in existing neighborhoods , and securing TIF funding as critical assets to the residential character of the CBD.
Former BNSF Depot and Bulk Oil Site Redevelopment as a restaurant and/or museum with affiliated commercial development.	Supports area specific recommendations in the <i>2016 Nebraska City Comprehensive Plan</i> , seeking to target cleanup/redevelopment of rail properties to attract broader commercial investment in the area.

1.b.ii. Outcomes & Benefits of Reuse Strategy: Each project proposed in the Coalition's Target Areas has its own unique set of benefits intended to address the needs and vulnerabilities of member communities. As described in Section 2, disadvantaged communities are present in the Target Areas and throughout the SEND D service area. Cleanup and redevelopment of vacant/underutilized priority sites per the plans described in Section 1.b.i and on **Table 3** (above) will address multiple local needs – whether through economic and/or non-economic benefits and elimination or control of the environmental hazards associated with the site(s) as follows:

Lincoln's CAP Former Bulk Oil Plant Site redevelopment as a **Commercial Food Hub** will fulfill a local food need both in providing a shared kitchen space for food aggregation and processing supporting local organic farming and processing operations and in fulfillment of CAP's *Hunger Relief and Healthy Food Access* programs. Lincoln is home to a multitude of food deserts with 40,000 citizens (12%) of Lancaster County's total population described as **food insecure**⁷. Cleanup and redevelopment of this site will address both health and economic benefits to the community by **providing healthy local food** to the needy as well as an **economic advantage for organic farmers and cottage producers** to compete with institutional food suppliers in the Lincoln market and beyond.

Lincoln's Abandoned Grain Elevator assessment and planning for repurposing or demolition and redevelopment of this community eyesore and hazard will produce positive health outcomes through **blight reduction** and **environmental and safety hazard elimination**. Economic benefits will be realized through **increased tax revenue** and in better facilitating **affordable housing development** in the South Salt Creek Neighborhood.

Crete's Former Municipal Airfield redevelopment into a youth sports complex with trail connections to the Central Business District will produce **health benefits** through promotion of active lifestyles and **economic benefits** of short-term construction/redevelopment and long-term tourist/visitor revenue from hosting sports tournaments and events.

Fairbury's Iron and Metal site and **Former Municipal Power Plant** cleanup and redevelopment will control and/or eliminate environmental and exposure hazards, produce significantly **improved recreational and healthy lifestyle**

⁷Community Action Partnership, <https://www.communityactionatwork.org/programs/hunger-relief-healthy-food-access/>.

outcomes and the economic benefits of increased foot traffic and tourists/visitors to a revitalized downtown and river area. Thoughtful integration of green infrastructure and energy efficiency measures in each of these Priority Brownfield Sites will **improve community resilience to climate hazards**.

Nebraska City's Former St. Mary's Hospital redevelopment efforts facilitated by **GREAT** will provide **office space for valuable social services** and **affordable housing opportunities** to the community's most vulnerable citizens. Refurbishment of the hospital will incorporate **energy efficiency measures** incentivized by the Omaha Public Power District (OPPD).

Economic development in each of the SENDD members' Target Areas will be supported through short-term construction related jobs associated with the redevelopments and in attracting citizens and tourists to the enhanced community services and features described above. Longer term employment opportunities will follow by bringing businesses back to these Target Areas and in supporting existing local businesses per the goals of the *Plans*.

NDEE, through a **\$307M award under the EPA's Climate Pollution Reduction Grant (CPRG)** in 2024, will soon be making available significant funding resources for projects and initiatives supporting climate adaptation/mitigation, energy efficiency and renewable energy deployment⁸. Members and partners in this grant application are actively evaluating opportunities to incorporate project features aligned with priorities of NDEE's CPRG *Priority Climate Action Plan* to reduce greenhouse gas emissions and other harmful air pollutants via **energy efficiency and electrification upgrades** for non-residential facilities, **incentives for micro-solar arrays for critical infrastructure in low-income rural communities**, and **funding for solar projects on unused/contaminated land** (brownfields). These climate mitigation/adaptation resources are critical to secure given that each of the Target Areas rank above the 90th percentile for expected population loss, building loss, flood risk and/or wildfire risk according to CEJST⁹.

1.c. Strategy for Leveraging Resources: 1.c.i. Resources Needed for Site Reuse: SENDD and several partnering agencies (also discussed in Section 2.b) provide a variety of financial and other resources across the SENDD service area. SENDD and member communities have and will continue to utilize the services of NDEE's TBA as well as Kansas State University Technical Assistance to Brownfields (KSU TAB) program and partners. We view the NDEE and KSU TAB programs as reliable and accessible opportunities to help facilitate the core components of a successful brownfields program. These and other leveraged resources are available mechanisms to support cleanup and redevelopment are listed in **Table 4** below.

Table 4. Leveraging of Additional Funding Resources, and Purpose/Role in this Grant
NDEE Targeted Brownfields Assistance (TBA) Program. Area wide inventories, Phase I/II Environmental Site Assessments (ESAs), Analysis of Brownfields Cleanup Alternatives (ABCAs) to supplement grant funding and scheduling gaps. Fairbury is using this service for limited assessment of one of its Priority Brownfield Sites – Fairbury Iron and Metal.
KSU TAB Program. Public outreach, technical assistance, and reuse strategies. SENDD is currently collaborating with KSU TAB for early support in advancing refinement of reuse plans on priority sites.
EPA TBA Program. Supplement site assessments, reuse planning, particularly of large sites to offset proportion of grant funds utilized. SENDD communities Lincoln and Beatrice previously capitalized on this program with positive outcomes.
EPA Cleanup and Revolving Loan Fund (RLF) Grants. Funds for property owners/developers to remediate eligible brownfields.
Tax Increment Financing (TIF). TIF Districts are established and available for eligible redevelopment costs in all Target Areas.
SEND D Member Services. Staff-supported technical, planning and grant assistance to a wide variety of economic development, housing, broadband, disaster recovery, and resiliency community needs.
SEND D Loan Services. Seven RLF programs supporting small businesses, childcare, food systems, and rural workforce housing
Utility Incentives - OPPD, Nebraska Public Power District (NPPD) & Lincoln Electric System (LES). Energy efficiency and renewable energy capacity incentives for qualifying projects offered through public power providers within SENDD's service area.
Nebraska Game and Parks Recreational Trails Program (RTP). The RTP provides funding for land acquisition, trail-related support facilities and maintenance. Fairbury has applied for \$235K in RTP funding for the trail connection project (Section 1.b.ii).
United States Department of Agriculture (USDA) Local Food Grants. USDA Local Food Funding Program for the establishment and expansion of food businesses, such as shared-use kitchens, food hubs, and food incubators.
USEPA Climate Pollution Reduction Grant (CPRG). Grant funding through NDEE for energy efficiency, micro-solar arrays in low-income rural communities, and a variety of other measures supporting emission reduction.

Additional resources will be utilized as appropriate including Community Development Block Grants (CDBG), USDA Rural Development Grants, U.S. Department of Housing & Urban Development (HUD) Lead Hazard Reduction Grants, U.S. Economic Development Administration (EDA) Grants, Historic Tax Credits, Low Income Housing Tax Credits and/or donations to help advance redevelopment initiatives in the Target Areas.

1.c.ii. Use of Existing Infrastructure. Priority Brownfield Sites across the selected Target Areas are largely redevelopment ready. With limited exceptions for Crete, proposed reuse plans for these sites will be able to utilize existing infrastructure

⁸ NDEE ONE RED - Comprehensive Action Plan, <http://dee.ne.gov/ndeqprog.nsf/onweb/ccap>

⁹ Climate and Economic Justice Screening Tool, <https://screeningtool.geoplatform.gov/en/>

with minimal modifications as described in **Table 5** enhancing sustainability and reducing development costs. Other funds/resources (discussed in Section 1.c.i) will be accessed as needed to support infrastructure development.

Table 5. Priority Brownfields Sites Reuse and Leveraging Strategy of Existing Infrastructure	
CAP Former Bulk Oil Plant, Abandoned Grain Elevator	Structures, while largely vacant and unused, have readily available water, sewer, electricity and natural gas service.
Former Municipal Airfield	Access to all utility infrastructure along Main Ave. on the west end of the proposed youth sports complex.
Former Municipal Power Plant	All required utilities present for a variety of conceivable future uses. City water system distribution pumping equipment in basement of facility with adjoining underground water reservoir will need to be considered in redevelopment.
Fairbury Iron and Metal	Water service connected. Sewer connection available but not currently utilized. This site will require extensive removal of uninhabitable structures and debris and utility service to be discontinued for expansion of open space access to the Little Blue River.
Former St. Mary's Hospital	All required utilities present and sufficient for planned reuse.
Former BNSF Depot/Bulk Oil	All required utilities present and sufficient for conceivable planned reuse(s).

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

2.a. Community Need: 2.a.i. The Community's Need for Funding: Without grant assistance, Coalition members and their Target Areas are disproportionately affected by the inability to draw on other local sources to carry out environmental assessment/remediation, impacting their ability to subsequently reuse the underutilized properties due to small populations and low-income prevalence. As illustrated on **Table 6** (below), all Target Areas exhibit **higher rates of poverty** and **lower per capita income** compared to the SENDD Service Area, the State and the U.S. Per capita income for the Target Areas is only 49% to 81% of the rest of the State, and poverty rates in Lincoln and Fairbury are more than triple the rates of the State and SENDD service area. While unemployment is anomalously low across SENDD service area and Target Areas, when viewed in the context of low per capita incomes and high poverty rates, the unemployment figures are indicative of a **“working poor” demographic**, with families and wage earners often **holding multiple jobs**, many in **high-risk industries** such as agriculture, food/meat processing, and construction. **Low rates of attainment of high school education** and food insecurity are prevalent throughout the Target Areas, with double to triple the number of families in Lincoln, Crete and Fairbury receiving food stamp/SNAP benefits compared to other families in the SENDD area and State.

Table 6. Indication of Community Need							
Demographics <small>Data from Polycymap.com², based on ACS, 2018-2022</small>	Lincoln	Crete	Fairbury	GREAT	Local, State & National Comparisons		
	<small>Note: Data for Cities of Fairbury and Nebraska City used where specific Target Area (South Fairbury, CBD) data was not available</small>						
Target Area	West Haymarket	SCRC	South Fairbury	Nebraska City CBD	SEND D	NE	U.S.
Census Tract (CT)	2100 & 0500	9606	9638	9670	NA	NA	NA
Population	4,936	3,345	1,094	7,257	485,436	1.9M	331M
Per Capita Income	<u>\$23,009</u>	<u>\$25,554</u>	<u>\$18,939</u>	<u>\$31,073</u>	\$35,148	\$38,585	\$41,261
Unemployment	<u>3.4%</u>	0.7%	1.0%	<u>2.8%</u>	2.54%	3.1%	5.3%
Poverty Rate	<u>33.2%</u>	<u>13.1%</u>	<u>33.9%</u>	<u>17.4%</u>	9.9%	10.4%	12.5%
Food Stamps/SNAP Benefits	<u>16.6%</u>	<u>16.9%</u>	<u>27.7%</u>	<u>8.8%</u>	6.6%	8.0%	11.5%
Lack of High School Diploma	<u>16%</u>	<u>26%</u>	<u>15%</u>	<u>11%</u>	NA	9.3%	8.9%

Underlined indicates Target Area has greater levels of distress than the SENDD 16-county service area; **Bold & RED** indicates Target Area has greater levels of distress than the State of Nebraska. **Shading** indicates Target Area has greater levels of distress than the U.S.

For all criteria in **Table 6**, clear disparities are evident when comparing the Target Areas to the SENDD service area, State, and U.S. All indicators signify low income and the associated impoverished conditions of the Target Areas, and the dwindling populations of these communities over the past few decades and associated job loss has significantly decreased local tax revenue that would otherwise be available to complete brownfield assessments. Award of a FY25 Assessment Coalition grant to SENDD will provide critical supplemental services, including overall strategy, inventory, planning, assessment, redevelopment and cleanup planning, and public outreach. Redevelopment of identified Priority Brownfield Sites in the Target Areas will provide for reduction of blight and health threats, as well as increased jobs (and benefits), healthy life choices, tax base, and improved welfare for these underserved communities. The grant will additionally provide essential seed money to assess and plan for brownfields redevelopment that is not available from other funding sources.

2.a.ii. Threats to Sensitive Populations: (1) Health or Welfare of Sensitive Populations: The economic distress experienced by the Target Areas has a disproportionate affect on sensitive populations within their communities as compared to the remainder of the SENDD service area, State and the U.S, as illustrated on **Table 7** (next page) which shows that **all Target**

Area residents are subjected to **elevated exposure risks** due to the presence of high-risk industrial facilities subject to EPA's Risk Management Planning requirements and **lead based paint** in higher percentages of **older housing stock**, compounding the exposure risks of brownfields within these communities.

Table 7. Health & Welfare Impacts to Sensitive Populations

Health/Welfare Threat Data from Policymap.com ² , based on ACS, 2018-2022; CEJST ⁹ ; and EJ Screen ¹⁰ .	Lincoln Note: Data for Cities of Fairbury and Nebraska City used where specific Target Area (South Fairbury, CBD) data was not available	Crete	Fairbury	GREAT	Local, State & National Comparisons		
Target Area	West Haymarket	SCRC	South Fairbury	Nebraska City CBD	SEND D	NE	U.S.
Census Tract	2100 & 0500	9606	9638	9670	NA	NA	NA
Single Mothers in Poverty	42.6%	19.9%	8.5%	82.8%	18.2%	29.1%	33.1%
Hispanic Population	17.7%	44.6%	1.1%	14.5%	6.1%	11.8%	18.7%
Persons with Disabilities	11.4%	11.5%	23.4%	14.8%	NA	12.1%	13.4%
Persons 65 Years and Older	5.0%	13.4%	23.5%	19.2%	21%	16.2%	16.5%
Risk Management Plan Facilities (#/area)	0.8	1.4	0.72	1.5	NA	0.83	0.43
Food Desert in Target Area	YES	YES	NA	NA	NA	NA	NA
Lead Paint in Homes % Pre-1960 Home	0.47	0.34	0.69	0.5	NA	0.36	0.3

Underlined indicates Target Area has greater levels of distress than the SEND D 16-county service area; **Bold & RED** indicates Target Area has greater levels of distress than the State of Nebraska. **Shading** indicates Target Area has greater levels of distress than the US.

Most of the Target Areas experience **higher percentages of single mothers in poverty**, including four out of five single mothers with children living in Nebraska City. The Hispanic populations in these communities face challenges of **linguistic and cultural isolation**, and account for nearly half of the population in Crete's Target Area (more than quadruple the percent State population). **All Target Area communities are experiencing hunger** as evidenced by the need for food subsidy assistance (Table 6) as well as the presence of USDA-designated **food deserts** within at least half of the communities. An **aging population** and **higher levels of disabilities** are also represented within Fairbury and Nebraska City requiring thoughtful integration and specialized support. Through community engagement, SEND D will reach sensitive populations in the Target Areas to ensure understanding and support for planned assessment and redevelopment supported by this grant, including establishment of food hubs, expansion of parks and trails systems supporting active lifestyles, affordable housing initiatives and broad economic development as anticipated through proposed projects.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Health data presented in Table 8 (below) indicates all Target Areas suffer from a **greater than normal incidence of asthma**, with two Target Areas exhibiting **elevated cancer risks**. Relevant data pertaining to birth defects in the Target Areas was not available; however, a 2018 Study by the University of Nebraska Medical Center **documented elevated risks of birth defects** in rural Nebraska largely attributed to groundwater contamination from nitrates and atrazine¹¹. **Low life expectancy and elevated heart disease risks** are also tied to the three rural member communities of the Coalition.

Table 8. Adverse Health Conditions in the Target Areas

Health Condition	Lincoln	Crete	Fairbury	GREAT	State/National	
Target Area	West Haymarket	SCRC	South Fairbury	Nebraska City CBD	NE	U.S.
Census Tract	2100 & 0500	9606	9638	9670	NA	NA
% Asthma among adults aged ≥ 18 years	10.1	10.1	10.1	9.8	8.1	9.9
% Cancer (non-skin) or melanoma among adults	3.8	6.2	10.0	8.4	7.7	8.3
Low Life Expectancy (%)	17%	19%	23%	20%	19%	20%
Heart Disease	4.3	6.7	9	7.7	5.7	6.1

Bold & RED indicates Target Area levels of distress ≥ than the State. **Shading** indicates Target Area levels of distress ≥ than the US. Data from 2022 CDC Behavioral Risk Factor Surveillance System¹²; and EJ Screen¹⁰

Emblematic of all Target Areas are the prioritized health needs of the region, including **obesity, nutrition and sedentary lifestyle**, and associated **chronic diseases** (diabetes, heart disease, stroke and cancer), as emphasized in the *2022 Community Health Needs Assessment*¹³. Coalition members/partners (discussed in Section 2.b) are laser focused on addressing these concerns and ensuring redevelopment projects incorporate these disadvantaged community needs as part of this grant.

(3) Environmental Justice: (3.a) *Identification of Environmental Justice Issues:* SEND D prioritizes all program efforts within its service area to support the neediest of its member communities including those who have suffered from

¹⁰ EJ Screen (Version 2.3), <https://ejscreen.epa.gov/mapper/>

¹¹ University of Nebraska, *Birth Outcomes and Water*, https://digitalcommons.unmc.edu/cgi/viewcontent.cgi?article=1011&context=coph_pres

¹² Center for Disease Control BRFSS, 2022, https://www.cdc.gov/brfss/annual_data/annual_2022.html

¹³ Jefferson Community Health & Life, 2022 Community Health Needs Assessment,

longstanding policies and actions affecting Environmental Justice (EJ) Communities. Our Brownfields strategy aligns with this prioritization with **all four Target Areas of this grant identified by CEJST as “Disadvantaged Communities”**. The Target Areas’ legacy of heavy industrial/commercial activity and associated pollution has resulted in a disproportionate burden to sensitive populations (minority, low-income communities, elderly, and disabled). Contributing to the economic and environmental conditions (**Tables 6, 7 and 8**), all four Target Areas exceed state averages for **Particulate Matter and Air Toxics Cancer Risk**, according to EJScreen, while individual Target Areas exceed state averages for **Ozone** (Fairbury), **Air Toxics Respiratory Hazard Index** (Nebraska City), and a long list of exceedances for Lincoln’s Target Area including **Diesel Particulate Matter, Traffic Proximity, Hazardous Waste Facilities and Underground Storage Tank releases**¹⁰.

(3.b) Advancing Environmental Justice: Left unresolved, ongoing blight and associated negative consequences will proliferate throughout the underserved Target Areas of this grant. Assessing prioritized properties and engaging affected residents in cleanup and redevelopment planning will ensure those most affected by historic EJ issues are involved in helping to achieve the highest and best outcomes for priority sites, along with sites yet to be assessed. In addition to eliminating environmental hazards and reducing blight in the Target Areas, all redevelopment plans and desired outcomes for the priority sites are intended to address EJ challenges including support for affordable housing and social services, hunger assistance, the expansion of parks and trails to support healthy lifestyles and climate mitigation along with offering broad economic development supporting disadvantaged individuals and communities at large. No dislocation of businesses or residences will occur associated with redevelopment projects because of this grant; the intent is to retain and incentivize all residents and businesses to maintain a strong presence and commitment to these forgotten yet viable communities.

2.b. Community Engagement 2.b.i-ii. Project Involvement and Project Roles: SENDD’s strong network of member communities, state and local agencies and community-based organizations (CBOs) are well-prepared to sustain a vibrant Brownfields program. From our earlier work in surveying communities about their brownfields sites and challenges, through previous grant application efforts and ongoing work in our service area, we have assembled a Brownfields Advisory Committee (BAC) of member communities, supported by the following CBOs and partners:

Table 9: Members of the Brownfields Advisory Committee

Name of Organization	Organizational mission	Point of contact	Specific involvement in the project or assistance provided as a BAC member
CAP of Lancaster & Saunders Counties	<i>“Address the causes and conditions of poverty in four impact areas: Early Childhood Education, Homelessness Prevention, Financial/Family Well-Being, and Hunger Relief/Healthy Food Access.”</i>	Heather Loughman hloughman@communityactionnetwork.org	Provide access to the CAP Former Bulk Oil Plant Site in Lincoln (West Haymarket) for assessment, represent Target Area at-risk communities, including translation services where needed.
Lincoln County Food Policy Council	<i>“Developing integrated policies that promote a healthy and sustainable local food system.”</i>	Tim Rinne [REDACTED]	Consultation and assistance in establishing a Local Food Hub in Lincoln Target Area.
Blue Valley Community Action (BCVA)	<i>“BVCA changes people’s lives, embodies the spirit of hope, improves communities, and makes America a better place to live.”</i>	Shari Weber sweber@bvca.net	Represent at-risk communities in the Fairbury and Crete Target Areas in planning for cleanup and redevelopment of brownfields. Provide translation services where needed.
Jefferson Community Health and Life (JCHL)	<i>“Inspiring healthy living by providing exceptional health and life services for every person, every time.”</i>	Lana Likens Lana.likens@jchealthandlife.org	Providing leadership through the <i>Jeffco on the Move</i> initiative targeted towards encouraging healthy lifestyles in Fairbury. Support/provide input to Fairbury’s expanded trail system planning .
KSU TAB EPA Regions 5, 6, 7 & 8	TAB assists communities who are redeveloping brownfields and provides online tools to create site inventories and to write proposals for EPA funding.	Maggie Belanger maggiejessie@ksu.edu	Provide strategy and visioning sessions for priority sites prior to grant award to help position sites for rapid success under the grant .
Nebraska City Housing Authority (NCHA)	<i>“NCHA staff are dedicated to the philosophy of offering affordable and safe housing, that provides pathways to improved well-being and self-sufficiency.”</i>	Tracy Wieckhorst director@nebraskacityhousing.org	Support and consultation for redevelopment of the St. Mary’s Hospital Site in Nebraska City for affordable housing and social services office space.
Heartland Workers Center (HWC)	<i>“HWC develops and organizes leaders and fosters a culture of civic engagement to build power and create change with immigrant/underrepresented communities.”</i>	Raul Munoz, raul@heartlandworkerscenter.org	Advocate for safe, responsible redevelopment of the St. Mary’s Hospital Site in Nebraska City. Engage underrepresented Hispanic community and provide translation services.

Coalition members and the SENDD Board Chair and project team are committed to serving on the BAC, providing strategic direction to all grant initiatives including the selection and prioritization of sites beyond those initially identified, voting on critical actions, and recruiting new member communities to enhance and broaden the footprint of Brownfields revitalization efforts in the SENDD service area.

2.b.iii. Incorporating Community Input: SENDD understands the need for community engagement with disadvantaged residents, project partners, community organizations and public sector leaders (including our Coalition members) to achieve successful redevelopment and revitalization outcomes. Community engagement is the foundation of how we achieve results in the various programs we administer across our service area and this grant will follow a similar path to success. Our primary objective of community engagement for this grant is to provide appropriate and timely communication to stakeholders, collect their feedback, and address their recommendations and concerns in a thoughtful, timely and respectful manner. After Board approval of this grant application on October 17, 2024, we formed a BAC of Coalition members (**Table 9**) and canvassed each member community about the priority sites and key partnerships necessary to engage in achieving successful outcomes with this grant. Lead by the BAC, we will continue to engage with partners, civic leaders and community organizations even ahead of grant notification to chart a roadmap for success. There is of course a high level of interest in blight elimination and conceptual reuse plans for priority sites, and we aim to retain that momentum going forward. Upon notice of award, we will formally engage project partners to develop a Community Engagement Plan (CEP). The CEP will detail project background and objectives, targeted groups, and planned community engagement activities. Priority will be given to reaching disadvantaged residents in each of the Target Areas to ensure all voices are heard. SENDD will communicate project progress with citizens via our website using links shared with member communities and partners as appropriate. All official communications will be provided in English and Spanish (along with other key dialects requested by member communities) to ensure that broadest consideration is given to underserved sectors of each community. Communication frequency will generally coincide with public meetings and quarterly project team meetings. During in-person meetings, comment forms (in English and Spanish, at minimum) will be provided to collect citizen input. For those unable to attend in person, meeting summaries will be posted on the project website, with fillable forms available for providing additional comments. Public service announcements coordinated with our members will be provided through local media outlets, directing residents to the project website and providing notice of upcoming meetings. A log of comments received and SENDD responses will be maintained and shared on a quarterly basis via the project website. Alternatives to in-person meetings (virtual options) will be considered/pursued based on stakeholder preferences.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

3.a.i-iv Description of Tasks/Activities & Outputs: Implementation of the grant and completion of the project will be led by SENDD, in partnership with the Coalition, BAC and a Qualified Environmental Professional (QEP) selected per the requirements of 2 CFR 200.317-326. The scope of work has been organized into five tasks, summarized on **Table 10** below:

Table 10: Summary of Tasks, Schedule, Lead, and Outputs

Task 1: Community Engagement (\$37,368)

i. Implementation: SENDD's Brownfield (BF) Project Director (PD) will oversee development of a CEP, outreach materials, BF Project website, and social media posts with the assistance of the QEP. A comprehensive community outreach initiative will include public meetings and forums, development and distribution of marketing and informational materials, and joint outreach and education efforts with community partner organizations.

ii. Schedule: This task will be iteratively completed throughout the life of the grant. First BAC/community meeting in Q1 FY26, then quarterly thereafter. Schedule and scope of outreach and education will be adjusted to best suit member and community needs.

iii. Lead: Tom Bliss, BF PD with assistance from the QEP, BAC and key partners.

iv. Outputs: (1) CEP, (7) community meetings, BF Website, brochures/handouts, social media posts including meeting summaries.

Task 2: Brownfields Site Inventory (\$14,805)

i. Implementation: SENDD's Project Manager (PM) will work with the QEP to build on the preliminary inventory of sites developed from previous member surveys and current priority listings by integrating new sites into the inventory utilizing the Brownfields Inventory Tool (BIT), in accordance with criteria described in Section 1.a.iv.

ii. Schedule: Brownfield inventory and site prioritization will primarily be conducted during the first quarter of the project (Q1 FY26) but will be ongoing through the lifecycle of the grant.

iii. Lead: James Owens, BF PM with assistance from the QEP and BAC.

iv. Outputs: Brownfields Site Inventory, including priority updates (ongoing).

Task 3: Assessment (\$580,659)

i. Implementation: SENDD's BF PM will work with the QEP to conduct ESA activities at sites selected and ranked through the Brownfields Site Inventory Task, starting with priority sites listed in this application. Where applicable, *ASTM-AAI compliant* Phase I ESAs; Quality Assurance Project Plans (QAPP)s & updates; and Phase II ESAs and Hazardous Building Materials Surveys (HBMSs) will be completed including Site-Specific Sampling & Analysis Plans (SAPs) and Health & Safety Plans (HASPs). Prior to assessment, access agreements and property eligibility determination (ED) approvals will be secured.

ii. Schedule: First EDs and Phase I ESA anticipated by Q1 FY26 Phase I ESAs, with work to be completed throughout the life of the grant (as guided by Task 2 activities). Phase II ESAs, HBMSs, SAPs and HASPs at priority sites will be initiated based on timing and recommendations of Phase I ESAs, with work through the grant performance period.

iii. Lead: James Owens, BF PM with assistance from the QEP, BAC, partners and developers.

iv. Outputs: (1) QAPP with (3) annual updates, (30) Phase I ESAs and/or EDs, and (15) Phase II ESAs and/or HBMSs (including SAPs and HASPs). Only electronic versions of documents will be prepared unless hard copies are specifically requested.

Table 10: Summary of Tasks, Schedule, Lead, and Outputs**Task 4: Remediation/Reuse Planning (\$516,348)**

i. Implementation: For projects requiring cleanup, the QEP will prepare ABCAs and/or RAPs dependent upon reuse planning and scheduling. Cleanup planning will broadly include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation/reuse planning to reduce health and environmental risks. The QEP will assist SENDD in hosting visioning sessions for key properties, resulting in completion of Site Reuse Assessments (SRAs) and BF Revitalization Plans (BFRPs) for each Target Area. SRAs will be supported by community visioning sessions and will include infrastructure analysis.

ii. Schedule: Cleanup planning (ABCAs and RAPs) may be initiated at appropriate stages of the assessment tasks if it is pre-assumed sites will proceed to cleanup, but in general, will follow completion of the Phase II ESAs and HBMSs in FY26-FY29. High priority sites will initiate cleanup and redevelopment planning in the first year of the grant (FY26) with others to follow throughout the grant term as dictated by member priorities and site risks. SRAs will generally be conducted in concert with ABCAs/RAPs and BFRPs to complete forward-facing initiatives towards the end of the grant period.

iii. Lead: James Owens, BF PM with assistance from the QEP, BAC, partners, and developers.

iv. Outputs: (8) ABCAs, (8) RAPs, (6) SRAs and (4) BFRPs covering the four Target Areas listed at present. Only electronic versions of documents will be prepared unless hard copies are specifically requested.

Task 5: Programmatic Support (\$50,820)

i. Implementation: SENDD has competitively procured a QEP to assist with the BF Grant Project. SENDD will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The QEP will assist SENDD in completing Assessment, Cleanup, Redevelopment and Exchange System (ACRES) database reporting, annual financial reporting, quarterly reporting, Disadvantaged Business Enterprises (DBE) forms, and programmatic support for the four-year term of the grant. The SENDD staff travel budget allows for (1) SENDD coalition member and up to (3) coalition non-lead members to attend two national/regional/grantee brownfield training conferences/workshops.

ii. Schedule: ACRES Reporting begins in Q1 FY26 (or after completion of the first Phase I ESA) and Quarterly Reporting begins in Q2 FY26 (submitted by Jan. 30th, April 30th, July 30th, and Oct. 30th of each year, with the first due on Jan. 30, 2026). Annual DBE reports will be submitted by Oct. 30th, with the first due on Oct. 30, 2026. Annual Reporting and DBE Forms will be submitted yearly by Oct. 30th, with the first due on Oct. 30, 2026. Grant project closure expected in Q4 FY29.

iii. Lead: James Owens, BF PM with assistance from the QEP.

iv. Outputs: (4) Annual Financial Reports, (16) Quarterly Reports, (4) DBE Annual Report Forms. Programmatic Support and ACRES database reporting throughout the four-year grant period. **Up to four staff (SEND D and Members) to attend two conferences each.**

3.b. Cost Estimates: The proposed budget for grant-funded activities is detailed in **Table 10** (below), followed by an explanation for how cost estimates were developed, including unit costs. Averages of SENDD member personnel (\$50/hr.) and QEP consulting firm contractual services (\$150/hr.) were used.

Table 10. Budget Categories		Project Tasks (\$)					Total
		Task 1	Task 2	Task 3	Task 4	Task 5	
		Community Engagement	Inventory	Assessments	Remediation/ Reuse Planning	Programmatic Support	
Direct Costs	Personnel	\$5,000	\$3,000	\$7,700	\$19,200	\$8,000	\$42,900
	Fringe Benefits	\$1,500	\$900	\$2,310	\$5,760	\$2,400	\$12,870
	Travel					\$14,000	\$14,000
	Supplies	\$1,088					\$1,088
	Contractual	\$28,000	\$10,200	\$543,000	\$466,800	\$24,000	\$1,072,000
Total Direct Costs		\$35,588	\$14,100	\$553,010	\$491,760	\$48,400	\$1,142,858
Indirect Admin. Costs		\$1,780	\$705	\$27,649	\$24,588	\$2,420	\$57,142
TOTAL BUDGET		\$37,368	\$14,805	\$580,659	\$516,348	\$50,820	\$1,200,000

Fringe = 30% of personnel costs. Indirect administrative expenses will be utilized to offset accounting and auditing expenses and **will not exceed \$60,000** (5% of the total budget requested). **Phase I ESA, Phase II ESA, and site-specific cleanup planning (ABCAs/RAPs) make up greater than 60% of the grant. grant. Planning activities including visioning sessions, SRAs and BFRAs make up 30% of the Grant.**

Task 1: Community Outreach: Personnel: Staff support of outreach activities \$6,500 (100 hrs. x \$50/hr. plus 0.30 fringe). Contractual: Community Engagement Plan \$6,000 (40 hrs. x \$150/hr.); website, outreach brochure/handouts, social media content/posts \$4,500 (30 hrs. x \$150/hr.); 7 community meetings \$17,500 (@ \$2,500/mtg.). Supplies: Outreach supplies \$1,088 (\$388 printing service, \$400 poster board, \$300 easels). \$1,780 is allotted to offset indirect administrative expenses for accounting and auditing. **Task 2: Inventory:** Personnel: Staff support of inventory activities \$3,900 (60 hrs. x \$50/hr. plus 0.30 fringe). Contractual: \$10,200 (68 hrs. x \$150/hr.) for development and maintenance of the inventory utilizing the KSU TAB BIT tool and other GIS-related resources. \$705 is allotted to offset indirect administrative expenses for accounting and auditing. **Task 3: Assessments:** Personnel: Staff support of assessment activities \$10,010 (154 hrs. x \$50/hr.

plus 0.30 fringe). **Contractual:** Phase I ESAs \$177,000 (30 Phase I ESAs @ \$5,900/site); QAPP/updates \$6,000 (40 hrs. x \$150/hr.); Phase II ESAs etc. \$360,000 (15 Phase II ESAs @ \$24,000 average cost/site); \$27,649 is allotted to offset indirect administrative expenses for accounting and auditing. **Task 4: Remediation/Reuse Planning:** **Personnel:** Staff support for remediation/reuse planning activities \$24,960 (384 hrs. x \$50/hr. plus 0.30 fringe); **Contractual:** ABCA/RAPs \$140,000 (8 ABCA/RAPs @ \$17,500 average cost/site); SRAs \$150,000 (6 SRAs @ \$25,000/average cost/site, including visioning sessions and infrastructure analysis); BFRPs \$160,000 (4 BFRPs @ \$40,000/Target Area). \$24,588 is allotted to offset indirect administrative expenses for accounting and auditing. **Task 5: Programmatic Support:** **Personnel:** staff support for programmatic activities \$10,400 (160 hrs. x \$50/hr. plus 0.30 fringe). **Travel:** Total of \$14,000 for four staff to attend two conferences each (SENDD and non-lead members) (flights @ \$480/ea., 3 nights in hotel @ \$200/night, per diem @ \$100/day, ground transportation at \$40/day, registration @ \$250/ea.) x two conferences x four staff. **Contractual:** Support for all required reporting (quarterly, annual, final), ACRES data entry, and PM community meetings/presentations; \$24,000 (160 hrs. x \$150/hr.); \$2,420 is allotted to offset indirect administrative expenses for accounting and auditing.

3.c. Plan to Measure and Evaluate Environmental Progress and Results: Progress in completing the anticipated *outputs* will be tracked and reported to EPA through completion of ACRES and quarterly reports as well as on the SENDD website. SENDD will track and document on a quarterly basis: **1)** number of potential brownfield sites prioritized, **2)** number of Phase I and Phase II ESAs performed, **3)** number of sites for which remedial planning is performed, **4)** number of area-wide and/or site-specific reuse plans developed, and **5)** number of community meetings held and number of persons attending. Sites assessed will be linked to parcel identification numbers to allow parcels, associated acreage, documents, and environmental assessment status to be tracked more effectively. SENDD will also document, track and evaluate the following *overall project results and eventual outcomes* on a quarterly basis via the ACRES database and quarterly reports for brownfield sites on which assessment funding is utilized: **1)** number of sites assessed, **2)** number of sites for which offsite risks have been identified, **3)** number of sites and acres of land set for redevelopment **4)** acres of parks or other greenspace created, **5)** amount of private investment leveraged, **6)** amount of other funding leveraged for redevelopment projects, **7)** number of jobs created or retained associated with redevelopment projects, **9)** increased property and sales tax revenue generated, and **10)** increased property values achieved. If the timelines for advancing one or more phases of work within the Target Areas are not well aligned with the USEPA grant project period, SENDD will work with EPA project officer to adjust the approach to maintain progress on achieving the project outcomes.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a./ii Programmatic Capability - Organizational Capacity/Organization Structure: SENDD holds a high level of organizational capacity for carrying out the programmatic, administrative, and financial requirements to successfully manage this grant. SENDD areas of focus include community, economic, and housing development that identifies common problems, their solutions, and to provide continuing support for efficient and effective government among its members. The 28 SENDD Board of Directors is composed of government representatives, who are appointed by each individual county board of commissioners, in addition to non-government representatives, stakeholders, and at-large representatives. SENDD has received and managed over \$150M million in federal and state funds over the last 25 years alone. SENDD will be responsible for compliance with all administrative, programmatic, and financial conditions under the grant and will also lead coordination efforts with members, provide support for planning, GIS data management, and aid in communications with EPA staff associated with the project. The brownfield Coalition members will participate in the BAC and other functions as described in Section 2.b. A QEP procured per Federal and EPA requirements will provide technical assistance related to inventory, assessment, planning and community outreach. SENDD staff and their roles are provided below. Grant oversight, governance and decision making will be led by the SENDD team with the collective input and support of members of the BAC.

4.a.iii. Description of Key Staff: Project Director, Tom Bliss, Executive Director: Tom has served as Executive Director since 2017 and has over 20 years of experience administering state and federal grants (USDA, Department of Labor, EDA, HUD), including managing EPA Brownfield RLF and Environmental Workforce Development and Job Training projects. Thomas will work with collaborating organizations, providing grant administration and management, outreach/training to board members, and marketing support to ensure grant success.

Project Manager, James Owens, Senior Community Development Specialist: James joined SENDD in April 2023, bringing to the table extensive experience working with HUD, FHWA, USDA, and other state and federal agencies. During his time at SENDD, James has been responsible for the administration of over 12 grant-related projects with awards ranging from \$22,000 to \$1.2M. With over six years of management experience, James' strengths include writing, project management, problem solving, and data analysis. James has quickly risen to a leadership position within SENDD due to his reliability and growth-oriented mindset. James will serve as the brownfield project manager and project coordinator for this grant managing day to day grant tasks, coordination with members and oversight of the QEP.

Project Fiscal Officer, Amanda Stutzman, SENDD Fiscal Officer: Amanda has worked with SENDD since November 2022 and has several years of experience working with business financials, administration, human resources management, including more than three years of leadership development at both small businesses and larger corporations. Prior to working at SENDD, Amanda led various department teams (up to 35 people) for six years. All these experiences benefit SENDD,

as Amanda works closely with the Board to curate SENDD's financials. She will have a supporting role in this project to monitor financial success/compliance, including processing of QEP invoices and ensuring timely ASAP.GOV drawdowns.

4.a.iv. Acquiring Additional Resources: SENDD routinely contracts for engineering and consulting services and has the management and procurement procedures in place to secure these services through a competitive qualification evaluation, and/or bidding process. SENDD also has the expertise to recruit qualified replacements for any key project staff that depart. SENDD strives to procure local contractors whenever possible and strongly encourages developers to hire employees locally. SENDD routinely contracts with consultants and has established equal opportunity procurement procedures for ensuring a fair bidding process adhering to 2 CFR 200.317-200.326. SENDD has procured through a competitive RFQ process a QEP firm to assist with grant implementation activities. SENDD is also continuously tracking additional opportunities to pursue funding resources that align with our vision and those of the counties and communities we serve.

4.b. Past Performance & Accomplishments: **4.b.ii. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements** *(1) Purpose and Accomplishments:* ii-1) In March of 2023, SENDD received an **Affordable Connectivity Program (ACP)** National Competitive Outreach Program Grant from the Federal Communications Commission (FCC) in the amount of **\$500,000**. The ACP was a federal program offering eligible low-income households a \$30 monthly discount on internet service. SENDD served as the primary recipient for a statewide ACP outreach initiative and coordinated outreach activities across its membership area, as well as those of SENDD's seven peer economic development districts. SENDD engaged its Regional Broadband Committee, a coalition of community-based organizations and elected officials, to raise awareness of the ACP and support enrollment in the program. Through community meetings, direct outreach, and multimedia campaigns, SENDD and partner organizations have successfully raised the profile of a valuable yet undersubscribed program that enabled thousands of Nebraskans to receive affordable, high-quality internet service. Over 10,000 informational documents were distributed to eligible households and community-based organizations through the grant, exceeding the project goal of 3,000. At the end of the ACP, **nearly 100,000 Nebraska households were enrolled in the program, marking an increase of nearly 30,000 households over the performance period.** *(2) Compliance with Grant Requirements:* The grant was closed out in February 2024, due to Congress' discontinuation of the program, with no compliance issues relative to the project work plan, schedule, terms and conditions and reporting.

(1) Purpose and Accomplishments: ii-2) In 2024, SENDD was awarded a **Broadband Technical Assistance Program grant from the USDA in the amount of \$816,794**. SENDD serves as the primary recipient for a multi-region initiative intended to support local engagement in the broadband expansion process. SENDD was a major contributor to the Nebraska Broadband Office's Broadband Equity and Access Deployment (BEAD) challenge process, supporting several counties and dozens of individuals in gathering necessary information and submitting hundreds of challenges to the state map on their behalf. If upheld, these challenges will **ensure Nebraska's \$405 million BEAD allocation directs funding to truly unserved and underserved communities**. To further the grant's goal of accurately assessing connectivity, SENDD and the partner districts have re-launched a statewide crowdsourced internet speed test with location-level granularity. SENDD has also collaborated closely with the Nebraska Association of County Officials to develop a Broadband Ready designation for counties, offering a model resolution and network construction agreement designed to ensure telecommunications infrastructure is deployed in an expeditious and accountable manner. Thirteen counties have agreed to pilot the program, with a statewide launch scheduled for December 2024. This grant is currently in progress, with closeout anticipated in 2026. *(2) Compliance with Grant Requirements:* There have been no compliance issues with this grant relative to the project work plan, schedule, terms and conditions and reporting to date.

(1) Purpose and Accomplishments: ii-3) In 2022, SENDD received a **multi-purpose \$400,00 Grant from the Economic Development Administration** under the Coronavirus Aid, Relief, and Economic Security (CARES) Act, used to 1) complete three downtown revitalization and resiliency plans, 2) complete a food security planning document for the 16-county region and 3) launch a program called the Regional SENDD Economic Development "Lite" (EDL) Program that provides community leaders with the tools and resources they need to address economic development opportunities. For the downtown planning project, SENDD partnered with the University of Nebraska-Lincoln's Community and Regional Planning Masters' program to prepare plans for Beatrice, David City, and Syracuse. The process brought attention to the participating communities' business districts with each community subsequently securing Community Development Block Grant Downtown Revitalization (DTR) projects, **translating to over \$1.5 million in public and private investment into the communities' downtown districts**. The *Food Systems Planning Report* identified gaps in the 16-county SENDD service area driving as a blueprint for addressing Food Deserts and related service gaps. The EDL Program resulted in the development of an online tool that allows community leaders to gauge where they stand with improving the economic well-being and quality of life for their communities. *(2) Compliance with Grant Requirements:* Closed out in 2023, there were no compliance issues with this grant relative to the project work plan, schedule, terms and conditions and reporting.

Though SENDD has administered over \$150M in state and federal grants across the past 25 years, recent successful implementation of the grants referenced above provides a snapshot of SENDD's current ability to administer grants and programs of similar **size, scope, and level of community involvement** necessary to administer a Brownfields Coalition Assessment Grant, delivering impactful outcomes for our members and communities throughout the SENDD service area.



THRESHOLD CRITERIA

1. APPLICANT ELIGIBILITY:

(a) Applicant Type: Southeast Nebraska Development District (SEND D D) is a Regional Council formed in 1974 pursuant to the Nebraska Interlocal Cooperation Act (Nebraska Revised Statute 13-825).

(b) Eligibility: As a Regional Council established under governmental authority, SEND D D is therefore eligible to apply for and lead an EPA Brownfields Coalition Assessment Grant.

A copy of SEND D D's current bylaws is included as Attachment A, which documents the legal structure and rules of governance for the organization.

2. NUMBER AND ELIGIBILITY OF NON-LEAD COALITION MEMBERS:

Non-Lead Coalition Members:

- City Crete (Crete), Nebraska
- City of Fairbury, Nebraska
- Growing Regional Economic Activity Today (GREAT)

Eligibility of Non-Lead Coalition Members:

- Crete, Nebraska is a "general purpose unit of local government" as defined in 2 CFR § 200.64 and is therefore eligible to be a non-lead coalition member and an eligible entity for assessment funds.
- Fairbury, Nebraska is a "general purpose unit of local government" as defined in 2 CFR § 200.64 and is therefore eligible to be a non-lead coalition member and an eligible entity for assessment funds.
- GREAT is a nonprofit organization with tax-exempt status under section 501(c)(3) of the Internal Revenue Code and is therefore eligible to be a non-lead coalition member and an eligible entity for assessment funds.

A copy of eligibility documentation for GREAT's 501(c)(3) status is provided in Attachment B.

3. TARGET AREAS:

- Lincoln Census Tracts (CT) 31109000500, 31109002100 (SEND D D)
- Crete CT 31151960600 (Crete)
- Fairbury CT 31095963800 (Fairbury)
- Nebraska City CT 31131967000 (GREAT)

4. EXISTING BROWNFIELDS GRANTS TO NON-LEAD MEMBERS:

Not Applicable. Lead and Non-Lead Members have not been recipients of MARC Grant funding.

5. COALITION AGREEMENT:

Signed letters of commitment from each non-lead coalition member: Crete, Fairbury, and GREAT are provided in Attachment C.

6. COMMUNITY INVOLVEMENT:

SEND D understands the need for community engagement with disadvantaged residents, project partners, community organizations and public sector leaders including our Coalition members to achieve successful outcomes with their redevelopment and revitalization efforts. Community engagement is the foundation of how we achieve results in the various programs we administer across our service area and this grant will follow a similar path to success. Our primary objective of community engagement for this grant (much like how SEND D approaches all community engagement initiatives) is to provide appropriate and timely communication to stakeholders, receive their feedback and address their recommendations and concerns in a thoughtful, timely and respectful manner. After Board approval of this grant application on October 17, 2024, we formed a Brownfields Advisory Committee (BAC) of Coalition members and canvassed each member's community about the priority sites and key partnerships necessary to engage in achieving successful outcomes with this grant. Lead by the BAC, we will continue to engage with partners, civic leaders and community organizations even ahead of grant notification to chart a roadmap for success. There is of course a high level of interest in blight elimination and the conceptual reuse plans for priority sites and we wish to retain that momentum going forward. Upon notice of award, we will formally engage project partners to develop a Community Engagement Plan (CEP). The CEP will detail project background and objectives, targeted groups, and planned community engagement activities. Priority will be given to reaching disadvantaged residents in each of the Target Areas to ensure all voices are heard. SEND D will communicate project progress with citizens via our website using links shared with member communities and partners as appropriate. All official communications will be provided in English and Spanish (along with other key dialects as requested by member communities) to ensure broadest communication and consideration is given to underserved sectors of each community. The frequency of communications will generally coincide with public meetings and/or quarterly project team meetings. During in-person meetings, comment forms (in English and Spanish as a minimum) will be provided to collect citizen input for meeting topics (or other areas of concern). For those unable to attend in person, meeting summaries will be posted on the project website, with fillable forms (in English and Spanish) available to residents to provide additional comments. Public service announcements, coordinated with our members, will periodically be provided through local media outlets, directing residents to the project website and to provide notice of upcoming meetings. A log of comments received and SEND D responses will be maintained and shared on a quarterly basis through the project website. Alternatives to in-person meetings (virtual options) will be considered and implemented based on stakeholder preferences.

7. EXPENDITURE OF EXISTING GRANT FUNDS:

With none of the Lead or non-Lead members of this coalition having received previous MARC funding, this section does not apply.

8. CONTRACTORS AND NAMED SUBRECIPIENTS:

SEND D has selected a QEP firm under a "dual procurement process" for both grant writing and grant implementation services. SEND D's procurement method used was a "Request for Qualifications and Proposal (RFQP)". Details regarding SEND D's RFQP process are described below.

- On September 13, 2024, SENDD issued a “Request for Qualifications and Proposals” (RFQP) seeking professional environmental services in support of grant writing and implementation of an FY 25 EPA Brownfields Coalition Assessment Grant. Due to the SENDD Website being down/under maintenance during this period, an e-mail solicitation was issued to SENDD’s listing of qualified environmental firms doing work in the SENDD service area including small and disadvantaged firms. Nineteen (19) firms received the RFQP.
- SENDD’s Selection Committee consisted of:
 - Tom Bliss, Executive Director
 - James Owens, Sr. Community Development Specialist
 - Amanda Stutzman, Chief Fiscal Officer
 - Kelly Gentrup, Director of Development Services
 - Oliver Borchers Williams, Broadband Director
- The proposal submission deadline was October 15th, 2024.
- Two firms responded and were granted interviews on October 18th, 2024.
- The chosen firm, Stantec Consulting Services (Stantec) was announced on October 21st, 2024.

A copy of the RFQP is included as Attachment D which included a 25% consideration of cost in the selection process.

ATTACHMENTS TO THRESHOLD CRITERIA RESPONSE

A - Documentation of Applicant Eligibility

B – Documentation of Non-Lead Coalition Member Eligibility

C – Documentation of Non-Lead Member Commitments to Participate and Draft MOU

D – RFQP Solicitation for a Qualified Environmental Professional