

**BROWNFIELDS ASSESSMENT GRANT WORKPLAN
CITY OF CORALVILLE, IOWA**

PROJECT TITLE: Iowa River Landing Revitalization Project
Formerly: First Avenue Area Revitalization Project

GRANT TYPE: Assessment Grant

FUNDS AWARDED: \$350,000 (\$200,000 hazardous substances, pollutants, contaminants; \$150,000 petroleum contaminants)

APPLICANT: City of Coralville, Iowa

PROJECT CONTACT: Kelly Hayworth, City Administrator
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CHIEF EXECUTIVE: Jim Fausett, Mayor
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EZ STATUS: The Iowa River Landing Revitalization Area is not within a State of Iowa Certified Enterprise Zone (EZ)

LOCATION: Original Brownfields Assessment Demonstration Pilot Area
Industrial Park and 1st Avenue
City of Coralville
Johnson County
State of Iowa

POPULATION: The following Pilot area demographic statistics are based on the 2000 census.

All Persons.....	15,123
White (not of Hispanic Origin)	13,152
White (of Hispanic Origin)	459
Black	640
American Indian, Eskimo, Aleut	51
Asian	786
Other ...	162
Percent of Total Minority.....	13.93
Percent Below Poverty	11%

Note: Coralville has completed a Special Census that verifies its population has reached 16,120.

PARTNERS: Iowa City Area Chamber of Commerce, Iowa Department of Economic Development, Iowa Department of Natural Resources (DNR), U.S. Army Corps of Engineers (USACE), U.S. Department of Housing and Urban Development (HUD), Federal Highway Administration (FHWA), Iowa Department of Transportation (DOT), and Iowa Child Institute

1.0 INTRODUCTION

1.1 Project Summary

The Iowa River Landing Revitalization Project embodies both the spirit and the reality that true Brownfields Redevelopment is not just for “Big City America”, demonstrating now and into the future what can be done when you combine an aggressive community commitment to redevelop Brownfields and EPA “seed money”.

With the original 1998 Assessment Demonstration Pilot and 2000 and 2002 Supplemental Assistance Grants, the roughly 16,000 citizens of growing Coralville, Iowa have practiced the intended flexibility and proper use of EPA Brownfields grants to “look beyond the chemistry” and produce real, integrated community and environmental improvements. In about 5 years, Coralville has leveraged more than \$6 million from other sources not including its own to improve the assortment of abandoned railyard, coal pile, former truck stop, landfill and commercial waterfront areas along the Iowa River, and used more than \$11 million from Tax Increment Financing and city dollars to acquire brownfield properties. Consistent with the EPA’s intent, this Midwestern community has put its own limited resources “on the line”, aggressively studying, acquiring and now holding title to approximately 40% of the original Pilot study area preparatory to both private and public redevelopment. Coralville expanded the Brownfields Pilot boundary over the last year and has also begun to acquire brownfield properties in this area. Coralville has, through outreach and community support, extracted private and municipal cleanup of soils and groundwater, demolition of abandoned structures for redevelopment, riverfront restoration, and state program environmental closures for future developers from the Old Industrial Park and the 75+ private owners of the Pilot area.

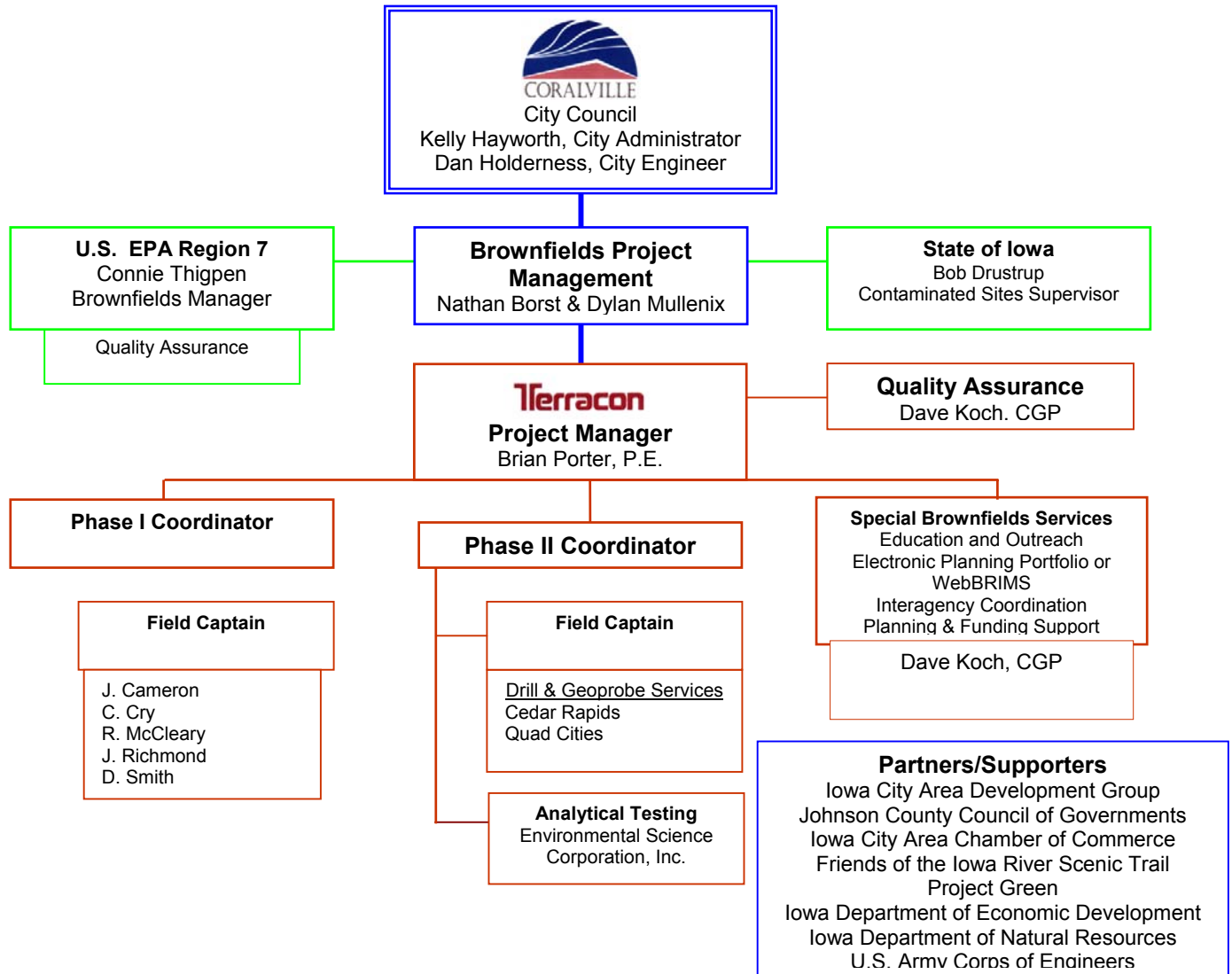
Coralville stands poised in 2004 to further drive exponential benefit from initial and proposed EPA Brownfields grant funding; construction is beginning on a new \$78 million community conference center/hotel, First Avenue commercial frontage redevelopment, and the state’s (possibly the Central United States’) largest public investment in tomorrow’s children over the next 5 years ... the \$180,000,000 Iowa Environmental/Education Project (formerly Iowa Child Project) which will be the largest “green” building in the United States. Coralville has also procured funding to begin design of an intermodal facility that would be located in the center of the Industrial Park area and used for passenger travel throughout the community. As ambitious as Coralville’s successful statewide competition against urban centers more than 10x their size was to secure the project, the community’s challenge to Iowa lawmakers and traditional development to construct the \$180 Million dollar rainforest and ecological center / learning campus on one of Region 7’s earliest EPA Brownfields Pilot sites was extraordinary. Without the EPA initial Brownfields grant investments, it likely would not have happened ... but more remains to be done.

Sustainability through another round of Assessment Grant Assistance to complement limited community resources was essential to the continued planning and redevelopment of the Pilot area will continue. There exists an immediate need for funding to bridge issues of actual and perceived environmental impairments for public outreach, technical assessment/remedy evaluations and chemical risk management for final land and peripheral redevelopment in conjunction with the Iowa Environmental/Education project.

In addition, by receiving national attention from being an Assessment Demonstration Pilot, the City of Coralville has been able to develop complementing projects with the US Army Corps of Engineers, Iowa Department of Transportation, and Iowa Department of Economic Development, developing alliances with these agencies and others, capable of providing future incentives to foster this redevelopment and revitalization effort.

The City of Coralville has completed Part II of this Application in hopes of securing additional funding to assess properties. The intent is to provide green space and mixed-use in continuing efforts that benefit citizens of the community, region, and visitors while enhancing redevelopment interests and creating an environmentally and aesthetically pleasing atmosphere for the community.

1.2 Organizational Structure



2.0 Project Task Descriptions

2.1 Project Management and Reporting

Coralville’s Brownfields Project is maintained by an innovative and truly effective organizational structure. The City’s proximity to the University of Iowa and the School’s respected Urban and Regional Planning Program suggested early on that a relationship would be beneficial. Several Masters students from the program have served in the City’s Brownfields Coordinator position, whose duties revolve around information management, bridging the City’s management with environmental professionals. Nathan Borst, Brownfields Project Coordinator, and Dylan Mullenix, Brownfields Project Co-Coordinator are responsible for communications with and between City Management, EPA, Terracon, the Iowa Department of Economic Development, the Iowa Department of Natural Resources, and most other agencies and community groups partnered with the City for brownfields redevelopment. The same position is responsible for all appropriate reporting to the EPA, including quarterly reports, annual reports, MBE/WBE reports, and any other information requested/required by EPA Region 7.

The City of Coralville will be the Cooperative Agreement Recipient (Lead Agency). The City of Coralville will act as the Lead Agency. Specifically, the Brownfield Redevelopment Project Team will carry out this responsibility. The Lead Agency, with the designated managers and its environmental engineering consultant, has direct experience with the requirements of 40 CFR 300.410, 40 CFR 300.415, and 40 CFR 300.800. As the Lead Agency, the City has expertise in conducting and overseeing environmental response actions carried out in accordance with federal and state requirements and, in particular, experience with and knowledge of the non-time critical removal requirements of the National Contingency Plan (40 CFR 300.415). As the Lead Agency, the City will carry out responsibilities for record keeping ensuring that the use of the Assessment Grant is tracked, recorded, and reported to EPA.

The Coralville City Engineer, Dan Holderness has agreed to take on the responsibilities of the Brownfields Site Manager. The City Engineer, Dan Holderness, will perform the Direct Cleanup Site Manager functions, as well as provide other technical assistance as may be required to satisfy the stringent requirements for non-time critical removal actions under CERCLA and the NCP. Dan also provides other technical assistance as may be required to satisfy the stringent requirements for non-time critical removal actions under CERCLA and the NCP. Dan has overseen Pilot activities in the Old Industrial Park since 1999. This oversight includes reviewing third-party and contractor cleanup activities. The City Engineer also performs the vital role of planning and integrating infrastructure considerations into this brownfields redevelopment project.

The City has a support agreement with the U.S. Army Corps of Engineers, Rock Island District, for assistance in the event the workload exceeds the capacity of the Engineering Department during the Pilot Period. With assistance from the U.S. Army Corps of Engineers (Rock Island District) as needed, the Site Manager will have access to over 30 full-time staff working in the Corps Hazardous, Toxic, and Radioactive Waste (HTRW) programs. Over one-third of these are project managers with extensive expertise with on-site coordination, direction, and review of environmental response activities. The City of Coralville has over a 50-year history of working with the Rock Island Corps District on projects along the Iowa River that fronts the Brownfields Pilot Area. The Corps designed, constructed, and operates the Coralville Reservoir that helps protect the City and the First Avenue Revitalization Area specifically, from flooding. Most recently the City has entered into a cost-share agreement with the Corps to manage environmental and engineering studies along the Iowa River in an attempt to develop a plan for making the River the “front door” to our community. In addition, under the USACE PAS Authority, the Corps has conducted a formal land use plan for the First Avenue Revitalization Area that involved extensive public and input from community stakeholders.

The City of Coralville will be the Fund Manager. Specifically, Ms. Terry Kaeding, City Financial Officer will act as fund manager. Fund Manager: Terry Kaeding has extensive experience managing EPA brownfields programs, such the BCRLF and Supplemental Assessment Grant. Ms. Kaeding has administered revolving loan funds for Community Development Block Grants, Iowa Department of Natural Resources Sewage Treatment Works Revolving Loan Funds, and State Economic Development Grants. Coralville was awarded funds through the Iowa Brownfields Development Program.

The Brownfield Redevelopment Project Team has extensive experience administering federal grants and loans; working closely with state and federal agencies; working closing closely with public; and creating economic incentive packages for businesses. It has long has a positive working relationship with federal agencies including the Environmental Protection Agency (EPA), U.S. Army Corps of Engineers (USACE), U.S. Department of Housing and Urban Development (HUD), Federal Highway Administration (FHWA), and Iowa Department of Transportation (DOT). The City has been aggressive is established partnerships with these agencies and applied for available funding and looks forward to continuing doing so. The City of Coralville has not had any adverse audit findings or been asked to comply with special “high risk” terms and conditions under agency regulations. Relating to public and commercial financial and environmental matters, there have been no legal actions against the City or against the City-designated Fund Manager or the designated qualified Brownfield Site Manager staff member.

The City of Coralville has submitted all agreed upon deliverables under the present Cooperative Agreement. These deliverables have included quarterly progress reports, financial status reports, and results of ESA activities (via the Electronic Planning Portfolio). The City’s EPA program manager, Connie Thigpen, Region 7 Brownfields Coordinator Susan Klein, and the potential for \$300,000,000 in private investment (rivaling the size and significance of Phoenix Award Projects), will attest to the status of Coralville’s performance with regard to required deliverables.

The Brownfields Project Coordinator will be responsible for furnishing all deliverables and other necessary information to EPA Region 7 according to schedule. In accordance with EPA Region 7 “Managing Your Grant” online guidance (<http://www.epa.gov/region7/economics/manage.htm>), the following reports are to be completed and included as deliverables: Annual Progress Reports, Quarterly Progress Reports, and annual MBE/WBE reports. Due to the size and active nature of Coralville’s brownfields program, Terracon has already completed and submitted a Generic QAPP document that outlines procedures for all environmental sampling strategies. Terracon will furnish and be responsible for Site-Specific Sampling Analysis Checklists for each assessment stage (Phase I, Phase II) of each property or group of properties to be assessed. As prescribed in the past, the Checklist will cite all relevant sampling procedures and techniques in the QAPP that are applicable to the pending environmental assessment. These Checklists will be provided to the City for signature and forwarding to EPA Region 7. This is indeed the most prudent and efficient form of quality assurance. In addition to the four deliverable items above, the City Brownfields Project Coordinator will also be responsible for submitting the Lobbying and Litigation Certificate and Financial Status Report required within 90 days of the end of the project (recorded as 09/30/07 on form SF424). The following chart summarizes the above information, showing designated submittal points and periods.

		1st Qtr End		2nd Qtr End		3rd Qtr End		4th Qtr End		Completion Date	
APR											
	QPR			QPR				QPR			
MBE											
SAC	SAC	SAC	SAC	SAC	SAC	SAC	SAC	SAC	SAC		
										FSR	
										LLC	

APR = Annual Progress Report, 30 days after fiscal year
 QPR = Quarterly Progress Report, 30 days after Qtr end
 MBE = MBE/WBE Report, 30 days after fiscal year end
 SAC = Sampling Analysis Checklist, before any assessment work
 FSR = Financial Status Report, 90 days post completion date
 LLC = Liability & Litigation Certificate, 90 days post completion date

2.2 Public Involvement

Public Involvement is an integral part the Coralville’s Brownfields Project, and the City works hard to allow citizens easy access to any information. The following tasks have promoted citizen involvement in the past and will be repeated in the future to continue outreach and involvement:

- ✓ City Council meetings with time reserved for unscheduled citizen comments and questions
- ✓ Advertisements for such meetings through local media outlets (primarily print)
- ✓ Citizen comment time reserved before every vote to address any questions or concerns
- ✓ Online brownfields resource including project description, list of brownfields sites, current actions and events relevant to the project
- ✓ The same information available at City Hall during all open hours for access by citizens without internet access
- ✓ Interesting and informative posters distributed and posted in City buildings and available private space (such as Wal-Mart)

- ✓ Media notification of all issues related to the project, given updates on featured redevelopment parcels for airing/print
- ✓ Brownfields Coordinators' presence on Coralville's weekly radio spot occasionally to report progress and answer caller questions

While the City will continue these specific tasks, the Brownfields Project will push for a new, more user friendly form of its online brownfields resources. The goal of the web development project is to allow users short summaries of important facts (such as property value and sale status), environmental history, and current assessment/clean up status; as well as offer more detailed information including access to each ESA (Environmental Site Assessment) that has been completed for the property. The end result is hoped to be an extremely user-friendly tool that can present as little or as much information as the viewer desires. This is even being examined as an option for the City's brownfields department staff to use in daily operations.

2.3 Site Inventory and Characterization

A. Candidate Site Identification

Coralville City Council has placed special attention to properties north of 9th Street and south of Interstate 80. All properties in this area will be assessed and cleaned up for concrete redevelopment plans, but all sites in the pilot area are candidates for assessment. Coralville is proud of our accomplishments with the Project, as assessment in the Iowa River Landing Revitalization Area has proceeded ahead of schedule. For this reason several properties listed as targets for assessment in the grant application (completed late 2003) have been removed from the new list of target properties. Not only have EPA funds been expensed recently, but the City continues to demonstrate its commitment to the project through the use of its own monies when grant funding is exhausted. Coralville recently contracted a review of all ESAs in the area north of 9th Street. This produced an extended and exhaustive list of environmental issues compared to the previous list of target issues (properties) in the 2003 grant application. In addition to increased effectiveness, assessment may soon proceed in a more rapid, efficient manner as the City will own all the properties in the area north of 9th Street. The City is grateful for assistance from the EPA, as redevelopment is kicking off this year with the construction of the Marriott hotel/conference center.

B. Phase 1 Site Assessment

The City has completed 44 Phase I ESAs - compared with 37 at the time of application in 2003 - with the dollars it has received. Due to the historical conditions of many of the properties that have been assessed and will need to be assessed, much work still remains. Once dollars have been spent, however, the City will need additional assessment dollars to continue. The City's strategy is and will continue to be to assume of the burden of assessment and cleanup, thereby overcoming landlords' inability to address contaminated conditions, and to entice prospective developers who shy away from redeveloping brownfield sites due to the risks and costs involved. The City will continue to purchase brownfield sites with TIF bond proceeds, and has leveraged cleanup dollars from the EPA in the form of a BCRLF, and has received funds from the Iowa Department of Economic Development to clean up the Sunset Motel property now that a Phase II has been completed.

While the City of Coralville is applying for dollars to assess properties in the overall brownfields territory, several sites will be targeted for assessment work initially, which are named below. To the knowledge of the City, none of the sites listed has ongoing or anticipated enforcement actions concerning their activities on the brownfield site for which they are located. Several of the properties have had Leaking Underground Storage Tank (LUST) issues in the past but aren't responsible for them. The following properties are appropriately labeled as a petroleum-related site [**P**] or as a hazardous substances, pollutants, and contaminants site [**HSPC**] for budgetary purposes.

- .1 1007 East 2nd Avenue (Former Streb Property) [HSPC]**

This site is one of three remaining properties yet to receive a Phase I in the area north of 9th Street. The site is owned by the City, but assessment has been put on temporary hold until the remaining sites in the area are ready for a Phase I in order to assess “in bulk” to reduce cost. Assessment will likely occur later this year, as the site lies in the Iowa Environmental/Education Project area.

.2 302 East 11th Street (Hawkeye Waste) [HSPC]

This property is currently under private ownership but will be assessed after City purchase. Also one of the three sites located north of 9th Street, the property is a priority target for assessment. Coralville intends to purchase this property through a friendly transaction agreement with the present property owner. This business has been in operation at this site since 1983 as a private waste hauler providing sanitation and recycling services to businesses in Coralville-Iowa City area. In addition, the concerns about the historic uses of the land as a waste station, nearby properties pose concerns for this property also. A LUST is across the street from the property, suggesting benzene, toluene, ethyl benzene, and xylene (BTEX) concerns, and also polycyclic aromatic hydrocarbon (PAHs). In addition, benzene and chlorobenzene was discovered at the former Sunset Motel and Landfill property during a Phase II ESA, and due to the type of use of this land parcel, it is possible that comparable conditions may be present at this site. Whenever a dumpster or dumping area is involved, many kinds of contaminants could be present.

.3 215 East 11th Street (Grysson Oil) [P]

This site is the third site north of 9th Street yet to receive a Phase I. Assessment is expected to take place later this year, as the City is in discussions with the owner to purchase the property. The site is currently considered an active LUST site, with a recorded release in 1990. This is the only expected REC to exist on site, this prior to the initial assessment.

.4 Land Locked (LL Pelling) [HSPC]

This is a paving and asphalt business near the former coal storage site addressed through a partnership of the EPA, City of Coralville, and University of Iowa. However, this property was not assessed. L.L. Pelling has held title to this parcel for decades, which has always been close to the activities of the former coal pile and CRANDIC rail line. The owner has entered into friendly preliminary discussions with the City to sell this property to the City. The coal storage site had found lead, arsenic and cadmium levels above the statewide levels and needed to be addressed, and suspicions are that similar contaminants are also in the soils of this property.

C. Phase 2 Site Assessment

The City scored properties that received a Phase I ESA to determine those that pose the most environmental concerns. The properties below scored the highest of the properties requiring Phase II work. The comprehensive ESA examination contracted by the City produced the following target RECs on the respective properties, again marked as a petroleum-related site **[P]** or as a hazardous substances, pollutants, and contaminants site **[HSPC]** for budgetary purposes. Again, each property located north of 9th Street will likely be assessed as a land assembly as the City is expected to own all of these sites at that time. Excluded from that area is 216 East 9th Street (Purethane) and 309 1st Avenue (Hawk-I Ready Mix). All of the following properties have been included in reports to the EPA after Phase I assessment, but summaries of the recorded RECs are included below.

.1 928 Quarry Road (Former Bud's Tire) [P]

Existing file review information indicates that this site contains a LUST and is classified as “High Risk” by the IDNR due to groundwater impact. File review information also suggests that some soil impact requiring removal was present.

.2 210 East 10th Street (Parrott's Painting) [P]

Existing file review information indicates that this is a former LUST site and is classified as "No Action Required" by the IDNR. However, due to the potential for residual impact as part of risk-based closure, this property was considered a REC.

.3 213 East 11th Street (Former Tom Harney Oil Company) [P]

Existing file review information indicates that this is a former LUST site and is classified as "No Action Required" by the IDNR. However, due to the potential for residual impact as part of risk-based closure, this property was considered a REC.

.4 302 East 11th Street (Hawkeye Waste Systems, Inc.) [P]

Existing file review information indicates that this is a former LUST site and is classified as "No Action Required" by the IDNR. However, due to the potential for residual impact as part of risk-based closure, this property was considered a REC.

.5 307 East 11th Street (Former Farmland Industries, Inc.) [P]

This property is currently considered a possible LUST site. Diesel fuel was reportedly released during a tightness test, however a release was not verified by subsequent assessment.

.6 219 and 305 East 11th Street (Iowa City Excavating and Grading) [P]

Surficial staining near two floor drains was observed at 219 East 11th Street. Four drums used to store used oil were located within five feet of the drains. Surficial staining near three catch basins was observed at 305 East 11th Street. Automobile maintenance was observed near the catch basins and an apparent oil/water mixture was observed within each basin.

.7 217 East 11th Street (Former Tom Harney property) [HSPC]

Fill material of an unknown origin was observed along the eastern portion of the property and warrants additional assessment.

.8 211 and 214 East 10th Street (Holiday Wrecker & Crane) [HSPC]/[P]

Storage of oil, gasoline, car batteries, and various discarded items (junkyard) was observed on property developed as Holiday Wrecker & Crane. Surficial staining near the base of three aboveground storage tanks (ASTs) was located on the 211 East 10th Street property.

.9 212 East 10th Street (Former Slade Brothers Roofing) [P]

This property is recorded as a former UST site, warranting further assessment. Although the UST was reportedly removed with IDNR approval, the lack of documentation regarding the removal caused the former UST to be considered an REC.

.10 220 East 10th Street (Former Coralville Frame and Axle) [HSPC]

The site has historically been operated as an automobile repair shop, suggesting further assessment is justified. Also, an active water well was identified on this property. The water well should be abandoned in accordance with Iowa regulations, but further assessment is warranted.

.11 910 Quarry Road (Vehicle Repair Facility) [HSPC]

This property contains a former septic system/leach field and an active water well was identified on the property. The water well should be abandoned in accordance with Iowa regulations, and the septic system/leach field warrants further assessment.

.12 216 East 9th Street (Purethane) [HSPC]

Purethane reportedly stored empty fifty-five (55) gallon drums of chemicals used in the process on a gravel area behind (south) the on-site structure. A subsurface investigation was performed when areas of surface staining were observed in this area. Reported concentrations of methanol, acetone, trichlorethane, methylene chloride, toluene, trichlorethylene, and methyl isobutyl ketone, all volatile organic compounds (VOCs), were found in soil samples on the subject property.

.13 309 1st Avenue (Hawkeye Ready Mix) [HSPC]

This site had previously been used, at least in part, to store coal; it is possible that the arsenic, cadmium and lead conditions that were discovered on the CRANDIC/coal storage site will also be found on the subject site. From interviews, it was learned that rubble debris and fill was presently located on the southern portion of the subject site, near the Iowa River.

.14 302 East 11th Street (Hawkeye Waste) [HSPC]

This property is currently under private ownership but will be assessed after City purchase. Also one of the three sites located north of 9th Street, the property is a priority target for assessment and is expected to require a Phase II. Coralville intends to purchase this property through a friendly transaction agreement with the present property owner. This business has been in operation at this site since 1983 as a private waste hauler providing sanitation and recycling services to businesses in Coralville-Iowa City area. In addition, the concerns about the historic uses of the land as a waste station, nearby properties pose concerns for this property also. A LUST is across the street from the property, suggesting benzene, toluene, ethyl benzene, and xylene (BTEX) concerns, and also polycyclic aromatic hydrocarbon (PAHs). In addition, benzene and chlorobenzene was discovered at the former Sunset Motel and Landfill property during a Phase II ESA, and due to the type of use of this land parcel, it is possible that comparable conditions may be present at this site. Whenever a dumpster or dumping area is involved, many kinds of contaminants could be present.

.15 215 East 11th Street (Grysson Oil) [P]

This site is the third site north of 9th Street yet to receive a Phase I, and a Phase II is expected to be necessary. Assessment is expected to take place later this year, as the City is in discussions with the owner to purchase the property. The site is currently considered an active LUST site, with a recorded release in 1990. This is the only expected REC to exist on site, this prior to the initial assessment.

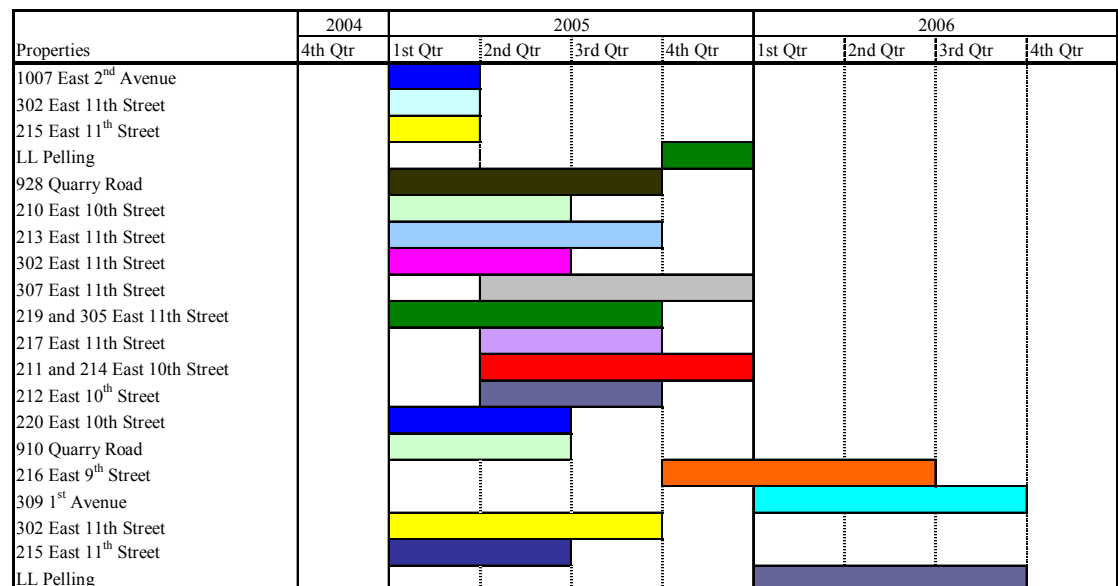
.16 Land Locked (LL Pelling) [HSPC]

This is a paving and asphalt business near the former coal storage site addressed through a partnership of the EPA, City of Coralville, and University of Iowa. This property is expected to require a Phase II. L.L Pelling has held title to this parcel for decades, which has always been close to the activities of the former coal pile and CRANDIC rail line. The owner has entered into friendly preliminary discussions with the City to sell this property to the City. The coal storage site had found lead, arsenic and cadmium levels above the statewide levels and needed to be addressed, and suspicions are that similar contaminants are also in the soils of this property.

As mentioned in paragraph 2.3.A, the City is proud of recent assessment progress in the Iowa River Landing Revitalization Area. Not only have several properties that appeared in the 2003 Assessment Grant Application been assessed, but the City has recently received the results of a comprehensive ESA review. This review produced an extended and exhaustive list of properties that need assessment. It is for these two reasons Coralville has submitted this updated list of properties to be assessed.

Properties north of 9th Street will have assessment started in the 1st or 2nd quarter of 2005. Properties south of 9th Street will have assessment started in the 4th quarter of 2005 or 1st quarter

2006, after assessment is completed on all or a majority of properties north of 9th Street. A review of further ESAs is expected to take place late in FY 2005 or early FY 2006, which will uncover any remaining properties that need assessment in the pilot area. The remaining goals outlined in the work plan, including public involvement & community outreach, and the tasks outlined in section 2.1 (Project Management and Reporting), will take place according to the schedule and time frame disclosed in the appropriate sections, or throughout the grant award period.



3.0 Budget

3.1 Narrative

As mentioned previously, the City has contracted a list of relevant RECs and target properties for the area north of 9th Street. These properties are included in the updated work plan budget. Most of the RECs described above are not in response to confirmed environmental contaminant release, suggesting the assessment services budget for each individual issue should be reduced from that included in the application budget. This is indeed in line with real cost estimates received from the City’s principal contractor, Terracon, when Coralville received an estimate for the above issues. The cost estimate was

contracted before the recent grant award from the EPA, thus done with the understanding that the City would be using its own funds. Since official federal Phase I and Phase II standards exceed those of relatively simple due diligence, the estimate was obviously lower than the costs that will be incurred by performing the same work to a higher standard.

To estimate the cost of each Phase II target property separately, rather than a total estimate as received by Terracon, a base cost was estimated for Phase IIs. This cost was estimated to be \$13,000 for reasons described in the above paragraph. Each REC was then examined by the Brownfields Department and decided to be smaller (\$9,500) or larger (\$18,750) than the base Phase II.

Remaining budget category totals were not edited from the time of application, with a few exceptions. Previously, however, Public Data management was listed as a separate task, judged recently to be better attributed to the project management category. These costs are summarized in the "Data Management (EPP)" line of the appropriate task category. In addition, \$2,000 of contracted services were moved from this Data Management category to the separate "New Web/Data Interface" category, which is a task primarily designed for improvement of the City's current online public outreach page (WebBrims). In addition, \$250 of Coordinator wages in Data Management were allocated to the HSPC properties budget from the petroleum-related properties budget.

The following is the City's best budget estimate for Coralville's new EPA Assessment Grant.

3.2 Budget Tables

Table 3.2.A Petroleum-related Property Budget

Budget Category / Project Task	City Brownfields Coordinator (Part-Time)	Travel; Brownfields Conference & Forums	Supplies	Contracted Services	Total
Task 1. Project Management					
1a. General Coordination	\$ 5,000	\$ 1,000	\$ -	\$ 4,000	\$ 10,000
1b. Data Management (EPP)	\$ 500	\$ 750	\$ 500	\$ 1,250	\$ 3,000
Task 2. Public Involvement					
2a. Outreach Activities	\$ 1,250	\$ 250	\$ 500	\$ 12,000	\$ 14,000
2b. New Web/Data Interface	\$ 250	\$ -	\$ -	\$ 2,000	\$ 2,250
Task 3. Site Inventory and Characterization					
3a. Phase 1					
.1 Grysson Oil (215 E 11th St)	\$ 250	\$ -	\$ -	\$ 4,750	\$ 5,000
3b. Phase 2					
.1 Bud's Tire (928 Quarry Road)	\$ 500	\$ -	\$ -	\$ 12,500	\$ 13,000
.2 Parrott's Painting (210 E 10th St)	\$ 500	\$ -	\$ -	\$ 12,500	\$ 13,000
.3 Tom Harney Oil (213 E 11th St)	\$ 500	\$ -	\$ -	\$ 12,500	\$ 13,000
.4 Hawkeye Waste (302 E 11th St)	\$ 500	\$ -	\$ -	\$ 12,500	\$ 13,000
.5 Farmland Industries (307 E 11th St)	\$ 500	\$ -	\$ -	\$ 12,500	\$ 13,000
.6 Coralville Frame & Axle (220 E 10th St)	\$ 250	\$ -	\$ -	\$ 9,250	\$ 9,500
.7 Holiday Wrecker (211 E 10th St)	\$ 250	\$ -	\$ -	\$ 9,250	\$ 9,500
.8 Slade Brothers (212 E 10th St)	\$ 500	\$ -	\$ -	\$ 12,500	\$ 13,000
.9 Grysson Oil (215 E 11th St)	\$ 750	\$ -	\$ -	\$ 18,000	\$ 18,750
	\$ 11,500	\$ 2,000	\$ 1,000	\$ 135,500	\$ 150,000

Table 3.2.B Hazardous Substances, Pollutants, and Contaminants Table

Budget Category / Project Task	City Brownfields Coordinator (Part-Time)	Travel; Brownfields Conference & Forums	Supplies	Contracted Services	Total
Task 1. Project Management					
1a. General Coordination	\$ 5,000	\$ 2,000	\$ -	\$ 5,000	\$ 12,000
1b. Data Management (EPP)	\$ 1,000	\$ 1,000	\$ 500	\$ 7,500	\$ 10,000
Task 2. Public Involvement					
2a. Outreach Activities	\$ 1,000	\$ 2,000	\$ 500	\$ 14,500	\$ 18,000
2b. New Web/Data Interface	\$ 1,000	\$ -	\$ -	\$ 5,500	\$ 6,500
Task 3. Site Inventory and Characterization					
3a. Phase 1					
.1 Streb Property (1007 E 2nd Ave)	\$ 250	\$ -	\$ -	\$ 4,750	\$ 5,000
.2 Hawkeye Waste (302 E 11th St)	\$ 250	\$ -	\$ -	\$ 4,750	\$ 5,000
.3 LL Pelling (Land Locked)	\$ 250	\$ -	\$ -	\$ 4,750	\$ 5,000
3b. Phase 2					
.1 IC Excavating (219 and 305 E 11th St)	\$ 500	\$ -	\$ -	\$ 12,500	\$ 13,000
.2 Holiday Wrecker (214 E 10th St)	\$ 750	\$ -	\$ -	\$ 18,000	\$ 18,750
.3 Tom Harney Property (217 E 11th St)	\$ 500	\$ -	\$ -	\$ 12,500	\$ 13,000
.4 Vehicle Repair (910 Quarry Road)	\$ 750	\$ -	\$ -	\$ 18,000	\$ 18,750
.5 Purethane (216 E 9th St)	\$ 750	\$ -	\$ -	\$ 18,000	\$ 18,750
.6 Hawkeye Ready Mix (309 1st Ave)	\$ 750	\$ -	\$ -	\$ 18,000	\$ 18,750
.7 Hawkeye Waste (302 E 11th St)	\$ 750	\$ -	\$ -	\$ 18,000	\$ 18,750
.8 LL Pelling (Land Locked)	\$ 750	\$ -	\$ -	\$ 18,000	\$ 18,750
	\$ 14,250	\$ 5,000	\$ 1,000	\$ 179,750	\$ 200,000