

**CITY OF CARTER LAKE
950 LOCUST STREET
CARTER LAKE, IOWA 51510
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**FROM THE DESK OF THE MAYOR
RUSSELL D. KRAMER**

October 14, 2009

To Whom It May Concern:

Long before I was elected Mayor of the City of Carter Lake, there was a grocery store about 3 blocks east of our city limits in Omaha. This store was Harold's Supermarket. The property was purchased by the Omaha Airport Authority and the store closed about eight years ago.

The closing of Harold's left a huge void in our area. A grocery store can be a lifeline for a small town. There was a small grocery store in Carter Lake in the 1940's when the City had a very small population (800-900 people).

I feel that if we had some environmental issues taken care of on several of the vacant properties in Carter Lake, we could begin encouraging developers to look at building in Carter Lake and the possibility of a grocery store would be increased.

We have an older population in Carter Lake and most of our seniors are not comfortable traveling very far to purchase their groceries.

Also other developers have been reluctant to get involved with these properties, not knowing what problems may lie beneath the surface.

With a larger commercial base, the City of Carter Lake would not have to depend so heavily on its residential property to pay for the necessary services of our City.

Sincerely,



Russell D. Kramer
Mayor

- a. Applicant Identification** City of Carter Lake, Iowa
950 Locust Street
Carter Lake, IA 51510
- b. Funding Requested** i) Assessment Grant
ii) \$200,000
iii) Hazardous Substances
iv) Community-wide
- c. Location** The City of Carter Lake in Pottawattamie County,
Iowa
- d. N/A**
- e. Contacts** i) Project Director
Doreen Mowery, City Clerk
950 Locust Street, Carter Lake, Iowa 51510
Phone (712) 347-6320 Fax (712) 347-5454
clcityclerk@cox.net
- ii) Highest Ranking Elected Official
Russell Kramer, Mayor
950 Locust Street, Carter Lake, Iowa 51510
Phone (712) 347-6320 Fax (712) 347-5454
mayor@carterlake.org
- F. Date Submitted** October 16, 2009
- G. Project Period** October 1, 2010 through September 30, 2013
- H. Population** City of Carter Lake's population is 3,248 based upon the
2000 census and was estimated to be 3,404 in 2005.

THRESHOLD CRITERIA FOR ASSESSMENT GRANT

1. **Applicant Eligibility.** As a small city, Carter Lake is eligible as a General Purpose Unit of Local Government as defined under 40 CFR Part 31 for a Brownfields Assessment grant.
2. **Letter from the State or Tribal Environmental Authority.** Attached is a letter from the Iowa Department of Natural Resources acknowledging the City of Carter Lake is planning to conduct Community-Wide Assessment activities and is planning to apply for Federal Brownfield Assessment Grant funds.
3. **Site Eligibility/Property Ownership Eligibility.** Not applicable, Community-wide Assessment.

RANKING CRITERIA FOR ASSESSMENT GRANTS

1. Community Need

a. **Health, Welfare, and Environment**

i) The City of Carter Lake sits in the middle-western quadrant of Iowa. In 1853, Edmond Jefferies filed a claim on thirty acres using his squatters' rights. Through the next fourteen years his land increased to seventy-eight acres and then to two thousand acres. From 1892 to 1912, Courtland Beach was a resort on the (now Carter) lake used by many wealthy neighboring Omahans (Omaha, Nebraska). The resort included a pavilion, ballroom, and the boating club.

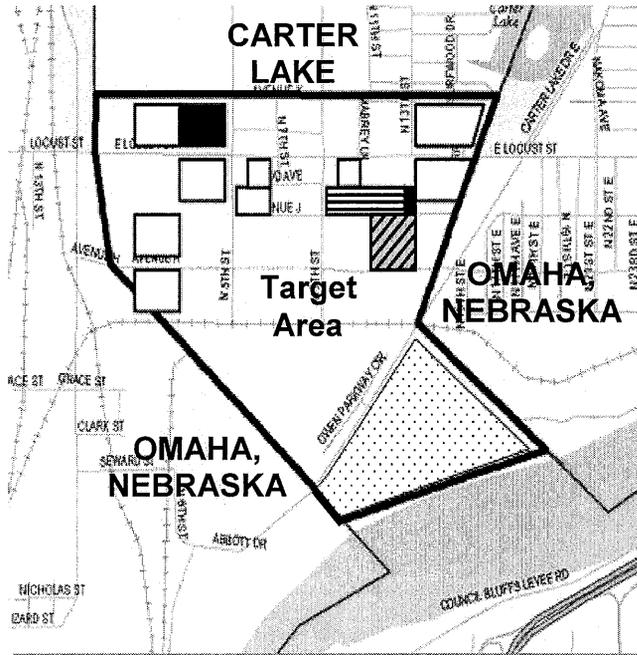
In 2009, the City of Carter Lake's 3,000+ residents are reminded of a vibrant beginning to their community which has languished over the years. Surrounded by Nebraska on three sides, Carter Lake is the only city in Iowa west of the Missouri River. This complication has been a challenge to our community. Carter Lake seceded from Iowa in the 1920's in anticipation of becoming a part of Omaha. Omaha, however, didn't want to pay to extend sewer and water lines to the City of Carter Lake. Following a lengthy litigation, it was ruled in 1930 that Carter Lake belonged to the State of Iowa. Carter Lake continued to pay taxes to the neighboring community of Council Bluffs, but lacked basic municipal services. Carter Lake seceded from the city of Council Bluffs and now remains its own community.

The "entrance" to our city appears to have "one-way in" and that is through Abbott Drive and Locust Street. After Eppley Airfield was built in the river bottoms to the east of Carter Lake, the shortest route from downtown Omaha to the airport was Abbott Drive which was routed through Carter Lake. Carter Lake initially maintained its section as a municipal road. The drive has seen new development spring up on both sides of Nebraska. The Carter Lake section remains vacant. The vacancy is due in large part to the stigma of environmental issues of the numerous former salvage yards, garbage dumps, and former auto and battery repair sites which have perpetuated this stigma of impairment by contamination. We are not a large community and find ourselves "sandwiched" by larger, developed cities. We are not able to continually move our borders with suburban sprawl. We have no choice but to revitalize our community's interior. The ONLY developable land in the City is that which is occupied by these potential Brownfields sites. To make matters worse, polluted stormwater from Omaha industries knows no state line, finding its way into 15% of our community's land area.

The target area of these hazardous substance sites shown in the map includes **No community center, No trails, No walkways, No Parks, and No greenspace.** This part of town attracts crime and homeless people who regularly take up residence on our riverfront property (a hazardous substance Brownfield site). Meanwhile former Omaha brownfields sites (riverfront property), are now multi-million dollar condominiums adjacent to Carter Lake.

**Proposal for Brownfields Hazardous Substances Assessment Grant
FY2010 – Carter Lake, Iowa**

The City of Carter Lake has never had a prosperous business district and desires to attract business today along Locust Street and Abbott Drive. **There are no basic services such as a grocery store or pharmacy.** Any additional tax revenue is spent in our neighboring communities of Council Bluffs, Iowa and Omaha, Nebraska. We must assess Hazardous Substance Brownfield properties to encourage development in Carter Lake. The 2006 Carter Lake Comprehensive Plan includes a “town square” concept along Locust Street and a commercial and industrial business park along Abbott Drive. Our community must have a Hazardous Substances Grant to overcome the environmental stigma of these areas to build the retail store and green space necessary for economic vitality.



Carter Lake's past continues to impact our present. Development in Carter Lake ranges from slow to stagnant. We have businesses closing and a tax base that is narrowing.

As mentioned previously, our city is stigmatized with environmental contamination and we struggle to attract new, vital business. Approximately 13 potential Brownfield Sites (shown on map) have been identified for hazardous substance assessment in the blighted areas south of Locust, covering 138 acres...almost 25% of our Target Area! These 13 sites include salvage yards, garbage dumps, auto and battery repair facilities, and debris landfills that likely include asbestos. This target area contains the commercial corridor of Locust Street and Abbott Drive and the undeveloped riverfront property in the City of Carter Lake, which abuts Omaha's revitalized riverfront.

Where did the stigma begin? Following the 1898 Trans-Mississippi Exposition, the City of Omaha held the 1899 World's Fair using the facilities and buildings from the previous Exposition. Nearly all of the buildings were constructed of horsehair and plaster. At the close of the World's Fair, the City of Omaha needed to demolish and dispose of the buildings. From that point on, Carter Lake was the “garbage dump” Omaha chose to use as its dumping ground. The sites are situated along Carter Lake's main thoroughfare and “business district” on Locust Street and along our future commercial and industrial business park along Abbott Drive. Our most valuable riverfront property sits by a former garbage dump.

Our community is made up of many parcels of land that were once thriving. The major piece of undeveloped property on Abbott Drive (an entrance into our city) in our Target Area was used (until the late 1950's) by the City of Omaha as their refuse dump. This site was dumped and burned on a daily basis for years by Omaha's trash contractors.

Our neighbor, Omaha, Nebraska, has been a continual success story with the rebirth of their riverfront and downtown metropolitan area (3 miles from our town). Multi-million dollar condominiums have been built right next door to our riverfront landfill site. Abbott Drive brings travelers by Carter Lake, many of whom do not stop because of the uninviting appearance of our town.

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When you are a political "island" physically separated from your home state initiatives, every job and every acre of land is important to survival. This is only possible by receiving a community-wide Brownfields Hazardous Substances Assessment Grant to identify and assess eligible sites in the City of Carter Lake, Iowa. Our community has received the problems of metropolitan development without the advantages. This grant will provide the assessments and cleanup planning necessary to encourage development. Funds will build a community vision of Brownfields prevention intended to break the cycle.

The rapid growth of the surrounding metropolitan region (Omaha, Nebraska and Council Bluffs, Iowa) seems to have left Carter Lake behind. In addition, we find ourselves with a limited amount of developable land, making redevelopment of Brownfields property vital to our future.

For the first time in fifty years, Carter Lake has experienced a **decline** in population while all surrounding communities experienced **significant** growth. The table below exhibits historic population levels in Carter Lake compared to surrounding metropolitan communities. Over the last 7 years, our population has declined 0.55%, while the five communities surrounding our city have all increased in population over this same period (U.S. Bureau of the Census). This statistic coupled with an aging community, leaves our city hindered. Our median age is 37.2 compared with the rest of our state at 36.6.

Population Change: Carter Lake and Surrounding Communities, 1970-2007

Community	1970	1980	1990	2000	2007	Change 1970-90	Change 1990-00	Change 2000-07
Carter Lake, IA	3,268	3,438	3,200	3,248	3,230	-2.08%	1.50%	-0.55%
Omaha, NE	346,929	313,929	335,795	390,007	424,482	-3.21%	16.14%	8.83%
Council Bluffs, IA	60,384	56,449	54,315	58,268	59,921	-10.05%	7.28%	2.84%
Bellevue, NE	21,953	21,813	30,982	44,382	48,391	41.13%	43.25%	9.03%
Papillion, NE	5,606	6,399	10,372	16,363	22,222	85.02%	57.76%	35.81%
La Vista, NE	4,858	9,588	9,840	11,699	16,411	102.55%	18.89%	40.28%

Source: US Bureau of the Census

Commercial uses make up the smallest percentage of any land use in the city. With only 49 acres of land in commercial use, there is only 1.52 acres for every 100 residents in Carter Lake. Lacking a town center, much of this development is related to the visitor services along Abbott Drive and Locust Street. Industrial uses account for 20% of the developed area in the city. Warehousing and distribution centers account for 27%, with the balance of industrial land utilized for salvage facilities.

Individuals with a bachelor's degree sit at 8.6%, much lower than the national average of 24.4%. This leaves our community with poverty stricken families who cannot afford to raise our future...the children of Carter Lake. There are 111 families in the City of Carter Lake where grandparents are solely responsible for their grandchildren. Our community continues to age and we have few jobs that provide families with a reason to stay and/or reside in our City.

While a limited quantity of our residents live in lakefront property, the majority of our community lives in or near the vacant and blighted area of our business district. These residents are disproportionately affected by the perceived and real environmental problems along Locust Street. Every day these citizens wake up to see run-down buildings and high crime rates. Just two years ago, on October 2, 2007, a Carter Lake convenience store clerk was shot at 11th and Locust. **Our property crime and violent crime rate are**

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significantly higher than the rest of our state. Not surprising, most of the crime in our community occurs in the run-down blighted portion of our city, the targeted area of this application. More specifically, in incident reports dated January 1, 2008 to May 1, 2009 provided by the Carter Lake Police Department, 108 out of the 147 (73%) crimes committed in our town were committed in the target area. Those crimes included multiple counts of substance use, drug paraphernalia use, domestic violence, assault to cause serious bodily harm, theft, and burglary.

Property crime in Carter Lake is 8.88% which is 6% higher than the property crime in Iowa. Violent crime is also higher in Carter Lake than the State violent crime rates (Trulia Real Estate Search). These crime rates affect our ability to increase our population, attract businesses, and grow our community. With a deteriorating “business district” and increasing crime, we will continue to find ourselves challenged with community growth. Our growth is centered on our ability to redevelop our blighted and abandoned properties.

Our target area consists of low income families, a population disproportionately being affected by Brownfields sites. (This is proven by the large disparity in housing values within our community.) We do have an affluent lakefront home area where the average home is valued at \$344,300. However, the average home in the target area is valued at \$92,830. (Source: Pottawattamie County Assessor values for 20 randomly selected properties, 10 each in area.) The people who live in our Target Area are the working poor who are living in an area potentially contaminated with lead (battery repair), solvents (auto repair), waste oil (salvage yards), and asbestos (construction debris landfills). Assistance from EPA is needed to rid our targeted community of the idle properties, high crime, and potential health effects of the contaminants in our Brownfields properties.

b. Financial Need

i) The City of Carter Lake has the perception of being an industrial, blue-collar town. According to the 2000 Census, 51.6% of our residents are categorized as low-moderate income. Our population will continue to decline and age if we cannot get the Brownfield properties in our business district assessed and redeveloped. Because of the conditions of our business district, we cannot even attract a developer to build a grocery store in our community! We currently do not offer our citizens services such as retail stores, assisted living communities, or healthcare facilities. The lost sales tax revenue is enough to hinder our city. If we continue to spend money outside our borders without the ability to reinvest in ourselves, our debt will continue to grow until we can no longer accumulate that debt.

Our town is supported mostly by residential taxes. We need an opportunity to have an enhanced commercial area not only for the taxable income, but to give our residents the availability to shop in their own city and to receive services normally rendered in a commercial area. With commercial upgrades and incentives, our citizens will have the ability to find more jobs. The large majority of Carter Lake residents work in Omaha or Council Bluffs. We have a great number of families living at or just above poverty level.

Housing values are disparagingly different between the newly developed lakefront area and the target area. The average lakefront home is valued at \$344,300. The average home in the target area is valued at \$92,830. A small percentage of citizens live on the lakefront while the majority of our citizens are similar to the target area range.

Our community does not have the financial resources to address the Brownfields properties in our town without EPA's help. The State of Iowa limits a city's ability to tax properties. The maximum amount that a city can levy on residential and commercial property is \$8.10 per \$1,000 of valuation. That \$8.10 is typically

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levied on half of the value of the property due to a state mandated roll-back of the properties. Carter Lake has levied the maximum \$8.10 since the late 1970's. Since Carter Lake has been at the maximum general fund tax rate, the only way for us to increase property tax income is to add to our valuations through development. There is limited property that remains to be developed. These lands must lose the stigma of being a Brownfields and in turn be developed to their maximum potential.

The Constitution of the State of Iowa also limits the amount of general obligation debt cities can issue to 5% of the assessed value of all taxable property within the City's corporate limits. With the City's current outstanding debt of approximately \$5,485,000 plus the proposed \$3.5 million for a street scaping project Carter Lake will be very near our constitutional debt limit of \$9.96 million further hindering our ability to generate additional tax revenues.

On average, our citizens commute 20-30 minutes to jobs outside our community. While this doesn't seem unbelievable to those who live in larger communities, it is a considerable amount of time when Carter Lake is a population of 3,000 residents. If Carter Lake could attract the right jobs, we could cut that time in half. We would eliminate the need for ALL shopping to take place outside our borders and additional tax revenue to our community. With increased tax revenue, we would be able to continue our redevelopment efforts and grow Carter Lake to its fullest potential.

We have a strong desire to grow and create opportunity similar to our neighboring communities. We will ALWAYS compete with Omaha, Nebraska and Council Bluffs, Iowa. We have a unique opportunity to take ourselves back to the thriving, recreational community we once were. The development of Brownfields sites could bring jobs, shorter commutes, and a better perception to our area.

Perhaps most important for our future, we find ourselves in the position of being in the center of billions of dollars of surrounding development, but separate from its benefit. To the south is the rapid revitalization of Downtown Omaha, Nebraska, headlined by the \$300 million convention center and arena on the site of the former Union Pacific freight and locomotive yards (a brownfields redevelopment). To the southeast is the development of the Missouri Riverfront, including the headquarters campus of the Gallup Organization, a new headquarters for the National Park Service, a 24,000 seat baseball stadium under construction and a park on the trail. To the north, the expansion of Eppley Airfield will add a third terminal and other major improvements.

Redevelopment of the many existing commercial areas within Carter Lake is vital to meet the ongoing commercial growth needs of the City. The older, major thoroughfare corridor of the City, areas which haven't seen commercial development for over 50 years, are prime targets for assessment and potential redevelopment, including Locust, 13th, and 9th Streets. Several of the preliminarily identified properties are believed to be contaminated Brownfields, including numerous dumps. Economic factors led to commercial and retail properties being moved from our City to the growing neighboring communities, leaving abandoned properties in Carter Lake.

The City of Carter Lake was awarded a FY 2008 Brownfield Assessment Grant for petroleum sites. The \$200,000 in grant money has provided a good start to our process of assessment and redevelopment; however, we have numerous hazardous substances sites which require assessment. We have identified **13 sites** which we believe are contaminated with hazardous substances.

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As mentioned previously, more than half of our small population is in the low-moderate income bracket. Funding from private donors for our community betterment is greatly appreciated, but rarely enough. Additional Brownfields grant money is needed to address our stigmatized sites.

	Median Household Income	Households w/ Public Assistance	Households w/ Social Security Income	Households w/ Retirement Income	Per Capita Income
Carter Lake	\$37,851	4.7%	31.6%	18.4%	\$18,758
Omaha, NE	\$40,006	3.5%	23.6%	13.7%	\$21,756
Council Bluffs, IA	\$36,221	4.0%	28.9%	15.1%	\$18,143
Bellevue, NE	\$47,201	2.2%	19.8%	23.4%	\$20,903
Papillion, NE	\$63,992	1.0%	16.8%	21.5%	\$24,521
La Vista, NE	\$47,280	2.9%	14.2%	13.2%	\$19,612

Source: US Bureau of the Census, 2000

As illustrated in the table above, the average household income for our community is significantly less than the surrounding communities. Additionally, Carter Lake has more households that have some form of public assistance or social security income. These statistics show how our neighbors have flourished where we are still floundering.

2. Project Description and Feasibility of Success

a. Project Description

i) Our project is located within a new Commercial and Industrial Business Park plan. Assessment of hazardous substances within our Target Area is part of a multi-step development plan outlined in our Comprehensive Development Plan that includes:

- An upgraded Civic Center / City Hall
- A town center
- A commercial and industrial business park, and
- New residential development

We have already moved forward on our plans, having recently completed upgrade of our City Hall and Police Department. Development of a “town center” is also progressing with the assistance of a previously awarded petroleum assessment grant. This proposed family-friendly “town center” at the intersection of Locust and 13th, the crossing of Carter Lake’s two principal streets, defines the northern border of the Target Area (the focus of this Brownfield proposal.). The 13th and Locust intersection will be designed as a significant urban place, with attractive streetscape and pedestrian features extending east of the city entrance and west to the city limits. This will create incentives for further private investments and commercial upgrades.

With this grant, we will be able to build a Commercial and Industrial Business Park development within the Target Area of the application. This grant is the next critical step in the re-vitalization of our community. Our project includes the assessment of hazardous substances site within the Target Area that include salvage yards, garbage dumps, auto and battery repair facilities, and debris landfills that likely include asbestos.

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As outlined in our Comprehensive Development Plan dated 2006, we plan to build a commercial and industrial business park in the Target Area we have identified in this proposal. To redevelop our target area, we plan to eliminate salvage yards by subjecting these properties to modifications to our zoning ordinances. We want to eliminate large salvage yards located south of Avenue J and ultimately redevelop these sites with higher value business park and industrial uses. In order to redevelop these salvage yards to higher end-uses, we need financial assistance to conduct assessments under EPA's Brownfields program.

We have already identified sites in our Target Area that need Phase I/II ESAs. The sites we have identified include salvage yards, garbage dumps, auto and batter repair shops, and demolition landfills with asbestos. We plan to prioritize our sites based on their redevelopment potential related to our commercial and industrial business park vision. Our Mayor, City Council, and interested citizens will make the decision as to which sites receive assessment. We will also solicit the public for additional sites which should be considered. We have interest by developers for properties within our target area. For example, we have already conducted a Phase I ESA on our riverfront property; however, we lack the necessary funds to conduct the Phase II ESA. Environmental concerns were identified with this site because of the adjoining garbage dump property. A Phase II ESA to assess hazardous substances affecting the site is critical to removing the stigma associated with this property.

b. Budget

i) As a small City, we do not have the technical expertise internally and will make use of an environmental professional consultant selected on the basis of qualifications and Brownfields experience. This consultant will meet the definition of an environmental professional as defined by EPA's All Appropriate Inquiry Rule.

Proposed Budget for Community-wide Hazardous Substances Assessment, Carter Lake, Iowa

	TASK 1	TASK 2	TASK 3	TASK 4	TASK 5	TASK 6	Totals
Personnel	\$5,000	\$3,000				\$5,000	\$13,000
Fringe Benefits							
Training							
Travel	\$10,800						\$10,800
Equipment							
Supplies							
Contractual *	\$4,000	\$11,500	\$14,000	\$25,500	\$110,000	\$11,200	\$176,200
Total	\$19,800	\$14,500	\$14,000	\$25,500	\$110,000	\$16,200	\$200,000

*Areas targeted for woman and minority owned businesses participation.

Description of Tasks

Task 1. Program Implementation \$12,500 The City will implement the majority of the 3-year grant program over a period of fewer than 30 months, submitting under the EPA Region 7 format quarterly, annually; and closeout reports on time. Reports will clearly define both outputs and outcomes. Interim communication will be enhanced by use of e-mail status reports among City team members, agencies, partners and key stakeholders. City travel expenses are set aside for attendance for 2 people at up to 2 national brownfield conferences (i.e. flight - \$1,000, hotel - \$175 per night, meals - \$100/day) and 2 regional

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events (i.e. hotel - \$150/night, meals - \$100/day, mileage - \$.50/mile) to share information and learn of new methods and strategies to apply to our brownfields project.

Task 2. Community Outreach, Inventory, Eligibility & Prioritization of Sites. \$28,500 City will continue to build on the Community Pre-Award Notification (discussed in Section 3) efforts to communicate first concepts, then engage community in process and finally share assessment results with all sectors of the community, private and public. The City will develop a community involvement plan with key elements of information repository at City Hall, a website for electronic data management, 5 public meetings, 2 community events, 1 field day with EPA, state and City during Phase II assessment and a series of 5 printed fact sheets. One community event will be with schools and one for lending/business areas of the community to engage youth and business. The first will plant the seed of Brownfields prevention, the latter to alleviate financial stigma of Brownfields properties coming up for restoration. The City intends to address in the first year up to 20 target areas as part of preliminary inventory, adding through outreach an estimated 5-10 over the grant. These should involve more than 400 tax parcels. To be cost effective, City will model their inventory and ranking system after one already developed by our EPA petroleum Brownfield grant.

Task 3. Phase I Environmental Assessments. \$25,500 City will, through qualified environmental professionals as required by 40CFR312, conduct all appropriate inquiries using ASTM E1527-05 and include some issues of environmental business risk of the standard. Reports will discuss continuing obligations under 40CFR312. City will conduct approximately 10 Phase I assessments as selected from the ranked inventory. Reports will also discuss the continuing obligations necessary for liability protection under 40CFR312. Each Phase I is estimated to cost between \$2,000 and \$3,000.

Phase II Assessments. \$110,000 This task will involve detailed Phase II Environmental Site Assessment's of approximately four to six sites to resolve recognized environmental conditions identified in the Phase I ESAs. We estimate each Phase II to cost between \$18,000 and \$28,000. An EPA-approved generic community-wide quality assurance project plan will be developed using EPA G/R-5 Guidance. To be cost effective, City will model the QAPP after one already developed by our EPA petroleum Brownfield grant. An EPA-approved property-specific sampling and analysis plan with health and safety plan will be developed for each eligible site assessment.

To "put real numbers to environmental", Phase II reports will not be limited to defining contaminants, but will include preliminary cost-to-remedy analyses for different types of remedy and land reuse. These will act as the basis for possible future Alternative Brownfields Cleanup Analyses if EPA funding for cleanup is pursued for an eligible property. Reports will discuss how contaminants may affect reconstruction (e.g., worker safety, interim and future soil management) and how these issues might be considered in planning for redevelopment. With the growing development trend to Leadership in Energy and Environmental Design (LEED) and "green" building, our City will further position developer attractiveness by including discussions of how property contaminant conditions may be made to best match a "green" design (e.g., best areas for infiltration of water gardens, using rainwater harvesting structures over contaminated soils as caps, but beneath permeable pavements).

Task 4. Cleanup & Strategic Planning. \$23,500 For an estimated 50% of Phase II sites that require or elect entry into the Iowa Land Recycling Program (voluntary cleanup program) cleanup planning will assist eligible properties through development of a corrective action plan and enrollment in the Land Recycling Program. An enrollment cost of \$15,000 for two sites has been included. With so little land area available and projected future population growth, it is critical that our City instill an element of both restoration and

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prevention. Our City intends to develop a complementary document on the Brownfields process, including tools and federal and state resources available that supports the Comprehensive Plan. Key to this effort will be to consider Brownfields prevention as part of new design and planning for the future.

ii) **Leveraging.** Carter Lake is committed to finding sources of funding to carry the identified Brownfield sites through redevelopment to becoming useful assets. The City of Carter Lake has applied for a "Community Development and Beautification" grant from the Iowa West Foundation. We also developed a Locust Street Streetscape Master Plan to begin to address various areas that have been identified for improvement, (i.e. redevelopment of blighted areas, development of a town square/community center, expansion of transportation opportunities, rerouting of truck traffic, increasing pedestrian safety, etc). (Locust Street is the northern boundary of our Target Area.) This project will be funded through the joint efforts of the local, state, and federal governments as well as with grants from private foundations. Construction of the Locust Street corridor is scheduled to begin in the fall of 2010.

As a start to correcting environmental problems in our community, a group of concerned residents formed the Carter Lake Preservation Society, a non-profit corporation working to revive our City's namesake, the actual Carter Lake. Over the past several decades, declining water levels, pollution from runoff, illegal dumping, litter and erosion have severely damaged the lake. The lake now constitutes an impaired watershed, one suffering from algae, bacteria, turbidity and mercury. In September 2005, the first community lake cleanup was held. More than 200 volunteers walked the shores removing enough garbage to fill roughly 25 ten-wheel dump trucks. The cleanup is now held annually and attracts approximately 300 people to remove garbage. We now use the annual cleanup event for Brownfields community outreach.

Carter Lake has assembled a Technical Advisory Committee to study the Water Quality issues associated with the lake of Carter Lake. Over the past few years, the Preservation Society and three other private donors contributed \$14,563 and other services to research the lake levels and to investigate the use of an existing pump system to maintain the water level. The State of Iowa has allocated \$400,000 cash and Nebraska matched that with the use of some existing infrastructure and land to establish a well and pump to be used to maintain the lake's level. Additionally the City leveraged monies from the following agencies to work on water quality issues as well as to maintain fish habitat in the lake: IDNR - \$500,000, NDEQ - \$500,000, Carter Lake \$250,000, Omaha - \$250,000 .

Examples of funding sources that will be sought include those identified in the Carter Lake Comprehensive Plan which includes:

- a. Existing City Funds. The commitment of public funds for infrastructure improvements and public amenities. Physical improvements and the investment of public funds are needed to ensure private sector investment and participation
- b. Tax Increment Financing (TIF). The City of Carter Lake has various funding mechanisms that may be available to assist a developer should the environmental issue on a particular parcel be identified and is necessary for a project to move forward. The City could decide to allow an abatement of real estate property tax on the parcel for a limited number of years. Another option would be for the City to consider the use of tax increment financing, commonly known as "TIF". TIF can be used in the form a rebate agreement to reimburse a developer for infrastructure needed on a development project. Real estate taxes on the property are captured by the City and rebated to the developer if certain conditions are met by the developer as negotiated between the parties. Yet another option is for the City to issue TIF bonds, the proceeds of which would be used by the City to install infrastructure for a development. The bonds would be paid back from real estate taxes

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generated by the development. The City also has the ability to use local option sales tax revenue to make loan or grants for economic development.

- c. Special Benefit District. Property owners should be encouraged to participate.
- d. Business Improvement District. Businesses within a certain designated area contribute to complete items similar to Special Benefit Districts.
- e. Bonding.
- f. Hotel/Motel Tax. A portion of revenue could be designated for redevelopment purposes.
- g. Tax Rebate Program. A program that could encourage new or renovation of existing construction by rebating back to the property owner the increase in taxes as a result of increase in value.
- h. Sales Tax Contribution.

c. Programmatic Capability

i) Currently Has Received Previous EPA Brownfields Grant

A \$200,000 Brownfield grant was awarded to our community in FY2008 for assessment of petroleum sites. The grant funds were received in September of 2008. We are currently on schedule with our Petroleum Assessment Work Plan. The Mayor Pro-Tem and City Clerk attended the national Brownfields conference in Detroit in May, 2008. The Mayor and the Clerk also attended grantee workshop in Des Moines in June 2008 and Kansas City in 2009.

In 2009, the city obtained an environmental consultant to perform Phase I and Phase II assessments under our Petroleum Assessment Grant. This firm was obtained following federal procurement procedures and meets the definition of an environmental professional as defined by All Appropriate Inquire. The City intends to use this firm, or if necessary, obtain an additional firm to perform hazardous substance Phase I and Phase II assessments following these established procedures.

At the time of this grant application, we have submitted all of our quarterly reports on time, written our Community Involvement Plan, conducted public meetings and held community outreach events, entered projects into ACRES, received approval on our QAPP, and begun Phase I work for six sites. As of October 16, 2009, we have spent \$41,000 of the \$200,000 available. We are currently ahead of schedule and within budget according to our Cooperative Agreement.

In addition to the EPA Brownfields grant, the City of Carter Lake has successfully managed numerous federal grants, including those from the following federal agencies: Department of Homeland Security, Department of Transportation; Federal Emergency Management Agency; and Department of Justice. Since 1990, the City has managed nearly \$1.75 million in federal grants. No adverse audit finding has been made against the City of Carter Lake, according to our records.

The City Clerks office will manage this grant. Ms. Doreen Mowery currently serves as the City Clerk and has 17 years experience managing the financial aspects of all municipal funds, including grant funds. The City of Carter Lake is currently the recipient of three federally funded grants. Grant management includes:

- Resource Center Grant – we have received an additional \$125,000 per year for the next 5 years.
- Fire Dept grants - \$140,461 AFG (Assistance to Firefighters Grant)
 - \$67,788 – SAFER (Staffing for Adequate Fire and Emergency Response)
- Brownfields Petroleum Assessment - \$200,000
- Future funding sources for Locust Street – STP - \$990,000 has been allocated and we qualify for up to \$600,000 CDBG funds

**Proposal for Brownfields Hazardous Substances Assessment Grant
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In addition to federal grant funding Doreen Mowery has administered the financial aspects of several grants from Iowa West Foundation. These grants have been as small as \$2,500 and as large as \$73,250. Carter Lake's financial records are audited annually by the State of Iowa. There have been no adverse findings during the audits.

ii) Not Applicable

3. Community Engagement and Partnerships

a. The City of Carter Lake has already begun the process of involving the community. Being a small town, word travels best by word of mouth. Public meetings and informational flyers are two ways we have reached out to our community, but engaging the community sometimes requires conversation, particularly on a one-on-one basis. Often, residents are more compelled to ask questions or even to voice their concerns during a one-on-one conversation. Our Mayor, Mr. Russ Kramer is a long-time resident with strong ties to the community and the respect of its citizens.

Mayor Kramer has actively engaged the community by attending as many city wide functions as possible and talking with residents about the on-going assessment grant and this current application for a hazardous substance grant. He regularly attends the monthly Fire Dept pancake breakfasts where he has an opportunity to meet one on one with a large segment of the community. He also participates in the parade and festival, works along side the Preservation Society, frequent school activities, dines periodically with the attendees at the senior center, attends boy scout and girl scout functions and library and school functions, where he has an opportunity to engage the citizens of Carter Lake. Additionally he participates in citizens' patrol several times a month from 10 pm to 2 am where he has an opportunity to see first-hand some of the crimes and incidents in the community.

Carter Lake's intent to submit a Hazardous Substances Brownfields Assessment Grant application was discussed with the citizens at a public meeting on March 16, 2009 at the Carter Lake Public Library. More than 30 people were in attendance. Postcards were sent to every household (approximately 1,200) in Carter Lake notifying them of the meeting and providing answers to basic Brownfields questions. Information was presented about the current petroleum assessment process, and the types of sites and the types of contaminants that would be addressed in a Hazardous Substances Assessment Grant. While there are some residents who are leery of the federal government's involvement, feedback regarding this grant application has generally been positive.

To involve the affected community, we plan to do more than host public meetings. We plan to reach our citizens through the school children. We have already had planning discussions with the Principal of our elementary school, Kim Kazmerzcek to brainstorm ideas for educating the children of our community. We think that in reaching the students, we will also reach their parents. Preliminary ideas include classroom presentation, poster contest, and field trip to the identified Brownfields sites. We plan to show the children some of the past history of their town along with the City's vision of redevelopment. Along the way, we will discuss ways to prevent the reoccurrence of Brownfields.

We plan to set up a booth at the City's Annual Cleanup Day in the 2010 and 2011 where we expect to reach more than 200 people. We plan to use our Resource Center's newsletter to inform the community of Brownfields public meetings and events, as we have done in the past. The distribution list for the newsletter reaches approximately 1,200 households. We plan to use the City's newly developed website to provide information and announcements. Our public meetings are typically held in the evening to accommodate working families. However, we also will make presentations to the senior center at their daily lunch.

**Proposal for Brownfields Hazardous Substances Assessment Grant
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Currently, we do not have a need to translate materials to other languages; however, we will translate materials if there is a need. We have a relationship with a Spanish speaking translator if the need should arise and will not hesitate to hire them if necessary.

We have posted fact sheets at the local library, city hall, the local hardware store, and bank. The fact sheets describing the City's intent to submit this Brownfield application and the fact sheets are provided as an attachment to this application. Our City Council has discussed the Hazardous Substances Brownfield application at City Council meetings; resolution #81-08 was passed on 9-15-08 stating our desire to obtain EPA Brownfields assistance. We posted a draft copy of the Hazardous Substances grant application on City Hall. Our city also notified its citizens with an "Intent to Apply for Brownfields Funding" flyer and held a public comment period from October 1st to the 16th. Upon winning a grant, the City of Carter Lake will develop a Community Involvement Plan that will guide and document ongoing activities. We have found this an effective mechanism to communicate progress with our existing grant and plan to continue with this established method.

Similar to what we have done for the Brownfields Petroleum Grant, we will hold a public meeting to assist with information gathering during the site selection process as well as invite both property owners and adjacent property owners.

b. We regularly speak to our state's voluntary cleanup program coordinator, Mel Pins, to seek advice and information regarding our Brownfields properties. Our Brownfields coordinator is 100 % behind our community's efforts to acquire the funds we need to address the environmental stigma associated with the properties to be assessed under this grant. He has even told us he doesn't know of a community in Iowa who is more deserving of EPA Brownfields assistance.

In our conversations with Mel, we have come to understand our state's voluntary cleanup program (called the Land Recycling Program (LRP) in Iowa) and its value in addressing sites with environmental issues. Based on the results of the Phase I and Phase II assessments to be conducted under this grant, we are prepared to file for enrollment in the LRP and sign a participation agreement for sites which need to be cleaned up or sites which need controls. We expect to have buyers for our Brownfields properties who want a certificate of completion which can only be obtained through our state's voluntary cleanup program. We plan to file for enrollment and proceed quickly to cleanup or institutional controls (where cleanup is not feasible) to get properties back on our tax rolls as soon as possible. We have included the \$15,000 fee in this application to enroll and obtain oversight for two sites by our state's voluntary cleanup program. In addition to our own plans to use the LRP, we plan to build relationships with private land owners as we obtain property access and encourage them to participate in Iowa's LRP.

We have invited EPA and IDNR to previous Brownfields Community Outreach events, such as our Annual Cleanup Day and Community Days Festival and Parade where we have engaged the community in Brownfield discussions. We plan to strengthen relationships with federal agencies such as the Iowa Department of Public Health (IDPH) (in the event that health monitoring is required), Housing and Urban Development (HUD), EPA, and the Omaha District U.S. Army Corps of Engineers to assist with riverfront development planning and additional infrastructure projects.

We have already begun the assessment process with one of the Brownfields properties in the Target Area, our riverfront property located atop a garbage dump. Using City funds, we have already conducted a Phase I Environmental Site Assessment, wetland delineation, and floodplain hazards permit review. In discussions with USACE, we understand that development plans may involve alterations of the Missouri River banks

**Proposal for Brownfields Hazardous Substances Assessment Grant
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(raising elevations, bank stabilization, etc.). We are ready to begin the formal consultation process with USACE to discuss plans for development. We have already learned through the USACE that further consultation with the IDNR will be necessary. We have developed partnerships with the IDNR and USACE needed for redevelopment of this property, however we need EPA financial assistance in conducting a Phase II Environmental Site Assessment to address the environmental issues associated with this property.

We plan to strengthen relationships with federal agencies such as the Iowa Department of Public Health (IDPH) (in the event that health monitoring is required), Pottawattamie County Public Health Department, Housing and Urban Development (HUD), EPA, and the Omaha District U.S. Army Corps of Engineers to assist with riverfront development planning and additional infrastructure projects.

We have begun the assessment process with our riverfront property located atop a garbage dump. Using City funds, we have conducted a Phase I Environmental Site Assessment, wetland delineation, and floodplain hazards permit review. We are ready to begin the consultation process with USACE to discuss plans for development. In discussions with USACE, we understand that development plans may involve alterations of the Missouri River banks (raising elevations, bank stabilization, etc.). We have been told that further consultation with the IDNR will be necessary. We have developed all the necessary information needed for redevelopment of this property; however we need EPA financial assistance in conducting a Phase II Environmental Site Assessment to address the environmental issues associated with this property.

c. The City of Carter Lake has already developed partnerships with the Carter Lake Preservation Society, the Resource Center (a center focused on preventing drug and alcohol abuse among children) and the Optimists Club. The Carter Lake Resource Center is located within the Carter Lake Elementary School making a partnership with the City a perfect opportunity to reach children and their parents on our Brownfields project. The Resource Center has offered to partner with the City to provide outreach opportunities during the Carter Lake Community Days Parade and Festival. The Parade and Festival provides an outreach opportunity to 90% of our community. The Resource Center has committed to providing an informational brownfields booth at the Festival. The City commits to providing a Brownfields "float". Also, the Resource Center will engage their younger audience with a coloring contest and their older audience with an essay contest about Brownfields in our community. Winners will be announced and awarded a prize for their participation.

Our on-going partnership with the Resource Center has included a "Brownfields" float in the Resource Center's Annual Community Days Parade. We have also worked with the Resource Center to use their monthly newsletter to notify the community of a public meeting. We plan to continue these partnerships for this Hazardous Substances application.

The Preservation Society has already agreed to partner with the City at its annual Cleanup Day as an opportunity for Brownfield outreach to the community. The City has previously partnered with the Preservation Society. This past summer, with a Carter Lake Brownfield information booth was set up at the annual Cleanup Day attended by approximately 200 people.

The Optimists Club has agreed to adopt Abbott Drive under our "Adopt A Street" program in support of this hazardous substances assessment grant application. This commitment by the Optimists club directly ties into our plans to redevelop vacant and under-utilized properties along Abbott Drive within our Target Area.

The City of Carter Lake has ongoing relationships and commitments for this project with the following community-based organizations:

**Proposal for Brownfields Hazardous Substances Assessment Grant
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The Optimists Club, Pat Brock, President, (402) 320-4536

A community-based group that conducts positive service projects in their communities aimed at providing a helping hand to youth. In support of this grant, the Optimists Club will adopt Abbott Drive under the Adopt-a-Street program. Abbott Drive is a major thoroughfare, within our hazardous substance Brownfields properties Target Area and future commercial and industrial business park.

Carter Lake Preservation Society, Jeanne Eibes, President, (712) 347-6455

A non-profit corporation working to improve the Carter Lake Watershed. The City will use the Society's well-attended annual Cleanup Day for Brownfield Outreach in April 2010.

The Carter Lake Resource Center, Michelle Badalucco, Director, (712) 347-6006

A non-profit center working to prevent alcohol and drug abuse in the children. The Resource Center has committed to providing Brownfields announcements free-of-charge in its monthly newsletter. The Resource Center also welcomes entry of a Brownfields float in its annual Community Days Parade in June 2010 and 2011.

4. Project Benefit

a. Welfare and/or Public Health

Despite Carter Lake's history and statistics, we as a community are determined to address the challenges that face our City. We are working on several community beautification projects. These projects include the renovation and expansion of City Hall and the Police Department in 2009, numerous lake restoration and preservation projects, and a variety of park improvements. We are trying to create a safe, family-friendly environment with many of these improvements, however our vision is to further this concept and bring development and jobs to our community.

To create a safe, family-friendly environment, we need more than beautification and renovation projects; we need to address the health concerns that are currently posed by our many existing Brownfields. The Brownfields properties we have so far identified include auto and battery repair shops, salvage yards, garbage dumps and demolition dumps. These battery repair shops were operated many years ago before people were aware of the health effects associated with battery acid and lead. We are concerned about the health effects associated with the likely presence of asbestos in the many construction debris dumps and the other garbage dumps where who-knows-what has been disposed. We know that some of the contaminants associated with our sites are particularly bad for children. We are anxious to address these possible sources of contamination before it is too late.

We do not fully understand the environmental risks that may be posed by the site we've identified, but we do know that because of the small size of our town, everything impacts our water quality. The assessment, cleanup and re-use of Brownfields properties, made possible by an EPA grant, will directly affect the water quality of our groundwater and our lake. Our lake, Carter Lake, is a testament to the environmental effects of allowing sources of pollution to continue unaddressed.

We need to assess these properties, and then remove the sources of contamination. Some properties will be redeveloped within our new commercial and industrial business park, which may be held to a lower standard of cleanup than residential properties. Our state's voluntary cleanup plan will allow us to clean up to levels based on end use.

This grant will enhance the "gateway to our community" and entice potential businesses into the area. An enhanced commercial corridor will bring more jobs to Carter Lake residents. It will also bring relief of the tax

**Proposal for Brownfields Hazardous Substances Assessment Grant
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burden born mostly by our residential area. This grant will allow our community to create a safe and inviting place for our residents as opposed to the crime-ridden, run-down area that is our town's entrance and center. In addition to our long-term plans to protect our citizen's health and welfare by assessing our Brownfields sites, we will make sure that workers are protected during sampling activities. We plan to conduct sampling of volatile organic compounds in the morning hours to prevent to prevent exposure to neighbors, being careful to avoid possible exposure to children who may be walking to school. Fencing during Phase II work will used to protect the nearby population.

Many of our citizens do not own a car and with no mode of transportation to commute outside our city limits, their success remains crippled by the limited quantity of job opportunities within walking distance. Redevelopment of Brownfields properties will assist in making community's redevelopment plans a reality. A grocery store, a pharmacy, or a small medical practice is a very real possibility with this grant. If our citizens can get outside and walk safely to some of the basic community services many people in our State take for granted, they will be re-energized and motivated to continue making Carter Lake a better place to live, work, and play!

This grant will provide us the funds needed to complete the inventory and characterization of the sites, determine if responsible parties with financial resources exist, and plan the cleanup of these sites. This grant will provide the necessary assessments prior to the city or a development organization acquiring the properties. Identifying the contaminants associated with the numerous dumps, salvage yards, and auto and battery repair shops in our town will also verify the suitability of the intended end-use.

This grant will provide the assessment and cleanup planning necessary to encourage developers. Redevelopment of these sites, with a community-wide effort to restore the Abbott Drive corridor and nearby properties, will jumpstart the redevelopment of key arterials, the Riverfront area, and the growth of our city and the surrounding area.

We have actively built relationships with local developers, such as Heartland Properties, Inc., John H. Jerkovich, Owner, (712) 325-0445 and Keystone Group, Stephen Kalhorn, Chief Operating Officer, (402) 558-5960. Mr. Jerkovich's and Mr. Kalhorn's companies are interested in re-development within the target area of Brownfields properties once stigmas are removed.

Encouraging strategic investment is critical to accomplishing our project vision and planning objectives, fostering strategic growth, creating multiple forms of transit access, and creating a unique sense of place is the central approach for the renaissance of the sub-districts within the Target Area. This premise assumes concentrating resources in select areas, or nodes of activity and investment, that will have a positive economic "ripple effect" throughout the Target Area and in the surrounding neighborhoods. In this way, the City of Carter Lake (as a public partner) can effectively leverage investment efforts to overcome barriers and achieve desired outcomes.

The level of investment, which occurs within the community and specifically, within the Target Area, will be directly proportionate to our commitment to our goals and vision supportive policies, creative financial solutions, and removal of barriers. A Hazardous Substance Brownfields Assessment Grant will come at the right time and serve as the necessary catalyst for locating our specific environmental degradation needs. This in turn will allow the City of Carter Lake a meaningful opportunity to address these problem areas by focusing our community development efforts on areas with fully identified needs and with the greatest potential for rebirth.

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Our riverfront property located atop a former garbage dump within the Target Area is a key development opportunity in creating multi-tenant office and business development. This development will be tied to the adjacent Omaha, Nebraska riverfront and will include linkages to street and trail extensions to create a continuous circulation and recreation system. The Back to the River Trail will be connected to Abbott Driver (within our Target Area) and lakefront promenade and along the riverfront property. A major thoroughfare, the Avenue H corridor from Abbott Driver to 5th street will be marketed and developed as a technology and incubator corridor, encouraging new business. We plan to develop our business park with trail and street connections to other riverfront projects, including the Gallup campus and the National Park Service's LEED riverfront office.

Carter Lake and its open space system will feature a direct link to the "Back to the River Trail (BTR)", extending in its initial phase from the Heartland of American Park, to NP Dodge Park north of Omaha's Florence neighborhood. The BTR trail includes a new pedestrian/bicycle Missouri River crossing, connecting it to Council Bluff's growing trail network and to the regional Wabash Trace Trail. Additionally, Carter Lake will connect at Omaha's Kiwanis Park and go east to 9th Street, where it will eventually head north and make a complete loop through Carter Lake, along the lakefront.

Future plans include extending 13th Street from its current terminus at Locust Street south to Avenue H (the location of Brownfields properties to be assessed under this grant). The connection will provide improved street service to hospitality and business park development along the Abbott Drive corridor and Locust Street corridor. This connection should continue south across the Illinois Central track to connect with the existing Abbott Drive frontage road at the Owen Parkway development.

Locust Street will be upgraded as a community main street, providing a good driving surface, curbs and gutters, and continuous sidewalks. Carter Lake plans to develop a "bicycle-friendly" community. Its geography, flat terrain, and resort character make bicycles a strong alternative method of local transportation. This sidewalk trail will tie into adjacent mixed-use development and the community's proposed open space system.

b. Economic Benefits and/or Greenspace

i) In August 2006, the Carter Lake City Council adopted a long-range growth management "Comprehensive Plan," which details many of the development needs for the City and its outlying areas. The Comprehensive Plan showed that the City has been left behind the rapid growth of the surrounding metropolitan area (Omaha, Nebraska and Council Bluffs, Iowa) and because of its "land-locked" location has a limited amount of developable land.

The degradation of older commercial areas is a likely cause for this slow growth—an issue that the City hopes can be further identified through a Brownfields Grant for the assessment of these clearly degraded and potentially contaminated areas. A large number of Carter Lake families live at or just above poverty level. The opportunity of new, decent paying jobs is greatly desired by the residents of Carter Lake.

The Omaha, Nebraska metropolitan area's growth and urbanization trend presents continuing challenges for our community, from infill redevelopment needs to the enhancement of existing industrial and commercial centers.

It is anticipated an estimated 50 acres of land might be cleared or evaluated through grant assessments, almost 3% of the city. It is estimated that 50 new construction and 25 new retail jobs may be created by the

**Proposal for Brownfields Hazardous Substances Assessment Grant
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redevelopment of the sites that are the subject of this project. This may not sound like much to a large, metropolitan area, but it is critical to survival in a surrounded community of approximately 3,000.

Additionally, once a site is redeveloped, other rundown and idle properties nearby along 13th and 9th Streets will have the incentive for upgrading or redevelopment. Through increased property tax base, new jobs and equity we believe Carter Lake can leverage on the order of 40x to 50x EPA's investment.

Carter Lake needs to be viewed by its neighbors as an equal rather than the vacant, blue collar town north of Omaha. We have an opportunity to be that equal with these grant funds.

ii) Carter Lake's adopted land use plans require the creation of, preservation of, or addition to a park, greenway, undeveloped property, recreational property, or other property used for nonprofit purposes for large developments. Components of development of the Target Area include landscaping along the right-of-way, sidewalks including a wider trail sidewalk on the north side of Locust Street. The re-design of Locust Street, within the Target Area, will encourage pedestrian and off-street bicycle use. With this grant, green spaces can be created in the target area along with extensive landscaping, buffering, and stormwater management considerations, all mandated by the City's 2006 Unified Land Development Ordinances.

Many of the sites in the target area already have the infrastructure needed to move development forward. Carter Lake is committed to re-using infrastructure where possible. In 2006, we conducted a Public Services and Infrastructure Inventory and Analysis. Our water supply, storm sewer, and sanitary sewer systems within the Target Area are in good condition with only some routine upgrades of the oldest lines needed.

The future health of any City depends on an appropriate balance of places to live and work. Our adopted Comprehensive Plan expresses that managed growth can ensure the correct blend of land use is present. As growth slows and technology advances, the City has an opportunity to promote smarter growth. Future land uses on the remaining vacant lands need to be sustainable, strategic, deliberate and purposeful. Growth must be in a form that has a positive fiscal benefit and contributes to the quality of life of the City's residents. Carter Lake's proximity to the actual Carter Lake and the Missouri Riverfront creates significant opportunities for recreational and specialty commercial connections for Carter Lake residents. Inclusion of our non-profit partner Carter Lake Preservation Society in developing watershed specific elements will enhance the Brownfields efforts.

Carter Lake and its open space system will feature a direct link to the "Back to the River Trail (BTR)", extending in its initial phase from the Heartland of American Park, to NP Dodge Park north of Omaha's Florence neighborhood. The BTR trail includes a new pedestrian/bicycle Missouri River crossing, connecting it to Council Bluff's growing trail network and to the regional Wabash Trace Trail. Additionally, Carter Lake will connect at Omaha's Kiwanis Park and go east to 9th Street, where it will eventually head north and make a complete loop through Carter Lake, along the lakefront. If Carter Lake can develop and be a part of the connection to this trail, positive growth trends will follow.

Additionally, while we envision potential properties to draw commercial development, we would like to continue to involve the members of our community for input on the future/potential needs of our citizens.

c. As outlined in our Comprehensive Plan, the City of Carter Lake intends to promote smart development and redevelopment. One of our strategic plans is development of a "Town Center" within our Target Area, at the intersection of Locust and 13th. Development of this "Town Center" dependent upon using

**Proposal for Brownfields Hazardous Substances Assessment Grant
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redevelopment tools such as Brownfield funding, includes commercial development crucial to creating a central gathering place for the community.

Other strategic plans also promote a vibrant, equitable and healthy community such as development of circumferential pedestrian system that links the lakefront and open spaces, preservation of unique neighborhoods, such as the Carter Lake Club District and Neptune Circle, development of a Civic Center, and screen and eventually phase out salvage yards. The goals identified in our plan foster community growth, family friendly activities, job creation, and fiscal infusion to our community.

We have the vacant land, streets, and infrastructure needed to provide incentive and a substantial cost savings to developers. By redeveloping our brownfields properties, Carter Lake will be able to encourage developers to reinvest in our community due to the lower costs associated with development of properties with existing infrastructure rather than invest in greenspace in our neighboring communities.

We have stormwater management ordinances (since 2006) in place to prevent the kind of run-off pollution that contaminated our lake, Carter Lake. Our ordinances restrict activities at auto service and repair facilities, equipment repair, and gas stations that could adversely affect the environment. Activities that are restricted include spray painting, oil drainage, and outdoor storage of equipment, etc.

We will encourage sustainable practices during all phases our or revitalization efforts, even after assessment activities have been completed. Idling of vehicles will be discouraged at all work sites. The City will encourage all redevelopment efforts to include recycling of concrete and lumber wherever possible.

d. The City of Carter Lake will establish specific milestones and measures when we develop the work plan for the grant application. We will provide quarterly progress reports to EPA and IDNR including timely financial reporting. We will also provide copies of site assessment reports to EPA & IDNR as a means of communicating our progress. We will also work with community organizations to establish a system for tracking and measuring progress that is meaningful to them. We expect to achieve the following as a result of a Brownfields Assessment Grant:

Outputs:

- A Brownfield site inventory
- 10 Phase I Environmental Site Assessments
- 6 Phase II Environmental Site Assessments
- Cleanup planning and enrollment in Iowa's Land Recycling program for 2 sites
- 5 public meetings (1 in our Elementary School and 1 with lenders/developers)
- 2 community events (1 in association with Carter Lake Preservation Society's annual Cleanup Day and 1 in association with Carter Lake Community Days)
- 1 Field day in conjunction with Phase II activities
- Participation in Brownfields training and conferences for 2 city representatives
- Leveraging of additional Brownfield assessment financial assistance through Iowa's Brownfield program

Outcomes:

- Redevelopment of vacant, contaminated, and stigmatized sites
- A Grocery Store!

Attachments



STATE OF IOWA

CHESTER J. CULVER, GOVERNOR
PATTY JUDGE, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES
RICHARD A. LEOPOLD, DIRECTOR

October 13, 2009

Susan Klein
EPA Region VII
901 N. 5th St.
Kansas City, KS 66101

RE: City of Carter Lake, Iowa
Community-wide Brownfield Hazardous Substances Assessment Grant Application

Dear Susan:

This letter is submitted as a statement of acknowledgement, review and support for the City of Carter Lake's area-wide brownfield hazardous substances assessment grant application in the amount of \$200,000, through funding authorized by §104(k) of CERCLA. This application and brownfield assessment initiative is designed to address potential hazardous substance contamination at a number of locations along the City's main commercial/industrial corridor.

Enhancing redevelopment along the City's main commercial corridor has been a challenge for planning and development, as the perception of environmental contamination has been a deterrent to redevelopment at many sites within this area, including former salvage yards, automotive battery-cracking and repair shops, and uncontrolled dump sites that received foundry wastes. As such, redevelopment and rejuvenation has focused on other "higher-growth" areas of neighboring Council Bluffs and Omaha, Nebraska.

A grant-funded assessment would assist the City in facilitating the proper environmental evaluation and cleanup of this corridor, and will stimulate positive redevelopment and reuse options in this community.

The department appreciates the opportunity to have reviewed this project and its goals, and we support the brownfield assessment and redevelopment strategies as presented in this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Mel Pins".

Mel Pins
Executive officer
Iowa Brownfield Redevelopment Program



Carter Lake
Preservation
— Society —

107 Shoal Drive
Carter Lake, Iowa 51510
(712) 347-6455
carterlake@hotmail.com

Vision:

To preserve and to improve the lake and its watershed for continued use and enjoyment for future generations.

Mission:

- *To improve the environmental qualities of the lake through cooperation with city, county, state and federal agencies as well as educational institutions, foundations and other private resources.*
- *To ensure the fishery and wild life habitats continue to thrive.*
- *To showcase the lake as a metropolitan recreational area for everyone to enjoy.*

Board of Directors

Jeanne Eibes – President
Joel Adamson – Vice President
Susan Ogborn - Secretary
Joan Harder – Treasurer
Pam Christensen
Chris Roseland

www.carterlakepreservation.org

October 5, 2009

Environmental Protection Agency

To Whom It May Concern:

The Carter Lake Preservation fully supports the efforts of the City of Carter Lake to undertake an EPA Brownfields Grant Application.

The Preservation Society commits to partner with the City of Carter Lake to provide community outreach opportunities. Specifically, with the City's help, we plan to provide an informational booth at our Annual Cleanup Day in April 2011.

We have partnered with the City on previous projects such as providing a Brownfields Informational booth at our April 2009 Annual Cleanup Day. Fact sheets, pictorials, and breakfast bars with Brownfields information were made available to approximately 150 volunteers. The information was well received by the volunteers that came to the cleanup and we hope the information will be available again.

The Carter Lake Preservation Society has made a commitment to the City of Carter Lake to fund the plants needed for area rain gardens. Nearly all the storm water runoff in the city flows to the lake. We see rain garden installation as an opportunity to partner with the city to ensure the storm water does not adversely affect the lake quality. If there are future opportunities to install rain gardens along Locust Street or in the targeted area for the Brownfield work south of Locust, the Carter Lake Preservation Society will again help with the installation of any new rain gardens.

Also, we plan to provide a link to the City's Brownfields webpage on our Preservation Society's webpage. Our website has been accessed by approximately 27,000 internet users and would aid in the efforts of the City to engage the public.

If the City of Carter Lake is successful in the Brownfields Grant application, we are hoping that the problems with the undeveloped areas will be remediated and thus encourage increased business development and economic growth in our little city.

If you have any questions, you may contact me on my cell phone at 402-669-8586.

Sincerely yours,

Jeanne Eibes, President

Carter Lake
Community 
Resource Center

October 13, 2009

To Whom It May Concern:

The Carter Lake Community Resource Center would like to show that we are in full support of the City of Carter Lake efforts in applying for a Brownfield Hazardous Substance Grant. The Resource Center is willing to help and collaborate with the City of Carter Lake in making our community's environment better for the future. The mission of the Carter Lake Resource Center is to: Create a safe and drug free environment by engaging youth, families and the community in pro social opportunities and experiences. Through our mission we will be able to assist the City with community outreach on the Brownfield Hazardous Substance and how to make our community a better place by engaging the adults, youth and community as a whole.

Every year in June the Carter Lake Community Resource Center coordinates the Carter Lake Community Days Parade and Festival, the Parade and Festival is attended by 90% of the community. The Festival consists of booths, games, inflatable rides and food; the City of Carter Lake had a booth at the 2009 Carter Lake Community Days Parade and Festival. The booth had information regarding Brownfield Hazardous Substance and they engaged the younger youth with a coloring contest and the older youth with an essay contest and the winners were rewarded during the Festival with a prize. This was a great way to give all ages of the community knowledge of Brownfield Hazardous Substance and what they can do to help the community.

The City works very hard to make the community a safe environment for all and the Brownfield Hazardous Substance Grant will be one more step in making Carter Lake better for the future. Like I have previously stated the Carter Lake Community Resource Center is in full support of the City's efforts in applying for the Brownfield Hazardous Substance Grant and due to our position in the community we will be a good source for the City to collaborate with on community outreach on this subject.

Thank you,

Michelle Badalucco

Michelle M. Badalucco
Director
Carter Lake Community Resource Center
712-347-6006

CITY OF CARTER LAKE ANNOUNCEMENT

October 1, 2009

The City of Carter Lake Announces Intent to Apply for EPA Brownfields Assessment Grant Public Comment Period Open October 1, 2009 — October 16, 2009

Each year, the U. S. Environmental Protection Agency (EPA) makes funds available through a competitive process to communities, states and tribes to assist with the assessment of Brownfield properties in their communities. Brownfields are sites that were once used for industrial, manufacturing or commercial purposes that are now abandoned or underused. Known or suspected chemical contamination may be one of the barriers to cleanup and reuse. Brownfields areas, particularly those in city centers, contribute to blight, joblessness, crime and environmental degradation. However, thousands of communities nationwide are using EPA's assessment grants to begin successful community revitalization projects. Communities have discovered that conducting Phase 1 Assessments (documentation of property history) and if needed, Phase 2 Assessments (sampling to determine the presence of contaminants) makes the properties much more marketable because potential buyers know whether and how much cleanup will be required for their intended use. Lending institutions also require that Phase 1 Assessments be conducted before they agree to make loans.



CARTER LAKE'S PROPOSAL FOR USE OF \$200,000 IN GRANT FUNDS

Carter Lake was recently awarded a Brownfields grant to identify the potential of hazardous substances contamination.

Mayor Kramer would like to apply for a second Brownfields grant, for the maximum amount of \$200,000. The application is for sites that are potentially contaminated with hazardous substances. The proposal is for a community-wide assessment which means that Carter Lake could use the funds to assess properties anywhere in the City of Carter Lake. Carter Lake is, however, planning to focus resources on areas where revitalization is needed. One of these is the Abbott Drive corridor.

The City intends to use the grant funds over a period of 3 years to conduct site screening evaluations in the focus area, determine the eligibility of selected sites, conduct community outreach to determine priorities, conduct Phase I Environmental Site Assessments on the highest priority sites and conduct Phase II Environmental Site Assessments as needed to resolve recognized environmental conditions. Grant funds would also be used to conduct planning activities relative to redevelopment of Brownfield sites.

Once assessments are completed, Carter Lake plans to assist property owners in identifying resources and partners to accomplish needed redevelopment and revitalization.

PUBLIC COMMENTS REQUESTED

EPA requires that applicants for Brownfields grants provide the public an opportunity to review and comment on the draft application. Carter Lake plans to post the draft application on its website at <http://www.cityofcarterlake.com> from October 1, 2009 to October 16, 2009.

Printed copies will be available for review at the following offices/locations:

Edward F. Owen Memorial Library
1120 Willow Drive
Carter Lake, IA 51510

City Hall
950 Locust Street
Carter Lake, IA 51510

Questions or comments should be directed to:

Russ Kramer, Mayor
950 Locust Street
Carter Lake, Iowa
Email: mayor@carterlake.org
Phone: 712-347-6320
Fax: 712-347-5454

Comments must be received no later than COB, Friday, October 16, 2009.

Citizens who wish to contact the City of Carter Lake regarding Brownfield properties in their areas may reach Russ Kramer at the above addresses at any time.

OTHER INFORMATION

The City of Carter Lake will learn in May 2010 whether it has been a successful applicant for these grants.

No matching funds are required.