

City of Ogallala

411 East 2nd Street
Ogallala, NE 69153
Phone 308-284-3607
City Fax 308-284-6565



R07-24-A-006

Narrative Information Sheet: City of Ogallala

IV.D.1. Applicant Identification

City of Ogallala
411 East 2nd Street
Ogallala, NE 69153

IV.D.2. Funding Requested

IV.D.2.a. Assessment Grant Type

Community-Wide

IV.D.2.b. Federal Funds Requested

Funding Amount Requested: \$500,000.00

IV.D.3. Location

City of Ogallala, Keith County, Nebraska

IV.D.4. Target Area and Priority Site Information

Highway 30 Corridor, Census Tract 31101000100

Hokes Café: 302 East 1st
Paradise Motel: 221 East 1st
Trails End: 502 East 1st
Baptist Church Parcel: 951 East 1st
Vacant Pump & Pantry: 730 East 1st
Lazy K Motel: 1501 East 1st
Downtown Vacancy: 109 West 1st
Bullock Building: 801 West 1st
Vacant White Garage: 815 West 1st
Bungalows: 909 West 1st

North Spruce Area, Census Tract 31101000200

House of Bottles: 1044 N Spruce
Ambulance Shed: 1104 N Spruce
Empty Lot: PID 064000801

IV.D.5. Contacts

IV.D.5.a. Project Director

Samantha Redfern
308-284-6077
sredfern@west-central-nebraska.com
PO Box 599 Ogallala, NE 69153

City of Ogallala

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IV.D.5.b. Chief Executive/Highest Ranking Elected Official

Steve Krajewski- City Council President (Council-Manager System)
308-284-6011
Steven.krajewski@ogallala-ne.gov
411 East 2nd Street Ogallala, NE 69153

IV.D.6. Population

City of Ogallala: 4,875

IV.D.7. Other Factors

Other Factors	Page #
Community population is 10,000 or less.	Pg. 1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	NA
The priority site(s) is in a federally designated flood plain.	Pg. 3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the priority site(s) will incorporate energy efficiency measures.	Pg. 3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	Pg. 7
The target area(s) is located within a community which a coal-fired power plant has recently closed (2012 or later) or is closing.	NA

IV.D.8. Letter from the State or Tribal Environmental Authority

Please find attached a letter dated October 13, 2023, from the Nebraska Department of Environment and Energy signed by Director Jim Macy acknowledging our intent to apply for FY24 grant funds and conduct assessment activities.

IV.D.9. Releasing Copies of Applications

The City of Ogallala indicated that the personal information of the point of contact listed under Project Roles section IV.E.2.b.ii. is sensitive personal information and should not be made public.



OCT 13 2023

Environmental Protection Agency Region 7
Attn: Ms. Susan Klein
11201 Renner Blvd
Lenexa, KS 75270-2162

RE: Letter of Support – EPA FY24 104(k) Community Wide Assessment Grant Application

Dear Ms. Klein:

On behalf of the Nebraska Department of Environment and Energy (NDEE), I am pleased to submit this letter in support of the City of Ogallala's application for the EPA FY24 104(k) Brownfields Community Wide Assessment Grant. The NDEE's Section 128(a) Brownfields Program has already played an active role in environmental assessment work in the City of Ogallala. For example, NDEE used Brownfields Program funding to complete a Phase I Environmental Site Assessment, asbestos-containing materials (ACM) survey, and ACM abatement at the former Progress Elementary School that was sitting vacant since 2015. Following the environmental assessment and cleanup work, the City of Ogallala was able to leverage approximately \$2,600,000.00 from other public and private sources to transform the blighted property into the new Kathleen Lute Public Library that opened in July 2020. The NDEE Brownfields Program is currently using Section 128(a) funding to assess another school building within Ogallala – the former Ogallala Middle School. Community vision and planning sessions have identified this location as ideal for housing development. NDEE anticipates another successful redevelopment in this area spurred by the initial investment of Section 128(a) funding.

NDEE understands that funds from this assessment grant will be used to address brownfield properties along the historic Highway 30 corridor, as well as several other target areas. Highway 30, formerly called the Lincoln Historic Byway, is the only byway that traverses the entire State of Nebraska and runs right through the City of Ogallala's business district. Many travelers take the route to enjoy a leisurely tour of Nebraska's nostalgic, small-town communities and historic attractions (e.g., the byway runs alongside the Oregon Trail and the Pony Express route). Funding from this grant will help transform brownfield properties along this historic route, attract investment, and support the City of Ogallala's growth and development.

NDEE looks forward to working with the City of Ogallala and supporting their efforts through the Section 128(a) Brownfields and Voluntary Cleanup Programs. If you require additional information, or if NDEE can be of further assistance, please contact Taryn Horn at (402) 471-6411 or by e-mail at taryn.horn@nebraska.gov.

Sincerely,

Jim Macy
Director

City of Ogallala

411 East 2nd Street
Ogallala, NE 69153
Phone 308-284-3607
City Fax 308-284-6565



Narrative/Ranking Criteria: City of Ogallala

IV.E.1. Project Area Description and Plans for Revitalization

IV.E.1.a. Target Area and Brownfields

IV.E.1.a.i. Overview of Brownfield Challenges and Description of Target Areas

The City of Ogallala is located in the western portion of Nebraska and is the gateway to the northwestern Nebraskan panhandle and to eastern Colorado. The city has a population of 4,875 according to the 2020 census survey and is surrounded by some of the most rural counties of the state. With an area focus on agriculture and manufacturing, the city provides a necessary respite through outdoor recreation and tourism opportunities. Like many areas of rural Nebraska, there is a general challenge of an aging and decreasing population, lack of digital connection, and a need for affordable housing. This assessment focuses on two target areas within the city. The primary target area is the north and south sides of the Highway 30 Corridor from West O St. to East O St. which stretches alongside the majority of Ogallala and is also a connection to Interstate 80.

The Highway 30 (1st St.) Corridor is a prime example of how this area of Ogallala has faced recent disinvestment and fatigue through the city's changing economic and development circumstances. Ogallala is approximately 10 miles away from the Visitor Center for Lake McConaughy, the largest earthen dam in North America. Lake McConaughy is the centerpiece of Keith County, where a 2021 tourism study found that travel-spending amounted to \$78 million and over 800 jobs are connected to the industry. Although the economic activity of this tourism industry is beneficial for Ogallala, development has largely occurred near the lake, leaving the historic Highway 30 region with over a dozen brownfield properties. Additionally, the corridor has become a relic of what the tourism industry in the area used to represent, with many vacant or underutilized services. When tourists and locals arrive in Ogallala or drive to the lake, they directly pass many of the properties prioritized within this application, which are contributing to a negative and disparate impression of the community. New corporate hotel chains built near the interstate and the emergence of a vacation rental market by the lake and in town have caused the outdated corridor hotels to become obsolete, an environmental and health risk, and an eye sore. In fact, properties that are on the corridor have been condemned in recent years, furthering the perception that they are undevelopable hazards. Furthermore, in an analysis of 109 properties on the corridor, the average date of construction was 1961, increasing the likelihood of hazardous materials including asbestos and lead. Since this was a transient and industrial area, development on the brownfield properties is slow due to the perception that the history of the properties holds risks of environmental and redevelopment nightmares.

By addressing these properties through assessments, community engagement, and redevelopment planning, this project can bring life back to the corridor and entice development in the area. The development of this project has already reminded the community of the potential of the corridor, its iconic history, and how it can contribute to the city's future. The secondary target area is the North Spruce Tourism Area which encompasses properties east and west of North Spruce Street, that are north of West 10th Street and south of South Hillcrest Drive. As mentioned, Ogallala is a crucial tourism community for this rural area with the nearest metro area over three hours away in Denver. The North Spruce Area is on the outskirts of downtown and is also passed by extensive traffic during the lake season. This area is home to the Mansion

on the Hill, a home on the National Register of Historic Places that was completed in 1887 and is now a museum. Many tourists visit this site; however, multiple surrounding properties have potential environmental risks including lead and asbestos. The area is also where many gas stations used to be located, creating a mindset that the properties hold environmental risks. The structures within this area were built in the 1950s and are vacant or about to become vacant. There is great potential for this area to be redeveloped for more tourism activities and for businesses to capitalize on the traffic in the area. Environmental Assessments will allow for the Keith County Historical Society and other entities to better utilize this unique area and either address or eliminate the perceived or real environmental risks in the area. Collectively, the two target areas will allow for the community to embrace their historic properties and allow for redevelopment and touristic attraction to occur in these locations, rather than just outside of town.

IV.E.1.a.ii. Description of the Priority Brownfield Site(s)

Primary Target Area- Highway 30 Corridor: This area includes 10 priority sites. Highway 30 used to be a primary transportation option; however, most traveling-through traffic now goes through the interstate. However, Highway 30 still remains a crucial and historical roadway within Keith County and the City of Ogallala. The priority sites for this target area were determined through a community engagement session and conversations with property owners within the area. The goal of the engagement session was to determine which properties were in most need of revitalization efforts and to gather data on the public perception of potentially hazardous properties. Parties at the meeting included real estate agents, the president of the Keith County Historical Society, and other active members of the community including property and business owners. The first section of priority sites is in the category of hotels and lodging facilities. As previously mentioned, the lodging needs and interests have changed dramatically in Ogallala and many of the Highway 30 accommodations did not update to align with trends. These priority properties include the Paradise Motel, the Lazy K Motel, and a collection of bungalows. The Paradise Motel (9000 sq. ft.) was constructed in 1936 and is directly off the viaduct coming into Ogallala. The property has not been functional in over ten years and has become a safety and health hazard for the community. With the early construction date there is a high likelihood of lead and asbestos in the building, making it difficult to remodel or demolish. The community members highlighted this property because of its prime location, potential, and because the property owner is open to redevelopment. The Lazy K Motel (2.35 acres) is another underutilized and for-sale property on the corridor. This building was constructed in 1954, making it a challenge to sell and remodel on the market. The community group thought that it has great potential to be a unique lodging business and with a proper assessment of hazardous materials in order, a developer may be likely to step in on the opportunity. The final lodging property is a collection of bungalows located at 909 W 1st Street. These bungalows (31250 sq. ft.) were originally constructed in 1947 and were a vibrant lodging opportunity for the corridor travelers. Unfortunately, all but one residential bungalow is now vacant and has not been preserved to withstand the elements and changing times. The age and damage of this property leads to it being overlooked as a lodging development opportunity, and activity from this grant could provide some attention and potential reinvestment into the property.

The other category of priority properties are miscellaneous commercial properties that were also prioritized through the community engagement session due to their prime location and potential. This includes an old café (Hokes) that is a vintage building constructed in 1949 (16500 sq. ft.). This is a historic and treasured building in Ogallala but due to lack of interest from the

property owner it has deteriorated. The community would like to see this project analyze the property and lay the groundwork for it to be refurbished for a new local restaurant. Additionally, there are two priority sites that have been used for car repairs in the past but are now vacant. These sites, referred to as the Bullock Building (1960-12500 sq. ft.) and an unnamed property with a large lot and garage structure (1946-6250 sq. ft.), have been unused for years. The community group said that due to their history as auto-repair and car storage shops they are not considered viable properties, which this funding could resolve or clarify the cleanup needs. Another priority property is attached to the downtown buildings and has housed various operations. The building (3395.77 sq. ft.) was constructed in 1912 and many see it as a missed opportunity to not have a viable business or living space in the property as Ogallala has a vibrant downtown area. An additional business that recently closed is the Trails End building which was constructed in 1956 and is now owned by an adjacent art gallery that is unsure what to do with the property or with the necessary next steps to prevent environmental problems. Finally, there are two properties across from one another, an old gas station and a singular home that was once a Baptist Church parish built in 1920. The parish is on a large lot, giving it the potential for some type of green space. Again, there is concern of hazardous materials on these properties, as there is with all the priority sites, especially asbestos and lead which was used during the construction of most of the properties.

North Spruce Area: The North Spruce Area is the second target area as it includes three priority sites. These sites were prioritized by the community due to the unique tourism needs and potential within the area and the City of Ogallala. The first is referred to as the House of Bottles (1950) and used to be a gas station but has been out of commission for some time. The following priority site is an ambulance shed and office (1952) that is about to be replaced by a new operation near the hospital. Both of these sites were prioritized by the group because they are near the tourist site the Mansion on the Hill and both properties are owned by the Historical Society. The Historical Society has reuse ideas for the area to make it a more cohesive tourism stop in the city. Additionally, a property across the street, an empty lot, is next to a renovated gas station and has not seen any development. This empty spot is included as a priority site due to its location near the potential tourism spot and since it historically has been below a dumping ground. With potential development at the tourism block, this lot should be assessed to set up a developer for success.

IV.E.1.b. Revitalization of the Target Areas

IV.E.1.b.i. Reuse Strategy and Alignment with Revitalization Plans

Reuse needs were discussed at the preliminary community engagement session. This public input will work in tandem with existing redevelopment plans developed through the city. Several reuse themes were developed in the community engagement session, including the development of affordable housing, improvement of childhood infrastructure (childcare and play centers), increased green space, and additional tourism activities. The target areas of this project are considered blighted within the most recent (2021) blight and substandard study. The Highway 30 Corridor is within the Central Redevelopment Area and the North Spruce Area is within the Northern Redevelopment Area. The most recent Ogallala Comprehensive Plan highlights future land use of North Spruce and Highway 30 as crucial aspects of Ogallala's development. The goals outlined within the comprehensive plan align with the reuse strategies of this grant, focusing on improvement of the city's first impression, resources for community members, and fruitful tourism opportunities. Additionally, the State of Nebraska Department of Transportation plans to refurbish the transportation infrastructure of Highway 30 within the next three years

through Ogallala. This may include adding medians and other changes that will improve the safety and appeal of the corridor. With all of these projects aligning, the city will be able to capitalize on responsible development that matches collective goals and sets up future planning efforts.

IV.E.1.b.ii. Outcomes and Benefits of Reuse Strategy

The central goal for this brownfields project is to bring some of the development occurring within the county, back to underutilized areas within the City of Ogallala. Since the Highway 30 Corridor is such a visible and traveled part of town, reinvestment in the area is crucial for attracting tourism, making a positive first impression, and encouraging people to spend time and money at the other local businesses within town. Additionally, there is a hope that the revitalization of the corridor and the North Spruce tourism area could be the catalyst for transportation services to and from the City of Ogallala and Lake McConaughy, which would better connect the tourism population to the city center and its businesses. This will improve the economic development climate and introduce sites that have a prime location back into the tax base for the city. It also allows for more out-of-county dollars to benefit the city. Since Ogallala is the gateway to other historic sites in western Nebraska, there is a large market for historical sites and preservation which the Keith County Historical Society is working on capturing.

Further focus on the North Spruce Area will allow for that group, and other historical groups within the area, to capitalize on the development of a museum and tourism center. These non-profit spaces will be an ideal way for a diverse group to learn about the history of the region and its importance. In reference to improving local climate mitigation, much of the Highway 30 Corridor area is included in the FEMA floodplain map. Through the redevelopment planning funds and prioritization of these sites within this project, action will be taken to ensure any redevelopment is in accordance with flood plain requirements and that effective mitigation is taking place to protect the corridor properties. According to the Climate and Economic Justice Screening Tool, the majority of the area is in the 80th percentile of lack of green space. By addressing both of these elements, the climate resiliency of the community will be improved overall. This will also be positively impacted by reuse planning that will emphasize building development or renovation that encourages energy efficiency measures.

IV.E.1.c. Strategy for Leveraging Resources

IV.E.1.c.i. Resources Needed for Site Reuse

The City of Ogallala has a successful history of using environmental assessments to initiate large results and development efforts. The city anticipates that findings from this project will be connected to resources at the Nebraska Department of Energy and Environment's Section 128(a) Brownfields and Voluntary Cleanup Programs. There are additional state funding opportunities that can provide a cost-share for asbestos clean-up and additional clean-up planning that would prepare sites for redevelopment. Locally, Keith County Area Development has been successful in capturing grant funding for the city, including business development grants, housing programs, and downtown revitalization efforts. They have also created a \$1.1 million revolving loan fund for housing projects that was funded in part by the Nebraska Investment Finance Authority, the Nebraska Department of Economic Development, and local business investment. The Keith County Housing Corporation has also proven their ability to sponsor redevelopment, as they purchased a property after a Phase I assessment was completed to develop multi-family housing units. With such a responsive community and an impressive community foundation fund, the City of Ogallala is ready for the redevelopment financing needs this project could produce and will meet the challenge. Additionally, out-of-area developers are interested in

Ogallala and have already set in motion the redevelopment of properties that are beyond the area scope of this grant. By funneling funds to these target areas, the focus of these state and local resources will be set on the potential of the corridor and North Spruce areas. Within the target areas, these funds have not yet been implemented, acquired, or applied for at this time but have been successful in other areas of the city.

IV.E.1.c.ii. Use of Existing Infrastructure

The City of Ogallala expects that reuse strategies developed within this grant will be able to better understand the needs of existing infrastructure and how it can be better updated for environmental efficiency, safety, and production. One of the larger barriers to redevelopment of existing infrastructure is the presence of hazardous substances, or suspected presence. Through the tasks of this grant, existing infrastructure can be improved but also proven stable, promoting development and private investment in the target areas.

IV.E.2. Community Need and Community Engagement

IV.E.2.a. Community Need

IV.E.2.a.i. The Community's Need for Funding

Although there is local funding available in Ogallala, the city still struggles to prioritize brownfields assessment due to its small population and rural location. Developers may be ready to redevelop a property but run into barriers due to the costs of Phase I and Phase II assessments that are challenging to acquire in the region. Ogallala is approximately four hours from Lincoln, Nebraska and three hours from Denver, Colorado, so it becomes expensive to attract qualified environmental professionals to perform the work in the area. These additional costs and lengthened timelines can quickly shut down projects and prevent redevelopment. In Keith County, over 23 percent of the population is considered low-income according to HUD standards, further proving the disinvestment this rural area has seen.

IV.E.2.a.ii. Threats to Sensitive Populations

IV.E.2.a.ii.(1) Health or Welfare of Sensitive Populations

Children, the elderly, minorities, and women of childbearing age are directly impacted by the environmental health hazards within the City of Ogallala. One of the greatest challenges for these populations is the potential of lead paint in buildings. The targets areas within this project are in the high-likelihood range of 60-89 percent of lead paint present. According to Southwest Nebraska Health Department (SNHD), these rates are especially dangerous for children under the age of six, further indicating the need for brownfield assessment. These rates can also be concerning for childbearing women. Additional data from SNHD and the EPA indicates that racial minorities within Keith County may also be at a higher risk of respiratory illnesses due to levels of air toxin exposure. The risks from the brownfield sites impact these sensitive populations due to the small area of the city, increasing proximity to contamination.

IV.E.2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Data from the CDC Places Report indicated that 11.6 percent of people within Keith County have poor physical health. More specifically, the cancer rate among adults in Keith County is 9.4 percent in comparison to the Nebraska average of 6.5 percent. Additionally, the asthma rate in Ogallala matches the rate of Nebraska at 8.8 percent but both are higher than the CDC's national average at 7.7 percent. The most recent data from the Nebraska Vital Statistics report indicate that Keith County had a very high birth defect rate of 8.2 percent in comparison to March of Dimes data showing a 3 percent birth defect rate nationally.

IV.E.2.a.ii.(3)a, (3)b Environmental Justice & Advancing Environmental Justice

Again, one of the largest concerns in Keith County that is hoped to be addressed through this grant is the presence of lead paint. Keith County has a lead paint environmental justice index of 14.5, in comparison to Nebraska’s rate of 13.9 according to the EPA EJScreen. The census tract including most of the corridor is identified as disadvantaged by the climate and economic justice tool. It is in the 79th percentile for low-income population and the 80th percentile for low life expectancy. While development has occurred near the city by the lake and outskirts of town, people living on or near the two target areas have had lower incomes, higher rates of disease, and lower life expectancies than those beyond this census tract. This population is also in the 97th percentile of proximity to a superfund site, further proving the need for environmental assessment and redevelopment in this area. In advancing environmental justice in the area, this project will avoid the displacement of residents and active businesses. Reuse strategies will target affordable housing and improve the environmental standards of this area which is largely low income and disadvantaged in the city.

IV.E.2.b. Community Engagement

IV.E.2.b.i. Project Involvement

The City of Ogallala anticipates holistic project involvement from various groups within Ogallala. The foundation of these partners is listed below with an expectation of stakeholder expansion throughout the project timeline to additional businesses, community groups, and other citizens.

IV.E.2.b.ii. Project Roles

Name of entity, organization, or group	Point of Contact (Name, Email and Phone)	Specific Involvement in the Project or Assistance Provided
Keith County Area Development	[REDACTED]	Business and site development and reuse planning process
Keith County Chamber and Visitor Center	[REDACTED]	Business support and outreach
Keith County Historical Society	[REDACTED]	Outreach and historical guidance and support
West Central Nebraska Development District	[REDACTED]	Grant administration support, community engagement coordination
Southwest Nebraska Health Department	[REDACTED]	Health data reports and community engagement
Rotary & Rotaract	[REDACTED]	Community engagement

IV.E.2.b.iii. Incorporating Community Input

Project partners will allow for connections to involve more residents and stakeholders within the project process. Community input was the foundation of this application and will continue to be crucial in the following implementation. After the award, a steering committee will be created to help guide community engagement efforts during the grant period. This steering committee will include stakeholders from the above groups as well as business owners, residents, and members of various affiliation groups. There will be quarterly reports provided to the steering committee

and summaries of those reports will be posted publicly with open public comment options. Additionally, annual community engagement sessions will take place to inform the public about the project, provide updates, but most importantly, gain public input into how to continue the next steps of prioritization and reuse planning. During high-activity periods supplemental sessions will be held. This type of community engagement session set the reuse plan within this application and future envisioning sessions regarding reuse will follow the same strategy with an effort of increasing the reach and diversity of the group. Outreach will also take place via the newspaper, radio, and social media to increase awareness and involvement of the public within the project.

IV.E.3. Task Descriptions, Cost Estimates, and Measuring Progress

IV.E.3.a. Description of Tasks/Activities and Outputs

Task 1: Project Readiness & Site Prioritization
i. Project Implementation: procurement of environmental consultant, PSA with grant administrator, procurement of planning contractor, work to develop increased site inventory and form prioritization list for assessment and reuse planning, clear prioritization framework developed to allocate assessment resources
ii. Anticipated Project Schedule: begins at Q1 of the grant period and will be reviewed throughout the project; contractor will be procured during Q1
iii. Task/Activity Lead: City of Ogallala with support from the general grant administrator
iv. Outputs: initial priority site list will be amended with additional sites added and sites will be prioritized for Phase I and Phase II Assessments
Task 2: Phase I Site Assessments
i. Project Implementation: Phase I Assessments will occur on priority sites that are determined to be most eligible in redevelopment efforts
ii. Anticipated Project Schedule: the first phase of Phase I Assessments will begin in Q1 of the grant and continue until Q8 of the grant period
iii. Task/Activity Lead: the environmental consultant with prioritization guidance from Ogallala
iv. Outputs: 18 Phase I Assessments will be completed
Task 3: Phase II Site Assessments
i. Project Implementation: properties flagged from Phase I Assessments will then have a Phase II Assessment in order of prioritization
ii. Anticipated Project Schedule: Phase II Assessments will begin once Phase I Assessments have determined them necessary through the prioritization framework
iii. Task/Activity Lead: environmental consultant with prioritization support from Ogallala
iv. Outputs: 6 Phase II Assessments will be completed
Task 4: Community Outreach
i. Project Implementation: coordinate community engagement sessions yearly, hold stakeholder meetings regarding the project quarterly, produce quarterly reports publicly and accept public comment
ii. Anticipated Project Schedule: will begin at Q1 and continue until planning is complete
iii. Task/Activity Lead: general grant administrator, with support from the City of Ogallala, and community stakeholders listed in project roles

iv. Outputs: Quarterly updates for project progress to public, city officials, stakeholders, yearly community engagement sessions for visioning and public input of redevelopment
Task 5: Site and Area Reuse Planning
i. Project Implementation: on sites which have been prioritized through redevelopment, studies such as market analysis, infrastructure evaluation, land use assessments and other eligible reuse planning activities will be funded
ii. Anticipated Project Schedule: Procurement of planning consultant will occur in Q1, and reuse planning will continue until conclusion of the grant
iii. Task/Activity Lead: planning consultant with oversight from the City of Ogallala
iv. Outputs: identify and quantify, as appropriate, the anticipated outputs/deliverable for each task/activity
Task 6: EPA Grant Management and Reporting
i. Project Implementation: complete required grant reporting while overseeing work of consultants and community outreach initiatives; gain knowledge on brownfields opportunities including national conference
ii. Anticipated Project Schedule: task will take place for the full grant period
iii. Task/Activity Lead: General Administrator with oversight from the City of Ogallala
iv. Outputs: Quarterly reports, annual grant forms, closeout report, ACRES entries

IV.E.3.b. Cost Estimates

Cost estimates were determined through estimates from contractors, comparisons to similar projects in the area, and through with the Nebraska Department of Energy and Environment.

Task 1: Project Readiness and Site Prioritization

Personnel- for procurement, prioritization framework, project planning and development with procured consultant: 80 hours at \$75/hour= \$6,000

**Personnel costs determined by the City of Ogallala's membership rate to West Central Nebraska Development District for grant administration services*

Contractual- setting up prioritization framework, analyzing site potential and needs: 40 hours at an average of \$100/hour= \$4,000

Task 2: Phase I Assessments

Contractual Costs: 18 Phase I Assessments at an average of \$5,500 each= \$99,000

**Cost increase due to remote location with few QEPs in the area*

Task 3: Phase II Assessments (including necessary QAPPs, HASPs)

Contractual Costs: 6 Phase 2 Assessments at an average of \$30,000 each= \$180,000

Task 4: Community Outreach

Personnel- meeting preparation and facilitation: Approximately 63.3 hours at \$75/hour= \$4,750

Supplies- room rentals, display materials, maps, advertising: \$2,000

Task 5: Site and Area Reuse Planning (35% of overall budget)

Personnel- to coordinate AWP meetings and collaboration: 40 hours at \$75/hour= \$3,000

Contractual: cost allocated at approximately 35 percent of total budget to fund AWP informational meetings, studies, and plans determined through comparable projects= \$175,000

Task 6: EPA Grant Management and Reporting

Personnel- reporting and brownfields education: 150 hours at \$75/hour= \$11,250

Travel- for one attendee including per diem, hotel, and airfare/mileage (no local airport): to national brownfield conference estimated at \$5,000.

Contractual- insight and support in QEP specific reporting requirements and needed information from contractual tasks performed: 100 hours at an average of \$100/hour= \$10,000

Project Tasks- Proposed Budget of \$500,000							
Budget Category	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Totals
Personnel	6,000	0	0	4,750	3,000	11,250	25,000
Fringe	0	0	0	0	0	0	0
Travel						5,000	5,000
Equipment							0
Supplies				2,000			2,000
Contractual	4,000	99,000	180,000		175,000	10,000	468,000
Other							
Direct Costs	10,000	99,000	180,000	6,750	178,000	26,250	500,000
Indirect Costs							0
Totals	10,000	99,000	180,000	6,750	178,000	26,250	500,000

IV.E.3.c. Plan to Measure and Evaluate Environmental Progress and Results

Environmental progress and results from the project tasks will be measured through quantitative progress reports and additional quantitative metric tactics. Completion rates of Phase I and Phase II Assessments will be monitored and reported as part of the required quarterly and annual reporting to the EPA and within the quarterly reports to the community stakeholders. Quarterly reports will outline goals for the next quarter while also determining the success of past goals. Ability to follow the prioritization framework through the reuse phase of the project will also be monitored and reuse dollars will be measured based on the effectiveness of the planning performed to lead to development. Reuse success and progress will also be included in the quarterly goal reports. Additional environmental data will be collected through Southwest Nebraska Health Department to determine how environmental concerns for sensitive populations and other disadvantaged groups are changing during the grant period. As information is gathered from assessments it will be included in the ACRES database.

IV.E.4. Programmatic Capability and Past Performance

IV.E.4.a. Programmatic Capability

IV.E.4.a.i. Organizational Capacity

The City of Ogallala is a member of West Central Nebraska Development District (WCNDD) and will receive grant administration and program management support from the district. WCNDD and Ogallala are currently collaborating on a Community Development Block Grant and have worked successfully on many various funding opportunities and services. Both the City of Ogallala and WCNDD have successfully procured consultants and have experience with proper procurement procedures. Additionally, WCNDD has followed federal reporting guidelines for other funding opportunities and has experience properly submitting reports, draws, and other necessary administrative paperwork. WCNDD is currently administering a \$1.5 million revolving loan fund for housing in the region and has additional revolving loan funds under its management. Both the city and district have the necessary capacity, processes, and procedures to successfully implement and complete an EPA CW Assessment grant.

IV.E.4.a.ii. Organizational Structure

The City of Ogallala is a member of WCNDD and therefore uses the district as their “on staff” grant management and writing support. At the award of this grant, WCNDD would be a subrecipient for the City of Ogallala for administrative costs (\$25,000). The City of Ogallala will

still serve as the project lead with the decision-making power on project determinations, procurement, and executed contracts.

IV.E.4.a.iii. Description of Key Staff

Samantha Redfern (B.S., two years of experience), WCNDD Regional Program Coordinator, will be the principle point of contact for the project, in collaboration with City of Ogallala staff including Brandon Scott, the city planning and zoning administrator, and Kevin Wilkins, the city manager (Certified Economic Developer, 35 years of experience). Additional project work will be provided by the City Clerk & Treasurer, Jane Skinner. Samantha has experience in administering federal funding through the USDA Community Facilities Technical Assistance program. Samantha also supports WCNDD Executive Director, Amber Kuskie (B.S., 3 years of experience), with development of other federal reports including EDA reporting requirements and is a certified CDBG administrator.

IV.E.4.a.iv. Acquiring Additional Resources

The City of Ogallala will use professional consultants for various elements of the project including site prioritization support, environmental assessments, reuse planning, and grant reporting support. These consultants will be procured through proper procurement procedures including well-advertised RFPs and RFQs. Planning contractors will be encouraged to engage local businesses in potential redevelopment work and provide opportunities to local employees. The City of Ogallala has also used Kansas-State Technical Assistance to Brownfields support and plans to remain in communication with their staff if assistance is needed.

IV.E.4.b. Past Performance and Accomplishments

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

IV.E.4.b.ii.1. Purpose and Accomplishments

The City of Ogallala received a federal grant from the U.S. Department of Housing and Urban Development (HUD), administered through Nebraska Department of Economic Development, for \$120,000. This funding was under the Community Development Block Grant Economic Development program and was a loan provided to an entrepreneur opening a large business in Ogallala. An additional Community Development Block Grant was awarded to Ogallala in 2018 for \$346,000. The funding was in the tourism development category for the Driftwood Project.

IV.E.4.b.ii.2. Compliance with Grant Requirements

The City of Ogallala has successfully met the grant requirements of HUD and the Nebraska Department of Economic Development and was able to properly report, administer, and manage the project funds provided in the above projects.

City of Ogallala

411 East 2nd Street
Ogallala, NE 69153
Phone 308-284-3607
City Fax 308-284-6565



Threshold Criteria for Community-Wide Assessment Grants

III.B.1. Applicant Eligibility

I affirm that the City of Ogallala is a city and therefore eligible to apply for this assessment grant under the category of “general unit of local government”.

III.B.2. Community Involvement

This project was initiated by a community engagement session and public involvement will remain a core focus and task within the grant period and beyond. Upon award, a steering committee will be formed of community leaders, stakeholders, partner organizations, and members from diverse populations within the city. This group will receive quarterly reports updating them on project progress and summaries of these reports will be publicly posted each quarter. Additionally, annual community engagement sessions that are open to the public will be held during the grant period to inform the public of the state of the project and take in public input on the next steps of the project, including how to prioritize sites for potential reuse and what that redevelopment should look like. Media updates will also be published through the newspaper, radio, and social media to inform the public on the project and educate on brownfields issues and redevelopment. All public input gathered from various outreach efforts will be summarized and used to guide planning and environmental consultants in their work.

III.B.3. Expenditure of Existing Grant Funds

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

III.B.4. Contractors and Named Subrecipients

The City of Ogallala names West Central Nebraska Development District as a subrecipient under this application for general grant administration services. The City of Ogallala is a member of West Central Nebraska Development District.