

**CITY OF SIOUX CITY, IOWA
BROWNFIELDS HAZARDOUS SUBSTANCES ASSESSMENT GRANT
QUARTERLY PROGRESS REPORT #4**

Cooperative Agreement Number: BF 97787201

Reporting Period: July-September 2022

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Prepared by: Renae Billings- Business Development Coordinator
City of Sioux City
405 6th Street, P.O. Box 447, Sioux City, IA 51102-0447

Submitted to:

Charlie Foley
EPA Region 7
11201 Renner Blvd
Lenexa, KS 66219
Foley.Charlie@epa.gov

1. PROJECT PROGRESS

The City of Sioux City (City) is working with HR Green, Inc. (HR Green) to accomplish activities outlined in the Cooperative Agreement Work Plan. Specific tasks are outlined below.

1.1 Status of Activities During the Reporting Period

Workplan Task 1: Program Implementation:

Site-specific Outputs/ Deliverables:

- Submit Quarterly Progress Reports (QPRs): The City completed QPR #4 covering activities conducted during Quarter 4 of Federal Fiscal Year 2022.

Workplan Task 2: Community Outreach:

Site-specific Outputs/ Deliverables:

- Create a Project Website: The City updated its project website (www.siuox-city.org/brownfields) to include past QPRs and an executive summary for each Phase I ESA completed under the cooperative agreement. The City also produced English and Spanish versions of a business card to help promote its brownfields project website.
- Host a Community Outreach Meeting: The City reserved a table at the “Faces of Siouxland Multicultural Fair” celebration on September 18, 2022 to present information on the community’s participation in the EPA Brownfields Program. City staff disseminated its brownfields brochure to citizens, as well as a business

card promoting Sioux City's brownfields website. All documents were available in English and Spanish.



Workplan Task 3: Environmental Site Assessments:

Site-specific Outputs/ Deliverables:

- Prepare a Quality Assurance Project Plan
 - The City submitted its Quality Assurance Project Plan to EPA on August 29, 2022. The document outlines the City's methods for conducting sampling activities. It places specific emphasis on ensuring the quality of field sample and measurements data collection, sample analysis and subsequent data validation, and evaluation and reporting. EPA is reviewing the document.

- Conduct Phase I ESAs:
 - The City completed a Phase I ESA on the 14.4-acre Boys and Girls Home located at 2101 Court Street. The report identified several on-and-off-site RECs.
 - The City completed a Phase I ESA on a 0.17-acre vacant mixed-use building located at 615 Douglas Street. The report identified several on-and-off-site RECs.
 - The City completed a Phase I ESA on a 0.34-acre community theater located at 625 Douglas Street. The report identified several on-and-off-site RECs.

- Conduct Phase II ESAs:
 - The City submitted a Phase II Sampling Plan to EPA for a 0.77-acre surface parking lot located at 3717 Summit Street. EPA is reviewing the document.
 - The City began working on a Phase II Sampling Plan for a 0.34-acre community theater located at 625 Douglas Street. The City will submit the document during Quarter 1 of Federal Fiscal Year 2023.
 - The City began working on a Phase II Sampling Plan for a 0.17-acre vacant mixed-use building located at 615 Douglas Street. The City will submit

- the document during Quarter 1 of Federal Fiscal Year 2023.
- The City began working on a Phase II Sampling Plans for two adjoining vacant former industrial operations totaling 1.39 acres at 901 and 919 5th Street. The City will submit the document during Quarter 1 of Federal Fiscal Year 2023.
 - The City submitted an application for EPA Targeted Brownfields Assistance (TBA) to complete a Phase II Environmental Site Assessment, an Analysis of Brownfields Cleanup Alternatives (ABCA) report, and a Hazardous Material Survey (includes lead-based paint, asbestos, and PCB assessment) on the 14.4-acre Boys and Girls Home located at 2101 Court Street.

Workplan Task 4: Reuse Planning:

Site-specific Outputs/ Deliverables:

- The City reviewed potential cleanup options for ACM at the 14.4-acre Boys and Girls Home located at 2101 Court Street (see above bullet point).

2.1 PROJECT FUNDS EXPENDED

Table 1: Cumulative expenses incurred by task for the quarter

Work Plan Tasks	Approved Work Plan Budget	Previously Expended	Expenses this Quarter	Total Cumulative Expenses
Task 1 – Program Implementation	\$16,300	\$2,517.07	\$870.00	\$3,387.07
Task 2 – Community Outreach	\$15,200	\$2,514.50	\$1,025.00	\$3,539.50
Task 3 – Environmental Site Assessments	\$178,500	\$39,213.54	\$17,710.00	\$56,923.54
Task 4 – Reuse Planning	\$90,000	\$0	\$580.00	\$580.00
Total Cumulative Expenses	\$300,000	\$44,245.11	\$20,185.00	\$64,430.11

Table 2: Cumulative expenses by budget category

	Approved Work Plan Budget	Task 1 Program Implementation	Task 2 Community Outreach	Task 3 Environmental Site Assessments	Task 4 Reuse Planning	Total
Travel	\$3,800	\$126.32^	\$0	\$0	\$0	\$126.32
Supplies	\$200	\$0	\$197.00*	\$0	\$0	\$197.00
Contractual	\$296,000	\$3,260.75	\$3,342.50	\$56,923.54	\$580.00	\$64,106.79
Total	\$300,000	\$3,387.07	\$3,539.50	\$56,923.54	\$580.00	\$64,430.11

^Meals and mileage associated with 2 staff persons attending a regional brownfields conference in Council Bluffs, IA on June 9, 2022

*Printing of brownfields brochures (English and Spanish versions)

3. BUDGET AND OVERALL PROJECT STATUS

The project is expected to be completed on time and within budget.

4. PROPERTY-SPECIFIC INFORMATION

Table 3: Status of Identified Properties

Site Name/Address	Eligibility	Phase I ESA	Phase II Sampling Plan	Phase II ESA
Boys and Girls Club/ 2101 Court Street	EPA approved on 03/29/22	Completed 07/29/22	*	*
418 Iowa Street	IDNR approved on 03/29/2022 EPA approved on 04/25/22			
615 Douglas Street	EPA approved on 03/29/22	Completed 08/12/22	In Progress	
625 Douglas Street	EPA approved on 03/29/22	Completed 08/12/22	In Progress	
901 and 919 5 th Street	IDNR approved on 03/02/2022 EPA approved on 03/29/22	Completed 05/31/22	In Progress	
3717 Summit Street	EPA approved on 03/29/22	Completed 05/26/22	Submitted to EPA on 09/02/22	
615 and 625 Water Street	IDNR approved on 04/18/2022 Submitted to EPA on 04/08/22			

*City of Sioux City is receiving EPA Targeted Brownfields Assistance (TBA) to complete a Phase II Environmental Site Assessment, an Analysis of Brownfields Cleanup Alternatives (ABCA) report, and a Hazardous Material Survey (includes lead-based paint, asbestos, and PCB assessment).

Table 4: Environmental Investigation Project Totals

Site Eligibility Requests	Phase I ESAs	Phase II ESAs
6 APPROVED	5 COMPLETED	0 COMPLETED
1 IN PROGRESS/EPA REVIEW	0 IN PROGRESS	0 IN PROGRESS