

Narrative Information Sheet

Applicant Identification

Street Address:
Region IV Development Association, Inc. (RIVDA)
202 Falls Avenue
P.O. Box 5079
Twin Falls, Idaho 83301-5079

Funding Requested

Assessment Grant Type: Community-Wide Assessment Grant
Federal Funds Requested: \$500,000

Location: The South-Central Idaho Brownfield Revitalization Program encompasses eight counties including Blaine, Camas, Cassia, Gooding, Jerome, Lincoln, Minidoka, and Twin Falls Counties.

Target Area and Priority Site Information: The city centers and downtowns of the eight counties of South-Central Idaho are the “Target Areas” for this Community-Wide Assessment grant. Within the Target Areas the following priority sites have been identified:

Former Globe Seed and Feed Company: 220-288 Fourth Ave. South, Twin Falls, ID 83301
Wood River Welding: 216 S Main Street, Bellevue, ID 83313
URA-TF Rock Creek: 151-251 Maxwell Ave, Twin Falls, ID 83301

Contacts

Project Director

Name: Dr. Michele McFarlane
Ph: 208-732-5727 ext. 3005
mamcfarlane@csi.edu
Mailing Address: P.O. Box 5079
Twin Falls, ID 83303-5079

Chief Executive Official

Name: Jeff McCurdy
PH: 208-732-5727 ext. 3010
jmccurdy@csi.edu
Mailing Address: P.O. Box 5079
Twin Falls, ID 83303-5079

Population

City of Twin Falls: 54,300
City of Bellevue: 2,583

Other Factors

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Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
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).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	
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).	Page 7
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	

Letter from the State or Tribal Environmental Authority

Please find attached a letter dated November 7, 2023, from Idaho Department of Environmental Quality acknowledging our intent to apply for FY2024 grant funds and conduct assessment activities.

Releasing Copies of Applications

Not Applicable



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1410 North Hilton • Boise, ID 83706 • (208) 373-0502
www.deq.idaho.gov

Brad Little, Governor
Jess Byrne, Director

November 7, 2023

Michele A. McFarlane
Community Development Planner
Region IV Development Association, Inc.
P.O. Box 5079
Twin Falls, Idaho 83303-5079

Re: State Letter of Acknowledgement for Region IV Development Association Brownfields 104(k) Grant Application

Dear Ms. McFarlane:

This letter acknowledges that the Region IV Development Association has notified the Idaho Department of Environmental Quality (IDEQ)- the designated State Environmental Authority- that the Idaho Region IV Development Association is submitting to the Environmental Protection Agency (EPA) a \$300,000 Brownfields Assessment Grant. The notification to IDEQ satisfies the notification criteria of the EPA Proposed Guidelines for Brownfields Assessment Grants.

The Region IV Development Association intends to apply for both petroleum and hazardous substances funding. The Region IV Development Association covers the nine Southern Idaho counties of Blaine, Camas, Gooding, Jerome, Lincoln, Minidoka, and Twin Falls.

The IDEQ fully supports the submission of a Brownfields 104(k) Assessment Grant application in order to help in the effort to revitalize Brownfield Sites in their communities.

Regards,

A handwritten signature in black ink, appearing to read "Eric Traynor", is written over a horizontal line.

Eric Traynor
Idaho Brownfields Program Manager
Idaho Department of Environmental Quality
Phone: (208) 373-0565
Email: eric.traynor@deg.idaho.gov

Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields/ 1.a.i. Overview of Brownfield Challenges and Description of Target Area

Region IV Development Association (RIVDA), a non-profit organization recognized by the Economic Development Administration (EDA) as the regional Economic Development District (EDD), is applying for a \$500,000 Brownfields Community-Wide Assessment Grant to assist property owners with the revitalization of sites within the eight counties of South-Central Idaho (pop. 233,500) that includes Blaine, Camas, Cassia, Gooding, Jerome, Lincoln, Minidoka, and Twin Falls counties (Target Area). Referred to locally as the “Magic Valley,” our 14,560ⁱ sq. mi. area is framed by the rugged Sawtooth Mountains in the north and the agriculturally dominated Snake River Plain in the south. In the mid-1800s, as pioneers journeyed via the Oregon Trail, they began settling in the region. Historically dependent on agriculture, small towns developed to support farmers and their families. Today, communities range from hamlets like Fairfield with about 463 people (the only town in Camas County) to the City of Twin Falls, with nearly 55,000 people. The Snake River provides the water that supports this lush agricultural region. In 2015, the Magic Valley was selected by the U.S. Department of Commerce as an “All Things Food” manufacturing community, which includes production of the famous Idaho Potato, Chobani yogurt, Clif Bars, and numerous other products.

Idaho is one of the fastest growing states in the country, with a 14% population increase since 2010ⁱⁱ. In 2020, Idaho was the top destination for migration, with twice as many people moving to the state than leavingⁱⁱⁱ. However, the region of South-Central Idaho has not always seen the same growth. Between 1980 and 1990, four of the region’s nine counties saw between a 3% to 10% decrease in population. In contrast, the State of Idaho population increased by 4% over the same period. The region (Target Area) routinely has an unemployment rate below the national rate (3.1% in September 2023 compared to 3.8% for the nation), however, the wages of those jobs do not keep pace with the nation. The 2021 pe capita for the region was \$60,571 compared to \$64,143 for the nation. The region also has a poverty rate of 13.3%, higher than the 10.7% for the state.^{iv} With a small, and in many cases, decreasing tax base in South-Central Idaho, the goal of many communities was simply to survive. Numerous small businesses closed, including gas stations, theaters, agricultural businesses, and manufacturing facilities, leaving behind vacant and deteriorating properties. These brownfield properties and the fear of contamination foster vandalism, put resident safety at risk by stimulating crime, suppress investment in the surrounding area, drive developers to seek out prime farm ground and green space, and pose potential health risks to the population due to soil, water, and air pollution. RIVDA received a \$300,000 EPA Brownfield Community-Wide Assessment grant in October 2021, which established the South-Central Idaho Brownfield Revitalization Program. Asbestos, lead paint, soil staining from petroleum products, and vapor contamination from chemicals were the leading recognized environmental conditions (RECs) identified during RIVDA’s FY2021 Assessment Grant Cooperative Agreement. The assistance available through that grant accelerated future development of several properties by equipping purchasers with necessary information surrounding the levels of contamination, potential cleanup costs, and future use restrictions.

Today, the population is increasing quickly, and our communities lack the resources to keep up. Idaho experienced the 2020 COVID pandemic different from other states. While Idaho shut down in March 2020 like most other states, by May 1, 2020, the state government was actively encouraging reopening of businesses. This atmosphere of quickly “getting back to normal”, wide open spaces, and world-class outdoor recreation opportunities made Idaho an attractive spot for relocation. This dramatic and rapid influx of residents has pushed housing availability and affordability to critically low levels, yet many existing buildings and lots stay vacant and underutilized due to potential contaminants including asbestos, petroleum, metals, and solvents. Instead, the wide-open spaces that attracted new residents to the area are quickly being gobbled up which puts both our agricultural economy and the “Idaho way of life” at risk. The Magic Valley has six Opportunity Zones and twelve established Urban Renewal Agencies, all of which have helped create a strong commitment in our communities to utilize existing assets. Two of the three priority sites are in disadvantaged census tracts.

The third site borders a water source and recreational area. Complete understanding of the site contamination will allow for successful cleanup of the site, redevelopment of an aesthetically displeasing area, and protection of the water source.

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

According to EPA's "Cleanups in My Community," the Target Area has 59 identified Brownfield sites, superfund sites, RCRA sites, or response sites. We believe this number severely underestimates eligible sites based on the age of buildings within our communities' downtowns. The Target Area is comprised of thirty-four incorporated towns and many more unincorporated settlements. The majority of the area is rural with numerous small towns spaced out. This geography created a historical need for every town to have at least one gas station, many of which have now closed down in part to modern fuel-efficient vehicles being able to go farther between fill ups. Many towns were also built within close proximity to rail. The potential for contamination in the Target Area is due to these historic trends. Three sites within the Target Area have been prioritized based on redevelopment potential and the existing threat to community health and safety.

1.a.ii(1) Former Globe Seed and Feed (220-228 Fourth Ave South, Twin Falls): Located in the Twin Falls Warehouse Historic District, which is listed on the National Register of Historic Places, on four parcels totaling 0.716 acres, the one/two-story buildings (circa 1920) once housed the Globe Seed and Feed Company, which was once the largest shipper of certified seed grains in Idaho. The property was also home to numerous other agricultural commodity businesses. Currently, the historic property is vacant and has been for many years. The property has a history of being vulnerable to vandalism and damage. Environmental concerns include the presence of hazardous building materials, USTs, and soil contamination from agricultural pesticides. The Twin Falls Urban Renewal Agency purchased the property in 2023 with the hopes of attracting a developer who would preserve the historical aspects of the structure while remodeling the buildings to attract businesses and restaurants. Neighboring properties in the Twin Falls Warehouse Historic District have been revitalized and are now home to retail shops, Idaho's first food hall, professional offices, and an event center. The Globe Seed and Feed property continues to be an eyesore at the center of this growth in part because of the perceived contamination that would be a hurdle for redevelopment. Reuse of this property would increase the attractiveness of the entire area and would benefit all of the businesses in the historic district. Residents and visitors would feel safer and be more likely to support the businesses in the area. Assessment of the property would provide the Twin Falls Urban Renewal Agency and future developers with needed information on cleanup options and future use limitations. Additionally, reuse of the property will increase the assessed value of the property, leading to additional city revenue from property taxes. With the property being in an Urban Renewal District, a portion of these funds will be cycled back into Agency to be used for improved infrastructure projects within the area. This investment provides benefit to the existing businesses and will attract new businesses to the area.

1.a.ii(2) Wood River Welding (216 S Main Street, Bellevue): The Wood River Welding site is a 0.48-acre commercial property with one building in Blaine County, also known as the Wood River Valley. "The Wood River Valley is one of the most sought-after vacation destinations in the lower 48. Sweeping valleys, towering snow-capped peaks and dense forests give families endless options for outdoor exploration. It's no wonder this area receives so much attention; the region is home to the Sun Valley Resort, the Sawtooth National Recreation Area and portions of the Sawtooth National Forest." Tourism is a major driver of the valley's economy. County level data for Blaine County is misleading due to the great disparity among the county's five incorporated towns. The City of Bellevue has the second lowest per capita income for the cities within Blaine County at only \$31,040. 21% of residents are considered low income. 44% of residents are people of color compared to the state average of 19%. 12% of households are limited English speaking compared to only 2% in the state. At the other end of the spectrum is the City of Sun Valley which has a per capita income of \$64,353, which is nearly double Bellevue's. 17% of Sun Valley residents are people of color, which is less than half of Bellevue's. When looking at county level data, the need of the City of Bellevue is often masked by the wealth of neighboring cities.

The structure was constructed in 1946 and is approximately 3,995 square feet. The property is adjacent to the Bellevue Canal which connects to the Big Wood River, an important source for drinking water and fish habitat. A Phase I assessment was completed in May 2023 as part of a potential real estate purchase. The property was previously used for auto repair operations beginning in 1929. In 1998 the property became a welding shop. Review of fire insurance maps as part of the Phase I assessment revealed the presence of two underground storage tanks (UST). It is unknown if the tanks were removed or closed in place due to the absence of additional records. Asbestos containing materials are also suspected within the building. Due to the proximity of the property to the Big Wood River, the potential for a petroleum leak into the water from an UST or from an open floor drain in the existing structure is a significant concern to the community. In 2023 the potential purchaser applied to the South-Central Idaho Brownfield Revitalization program for assistance in completing a Phase II assessment. The current owner signed a site access agreement as part of the application process. At that time (July 21, 2023) the property received EPA concurrence of brownfields funds eligibility . Unfortunately, the program did not have enough funds to complete the Phase II. This grant would allow RIVDA to collaborate with current owner and prospective purchaser to complete a Phase II Assessment and Hazardous Materials Building Survey. While the purchaser intends to continue to operate the current welding business on the property, he anticipates renovating or demolishing the current building in order to construct a new, modern building which would better fit into the city's aesthetic. Renovation design work would also remove the USTs if they are still present, thus protecting the Big Wood River from any ongoing or potential contamination. Protection of the natural environment and the city streetscape is extremely important in the City of Bellevue to attract tourist dollars..

1.a.ii(3) URA-TF Rock Creek (151-251 Maxwell Ave, Twin Falls): The Urban Renewal Agency of Twin Falls (URA-TF) currently owns ten (10) parcels totaling 3.381 acres in southwest Twin Falls near downtown. The parcels were developed prior to 1960 and have a long history of commercial activities including a door manufacturing business, a concrete batch plant, a heating and sheet metal business, a bulk petroleum fuel storage facility, livestock pens, a Union Pacific railroad spur and parking. The parcels are currently vacant and overgrown. Phase I and Phase II assessments were completed on seven of the parcels in 2004 and 2005 respectively. Two USTs were discovered in addition to soil staining in numerous locations. It is unknown if removal of these tanks was completed. The parcels are adjacent to Rock Creek, which provides water and recreation opportunities to the residents. The area, including downtown Twin Falls and parcels further south, have experienced significant development including numerous residential subdivisions and schools constructed on former farmlands. A Phase II assessment will provide updated information on parcels previously assessed and on the remaining parcels that were not assessed which will inform reuse options and help the URA-TF attract redevelopment partners. Redevelopment options under consideration include mixed-use developments, affordable housing, a community recreation center, or a convention center. This project will also help to preserve the natural areas within Rock Creek that border the site.

1.a.iii. Identifying Additional Sites

As part of RIVDA's FY2021 Assessment Cooperative Agreement a brownfield site inventory list is being developed with the assistance of regional city administrators, mayors, urban renewal agencies, and other community leaders. The inventory will include sites in the eight counties of South-Central Idaho including Blaine, Camas, Cassia, Gooding, Jerome, Lincoln, Minidoka, and Twin Falls. These counties comprise the Target Area identified in 1.a.i. This inventory will be used to promote the brownfield revitalization program directly to current property owners. Properties on the completed inventory will be evaluated and scored by RIVDA staff and the Brownfield Steering Committee (see 2.b.i and 2.b.ii) to prioritize for additional assessments. Criteria for evaluation will include property owner commitment to revitalization, quality of the property reuse plan including design and availability of funding, community benefit, whether the reuse plan is consistent with the city/county comprehensive plan, whether the reuse plan will benefit underserved populations, and whether the property is within a disadvantaged census tract. As of September 30, 2023, 75% of FY2021 Assessment Cooperative Agreement grant funds had been drawn down and disbursed. Additional funds are needed to complete environmental assessments on properties identified on the inventory list.

1.b. Revitalization of the Target Area/ 1.b.i. Reuse Strategy and Alignment with Revitalization Plans: Infill redevelopment is a priority as reflected in the RIVDA 2020-2025 Comprehensive Economic Development Strategy (CEDS)^{vi} which identifies specific goals for Brownfield redevelopment: (1) Support communities with any Brownfield assessment projects and provide funding opportunities for assessment and cleanup of those projects; and (2) Support Main Street programs in local communities to support business growth and marketplace.

Redevelopment of the former Globe Seed & Feed, located in an Opportunity Zone and part of the Urban Renewal Agency of Twin Falls, aligns with the Twin Falls Comprehensive Plan^{vii} community vision of encouraging infill and revitalizing Downtown. The property encompasses nearly half a city block and is surrounded by properties that have been reimagined (see 1.a.ii(1)). Current unknowns related to the potential presence of petroleum, asbestos, and lead-based paint have made this property less desirable to private developers for redevelopment and preservation. Creating a funding stack with local, state and federal resources that will reduce the overall project costs will assist the Urban Renewal Agency in making these properties more attractive to developers. The URA-TF Rock Creek properties also meet the city's comprehensive plan goals to protect the Rock Creek Canyon area which provides important wildlife habitat areas and recreational opportunities for citizens.

The City of Bellevue's Comprehensive Plan^{viii} identifies business growth and attraction of new business while maintaining "residential quality and small-town appeal" as a priority. Revitalization of the Wood River Welding property will allow the city to retain a successful operating business (Wood River Welding) while improving the aesthetic appeal of the property and ensuring the health and safety of residents. The current owners of the business and property are selling; if the potential purchaser is unable to complete the purchase, the city will lose this local operating business and tax revenue. If the purchase is completed the end goal is to continue the business in an updated facility that protects the environment from contamination and conforms to the surrounding neighborhood. Protecting the adjacent Big Wood River from contamination is one step towards maintaining the appeal of the area. Modernization of the structure to better correspond to neighboring properties will support the city's ability to attract tourism dollars and will better reflect the small-town appeal which is a priority for the community.

1.b.ii. Outcomes and Benefits of Reuse Strategy The properties under consideration by the South-Central Idaho Brownfields Committee are in areas experiencing population growth at atypical levels, leading to the increased demand for both residential and commercial properties. During the third quarter of 2020-2021, Southern Idaho "saw a less than 1% industrial space vacancy rate." The redevelopment of the Globe Seed and Feed property, for example, will help sustain the redevelopment momentum currently taking place in Downtown Twin Falls. The reuse of Priority Sites and other sites in the Target Area will benefit the region as a whole by increasing the overall desirability of already developed properties and by removing contaminants from the environment. Increasing reuse of already developed properties protects greenspace, and wildlife habitat from being developed in addition to utilizing already existing electrical, water, and wastewater infrastructure. Improvements will increase real property valuation of the redeveloped properties, which will increase local tax revenue. As part of the project scope of work, the Steering Committee and community participants will formulate an anti-displacement plan/strategy to minimize hardship to current residents and businesses in areas undergoing redevelopment.

1.c. Strategy for Leveraging Resources/ 1.c.i. Resources Needed for Site Reuse As a non-profit organization, RIVDA is eligible for, and has extensive experience assisting cities, counties and private entities in receiving, and managing grants and loans. The State of Idaho has programs that encourage economic development projects that may include the remediation of slum and blight conditions that are hindering business development. Many of our target sites would be eligible for these resources such as Community Development Block Grants (CDBG) and Idaho Rural Community Investment Fund (RCIF) grants. These grant funds could be combined with EPA Brownfield Assessment funds and RIVDA's EPA RLF to create a funding stack, allowing the communities to stretch their dollars and complete a greater amount of remediation. For redevelopment

funding to complete the projects, Globe Feed & Seed is located in both an Opportunity Zone and an Urban Renewal Area, which can provide additional tax incentives and tax increment financing (TIF).

1.c.ii. Use of Existing Infrastructure All of the priority Brownfields sites are served by existing infrastructure that includes power, water, and wastewater. The high growth rates in Idaho, particularly in our larger cities, are causing more demand on our resources and are creating unprecedented high land values for undeveloped land. Using existing buildings and infrastructure will reduce the need to add additional electrical and water lines by enabling our communities to reuse existing resources and reducing costs while addressing contamination.

2. Community Need and Community Engagement/2.a. Community Need

2.a.i. The Community's Need for Funding Idaho's tax base does not benefit from the 66.55% of land that is publicly held^{ix}. Counties and communities are unable to collect property taxes on State owned lands, tribal lands, and land owned by federal agencies such Bureau of Land Management, United States Forest Service, National Park Service and military bases. More than half of the States' 83,557 square miles is not taxed. This puts a greater fiscal burden on the individual residents of small communities that border these lands, many of which are within the Target Area. The City of Twin Falls has the added difficulty of being the region's only metropolitan area. At barely over 54,000 residents, the city swells to about 100,000 during the day. Commuters come to the city on a daily basis to work and shop. In the process, they are using city services and infrastructure that is funded through property taxes. The city is forced to design infrastructure for a population double the size of the actual tax base. Additionally, the city is limited by state code on annual amount the property tax budget can be increased. This has left emergency services for the City of Twin Falls understaffed while simultaneously expanding the need for services. In order to lead revitalization efforts in the downtown core, the city must utilize other revenue sources such as grant funding. Without an infusion of funds, the city will be forced to delay reuse planning, which elevates the probability of vandalism, crime, and residents being exposure to contaminants.

2.a.ii. Threats to Sensitive Populations/ 2.a.ii(1) Health or Welfare of Sensitive Populations The region impacted by this grant shows a dramatically different demographic composition that the rest of the State of Idaho. The region is comprised of 24% Hispanic, which is double the statewide percentage and 6% higher than the nation. Additionally, the region is above the 50th percentile for known USTs. The absence of state-wide comprehensive database for USTs makes this number likely underreported. Removing existing contaminants will reduce threats to the health and safety of future generations. While the area has a low unemployment rate, the region's per capita income is well below the State of Idaho's and the nations. According to EPA EJScreen, the identified priority sites in Twin Falls are in census tracts in the 85th percentile or greater for low income and limited English-speaking residents. The Wood River Welding property is in a census tract (#16013960200) with 54th percentile for low income and 91st percentile for limited English speaking. Utilizing EPA assessment funding will allow property owners with limited funds to allocate those funds for cleanup and revitalization efforts.

2.a.ii(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions Having an agriculturally based economy inherently increases the risk of exposure to contaminants for South-Central Idaho residents. Pesticides and other chemicals used for farming along with petroleum to fuel farm equipment increases the probability of soil and water contamination. The region's small, rural, farming towns have many aging structures where lead paint and asbestos contamination are high concerns for the communities. Heart disease, cancer and asthma have significant impacts on the regional residents with many census tracts above the 50th percentiles. Addressing contamination at regional Brownfield sites will reduce the risk of exposure, which in turn reduces the overall risk to community health.

2.a.ii(3) Environmental Justice/ 2.a.ii(3)(a) Identification of Environmental Justice Issues

The target area exhibits numerous environmental justice issues and social issues including the presence of lead paint, lack of indoor plumbing, lack of green space, and low incomes. For example, the Twin Falls City

Center, where Globe Seed and Feed is located, is in the 92nd percentile for lead paint, the 91st percentile for lack of green space and 94th percentile for low income according to the Climate and Economic Justice Screening Tool (CEJST). The Wood River Welding site is in a census tract which also exhibits elevated climate change risks for both flood and wildfire and has legacy pollution due to the presence of a formerly used defense site. The correlation between contaminated areas and low-income residents makes cleanup of these areas a paramount initiative. Additionally, both the Globe Seed and Feed and Wood River Welding priority sites (see Section 1.a.ii(1) and (2)) are located in disadvantaged census tracts according to CEJST (#16083001100 and #16013960200). The combination of environmental issues with low incomes, which makes it difficult for communities to remediate the concerns, disproportionately affects the residents of these census tracts, making identification and cleanup of contamination a vital initiative.

2.a.ii(3)(b) Advancing Environmental Justice

RIVDA has prioritized properties that have immediate reuse potential. The two sites in Twin Falls are currently vacant and revitalization efforts will not lead to the displacement of any residents or businesses. By working with property owners to be part of their revitalization capital stack, we are working toward preserving a historic property and environmentally sensitive lands which border the priority sites. At the Wood River Welding property, the only business that will be potentially displaced is Wood River Welding. The displacement will be temporary while the structure is remodeled or rebuilt (see 1.b.ii for more information on the program anti-displacement strategy). Identification and cleanup of contamination and reuse of vacant and underutilized properties will lead to a cleaner environment, wildlife habitat protection, and potential access to affordable housing, which will support environmental justice.

2.b. Community Engagement/ 2.b.i. Project Involvement and ii. Project Roles

RIVDA will partner with community organizations such as Jerome 2020, Southern Idaho Economic Development Organization, and Western Magic Valley Realtors Association (WMVRA) to provide Brownfield information sessions to the region’s economic development and real estate professions. By connecting Brownfield resources with these professionals, RIVDA will have a direct link to redevelopment interests, increasing the potential for program utilization. Additionally, a steering committee comprised of community liaisons will determine the direction of the program including determining prioritization of site applications. Steering committee members represent county-level government, city level government, and business attraction interests who have deep roots to the communities they represent. In their roles, they have extensive insight into community concerns and potential development projects. The Steering Committee will help the program balance the needs of the community with the wants of developers when selecting properties for assessment funding. The Steering Committee will meet quarterly throughout the grant period. Meetings will be open to the public and offered by in-person and virtually. Participant Support Costs will be provided to community members in the form of childcare and stipends for time, transportation and loss of wages. RIVDA will obtain prior approval from EPA for all participant support costs. Disbursements will be tracked and receipts will be collected as applicable.

Name of organization	Point of contact	Specific involvement
Twin Falls Urban Renewal Agency	Shawn Barigar Executive Director SBarigar@tfid.org	Collaborate to complete Phase I and Phase II assessments on priority sites and active participation with the QEP on reuse planning
Southern Idaho Economic Development Organization (SIEDO)	Jan Rogers Executive Director janr@southernidaho.org	SIEDO will provide RIVDA connections to new businesses and site selectors as they are searching for properties to utilize.
Western Magic Valley Realtors Association	Cory Anderson Executive Director cory@wmvrealtors.com	WMVRA will provide regional realtors information on the Brownfield program to be communicated to potential purchasers.

Gooding County	Susan Bolton County Commissioner [REDACTED]	Steering committee members: assist in site recommendations for funding based on reuse plans and public health/safety risks. Steering Committee members are residents of the Target Area and each member's occupation gives them direct access to community redevelopment needs. All three members are currently serving on the program's Steering Committee and have demonstrated an ability to evaluate potential projects for eligibility and appropriate use of funds.
Jerome 2020	Larry Hall Executive Director lhall@jerome2020.com	
City of Burley	David Waldron City Engineer dwaldron@burleyidaho.org	

2.b.iii. Incorporating Community Input

A Brownfield program report will be prepared quarterly for the RIVDA Board of Directors who represent the communities and underserved populations within the region. The reports will allow the board representatives to share project progress with their communities. RIVDA will present at community meetings including city council, urban renewal, chamber of commerce, and county commissioner meetings to promote the program and share results. The Brownfield program will be highlighted at RIVDA's biannual community open houses to share program results with attendees and gather feedback from community members. RIVDA staff will also attend community events (Latino Fest, All Business Conference, Association of Idaho Cities, Idaho Rural Success Summit) to gather community input on the site inventory list, potential project sites, and the potential unmet needs of the residents in relation to brownfields. Social media will be used to share program progress and to facilitate virtual engagement. RIVDA will maintain a brownfield page on their website for updates on project progress, to feature property success stories, and to allow the public to submit feedback. The Brownfield Steering Committee will meet at least quarterly to review project progress, community feedback, and identify additional outreach strategies. Feedback will be used to update the property inventory, conduct outreach to property owners, and guide program decision making.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

Task/Activity 1: Program Development and Oversight
i. Program Implementation: RIVDA will provide program development and oversight services for all stages of the grant including: procurement of a QEP using state and federal procurement processes; lead the Brownfield Steering Committee; complete property eligibility forms; complete property profiles in ACRES; completion and submission of quarterly and annual required reports through ACRES; attend National Brownfield conference.
ii. Anticipated Project Schedule: ongoing over the four-year project period: procurement of a QEP within the first quarter; Quarterly Steering Committee meetings; submission of reports, eligibility forms, and property profiles as required
iii. Task/Activity Lead: RIVDA
iv. Outputs: Timely updates in ACRES; Fifteen quarterly reports; One final closeout report; Three annual reports (MBE/WEB and FFR)
Task/Activity 2: Community Involvement
i. Program Implementation : Funds will be used for program marketing materials such as flyers, brochures, and legally required publications such as RFQs. RIVDA will present at applicable city council and county commissioner meetings and will prepare quarterly reports to the RIVDA Board of Directors in order to keep the public aware and involved in the remediation process.

RIVDA will maintain a Brownfield page on its website and will feature program progress, site success stories, and allow the community to submit feedback. RIVDA will attend 2 community events per year to share project progress and gather community feedback. The program Steering Committee will hold quarterly public meetings (in-person and virtually). Childcare and stipends will be provided for community members who wish to participate but otherwise would be unable to.

ii. Anticipated Project Schedule: ongoing over the four-year project period

iii. Task/Activity Lead: RIVDA

iv. Outputs: 8 county-level reports per year; 4 board quarterly reports per year; quarterly Steering Committee meeting agenda and notes

Task/Activity 3: Site Assessments

i. Program Implementation: 71% of project funds (\$355,000) will be allocated toward Phase I, Phase II Assessments, and Hazardous Materials Building Surveys at the 3 priority sites and additional sites selected by the program steering committee. Assessments will be completed by a QEP, selected using state and federal procurement requirements. Assessments will be completed in accordance with ASTM standards and in collaboration with the EPA Seattle Office and the Idaho Department of Environmental Quality. QEP work will include the development of an EPA/IDEQ approved QAPP for the Target Area and site-specific SAP.

ii. Anticipated Project Schedule: ongoing over the four-year project period beginning in year one, quarter two as properties are approved as eligible by EPA.

iii. Task/Activity Lead: QEP with oversight from RIVDA

iv. Outputs: 3 Phase I Assessments, 6 Phase II Assessments, 4 Hazardous Materials Building Survey

Task/Activity 4: Cleanup and Reuse Planning

i. Program Implementation: Property owners will be provided cleanup planning activities including Analysis of Brownfield Cleanup Alternatives (ABCAs) and /or Site Reuse Plans. Estimated cleanup costs, future reuse options and strategies to facilitate reuse will be included.

ii. Anticipated Project Schedule: ongoing over the four-year project period as property assessments are completed.

iii. Task/Activity Lead: QEP with oversight from RIVDA

iv. Outputs: 6 ABCAs and/or site reuse plans

b. Cost Estimates

Budget Categories		Project Tasks				TOTAL
		Program Management	Community Outreach	Site Assessment	Cleanup and Reuse Planning	
Direct Costs	Personnel	\$ 14,560.00	\$ 26,208.00			\$ 40,768.00
	Fringe Benefits	\$ 3,640.00	\$ 6,552.00			\$ 10,192.00
	Travel	\$ 7,960.00	\$ 3,200.00			\$ 11,160.00
	Equipment					\$ -
	Supplies		\$ 2,380.00			\$ 2,380.00
	Contractual			\$ 340,000.00	\$ 54,000.00	\$ 394,000.00
	Construction					\$ -
	Other	\$ 500.00	\$ 16,000.00			\$ 16,500.00
Total Direct Costs		\$ 26,660.00	\$ 54,340.00	\$ 340,000.00	\$ 54,000.00	\$ 475,000.00
Indirect Costs		\$ 1,450.00	\$ 2,675.00	\$ 18,125.00	\$ 2,750.00	\$ 25,000.00
Total Budget		\$ 28,110.00	\$ 57,015.00	\$ 358,125.00	\$ 56,750.00	\$ 500,000.00

Task 1: Program Management

Personnel Costs: \$14,560 (Program Manager = \$35 per hour for 104 hours per year for 4 years; based on current salary and projected salary increases over the 4 years of the grant.)

Fringe: \$3,640 (25% of personnel costs)

Travel: \$7,960 (National Brownfield Conference: 2 trips x 2 employees x \$1,000 airfare + \$600 hotel + \$240 Meal Per Diem = \$7,360; Site visits – 2 visits per site @ 80 miles each x 6 sites x 0.625 per mile = \$600)

Other: \$500= conference registration \$125 x 2 employees x 2 conferences

Indirect: \$1,450 (telephone, insurance, rent, internet, IT Support, photocopies 5% overall; dispersed across tasks by % of project funds allocated to the task)

Task 2: Community Outreach

Personnel Costs: \$26,208 (Program Manager = \$35 per hour for 104 hours per year for four years= \$14,560; RIVDA President = \$56 per hour for 52 hours per year for 4 years = \$11,648)

Fringe: \$6,552 = 25% of personnel costs

Travel: Attendance at community meetings: 16 per year x 4 years x 80 miles x \$0.625 per mile= \$3,200

Supplies: \$2,380 = Flyers, brochures, community outreach display materials (based on estimate from previous grant work)

Other: Participant Support Costs: \$16,000 (stipends for costs associated with meeting attendance including loss of wages and transportation; \$50 gift cards for 15 participants per meeting (based on attendance at previous community meetings) = \$12,000; childcare \$4,000 (\$250 per quarterly meeting for 4 years)

Indirect: \$2,675 (see Task 1 for description)

Task 3: Site Assessment

Contractual: \$340,000 (Assessment of Priority Sites: \$170,000; Assessment of additional sites: \$170,000)

Indirect: \$18,125 (see Task 1 for description)

Task 4: Cleanup and Reuse Planning

Contractual: \$54,000 = (6 Cleanup and Reuse plans at \$9,000 each based on previous grant work)

Indirect: \$2,750 (see Task 1 for description)

c. Plan to Measure and Evaluate Environmental Progress and Results: Project progress will be tracked and demonstrated through annual and quarterly reports, highlighting the specific properties undergoing assessment and reuse plans. Reports will be entered into ACRES in a timely manner. The Brownfield Steering Committee will annually review project progress in relation to effectiveness of community outreach, leveraged funding, clean-up progress, reduction of environmental health risks, and job creation. Expected Outputs: During the project period a minimum of 3 Phase I Assessments and 6 Phase II Assessments will be completed.

4. Programmatic Capability and Past Performance/ a. Programmatic Capability

i. Organizational Capacity, ii. Organizational Structure, and iii. Description of Key Staff

RIVDA has extensive experience managing state and federal grants. The staff is well versed in federal cross-cutting measures including Section 106 requirements, Davis Bacon, Debarment, NEPA, and preservation of open competition. RIVDA has demonstrated capacity to uphold federal regulations through our current open assessment cooperative agreement.

- RIVDA's President, Jeffrey McCurdy, has worked for the organization for 12 years. He earned his Bachelor of Business Administration degree from Idaho State University in 2004. Upon graduation, he was hired by RIVDA to work as a Community Development Planner, Grant Administrator Specialist, and a Loan Closing Specialist. He served as a Loan Closing Specialist for 10 years. In 2013, he left RIVDA to work as the CFO/Treasurer for the City of Rupert, Idaho for 5.5 years. In December 2019, Mr. McCurdy returned to RIVDA to serve as the President and Chief Executive Officer. If awarded, Mr. McCurdy will dedicate 2.5% of his workload for community outreach activities of the Brownfield Assessment program.
- Community Development Planner Dr. Michele McFarlane will oversee the assessment grant and act as a liaison between RIVDA, property owners, and Idaho DEQ. Dr. McFarlane has a Bachelor of Arts

degree from Boise State University as well as a Doctor of Education degree from University of Idaho. She is currently managing both an FY2021 EPA Brownfields Community-Wide Assessment Grant and FY2022 EPA Brownfields Revolving Loan Fund. Dr, McFarlane will dedicate 5% of her workload to program management and 5% of time to community outreach.

- Fiscal Operations Manager Tedi Thompson has a Bachelor of Business Administration in Accounting from Boise State University and is responsible for Accounts Payable/ Receivable, maintaining financial records, preparing monthly financial statements, grant draw requests, and processing payroll. Ms. Thompson has been with Region IV Development since 2015.

The three staff members will meet weekly to review project progress, consultant invoices and work order estimates to ensure timely and successful expenditure of funds. Both Dr. McFarlane and Ms. Thompson report directly to Mr. McCurdy.

iv. Acquiring Additional Resources: RIVDA will follow state and federal procurement requirements to procure a QEP who will complete Phase I and Phase II assessments and Hazardous Materials Building Survey. An RFQ will be published to ensure fair and open competition. Additionally, the RFQ will be shared with the Idaho Hispanic Chamber of Commerce, Idaho Department of Commerce, and Idaho’s Small Business Administration office to attract underrepresented contractors. The selected QEP contract will reflect a preference to employ local sub-contractors.

b. Past Performance and Accomplishments/

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments: RIVDA received a \$300,000 EPA Brownfield Community-Wide Assessment grant in October 2021, which established the South-Central Idaho Brownfield Revitalization Program. The program encouraged the revitalization of seven properties in the region by providing Phase I and Phase II assessments. RIVDA also received \$750,000 from EPA to establish a revolving loan fund (RLF) in 2022. The RLF provides property owners another tool towards property revival. One property assessed includes nine parcels in downtown Twin Falls and will be the future home of nine townhomes. The project is currently in the design phase. Financial support through the FY2021 grant will assist in keeping the purchase price of the homes at a reduced amount. A smaller property in the city of Gooding allowed for a pediatric rehabilitation center to open on Main Street in August 2023. The previous bank building was vacant at the time of purchase. All outputs and outcomes were properly reported to EPA in ACRES. The program has established good momentum in the two years since it began. Additional funds will allow RIVDA to continue this momentum.

(2) Compliance with Grant Requirements: RIVDA has one open Assessment Grant (FY2021). As of September 30, 2023, the available balance was \$75,902.51, which is 25% of the original \$300,000 grant. 75% of funds awarded under the FY2021 have been drawn down and disbursed. RIVDA is in compliance with the FY2021 workplan, schedule, and terms and conditions. All reports have been diligently provided in a timely manner and is on track to complete the established work plan within the award’s timeline.

ⁱ <https://ce.naco.org/>

ⁱⁱ <https://www.census.gov/data/datasets/time-series/demo/popest/2020s-total-cities-and-towns.html>

ⁱⁱⁱ <https://www.hireahelper.com/moving-statistics/covid-migration-report/>

^{iv} <https://lmi.idaho.gov/wp-content/uploads/publications/2023/WorkforceTrends/southcentral.pdf?v=102023>

^v <https://visitidaho.org/travel-tips/exploring-wood-river-valley-complete-48-hour-itinerary/>

^{vi} <https://rivda.org/comprehensive-economic-development-strategy/>

^{vii} <https://www.tfid.org/468/Twin-Falls-Vision-2035>

^{viii} https://www.bellevueidaho.us/index.asp?SEC=9F6A134F-1201-4488-9ED1-8CC90C5D2909&Type=B_BASIC

^{ix} <https://www.nrcm.org/documents/publiclandownership.pdf>

Threshold Criteria

Applicant Eligibility

Region IV Development Association (RIVDA) is a 501(c)(3). Please see Appendix A for documentation.

Community Involvement

RIVDA will partner with community organizations such as Jerome 2020, Southern Idaho Economic Development Organization, and Western Magic Valley Realtors Association (WMVRA) to provide Brownfield information sessions to the region's economic development and real estate professions. By connecting Brownfield resources with these professionals, RIVDA will have a direct link to redevelopment interests, increasing the potential for program utilization. Additionally, a steering committee comprised of community liaisons will determine the direction of the program including determining prioritization of site applications. Steering committee members represent county-level government, city level government, and business attraction interests who have deep roots to the communities they represent. In their roles, they have extensive insight into community concerns and potential development projects. The Steering Committee will help the program balance the needs of the community with the wants of developers when selecting properties for assessment funding. The Steering Committee will meet quarterly throughout the grant period. Meetings will be open to the public and offered by in-person and virtually. Participant Support Costs will be provided to community members in the form of childcare and stipends for time, transportation and loss of wages. RIVDA will obtain prior approval from EPA for all participant support costs. Disbursements will be tracked and receipts will be collected as applicable.

A Brownfield program report will be prepared quarterly for the RIVDA Board of Directors who represent the communities and underserved populations within the region. The reports will allow the board representatives to share project progress with their communities. RIVDA will present at community meetings including city council, urban renewal, chamber of commerce, and county commissioner meetings to promote the program and share results. The Brownfield program will be highlighted at RIVDA's biannual community open houses to share program results with attendees and gather feedback from community members. RIVDA staff will also attend community events (Latino Fest, All Business Conference, Association of Idaho Cities, Idaho Rural Success Summit) to gather community input on the site inventory list, potential project sites, and the potential unmet needs of the residents in relation to brownfields. Social media will be used to share program progress and to facilitate virtual engagement. RIVDA will maintain a brownfield page on their website for updates on project progress, to feature property success stories, and to allow the public to submit feedback. The Brownfield Steering Committee will meet at least quarterly to review project progress, community feedback, and identify additional outreach strategies. Feedback will be used to update the property inventory, conduct outreach to property owners, and guide program decision making.

Available Balance of open Assessment Grant and Multipurpose Grant

Region IV Development Association (RIVDA) has one open Assessment Grant. As of September 30, 2023, the available balance was \$75,902.51, which is 25% of the original \$300,000 grant. 75% of funds awarded under the FY2021 have been drawn down and disbursed. RIVDA affirms it does not have an open EPA Brownfields Multipurpose Grant. See Appendix B for documentation.

Contractors and Named Subrecipients

A contractor has not been procured and subrecipient has not been named. RIVDA will follow state and federal procurement requirements to procure a Qualified Environmental Professional (QEP) if awarded and does not anticipate naming a subrecipient for this project.