

A. Applicant Eligibility

The City of Meridian (Meridian) is a municipal government entity which satisfies the U. S. Environmental Protection Agency's (EPA) definition of General Purpose Unit of Local Government as listed on page 13 of the 2006 EPA Proposal Guidelines for Brownfields Grants. The City of Meridian is located in Ada County, Idaho.

B. Letter from State Environmental Authority

Aaron Scheff, Brownfields Program Manager for DEQ supplied the required letter, dated November 24, 2006 to Meridian. The letter acknowledges that Meridian notified DEQ of the intention to apply for a \$200,000 area wide Brownfield petroleum assessment grant and a \$200,000 area wide Brownfield hazardous substance assessment grant. This letter appears in the Attachments section of this proposal.

C. Site Eligibility and Property Ownership Eligibility

This item is not applicable to this proposal as Meridian is applying for Community or Area Wide assessment grants for petroleum and hazardous substances.

A. Assessment Grant Proposal Budget

Budget Item (programmatic costs)	Project Tasks in US Dollars (\$)				
	1) Project Management	2) Public Involvement	3) Inventory / Phase I&II Assessments	4) Cleanup Planning	Total
Personnel	4,000	4,000	2,000	2,000	12,000
Fringe	2,000	2,000	1,000	1,000	6,000
Travel	4,000	0	0	0	4,000
Supplies	250	1,000	500	250	2,000
Contractual	10,000	16,000	128,000	22,000	176,000
Total	20,250	23,000	131,500	25,250	\$200,000

*Supplies will include: office supplies, brownfields newsletters and mailings, community meeting materials.

Task 1 – Project Management

Meridian staff are prepared to conform to all EPA grant management requirements should this proposal be funded and a cooperative agreement reached with EPA. Meridian will be directly responsible for contractor procurement as outlined in 40 CFR 31.36, progress reporting, financial disclosures, and closeout reports. Meridian frequently relies on outside contractors to assist with and complete community projects. Much of the project management will be contracted out to an environmental consulting contractor, which will be procured within the first quarter after release of the grant funds.

Specifically, Meridian will: develop an approved work plan and timeline, negotiate a cooperative agreement with EPA, release a request for proposal to qualified contractors, rank proposals and award the contract to the highest scoring applicant, participate in conference calls with EPA regarding the management of the grant, communicate progress regularly with EPA, prepare and submit all required reporting to EPA including financials and MBE/WBE reports and property profile forms, attend Annual and/or Western Brownfields Workshops, set up an information repository for maintaining a written record from proposal to closure report,

coordinate with the Idaho Department of Environmental Quality (DEQ) Brownfields Program staff.

Task 2 – Public Involvement

Meridian and its contractor will work closely with DEQ, EPA, and the project partners listed in Section F of this proposal to develop an approved Community Involvement Plan (CIP). The goals of the CIP include: encouragement of public involvement in the inventory, assessment, and cleanup planning process, communication of Program plans and milestones to the general public, solicitation of Brownfield properties for the inventory, public input into the prioritization of sites to be assessed, and soliciting and addressing community concerns with regard to Brownfields, growth, and revitalization within Meridian.

Meridian and its contractor will set up and advertise the availability of an information repository and informational Web site, develop and distribute informational fact sheets, and will designate a spokesperson for the Meridian Brownfield Assessment Program (Program). Fact sheets will be developed and distributed at the start and conclusion of the Program at a minimum, with additional fact sheets to be developed at the completion of each phase of the Program. Fact sheets will be written at a sixth to eighth-grade reading level and distributed to residents within the affected community. Individual fact sheets will be prepared and distributed at the conclusion of any site-specific assessments conducted with these grant funds.

Meridian, its contractor, and the partners listed in Section F of this proposal will conduct and participate in public meetings in support of this assessment grant. Public meetings will be held at the beginning and the conclusion of the cooperative agreement, with additional Program status meetings convened as necessary. In addition to holding question and answer sessions at the public meetings, questionnaires will be distributed to and additional follow up interviews conducted with parties interested in further participating in the public involvement process. Since there is a portion of the affected community that speaks Spanish as their primary language, interpreter services will be made available on request.

Task 3 – Inventory and Assessment

MDC staff, Meridian's contractor, the City of Meridian, interested members of the public, DEQ, the local chapter of Retired Service Volunteers (RSVP), and other partners listed in Section F will solicit Brownfield candidate site submittals for properties within MDC's jurisdiction. Site submittals will be screened by a committee composed of Program partners, including DEQ, to make sure they fit the definition of a Brownfield. Brownfields will be included on the Program's Brownfield inventory, which will be shared with Program partners. Landowner participation in the inventory will be voluntary.

Once the inventory is complete, properties will be prioritized for assessment based on a number of factors including eligibility, readiness for revitalization, community need, and public benefit. Sites will receive Phase I or Phase II assessments as appropriate. Site assessments will conform to the American Society for Testing Materials (ASTM) standards and satisfy requirements listed in EPA's proposed All Appropriate Inquiry (AAI) guidance. Meridian understands that hazardous substance assessment grant funds may only be expended on sites that fit the hazardous and/or controlled substance definition, including sites that have commingled petroleum and hazardous substance contamination. Funds from this grant proposal will not be expended on sites contaminated (or suspected to be contaminated) only with petroleum. Meridian plans to devote at least 65% of this grant directly to inventorying and assessing properties. It is expected

that the vast majority of the funds devoted to this task will go toward assessment of properties rather than inventorying. Meridian plans to take advantage of RSVP volunteers and DEQ's Brownfield inventory to develop its initial Brownfield inventory, leaving much of this task's budget free for assessment.

Prior to conducting a Phase II site assessment, Meridian's contractor will develop and submit a Quality Assurance Project Plan (QAPP) and submit it to EPA for approval. Meridian's contractor will also prepare and submit the proper site eligibility determinations to EPA along with a completed Property Profile Form (PPF), a National Historic Preservation Act (NHPA) determination, and an Endangered Species Act (ESA) determination. PPF's and site eligibility determinations will also be submitted to EPA prior to conducting Phase I site assessments.

Task 4 – Cleanup Planning

For each site assessed with a Phase II assessment, Meridian's contractor will conduct a risk analysis using DEQ's Risk Evaluation Manual (REM) and develop an Analysis of Brownfield Cleanup Alternatives (ABCA). The REM analysis and the ABCA will appear in site assessment reports detailing the extent and magnitude of hazardous substance contamination at assessed sites. Other components of the site assessment reports will include comparison of results with appropriate state and federal cleanup standards, exposure pathways and receptors, type of contamination, media impacted, and figures and maps. Copies of these reports will be submitted to DEQ for review and comment. Summaries of reports ABCA and REM analyses will be made available to the public as well as potential property purchasers and developers. Meridian will work with local landowners of contaminated properties and other stakeholders to devise cleanup and redevelopment plans. Those involved in cleaning up and redeveloping contaminated properties will be encouraged to participate in the DEQ's Voluntary Cleanup Program (VCP) and seek cleanup funding from the Reuse Idaho Brownfields Revolving Loan Fund (RIBC RLF).

B. Community Need

1. Meridian, a suburb of Boise, Idaho is in the heart of the Treasure Valley and one of Idaho's fastest-growing cities. One third of all of Idaho's population resides in the Treasure Valley. Meridian has been the fastest growing city in Idaho since 1994, with the population nearly tripling between 1990 (11,958 people) and 2000 (34,919 people) according to the US Census Bureau, a 314% increase in population over 10 years. COMPASS, an Idaho Community Planning Association, already has an estimated population in Meridian of 66,565. Over 175,000 people live within a 7-mile radius of Meridian and over 330,000 people live within a 12.5-mile radius of downtown Meridian (Meridian Development Corporation). According to the Meridian Planning and Zoning Department, less than 5% of existing land dedicated to high density residential (50% of residential property is considered low to very low density residential, [City of Meridian 2000]). Meridian has become a center of commercial and residential development.

Because Meridian is a suburb of Boise, 1000's of residents commute to Boise each day to work mostly in personal cars. Traffic through Meridian and the surrounding area has quadrupled in the last five years (find reference). According to Idaho DEQ the Treasure Valley is subject to some of the most severe wintertime inversions in the intermountain West. The air quality issues spurred DEQ to partner with the Idaho Council on Industry and the Environment to organize the *Governor's Conference on Air Quality in the Treasure Valley: Practical Paths to Clean Air in 2003*. Need some statistics here. There is a huge need for alternative transportation for Treasure

Valley in terms of reducing air emissions, traffic safety, and providing cost effective and reliable transportation for low income and minority populations. Currently, there is about one car for every two people in Ada County.

Realizing that Public transportation is an important component of both economic success and improving air quality, the Valley Regional Transit in conjunction with other organizations have completed a *Light Rail Corridor Study*. The center of the Meridian urban renewal district is identified as a station hub of a light rail system servicing the Treasure Valley. In support of the light rail transformation and in an effort to reduce sprawl, high density mixed residential/commercial is planned for the area. MDC has a plan to modify an existing road into a walking path eventually ending at the light rail depot.

Meridian's median existing home price is \$173,500 (April 2005) and the median new home price is \$224,200 (April 2005, Idaho Department of Commerce and Labor). According to the Idaho Department of Commerce and Labor (ICL), Meridian's per capita income (\$29,100) is nearly \$2,000 less than the national average (\$30,906) and the 2000 cost of living index gain was 32% compared with a national average of 25% (Idaho Department of Commerce and Labor). The US Department of Housing and Urban Development has determined that any householder paying more than 30% of its income for housing is paying an excessive amount for housing. In 2000 about 20% of all owner households paid more than 30% of its monthly income for housing and more than 32% of renters paid an excessive amount in 2000 (City of Meridian Comprehensive Plan 2002). Many of Meridian's employment opportunities are weighted toward low-paying retail and service jobs. Combined these sectors account for 61% of the Meridian's private sector employment.

This lower than average earning power coupled with the 26% increase in home prices over the past year is contributing to the sprawl of cheaper houses into the outskirts of Meridian and the need for affordable housing in the cities core downtown area. According to ICL, Meridian's unemployment rate is 4.2% and the female labor participation rate is 65%. According to Meridian's Comprehensive Plan (July 2002), land in the partially developed outskirts of town is less expensive than land with existing structures and infrastructure in the core of Meridian. Consequently, more development is occurring on the fringes of town than in the core. This results in core buildings sitting vacant, abandoned, and blighted as Meridian continues to sprawl on to formerly agricultural land.

2. The Urban Renewal Area (URA), the area surrounding and including Old Town and the downtown core, is lagging behind other neighborhoods of Meridian. Assessment and redevelopment of properties in the URA will directly reduce threats to the health and welfare of this disadvantaged and culturally sensitive portion of Meridian. Redeveloping the several acres of blighted, underused land in this area will directly improve the visual aesthetics of the neighborhood and draw additional developer interest and investment in this part of town. One of the greatest potential benefits of redevelopment will be the creation of jobs, retail, housing, and recreation created close to where residents of the URA live. Providing additional jobs to these residents may lower the unemployment and poverty rate and improve the quality of life for residents in the area. Additionally, creation of mixed use developments in conjunction with the proposed Municipal Complex, Community Center, and public open space will provide opportunities for families to live, work, and recreate within the URA, thereby reducing sprawl.

Also, residents and visitors to the URA will benefit from the reduction of blighted properties which currently dot the URA landscape and paint an aesthetically depressing vision of downtown.

3. In the 2002 Downtown Meridian Urban Renewal Area Urban Renewal Eligibility Report, McKibben and Cooper Architects determined that there were a number of under-developed properties in the area of Meridian Road and the I-84 corridor as well as areas on Meridian Road and Gem Avenue (near the heart of downtown) as well as the Union Pacific Rail Corridor area. The report concluded that the under-developed, empty commercial structures and aging industrial properties have contributed to the stagnation of development in the URA while at the same time, encouraging suburban strip areas which produce urban and suburban sprawl. Uneven growth such as this adversely affects the sound growth of the City because it distorts the City's capital improvement programming with attempts to catch up with the unmet infrastructure needs. Older commercial and industrial areas suffering from real or perceived contamination are more difficult to market and redevelop and often fall into disrepair or blight. These properties decrease in value and cause a reduction of property and other taxes and thus tend to become economic and environmental liabilities for Meridian. The URA as determined in the 2002 Downtown Meridian Urban Renewal Area Urban Renewal Eligibility Report (McKibben and Cooper Architects) has become a modest health, safety, and economic liability because of deteriorating and empty properties, many of which are considered Brownfields. These conditions represent a threat to the public welfare, prosperity and safety of the community.

Meridian's least economically gifted residents live in the URA near the most Brownfield sites. They must live where they can afford to and all too often it is in areas where Brownfield properties exist. They can not afford to live in the new subdivisions outside of the URA due to the explosive rise in housing costs. Environmental contamination or the perception of contamination plays a large role in the lack of interest in investment within the URA. The fear created by environmental contamination results in development of previously agricultural land on the outskirts of town, lending institutions backing away from Brownfield property deals, and ultimately devalued / vacant / blighted property.

An example of how Brownfields assessments have successfully worked in this renewal district is the recent EPA and DEQ TBAs of the Meridian Creamery. This 2-acre parcel was undeveloped due to concerns of environmental issues associated with it. As a result of the information generated by the assessment, investors now have quantified the unknown environmental risk and have invested more than \$1.5 Million in the project. The site will be the new home to the City of Meridian as well as a mixed use redevelopment site with office, retail, housing, and restaurants.

However, at the same time, the assessment of the Creamery yielded information suggesting petroleum and hazardous substance contamination within the downtown core, which is traveling onto the Creamery and other properties from as yet, unknown sources. This perception of contamination downtown will persist and hinder investment within the URA until the source of the contamination is discovered and the impacts quantified. Finally, DEQ has at least twenty six sites within the URA listed on its remediation site finder and a record of 64 underground storage tanks (USTs). Comparisons between the tanks DEQ is aware of in a community and the actual number of USTs indicate that there are generally between five and ten times as many tanks in

existence above what DEQ notes in its files (according to historical reports conducted by Stravens Inc. in north Idaho and the CCDC inventory for downtown Boise).

C. Site Selection Process

1. Meridian chose to apply for the community-wide assessment grant in order to serve as many residents as possible. While the majority of the anticipated Brownfield sites requiring assessment are anticipated to be within or adjacent to the 660-acre URA, it is recognized that some Brownfield properties will fall outside of the URA, yet still within Meridian's jurisdiction. Sites will initially be selected for inclusion on the Brownfield inventory by analyzing whether or not the proposed property fits the EPA definition of a Brownfield. Additionally, properties will be listed on the public inventory based on owner permission. The inventory will be developed utilizing the Program's partners (listed in Section F), property owners, real estate agents, developers, and the general public.

Meridian will choose potential sites based on the following criteria: properties that are underutilized, vacant, or abandoned, properties that have known or perceived contamination which is hindering redevelopment, properties that have little or no current environmental assessment, properties that have developer interest or a solid reuse plan, properties that will add to the present amount of green/open/public space in Meridian, properties owned by public or non-profit entities and/or private entities who did not contribute to the contamination, sites that can be accessed for assessment, sites that have a reuse plan with measurable economic or social benefit and strong community support, sites that when assessed, cleaned up and redeveloped will address environmental justice issues, sites that have leveraged funds for redevelopment, sites with existing infrastructure, and sites that are eligible under Brownfields law.

The City of Meridian worked closely with DEQ and EPA on a past Targeted Brownfield Assessment (TBA) for the Meridian Creamery and learned a great deal about site and applicant eligibility issues for Brownfield assessments. Meridian will continue to work closely with DEQ and EPA in order to identify and assess sites eligible for Brownfields funding. EPA Region X has developed eligibility screening tools for assessments at hazardous waste and petroleum sites. Meridian and its contractor will utilize this screening tool and submit an eligibility determination request to DEQ and/or EPA for each site to be assessed. Also, prior to any sample collection, Meridian's contractor will submit a site specific QAPP for EPA approval.

2. Meridian has identified some eligible Brownfield properties in its URA and along the formerly active Union Pacific Railroad Corridor, but these efforts have not been systematic in their approach due to lack of funding for inventory efforts. After the completion of the 2002 Economic Feasibility Meridian Urban Renewal Area (Eberle Consulting), the MDC developed an inventory of twenty three sites with good probability of redevelopment between 2005 and 2010. At least 20 of these sites would be considered Brownfields. Also, in its 2002 Downtown Meridian Urban Renewal Area Urban Renewal Eligibility Report, McKibben and Cooper Architects determined that there were a substantial number of deteriorated or deteriorating structures (many of them vacant) within the URA. Real and perceived contamination was associated with many of the properties and structures identified in this report and the properties seemed to radiate out from chronic, blighted Brownfield properties such as the Meridian Creamery and other Brownfields located on or near the Union Pacific Railroad Corridor. Most of these properties handled, stored, or generated hazardous substances (cleaners, print shops,

agricultural chemical storage/distribution, gasoline service stations, etc). DEQ has a list of twenty six properties that are currently have been or are currently under active remediation. As many of these properties are underutilized or vacant, they fit EPA's definition of a Brownfield. Meridian also benefited from a TBA for the Meridian Creamery which was recently purchased as a result of the information obtained from that assessment. However, the assessment results from this TBA indicated the presence of off-site contributors to the detected contamination. Contaminants detected from off-site sources consisted of heavy metals, polycyclic aromatic hydrocarbons, petroleum, and other hazardous substances. The sources of this contamination have not been discovered to date. Finally, DEQ's database indicates the presence of 64 USTs at 24 facilities in Meridian. While it is assumed the USTs are/were used for dispensing petroleum and petroleum products (and therefore not under consideration for this hazardous substance grant) that information would need to be verified by a site visit and records search.

3. Aside from properties along the Union Pacific Corridor, which Meridian is negotiating potential ownership with the federal government, most of the properties Meridian anticipates assessing will be privately owned. Meridian plans to utilize its CIP to educate private landowners about the benefits of granting access to Meridian and its contractor for Brownfields assessment. DEQ has canned presentations about the pros and cons of allowing access for site assessments. The presentation outlines the protections available to landowners who cooperate with assessment programs as well as the potential liabilities for not assessing known or suspected contamination. DEQ volunteered to assist Meridian in its outreach efforts to encourage landowners to grant site access. Meridian will point to the Meridian Creamery assessment as an example of success in this arena. The former owners attempted to sell the property for over a decade with an incomplete site assessment. Once EPA and DEQ were granted access to the property to complete the assessment, developers began bidding on the property and it was recently sold. Developers are moving into the Idaho market specifically looking for Brownfield properties to develop. The City plans to educate not only landowners, but also real estate agents, prospective purchasers, and lending institutions about the benefit of granting access for Brownfield site assessments. Another benefit Meridian can point out is the potential eligibility of RIBC RLF funds for sites that have completed assessments. Also, Meridian will inform Brownfield site owners and prospective purchasers that participation in DEQ's Voluntary Cleanup Program (VCP) requires a completed assessment. Liability protections offered by DEQ's VCP should prove to be a strong motivator for landowners to grant site access.

D. Sustainable Reuse of Brownfields

1-3: In-fill development and reuse of lands that have the perception of environmental contamination is a goal of the City of Meridian's Comprehensive Plan (July 2002). Brownfields, in particular the properties within the URA, provide a unique opportunity for improvement and sustainable reuse of lands in Meridian. We understand that high density housing in the URA is critical for the preservation of open space, resources, and cultural identity of Meridian. Also, high density housing in this area makes sense as it will be strategically located to public transportation, community services, and will positively impact property values as this area is currently blighted or underutilized. Reasons to encourage in-fill development of Brownfields include the reduction of resource consumption, improving the quality of life for residents, restoring the natural environment, good planning, increasing jobs and tax revenues.

Meridian is committed to the redevelopment of land near primary business, shopping, and residential districts in order to increase urban housing opportunities that will provide a planned residential community which fosters city center business. The Comprehensive Plan calls for building densities and building heights to foster connection rather than sprawl. This building philosophy directly results in less air pollution by vehicles traveling to and from work and shopping centers, less infrastructure extension, and more opportunity for improving the livability of Meridian.

Reuse of Brownfields central to the community will improve the quality of life for Meridian's residents by cleaning up contamination, planning for redevelopment consistent with the Comprehensive Plan, and creating additional public open space in the URA. Residents want to live and play in a vibrant, healthy, connected, well planned city. They want a prosperous, attractive downtown that reflects the local culture and provides ample opportunity for shopping, meeting, and recreating. Cleaning up and redeveloping Brownfields directly benefits the environment and the overall health of our community by removing environmental contaminants and redeveloping the property in a way that will prevent exposure to potential contaminants while offering additional recreational and pedestrian activities in the downtown core.

Redeveloping lands that have existing infrastructure makes good planning sense, reduces sprawl, reduces infrastructure maintenance expenses, and keeps redevelopment affordable. Redevelopment activities also create jobs close to where people live. Redevelopment of Brownfield properties provides much needed jobs in our community. Redevelopment also directly increases local and state tax revenues through increases in business, property, and personal income taxes. On one property, the Meridian Creamery, Brownfield assessment led to the creation of jobs for cleanup, construction, and tenant improvement. Once the building improvement is complete, it is estimated that this 2-acre parcel could be responsible for up to twenty full-time office and retail positions as well as the staff of a full scale restaurant.

Assessment and redevelopment of the URA is central to Meridian's Comprehensive Plan, economic development, and business recruitment strategies. The URA combines public services and park land with access to I-84 and Meridian's primary business corridor. With the exception of the URA, existing commercial districts are stretched across existing highway or railroad corridors. URA Brownfields redevelopment would fit with Meridian's urban planning and redevelopment goals, and provide property needed to recruit business to the area. Additionally, the Comprehensive Plan calls for a public open space increase from 1% of the land in the impact area to 9% by 2020. Meridian is considering exactions from developers to contribute towards public infrastructure that will be required as a result of development.

There is considerable owner, developer, and public interest in redeveloping the URA, especially the historic section of downtown known as Old Town. Some of the redevelopment will involve providing better access to affordable housing and additions and improvements to parks and public open spaces. A Comprehensive Plan was completed in 2002. As the environmental contamination problems are addressed using Brownfield funds, redevelopment will proceed using the Comprehensive Plan as a guide. Redevelopment of property in the URA will generate construction jobs and office/retail jobs as new businesses offices and shops are constructed and staffed.

MDC estimates that lands in the Old Town area could accommodate \$52 million in redevelopment projects once the perceived or real environmental issues are quantified. There are

plans to develop low to moderate income senior housing, mixed-use developments, other light commercial development, a Municipal Complex and more green space and parks in the renewal area. Final redevelopment plans for each Brownfield site will be based on the assessment data gathered using Brownfield funds. It will also depend on community input and support, particularly for those residents and businesses near the redevelopment area.

The primary reasons why the Brownfield assessments will target the URA specifically is that there is existing infrastructure in place to facilitate redevelopment, the area is central to downtown and very close to I-84, municipal buildings and agencies operate in this area of town, and there are important historic and community landmarks. The infrastructure includes public sewer and water, a high-traffic roadway, a Union Pacific Railroad spur line, power lines, gas lines, and phone lines. With the exception of the rail line, the infrastructure is accessible to all the properties in the URA. The infrastructure will provide options for redevelopment, attract developers, and allow for public transportation of workers who will work in the redeveloped area and for residents who will use the municipal complex and public open spaces. Equally important, the infrastructure will keep redevelopment in the area competitive with other areas of the city, and therefore, reduce the current rate of sprawl in Meridian.

Focusing development on properties that can utilize existing infrastructure results in less overall pollution, lower redevelopment costs, community connectedness, and a better quality of life for residents of Meridian. Sites with existing infrastructure will be given a high ranking during the selecting of sites to be assessed, as it directly affects other criteria such as developer interest and options for redevelopment. Redevelopment of lands with existing infrastructure is another goal of the Meridian Comprehensive Plan.

Utilizing planning and zoning guidelines contained in the Comprehensive Plan, Meridian is working toward movement and congregation of future industrial businesses in the community outside of the main business districts. Meridian is promoting diversified and integrated development in the city to blend recreational, commercial, municipal, and residential uses. Meridian's Comprehensive Plan places a priority on recruiting sustainable businesses to the community. Finally, Meridian is planning to construct its Municipal Complex on former industrial property, instead of re-using it for an industrial (and possibly polluting) land use.

Meridian has learned that mixing heavy industrial and residential uses can create Brownfields. It commonly results in the devaluation over time of neighborhoods near the industrial property and increases the potential for a Brownfield should the business close or struggle. Often the lands can be reused, but redevelopment is difficult due to environmental contamination associated with the past industrial use and the devaluation of the area, as exemplified by the former Meridian Creamery property in the heart of downtown. Instead, Meridian is promoting mixed-use development in the city and blending light to moderate commercial, recreational and residential uses. In the long-term, development diversification should reduce the potential for creating Brownfields in Meridian.

Meridian is striving to reduce the potential for creation of new Brownfields by targeting business recruitment efforts to businesses that will succeed in Meridian and through increased enforcement of environmental regulations at the local level. By selectively recruiting businesses that have a higher chance of success, the potential for business failure, relocation, and the creation of Brownfields will be reduced.

Meridian will encourage a host of best management practices on Brownfields sites including: utilization of grey water recycling systems, installation of green roof storm water management systems, installation of native species storm water drainage buffer systems, installation of Energy Star approved appliances and associated hardware (light bulbs), use of passive solar design, and utilization of locally and sustainably produced building materials. Additionally, Meridian will encourage developers within the URA to participate in and adopt the building principals of the Idaho Chapter of the US Green Building Council (USGBC) in order to construct buildings that meet the Leadership in Energy and Environmental Design (LEED) standards. Meridian will work with architects and developers involved with the Idaho Chapter of USGBC when designing and constructing its future Municipal Complex.

E. Creation and/or Preservation of Greenspace/Open Space or Nonprofit Purpose

Meridian's Comprehensive Plan calls for the identification of waterways, wetlands and other natural resources for preservation and the inclusion of greenbelts on or adjacent to these properties connecting to other parks and throughways such as irrigation canals and railroads with easements to be developed as greenbelt space. Meridian is devoted to preserving habitat, wetlands, and public open space and is prepared to coordinate open space conservation with land trust. Meridian has eight parks (65 acres) with five more under construction (75 acres).

Meridian's public facilities (City Hall, police station, etc) is being consolidated within the URD on an old Brownfields site. Demolition and remediation is underway with construction scheduled to be completed by the spring of 2008. In addition, Meridian plans to obtain ownership of at least twenty acres along the Union Pacific Corridor and develop a municipal complex. This complex will consist of city government buildings, public buildings (such as a community center and library), open space, and green space all within the same complex. Portions of the purchased property not used for public buildings and open space will be devoted to mixed use development complete with office, retail, and high density residential housing units.

All the planned redevelopment is located within the center of the Meridian urban renewal district and will be easily accessible to the proposed light rail system servicing the Treasure Valley. Plans have been completed for altering traffic in an effort to modify an existing road into a walking path eventually ending at the light rail depot. Addition of greenspace is included within the walkway plan. The light rail system would encourage the development of multi-family housing in the area because there will be an affordable public transportation system throughout the Treasure Valley.

Meridian is devoted to bringing affordable housing to this area of Meridian and encouraging the development of additional mixed use live/work/play developments within the URA through its Comprehensive Plan. Development of property in this manner will concentrate more residents in the downtown area where the majority of employment, government services, greenspace, and retail establishments exist. This will have a further benefit of slowing the sprawl into previously undeveloped land, much of which is still productive agricultural land. Slowing the sprawl into the suburbs by encouraging mixed use development downtown will preserve open space and prevent the type of disconnected, unplanned development that is currently plaguing Ada County in general and Meridian specifically. However, this type of development cannot occur without a sweeping and systematic assessment of Brownfield properties in Meridian's URA. Lack of assessment for downtown properties is directly contributing to sprawl and loss of green and open

space. By assessing properties in the URA, Meridian can bring former Brownfield properties into direct competition with formerly agricultural properties on the outskirts of town, providing the opportunity to preserve those spaces for non-profit use. As it stands in today's market, it is less expensive and financially risky to develop open space than it is to pay for an assessment and plan for cleanup of Brownfield properties prior to development. If this equation stays the same, Meridian will continue to sprawl. The proposed Program is designed specifically to combat the type of sprawl that has occurred over the last 10 years.

F. Pre-Award Community Notification

1-4: Initially, plans to apply for the EPA Brownfields Area Wide Assessment Grant for petroleum and hazardous substance impacted properties were presented during the August 23, 2005 City Council Meeting. A representative from the Idaho Department of Environmental Quality (DEQ) attended the meeting and provided information to the City Council and the general public about state and federal Brownfields programs. Specifically, DEQ elaborated on the process and benefits of applying for an EPA Brownfields assessment grant. The City Council passed a resolution to apply for area wide assessment grants for petroleum and hazardous substances in the amount of \$200,000 each.

MDC include a public notification piece in its quarterly newsletter, announcing Meridian's intention to apply for the assessment grants. The newsletter was mailed to residents of Meridian the first week of December 2005. Additionally, Meridian published a public notice in the Valley Times and the Idaho Statesman, the local and statewide news publications, respectively, announcing the availability of the grant proposal for public comment. The notice contained information about the intent to apply, the amount of the grant request, the purpose of the grant proposal, where and how to access the proposal and make comments. Updated information was provided throughout the year and a letter soliciting review and participate was sent out to all residents and business owners within the Meridian Renewal District. Copies of the proposal were available to the public at the City of Meridian Planning and Zoning Department, Meridian public library, and on the MDC's website.

G. Ongoing Community Involvement

1 and 3. Meridian and its contractor will work closely with DEQ, EPA, and the project partners listed in item 4. of this section to develop an approved Community Involvement Plan (CIP). The following steps will be taken to involve the affected community: develop a CIP, name a public involvement spokesperson, create an information repository and information Web site which will be available to the public, create a list of stakeholders including local developers/lenders/real estate agents/neighborhood associations/ and other community groups, consult with local media to give them a timeline of important dates and notices specific to the grant program, advertise a public kick off meeting for the grant explaining the purpose of the grant and the meeting, solicit public involvement in developing the Brownfield inventory, distribute a fact sheet outlining the purpose and goals of the assessment program, distribute a questionnaire at the kick off meeting to solicit potential Brownfield sites for inclusion on the

inventory, communication of milestones in the local newspaper / city council meetings / and MDC quarterly newsletter which are direct mailed to the public, additional meetings and press releases to solicit stakeholder input into the prioritization of sites to be assessed / assessment and cleanup planning process, the use of follow up interviews to assess and address community concerns with regard to Brownfields, growth, and revitalization within Meridian, hold additional public meetings as necessary and at the close of the grant program, develop and distribute additional fact sheets as necessary to communicate progress, develop and distribute a final fact sheet at the close of the grant summarizing acres assessed, properties redeveloped, properties cleaned or ready to be cleaned up, and the economic benefit to date of the assessment program.

The City Council advertised its August 23 agenda which included the possible resolution to apply to EPA for a Community Wide Brownfields Assessment Grant. DEQ presented the various Brownfields funding opportunities at the meeting and the City Council passed a resolution to apply for the EPA grant. This resolution was recorded in the meeting minutes and posted on the Meridian Web page. DEQ also met with the Community Planning Association of Southwest Idaho (COMPASS) in August to discuss Brownfield funding opportunities and Meridian's intention to apply to EPA for an assessment grant. DEQ met with MDC in August to discuss these same issues and secure the support of MDC for Meridian's plan. MDC included an announcement about the pending grant application proposal in its quarterly newsletter which was distributed to all the residents in the URA via US mail. Additionally, Meridian published a legal announcement in the Valley Times and the Idaho Statesman (local and statewide news publications, respectively) detailing the intention to apply for the grant, the purpose of the grant, and explaining where and how to access a copy of the grant proposal for comment.

2. Meridian is actively involved with multiple partnerships at the local and state level. Meridian has a strong working relationship with the Idaho Department of Environmental Quality, Ada County Commissioners, the Ada County Highway District, COMPASS, and the Meridian Development Corporation. These organizations partner regularly with Meridian on such issues as land use planning, transportation corridors, preservation of air quality, preservation of surface and ground water quality, and economic development. These organizations, and others to be determined through the CIP process, will be invited to attend meetings and become a member of Meridian's Brownfield Advisory Committee, which will be formed prior to receiving EPA Brownfield Assessment Grant funds, should this proposal be funded. Other potential members of a Brownfields Advisory Committee could include landowners in the redevelopment area and members of local neighborhood associations and business associations. Prior to conducting assessment or cleanup activities on any potential Brownfield site, Meridian will inform the US Fish and Wildlife Service, the State Historic Preservation Officer, and any of the potentially impacted Tribal Historic Preservation Officers of its plans for assessment, cleanup, and redevelopment in order to provide notice and comment periods for these stakeholders as required by the ESA and NHPA.

3. Meridian's specific plans for communicating the progress of the project appear in item 1. above. In addition to these plans, Meridian plans on developing and distributing press releases to the local media at important mile stones in the grant work plan. Fact sheets will be developed and distributed at the start and conclusion of the Program at a minimum, with additional fact sheets to be developed at the completion of each phase of the Program. Fact sheets will be written at a sixth to eighth-grade reading level and distributed to residents within the affected

community. Since there is a portion of the affected community that speaks Spanish as their primary language, interpreter services will be made available on request.

Meridian also plans on conducting interviews with interested members of the public and landowners in the target area via surveys, fact sheets, Internet (email and the Web site), and door-to-door if necessary in order to solicit questions and concerns about the assessment activities and how they are affecting stakeholders. A response summary to questions, concerns and comments from stakeholders will be developed as a fact sheet and direct mailed to respondents. Copies will be made available to the rest of the public upon request, distributed at public meetings, stored in the information repository, and displayed on the Web site.

For sites undergoing a Phase II assessment, Meridian will develop site-specific signage for the project detailing: the purpose and timeline of the assessment, where to go and who to contact for more information, the planned redevelopment of the site, and a Web site address for the assessment grant progress report. Meridian's contractor will be tasked with developing and maintaining the site signs as well as a Web site summarizing the overall progress of the grant as well as site-specific assessments.

4. The following community-based organizations are involved in this project:

The Meridian Development Corporation

Clair Bowman, Director, (208) 887-6940 ext. 4

The Meridian Development Corporation (MDC) was formed in January 2002 to function as the redevelopment agency for the City of Meridian. The MDC consists of seven board members and several committee members. These members are dedicated to determining the local challenges and needs, and finding appropriate, community-based solutions. The MDC is in the process of creating a new and exciting downtown for Meridian, Idaho. MDC's goal is to plan and organize a high quality, multi-use environment for long term economic strength, versatility and social interaction, thereby providing the building blocks for a unique style of working, living, shopping and socializing in downtown.

Idaho Smart Growth

Elaine Clegg, Jon Barret, Co-executive Directors, (208) 333-8066

Idaho Smart Growth is a nonprofit organization dedicated to educating Idahoans about the consequences of current development patterns and the alternatives to those patterns and engaging them in activities that encourage thoughtfully planned development and exemplary development policies.

The Community Planning Association of Southwest Idaho (COMPASS)

Matt Stoll, Executive Director, (208) 855-2558

As an association of local governments working together to plan for the future of the region, COMPASS members set priorities for spending federal and state transportation dollars over the next twenty years. The agency conducts this work as the metropolitan planning organization (MPO) for northern Ada County and Canyon County. is a widely respected forum that helps establish a healthy economically vibrant region offering people choices in how and where they live, work, play, and travel through the planning and support of a comprehensive multi-modal transportation system.

Meridian Chamber of Commerce

Teri Sackman, Executive Director, (208) 888-2817

Through active participation in local and regional partnerships, the Meridian Chamber maintains strong relationships with government, education and other business entities, in the areas of government, economic development, civic improvement and quality of life.

As the primary business organization in Idaho's fastest growing city, the Meridian Chamber of Commerce is an active participant in issues facing the business community.

Treasure Valley Retired Service Volunteer Program (RSVP)

Sharlene A. Brown, Volunteer Coordinator (208) 345-4357 ext. 275

Treasure Valley RSVP recruits seniors 55 and older for volunteer activities that impact the community.

With over 650 active volunteers, RSVP operates at Non-profit and public work sites serving seniors and the general public in nine counties in southwest Idaho, including Ada.

Sage Community Resources

Kathleen Simko, Executive Director, (208) 322-7033

Sage Community Resources (Sage) is a non-profit development organization with the mission of providing assistance and resources for communities in southwest Idaho to enhance their quality of life through collaborative leadership. Sage is an economic development association of the cities and counties of southwest Idaho. In addition to economic development Sage administers or is directly involved in: a revolving loan fund in the rural areas and a Microloan program in all ten counties, the Southwest Idaho Area Agency on Aging, planning and grant administration for our member counties, and submission of candidate Brownfields sites to the Idaho Department of Environmental Quality for assessment.

Reuse Idaho Brownfields Coalition

Pat Engel, Program Administrator, (208) 322-7033 ext. 234

The Reuse Idaho Brownfields Coalition (RIBC) is a seven member coalition including all six Idaho economic development districts and the Idaho Department of Environmental Quality. The mission of RIBC is to identify, inventory, assess, clean up, market, and redevelop Brownfields in Idaho. RIBC obtained a \$3,000,000 Brownfields Cleanup Revolving Loan Fund from EPA for use in cleanup planning, remediation, and risk analysis at eligible Brownfield properties.

Environmental Science and Public Policy Research Institute (ESPRI)

Boise State University

Sarah Bigger, Associate Director, (208) 426-1009

ESPRI serves as an independent and objective resource to aid informed public policy development and decision making through the utilization of science, technology and policy analysis. Sarah Bigger has policy experience with RCRA, CERCLA, and numerous other federal regulations.

Valley Regional Transit

Executive Director Kelli Fairless – 208-846-8547 ext. 4212

Environmental Health Education and Assessment Program, Bureau of Community and Environmental Health, Division of Health, Idaho Department of Health and Welfare

Jim Vannoy, Manager, (208) 334-4964

The Environmental Health Education and Assessment Program (EHEAP) conducts health consultations and health assessments for communities located on or near contaminated sites. It

seeks to involve community members in planning, implementing, promoting, and evaluating environmental health education activities in order to protect public health. EHEAP staff consists of a program manager, a toxicologist, a health educator, and support staff that are responsible for assessing human health risks associated with exposure to toxic substances in Idaho's environment and educating the public about environmental health risks and ways to prevent exposure.

H. Reduction of Threats to Human Health and the Environment

1. Assessment grant funds will be utilized to address portions of a comprehensive Brownfield assessment program including education, inventorying, site selection, assessment, cleanup planning, remediation certification, and redevelopment. One of the goals of the overall program is to ensure that residents of, workers in and visitors to Meridian are not exposed to environmental contaminants contained on or beneath Brownfield properties. Another goal is to mitigate potential threats to the environment from contamination on or beneath Brownfield properties. Funds from this grant will be used to assess sites in order to confirm the absence, or confirm the presence (type, extent, and magnitude) of contamination in all site media (air, soil, and water). The URA was used for industrial and commercial purposes, and as such, there is a high likelihood of finding soil and possibly groundwater that contains hazardous substances. In fact, the Meridian Creamery TBA documented soil and surface water contamination from up gradient, unknown sources. Assessment and remediation of contamination at these sites will directly improve the environment and reduce future environmental threats by determining the exposure pathways and potential receptors to contamination and the cleanup necessary to protect human health. Ultimately, source removal, elimination of exposure pathways, institutional controls, or land use restrictions may be necessary to protect human health on these sites.

A key to identifying site contaminants is a strong assessment plan. Meridian's contractor will submit QAPP's for each proposed site assessment to EPA after submitting the QAPP's to DEQ for comment. On large or complex sites, it may be appropriate to utilize the Triad approach to site assessment as this approach yields real time data which can be used to modify the assessment plan in the field. DEQ has developed a list of common contaminants associated with various business activities. Meridian will utilize this list when preparing to assess sites in order to analyze site media for the proper suspected contaminants. EHEAP developed a list of potential health effects for the contaminants found on DEQ's list of contaminants. If contaminants are found at assessed Brownfields sites, Meridian will utilize elements of the CIP to solicit health concerns of those residents living on or near the contaminated properties. EHEAP will provide health education for affected residents as necessary.

Upon detection of measurable amounts of contaminants at a Brownfield site, Meridian's contractor will conduct a risk analysis using DEQ's REM software to determine if the risk associated with the contamination meets initial default target levels (IDTL) developed by DEQ. If site contamination levels meet IDTL's, Meridian will supply the results to DEQ and ask for a "no further action letter" for the site. If not, Meridian's contractor will conduct additional risk analyses, taking into account the type, extent, and magnitude of the contamination, the levels detected in affected media, potential exposure routes, receptors, and proposed land use. If this second level of risk analysis poses no unacceptable risk to human health and the environment, the project may be cleared for redevelopment with the use of institutional controls or a redesigned site use plan that uses construction techniques to cut off contamination from potential

routes of exposure. If the risk to human health and the environment is unacceptable, an ABCA will be prepared for the site and made available for public comment.

Indirectly, this grant will help to facilitate the development of a light rail system in the Treasure Valley. This system will ultimately reduce the number of vehicles on the road in turn improving the overall air quality of the Valley.

2. Meridian works closely with DEQ, Central District Health Department (CDHD), and the Idaho Division of Health's EHEAP. All three agencies are tasked with protecting human health and are well versed in the fate, transport, and ecologic and health effects of exposure to environmental contamination. CDHD is the front line of public health protection in Ada County protecting the public health through inspections and regulation of private drinking water systems. Jim Vannoy of EHEAP and Rob Howarth, the director of Environmental Health and Emergency Preparedness at CDHD have committed to providing health assessment, health consultation, and health education as necessary in support of this project. EHEAP works under a grant from the Agency for Toxic Substances and Disease Registry (ATSDR) which provides the funding for community health consultations and public health assessments for people living on or near contaminated sites. EHEAP has agreed to include Meridian's Brownfield Program in their 5-year work plan and has agreed to conduct health consultations as requested and as necessary.

DEQ developed a risk based approach to addressing environmental contaminants at Brownfields (and others) sites. DEQ's REM takes contaminant concentrations, exposure pathways, receptors, sensitive populations, media, land use, and other variables into consideration when generating a risk analysis for a contaminated site. DEQ personnel are experienced in accounting for environmental and human health risk from site contaminants as well as the design, implementation, and monitoring of remediation techniques to treat or remove site contaminants. Bruce Wicherski, manager of DEQ's Voluntary Cleanup Program (VCP) has agreed to assist Meridian with site risk analysis, cleanup planning, and land use planning in order to decrease environmental and public health threats due to site contamination. Meridian will encourage owners or prospective purchasers of contaminated sites to enter in to DEQ's VCP program. The VCP program works with contaminated property owners to plan site remediation, conduct remediation, monitor site conditions post-clean up, and certify that cleanup is complete. For sites where some contamination is left in the impacted media, the VCP can require institutional controls to protect the environment and human health. Elimination of the potential for contaminants to migrate or to come into contact with humans can often be accomplished through careful planning and institutional controls. The VCP requires an analysis of cleanup options and a 30-day public comment period. Additionally, institutional controls enacted on properties participating in the VCP are tracked in DEQ's remediation database.

I. Leveraging of Additional Resources

1. Meridian will continue to devote staff time to working with our Brownfield partners to identify, inventory, and find funding mechanisms (DEQ, EPA TBA, RIBC RLF) for assessment, cleanup, and redevelopment (CDBG, HUD, etc.). In the past, Meridian has devoted staff time to developing Brownfield grant applications and providing oversight for Brownfield assessments within the URA. Meridian is prepared to earmark funds generated through Tax Increment

Financing (TIF) and parking to fill in any funding gaps in our Program. Additionally, MDC is currently formulating a grants program intended to establish a pool of grant money (funded by TIF) that is targeted to assessing and upgrading properties in the URA. Property owners within the URA boundaries will be eligible to apply for these grants once the program is established.

2. Meridian has in place the following potential sources of leveraged funds in addition to those listed in item 1. above:

- Historic Tax Credits – These credits are available to developers who retain the character of a historically designated structure. Some developers are willing to take on a Brownfield project on a historic property if they can recoup some of their environmental expenses through tax credits. Some of the Brownfield sites in the URA have a historical context and may be available for this credit.
- Industrial Revenue Bonds – Meridian has the ability to issue industrial revenue bonds for new industrial projects such as the revitalizing of an old industrial area.
- Certificates of Participation – These are utilized when public facilities (such as the proposed Municipal Complex) are built and financed by a private developer who then leased the property back to Meridian.
- Home Program – This is a HUD program administered by a city that subsidizes new construction or other special housing needs. Meridian wishes to begin this program in the URA to develop affordable housing opportunities for residents.
- Community Development Block Grant – These funds can be used for community development or low-income housing and fits perfectly with Meridian’s plans for the URA.
- Economic Development Authority Grants – These grants are for communities that have unemployment rates above the national average and per capita income below the national average. Meridian does not qualify for these grants at this time, but if demographics change, the city will take advantage of this program.
- Surface Transportation Program – This program provides grants for demonstration project or alternative modal transportation routes to enhance air quality and ease traffic congestion. COMPASS traditionally applies for these grants and is a partner in Meridian’s Brownfield Assessment Program.

Additionally, DEQ is developing a manual that lists all potential Brownfield funding sources (assessment, cleanup, and redevelopment) within the country (Federal, state, and local level) whether they be private, government, or non-profit. Meridian was promised a copy of this funding guide and plans on utilizing it for Program funding needs.

J. Programmatic Capability

1. Meridian will devote staff time in its Planning and Zoning Department to the proper management of this grant, including: developing an approved workplan, negotiation of a cooperative agreement with EPA, drafting of a request for proposal for contractor services, start up/quarterly/close out reporting, providing staff and facilities for public meetings and other outreach meetings, development of a CIP in conjunction with our contractor, and if necessary contracting Sage Community Resources to assist with grant management activities. Meridian enters into contracts with outside firms on a regular basis for a variety of city functions. The city government departments maintain oversight of all contracts and reporting obligations. Meridian

anticipates that this grant will be executed well within the three year window and intends to contract the services of a professional environmental consulting firm with outreach and Brownfields experience within the first quarter of the first fiscal year of this grant. Additionally, Meridian will work closely with Sage and DEQ, organizations which have extensive expertise managing federal grants.

2. Meridian has experience managing CDBG funds as well as various sub grants from DEQ and Idaho Transportation Department. These funds are ultimately federal in origin. While there is generally a learning curve with regard to forms and vocabulary, it is the city's experience that managing these grant funds is a relatively straight forward, if somewhat time consuming venture. Meridian does not have experience as a direct EPA Brownfield Grant fund recipient (or other federal funds released directly from a federal agency to Meridian); however the city does not have any black marks on its fund management track record. Meridian is not considered "high risk" under agency regulations implementing OMB Circular A-102, nor has Meridian suffered any adverse audit findings.

3. Meridian has not entered into a cooperative agreement with EPA to date.