



# **CITY OF ELDORA, IOWA COMMUNITY INVOLVEMENT PLAN**

United States Environmental Protection Agency  
Community-Wide Brownfield Assessment Grant

Cooperative Agreement Number: BF# 96708201



## Table of Contents

1. Introduction .....	3
2. Background.....	4
3. Program Description .....	5
4. Key Stakeholders.....	6
5. Main Points of Contact .....	7
6. Community Outreach Commitments .....	8
7. Schedule.....	9
8. Involvement Strategy .....	10

## 1. Introduction

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The City of Eldora's Brownfields Program will identify potential hazards, prepare for remediation, and create new redevelopment opportunities within the City. To encourage investment, the program will support environmental assessment and technical assistance.

Through U.S. Environmental Protection Agency (EPA) Community-Wide Brownfield Assessment funding, the brownfields program will provide pre-development resources to encourage community-based projects that will serve as a catalyst to promote brownfield site redevelopment, affordable/workforce housing, and open/green space projects. The City received \$400,000 for this initiative from the EPA.

This Community Involvement Plan (CIP) will describe the methods the City of Eldora's Brownfields Program will utilize for communication to inform the community about program activities. The CIP will serve as a roadmap in engaging and educating stakeholders, citizens, and private investment entities to achieve redevelopment plans with community buy-in and based on common community goals. To meet the needs of the community, the City has identified the following actions:

- Host up to five public open house events (in person and/or virtually).
- Publish open house events in several outlets (local organizations, media, etc.).
- Develop a dedicated Eldora Brownfields Program website.
- Develop and maintain a program specific brochure.
- Update the City Council on program activities.
- Mailings may be sent to area residents, businesses, organizations, and property owners as needed.
- Maintain a depository of all technical reports.
- Post meeting notices in public facilities and community locations:

**City Hall**  
1442 Washington Street  
Eldora, IA 50627

**Eldora Public Library**  
1202 10<sup>th</sup> Street  
Eldora, IA 50627

**Grand Theater**  
1148 Edgington Avenue  
Eldora, IA 05627



## 2. Background

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The City of Eldora is located in north-central Iowa, near Pine Lake State Park. The City of Eldora serves as the county seat of Hardin County, Iowa and has a population of 2,639 (2021 Census).

The economy of the town, located along the Iowa River, is primarily based on agriculture and manufacturing. Downturns in the agricultural industry and loss of manufacturing facilities since 1970 has resulted in a nearly 20 percent loss of population and left nearly two dozen vacant or underutilized sites in the downtown area.

Eldora currently has an estimated total of 91 brownfields facilities (according to the Platform for Exploring Environmental Records), with four vacant sites within the industrial park and two vacant commercial sites in addition to the vacant or underutilized sites downtown. Nearly 51 percent of the City's population is considered low to moderate income and the community is in the 75<sup>th</sup> percentile for low income. Children and senior citizens make up 45 percent of the population in Eldora.

This brownfield community-wide assessment grant will help the City determine environmental conditions, conduct and prioritize an inventory of brownfield sites, develop cleanup plans, and complete an area-wide redevelopment plan. This will lead a path forward to remediating contamination from brownfield sites and alleviate economic distress that has been experienced over the past decades.



### 3. Program Description

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This brownfields program will allow for Eldora to determine environmental conditions of brownfield sites across the community. A comprehensive field inventory of potential brownfield sites will be conducted as part of the site investigation component of this program. An estimated ten (10) Phase I Environmental Site Assessment (ESAs), three (3) Phase II ESAs, and three (3) supplemental Phase II ESAs, which will inspect for asbestos-containing materials (ACM) and/or lead-based paint (LBP) hazards, will be completed.

Additionally, this program includes developing an area-wide redevelopment plan for the City of Eldora. Components of the area-wide plan could include land use assessment, infrastructure evaluation, revitalization planning, community health assessment, evaluation of market viability, market study, resource road mapping, site disposition strategies, site reuse assessment, and reuse visioning.

The City of Eldora selected Impact7G, Inc (Impact7G) as the Qualified Environmental Professional (QEP) for assistance with this grant after a public Request for Qualifications (RFQ) process.

The program supports the following activities related to brownfield redevelopment:

- **Task 1: Cooperative Agreement Oversight.** This task includes general administration of the grant and will be completed by both the City and Impact7G.
- **Task 2: Community Outreach.** This task includes all activities related to involving the public and key stakeholders in the grant as recommended by this plan.
- **Task 3: Site Work.** Site work includes completion of the ESAs as noted above. As the QEP for this project, Impact7G's environmental specialists will lead inspections and utilize certified laboratories for hazardous materials testing.
- **Task 4: Planning.** As detailed above, this task will identify a long-range plan for the City and community leaders to follow as future sites are considered for brownfields redevelopment. Planning will be led by Impact7G.

## 4. Key Stakeholders

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Through this CIP, stakeholders in the community will be provided a venue for participation in the project through a two-way communication system. Members of the community will gain knowledge of Eldora's Brownfields Program activities and the redevelopment process. This CIP will help ensure that the communication process is ongoing and project information is available as key project components are initiated and completed.

Through the grant application and planning process, several stakeholders and community supporters have been identified as integral in the implementation of the EPA Brownfields grant awarded to the City. As the City embarks on assessment and planning activities, these longstanding stakeholders and partnerships at the local, state, and federal levels will be engaged as the project progresses and will provide input as opportunities arise. The following is a listing of key stakeholders and their contact information.

**Aaron Budweg**  
City of Eldora, Iowa  
abudweg@eldoraiowa.com  
641.939.2393 ext. 101

**Michelle Kelley**  
City of Eldora, Iowa  
mkelley@eldoraiowa.com  
641.939.2393 ext. 102

**David Dunn**  
City of Eldora, Iowa  
ddunn@eldoraiowa.com  
641.939.2393

**Mel Pins**  
Iowa Department of Natural Resources  
Mel.pins@dnr.iowa.gov  
515.725.8344

**David Rubow**  
Eldora Industrial Development Corporation  
fidelityab@yahoo.com  
641.858.5496

**Brett Pfaltzgraff**  
Eldora Area Chamber of Commerce  
eldorachamber@gmail.com  
641.812.2679

**Deb Crosser**  
Hardin County Economic Development  
dcrosser@heartofiowa.net  
641.939.8272

**Grace Kadolph**  
Dorothy's Senior Center  
641.858.5152

**Adam Zellmer**  
South Hardin Community Schools  
azellmer@southhardin.org  
641.939.5631 ext. 1102

## 5. Main Points of Contact

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### **Main Point of Contact (City/Grantee)**

Julie Smith, the City of Eldora's Office Assistant, will serve as the Project Manager for the Brownfields Assessment Grant and will serve as the spokesperson for the project. Her role is to provide direct access between the City, relevant stakeholders, and Impact7G relating to project activities. She will provide any updates to this CIP during the course of the project and will also serve as the Emergency Contact should any issues arise during the course of the project.

Julie Smith, Office Assistant  
1442 Washington Street, Eldora, Iowa 50627  
jsmith@eldoraiowa.com  
641.939.2393 ext. 106

### **Main Point of Contact (QEP)**

Ben Curtis, Project Manager at Impact7G, will be the main point of contact for the QEP. His role is to ensure deadlines and deliverables as identified in the approved EPA Workplan are achieved, including site work and planning activities.

Ben Curtis, Project Manager  
8951 Windsor Parkway, Johnston, Iowa 50131  
bcurtis@impact7g.com  
515.650.7045

### **Main Point of Contact (EPA)**

Bobbie Pennington, Brownfields Project Manager with EPA Region 7, will serve as EPA's representative for this Cooperative Agreement. Bobbie and her team will be tasked with determining site eligibility, reviewing quarterly reports, and approving Phase II ESA Work Plans.

Bobbie Pennington, Brownfields Project Manager  
11201 Renner Blvd, Lenexa, Kansas 66219  
Pennington.bobbie@epa.gov  
913.551.7209

## 6. Community Outreach Commitments

Impact7G and the City agree to conduct the following tasks as part of this CIP and brownfield assessment grant.

Task	Outputs	Outcomes
<b>Community Meetings</b>		
<ul style="list-style-type: none"> <li>• Hold at least five public meetings to present projects, schedule, and progress to City and community</li> <li>• Host annual (up to four) City Council meeting presentations</li> </ul>	<ul style="list-style-type: none"> <li>• Presentations/open houses at City Council meetings or community events</li> <li>• Agendas, attendance lists and meeting notes</li> </ul>	<ul style="list-style-type: none"> <li>• Improve community awareness, understanding and participation in assessment and redevelopment process</li> </ul>
<b>Community Involvement Plan</b>		
<ul style="list-style-type: none"> <li>• Develop Community Involvement Plan with key project information for public review.</li> </ul>	<ul style="list-style-type: none"> <li>• Community Involvement Plan available community wide for review/comment</li> </ul>	<ul style="list-style-type: none"> <li>• Improve community understanding and participation in assessment and planning process</li> </ul>
<b>Outreach Materials</b>		
<ul style="list-style-type: none"> <li>• Create brownfields website</li> <li>• Develop program-specific brochure</li> <li>• Develop success story upon successful project completion</li> </ul>	<ul style="list-style-type: none"> <li>• Easy to navigate and attractive website for current information</li> <li>• Brochure will be available on brownfields program website, available at City Hall, and available at City meetings</li> <li>• Success stories write up with high quality photographs and sustainability information</li> </ul>	<ul style="list-style-type: none"> <li>• Up-to-date marketing tools to promote project work and disseminate information and promote the EPA Brownfield process</li> </ul>



## 7. Schedule

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The following table lists when community involvement activities will occur throughout the grant program.

Date	Event
December 2023 – January 2024	Create Eldora Brownfields Website
January – March 2024	Develop Project Specific Brochure & FAQ
January – March 2024	Kick-off Presentation/Open House at City Council Meeting
June – August 2024	Public Meeting/Open House
September – December 2024	Public Meeting/Open House
September - December 2024	City Council Update Year 1
June – August 2025	Public Meeting/Open House
September – December 2025	City Council Update Year 2
June – August 2026	Public Meeting/Open House
September – December 2026	City Council Update Year 3
June – August 2027	Public Meeting/Open House
June – December 2027	Develop Project Success Story
September – December 2027	Project Wrap-up Presentation at City Council Meeting

## 8. Involvement Strategy

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This CIP will utilize the Inform and Involve two-step strategy for engaging all relevant stakeholders throughout the project. The table below outlines each of the steps that constitute a holistic approach to community involvement.

Inform	Involve
<b>Objective</b>	
To provide the public with balanced and objective information to assist them in understanding the project activities and opportunities for involvement.	To work with the community to ensure stakeholder concerns are understood and considered where possible.
<b>Tools and Activities</b>	
Kick-off Meeting Public Meetings/Open House Events Brownfields Website Program Brochure Press Releases	City Website Kick-off Meeting Public Meeting/Open House Events Stakeholder Mailings

Brownfield program documents generated as part of this project will be available for review at Eldora City Hall. The information repository will be available at the following address.

**Eldora City Hall  
1442 Washington Street  
Eldora, IA 50627**