

City of Scottsbluff, Nebraska

Monday, November 7, 2016

Regular Meeting

Item Reports3

Council to consider a Memorandum of Agreement with Panhandle Area Development District to form a Brownfields Assessment Coalition Partnership and authorize the Mayor to sign the agreement.

Staff Contact: Nathan Johnson, City Manager

Panhandle Brownfields Assessment Coalition Agreement

Panhandle Area Development District (PADD)

WHEREAS, the Partners include the City of Crawford, the City of Gordon, the City of Kimball, the City of Mitchell, the City of Scottsbluff, and Panhandle Area Development District (PADD); and

WHEREAS, each of the Parties has determined that it is in the best interests of the residents of the Parties' respective jurisdictions that they enter into this Memorandum of Agreement (MOA) to form a Brownfields Assessment Coalition Partnership; and

WHEREAS, the purpose of this MOA is to set forth the general intentions of the Parties regarding the Environmental Protection Agency (EPA) 2017 Brownfields Assessment Grant Program, hereafter referred to as the 'grant',

NOW THEREFORE, the Parties do hereby agree as follows:

- a) Panhandle Area Development District (PADD) will apply for the grant on behalf of the coalition.
- b) PADD will prepare and submit the EPA Brownfields Coalition Assessment grant application.
- c) PADD will be responsible for the administration of the grant, if awarded.
- d) PADD will be responsible for selecting a qualified environmental firm to perform the environmental site assessments.
- e) Sites to be assessed under the grant, if awarded, must meet the following minimum criteria:
 1. Communities in which a site is located must be in good standing with PADD membership
 2. Sites must have a cooperative property owner, documented with a recent access agreement
- f) Sites to be assessed under the grant, if awarded, will be prioritized as follows:
 1. Potential for timely and successful redevelopment: Applicants should demonstrate the site has reasonable plan for reuse and a realistic timeline for redevelopment
 2. Anticipated community benefits associated with redevelopment: Projects which have greater anticipated community benefits will be prioritized. Benefits include: improved community health, number of people impacted, jobs created, services made available, property tax revenue generated, etc.
 3. Community Input: Projects that can show redevelopment support from the general public will be prioritized.
 4. Leveraged Resources: Projects where leveraging of resources such as Tax Increment Financing, redevelopment Grants and Loans, or other community investments have been proposed or committed show increased viability and community dedication to redevelopment.

5. Proximity to Infrastructure and utilities: Good transportation access and utilities can improve redevelopment viability.
- g) Selected sites will have to be approved by EPA prior to the onset of any assessment activities.
 - h) It will be the responsibility of every coalition partner and PADD member community to obtain all required access agreements for sites to be assessed in their respective communities so the environmental assessments may proceed at the selected site(s).
 - i) Each coalition partner community will have a minimum of one (1) site and a maximum of three (3) sites, vetted by applying the above mentioned criteria (item f), approved for assessment under this grant in the first year of grant fund disbursement. Other PADD member communities may have a maximum of three (3) sites vetted and approved for assessment the first year but are not held to a minimum number of sites the first year. After the first year of grant fund availability, no minimum or maximum number of sites to be approved for assessment will be enforced for any one community as funds allow.
 - j) Scoring and approval of sites shall be done through the following procedure:
 - a. PADD staff will receive and review applications and score sites/projects based on the above criteria (item f) and make a recommendation to the Panhandle Brownfields Coalition Committee.
 - b. Final approval or denial of funding will be granted by the Panhandle Brownfields Coalition Committee, to consist of one representative of each Coalition partner and one other neutral third party representative, such as a Panhandle Public Health District representative, Congressional District 3 staff person, Department of Economic Development representative, Center for Rural Affairs Representative, or USDA Rural Development business programs specialist, to be nominated and approved by a majority of existing committee members.
 - c. The Panhandle Brownfields Coalition Committee shall review applications on an as needed basis as called by PADD staff or committee members. When action is needed before the Committee can be assembled in-person, electronic action may be taken.

_____ City of Crawford _____ Date

_____ City of Gordon _____ Date

_____ City of Kimball _____ Date

_____ City of Mitchell _____ Date

_____ City of Scottsbluff _____ Date

_____ PADD _____ Date