

Recipient: City of Nevada
Contract Number: 20-CVN-068

Award Date: June 9, 2022
Contract End Date: May 31, 2025
Closeout Date: February 18, 2025

2 CFR Part 200 changed the threshold of required audits from entities awarded federal funds. If a unit of local government or non-profit organization has expended \$1,000,000 or more in federal funds from any federal sources or programs during a fiscal year, that entity is required to have these funds audited in accordance with the implementing regulations found in 2 CFR Part 200.

Entities that have not expended \$1,000,000 in federal funds in a fiscal year are not required to have an audit performed.

As part of the Single Audit Act requirements, IEDA is required to advise you of the Catalog of Federal Domestic Assistance (CFDA) Number of the program through which the grantee received funding. The CFDA number for the CDBG COVID-19 - Non-entitlement program is 14.228

After reviewing the audit requirements described above, check one of the boxes below and have this form signed by the appropriate official of your organization. The completed form, with the original signature, MUST be returned to your Grant Administrator at:

Region XII Council of Governments
Attn: Chris Whitaker
1009 East Anthony Street
Carroll, Iowa 51401-0768

Your grant administrator will then upload an electronic copy of this signed form to the Audit Document Component in IowaGrants.

I certify that ☐ No Audit is Required ☐ Audit is Required (will be available _____)

For fiscal year 2025



Signature
Honorable Brett Barker, Mayor

Ryan Condon

7/17/25

Date

NOTE: IEDA must receive this form back within 30 days of receipt.

DETERMINATION OF LEVEL OF REVIEW ENVIRONMENTAL REVIEW RECORD

Project Name: Nevada Downtown Facade Revitalization

CDBG Contract Number: 25-DTR-004

Project Location: Nevada, Iowa

Project Description (Attach additional descriptive information, as appropriate to the project, including narrative, maps, photographs, site plans, budgets and other information.):

The Nevada Downtown Façade Revitalization Project will rehabilitate 8 buildings (eight front facades and two side facades) that are in poor condition in downtown Nevada. The Project will remove blight, restore the facades to enhance the character of the historic downtown, ensure a continued state of good repair, and promote continued economic development. The total project costs are estimated to be around \$1,306,467. See Appendix A for project map and Slum and Blight documentation.

The subject project has been reviewed pursuant to HUD regulations 24 CFR Part 58 "Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities," and the following determination with respect to the project is made:

- ☐ **Exempt** from NEPA review requirements per 24 CFR 58.34(a)()
- ☐ **Categorically Excluded NOT Subject** to §58.5 authorities per 24 CFR 58.35(b)()
- ☒ **Categorically Subject** to §58.5 authorities per 24 CFR 58.35(a)()
(A Statutory Checklist for the §58.5 authorities is attached.)
- ☐ An **Environmental Assessment** (EA) is required to be performed in accordance with subpart E of 24 CFR Part 58 is attached.
- ☐ An **Environmental Impact Statement** (EIS) is required to be performed.

The ERR (see §58.38) must contain all the environmental review documents, public notices and written determinations or environmental findings required by Part 58 as evidence of review, decision making and actions pertaining to a particular project. Include additional information including checklists, studies, analyses and documentation as appropriate.

Chief Elected Official:

Ryan Condon

Print Name



Signature

Mayor of Nevada, Iowa

Title

7/17/25

Date

Use this worksheet for projects listed under 24 CFR §58.35 (a) categorically Excluded subject to 58.5
and for projects under 24 CFR §58.35 (b) Not subject to 58.5

24 CFR 58.6 Requirements Form



Great Plains Regional Office – Region VII
400 State Avenue, Room 200
Kansas City, KS 66101-2406

PROJECT NAME: Nevada Downtown Facade Revitalization

Contract Number #: 25-DTR-004

Retain this form in the ERR of the subject project.

1. AIRPORT RUNWAY PROTECTION ZONE / CLEAR ZONE NOTIFICATION

[24 C.F.R. Part 51.303(a)(3)]

Does the project involve the sale or acquisition of property located within a Civil Airport's Runway Protection Zone or a Military Airfield's Clear Zone?

(X) No. Cite or attach Source Document: No, see Appendix 2 – Airport Hazards

(Project complies with 24 CFR 51.303(a)(3).)

() Yes. **Notice must be provided to buyer.** The notice must advise the buyer that the property is in a Runway Protection Zone or Clear Zone, what the implications of such a location are, and that there is a possibility that the property may, at a later date, be acquired by the airport operator. The buyer must sign a statement acknowledging receipt of this information, and a copy of the signed notice must be maintained in this ERR.

2. COASTAL BARRIERS RESOURCES ACT

[Coastal Barrier Improvement Act of 1990 (16 U.S.C. 3501)]

Is the project located in a coastal barrier resource area?

(X) No. Cite or attach Source Document: No CBRA in MO/KS/NE/IA <http://www.fema.gov/nfip/cobra.shtm>

(Proceed with project.)

() Yes. Federal assistance may not be used in such an area.

3. FLOOD DISASTER PROTECTION ACT

[Flood Disaster Protection Act of 1973, as amended (42 U.S.C. 4001-4128)]

Does the project involve acquisition, construction or rehabilitation of structures located in a FEMA-identified Special Flood Hazard Area?

(X) No. Cite or attach Source Document: No, see Appendix 9 – Flood Management

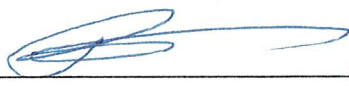
(Proceed with project.)

() Yes. Cite or attach Source Document: _____

Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

() Yes. **Flood Insurance under the National Flood Insurance Program must be obtained.** If HUD assistance is provided as a grant, insurance must be maintained for the economic life of the project and in the amount of the total project cost (or up to the maximum allowable coverage, whichever is less). If HUD assistance is provided as a loan, insurance must be maintained for the term of the loan and in the amount of the loan (or up to maximum allowable coverage, whichever is less). A copy of the flood insurance policy declaration must be kept on file in the ERR.

() No. **Federal assistance may not be used in the Special Flood Hazards Area.**

 Ryan Condon, Mayor, 7/17/25

Responsible Entity Official: Signature / Name / Title / Date

Statutory Checklist

24 CFR §58.5 – NEPA related federal statutes and authorities

Recipient Name: City of Nevada

CDBG Contract Number: 25-DTR-004

An “**ERR Determination**” form should be provided as a cover to this checklist.

This checklist is a component of the Environmental Review Record (ERR) [§58.38]. Supplement the ERR, as appropriate, with photographs, site plans, maps, narrative and other information that describe the project.

DIRECTIONS – For each authority, check one of the appropriate boxes under “Status.”

“**A box**” The project is in compliance, either because: (1) the nature of the project does not implicate the authority under consideration, or (2) supporting information documents that project compliance has been achieved. In either case, information must be provided as to **WHY the authority is not implicated, or HOW compliance is met;** OR

“**B box**” The project requires an additional compliance step or action, including but not limited to consultation with or approval from an oversight agency, performance of a study or analysis, completion of remediation or mitigation measure, or obtaining of license or permit.

IMPORTANT: Compliance documentation consists of verifiable source documents and/or relevant base data. Appropriate documentation must be provided for each law or authority. Documents may be incorporated by reference into the ERR provided that each source document is identified and available for inspection by interested parties. Proprietary material and studies that are not otherwise generally available for public review shall be included in the ERR. Refer to HUD guidance for more information.

Statute, Authority, Executive Order, Regulation or Policy cited at 24 CFR §58.5	STATUS A B		Compliance Documentation
1. Air Quality [Clean Air Act sections 176(c) & (d), and 40 CFR 6, 51, 93]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project is not located in any EPA designated Non-attainment Area or Maintenance Area. The Project does not produce air emissions that would violate NAAQS Standards and will be in compliance with the Clean Air Act. See maps in Appendix 1 – Air Quality.
2. Airport Hazards (Clear Zones and Accident Potential Zones) [24 CFR 51D]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project is not located within 2,500 feet of the end of a civil airport runway or 15,000 feet of the end of a military airport runway. The closest airport (AMW) is about 9 miles west of the project in Ames, Iowa. See map in Appendix 2 – Airport Hazards.
3. Coastal Zone Management [Coastal Zone Management Act sections 307(c) & (d)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No coastal zone management programs exist in the states of HUD Region VII, as established by Nat'l Oceanic & Atmospheric Administration, Office of Ocean and Coastal Resource Management. See map in Appendix 3 – Coastal Zone Management.
4. Contamination and Toxic Substances [24 CFR 58.5(i)(2)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	While the Project Area does not contain contamination and toxic substances, the Project Area is in proximity to other sites containing contamination and toxic substances.

		<p>A search of the Iowa DNR Underground Storage Tank Database returned a total of 15 Leaking Underground Storage Tanks (LUST) in Nevada, with only 1 LUST (Leak #9LTQ97) classified as High Risk. The LUST (Leak #9LTQ97) is about 494 feet or 0.09 miles as-the-crow-flies from the project area.</p> <p>A search of the Iowa DNR Contaminated Sites Database returned a total of 4 contaminated sites in Nevada. Three of the four sites have a status of "CERCLA Preremedial – Closed" status, and one of the four sites have a status of "Consent Order – Closed." Of the sites within the city limits of Nevada, their distances as-the-crow-flies from the Project Area are about 1,147 feet (0.2 miles), 3,256 feet (0.6 miles), and 1,269 feet (0.2 miles). Of the site outside the city limits of Nevada, the distance as-the-crow-flies is about 52,800 feet (10 miles).</p> <p>A search of the EPA's ECHO (Enforcement and Compliance History Online) Database returned 1 facility with Significant Violations in Nevada. The facility is in a residential area and does not appear to be the actual site of contamination, just the address of the LLC. The facility is about 3,419 feet (0.65 miles) as-the-crow-flies from the Project Area.</p> <p>A search of the EPA's Corrective Action / Progress Track Facilities Database returned 2 records in Story County but no records in Nevada.</p> <p>A search of the EPA's NPL (National Priorities List) Database returned 13 sites in Iowa but none in Nevada.</p> <p>See Appendix 4 – Contamination and Toxic Substances.</p>
5. Endangered Species [50 CFR 402]	<input checked="" type="checkbox"/> <input type="checkbox"/>	<p>A search using the US Department of the Interior Fish and Wildlife's IPaC (Information for Planning and Consultation) web tool returned a species list that may be affected by the Project. Particularly, the endangered Indiana Bat, the proposed threatened Monarch Butterfly, and the proposed threatened Western Regal Fritillary. Otherwise, there are no critical habitats, refuge lands or fish hatcheries, and wetlands within the Project Area.</p> <p>See Appendix 5 – Endangered Species.</p>
6. Environmental Justice [Executive Order 12898]	<input checked="" type="checkbox"/> <input type="checkbox"/>	<p>Environmental Justice Review is not being required by HUD at this time.</p> <p>See Appendix 6 – Environmental Justice.</p>
7. Explosive and Flammable Operations [24 CFR 51C]	<input checked="" type="checkbox"/> <input type="checkbox"/>	<p>A search using the Iowa Department of Inspections, Appeals, and Licensing Database returned 5 active tank registrations in Nevada, with only 1 active tank registration (Tank Permit Number 13903) that is 540.12 feet (0.1 miles) as-the-crow-flies away from the Project Area.</p> <p>However, according to 24 CFR Part 51 Subpart C, rehabilitation and modernization as part of HUD-assisted projects are defined as "such repairs and renovations of a building or buildings as will result in an increased number of people being exposed to hazardous operations by increasing residential densities, converting the type of use of a building to habitation, or making a vacant building habitable." Following this definition, Aboveground Storage Tanks (ASTs) as part of Explosive and Flammable Operations are not applicable to this Project as the Project does not increase residential densities, convert the use of a building to habitation, or make vacant buildings habitable.</p> <p>See Appendix 7 – Explosive and Flammable Operations.</p>
8. Farmland Protection [7 CFR 658]	<input checked="" type="checkbox"/> <input type="checkbox"/>	<p>According to the US Department of Agriculture - Natural Resources Conservation Service's Web Soil Survey, the Project Area has L107 soils and is rated "prime farmland, if drained."</p>

			<p>However, the Project Area already has existing development and will not add any new development that would consume prime farmland. Thus, the Project adheres to farmland protection as part of 7 CFR 658 – Farmland Protection Policy Act.</p> <p>See Appendix 8 – Farmland Protection.</p>
9. Floodplain Management [24 CFR 55, Executive Order 11988]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The Project Area is located in Zone X – Area of Minimal Flood Hazard as defined by the Federal Emergency Management Agency (FEMA). As such, the Project is not located in either the Special Flood Hazard Area (SFHA) (100-year floodplain) or the Critical Action Area (500-year floodplain) and complies with 24 CFR 55 – Floodplain Management and Protection of Wetlands and Executive Order 11988 – Floodplain Management.</p> <p>See Appendix 9 – Floodplain Management.</p>
10. Historic Preservation [36 CFR 800]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>According to the Programmatic Agreement (PA), CDBG recipients are to consult with IEDA's Historic Preservation Specialist instead of the SHPO. Each participating structure as is identified will be submitted to the IEDA Historic Preservation Specialist for Section 106 consultation. No bidding/construction will occur on the participating structures in the Project prior to the conclusion of this consultation.</p> <p>Due to the nature of the Project activities, federally-recognized Tribes were not consulted under Section 106 Historic Review as the Project does not include significant ground disturbance (digging), new construction in undeveloped natural areas, incongruent visual changes, incongruent audible changes, incongruent atmospheric changes, work on a building with significant tribal association, or the transfer, lease, or sale of a historic property of religious and cultural significance.</p> <p>See Appendix 10 – Historic Preservation.</p>
11. Noise Control [24 CFR 51B]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The Project is not classified as a Noise Sensitive Project and will not generate noises that have adverse impacts.</p> <p>See Appendix 11 – Noise Control.</p>
12. Water Quality (Sole Source Aquifers) [40 CFR 149]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The Project Area is not located in an area with a Sole Source Aquifer and will not adversely impact any Sole Source Aquifer.</p> <p>See Appendix 12 – Water Quality (Sole Source Aquifers).</p>
13. Wetland Protection [24 CFR 55, Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The Project Area is not located in a wetland and will not adversely impact any wetlands.</p> <p>See Appendix 13 – Wetland Protection.</p>
14. Wild and Scenic Rivers [36 CFR 297]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The Project Area is not in proximity to any Wild and Scenic Rivers. The State of Iowa does not have any designated Wild and Scenic Rivers.</p> <p>See Appendix 14 – Wild and Scenic Rivers.</p>

DETERMINATION (check one):

- ☒ **COMPLIANCE IS MET.** The project is in compliance with aforementioned authorities and regulations, as documented above.
- ☐ **ACTION REQUIRED.** The project will be compliant with the aforementioned authorities and regulations, provided further action is taken. The action is a condition of the environmental review

and is described below. (An additional compliance action may include obtaining a license or permit from a state, federal, or local agency, or completing a certain remediation or mitigation measure.)

Required Condition(s):

PREPARER

PREPARER SIGNATURE: zhi chen DATE: July 1, 2025

PREPARER NAME & TITLE: Zhi Chen, Senior Planner at Mid-Iowa Planning Alliance (MIPA)

RESPONSIBLE ENTITY APPROVING OFFICIAL

SIGNATURE: [Signature] DATE: 7/17/25

APPROVING OFFICIAL NAME & TITLE: Ryan Condon, Mayor

IOWA ECONOMIC DEVELOPMENT AUTHORITY

1963 Bell Avenue, Suite 200 | Des Moines, Iowa 50315 USA | Phone: 515.348.6200

iowaeda.com



REQUIRED ACKNOWLEDGEMENT OF ENVIRONMENTAL REVIEW REQUIREMENTS

By signing below, I hereby acknowledge that I accept and understand that no construction or other choice limiting actions may be commenced in relation to any portion or aspect of this project, regardless of the funding source, prior to the grant recipient, (city or county) receiving a formal Release of Funds letter from the offices of the Iowa Economic Development Authority (IEDA).

Choice limiting actions include not only actual traditional construction activities but also the purchase or lease of land or structures, bid letting (**any advertisement of bids**), signing construction contracts of any kind, rehabilitation, repair, remodeling, demolition, conversion, and any phase of construction activity whatsoever.

Release of Funds letters will be issued only upon proper completion and submittal of the appropriate level of Environmental Review Record (ERR) for the project to IEDA through the iowagrants.gov system.

I understand that violation of this federal rule by taking any prohibited action as outlined above prior to the receipt of a Release of Funds letter from IEDA is likely to result in the forfeiture of CDBG grant monies awarded.

Signed: _____
Mayor or County Chairperson

Date: _____

Print Name: Ryan Condon

Signed: Zhi Chen
Grant Administrator

Date: July 18, 2025

Print Name: Zhi Chen

Signed: _____
Subrecipient Entity (if applicable)

Date: _____

Print Name: _____

We strongly suggest that you please share this form with any engineers or architects involved in the project.

Note: Following execution and dating this form must be uploaded into the "Required Uploads" component for your respective grant project in the iowagrants.gov system. No claim for grant funds will be processed until this task is completed.



Certification of Compliance CDBG Procurement Standards

CDBG Applicant/Recipient: City of Nevada

IEDA Contract/Project #: 25-DTR-004

In accordance with the IEDA Procurement Policy, all procurement transactions must be conducted in a manner providing full and open competition consistent with the standards of this section. In order to ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, and invitations for bids or requests for proposals must be excluded from competing for such procurements. Some of the situations considered to be restrictive of competition include but are not limited to:

- (1) Placing unreasonable requirements on firms in order for them to qualify to do business;
- (2) Requiring unnecessary experience and excessive bonding;
- (3) Noncompetitive pricing practices between firms or between affiliated companies;
- (4) Noncompetitive contracts to consultants that are on retainer contracts;
- (5) Organizational conflicts of interest;
- (6) Specifying only a "brand name" product instead of allowing "an equal" product to be offered and describing the performance or other relevant requirements of the procurement; and
- (7) Any arbitrary action in the procurement process.

I certify that I am the chief elected official and that the community listed above has not and will not violate the above competition statute when competitively procuring for the CDBG award.

Signature: _____

Printed Name: Ryan Condon, Mayor

Date: _____