

Chris Fetzer
Executive Director

**Narrative Information Sheet
FY2024 EPA Brownfields Assessment Coalition Grant Application
RFA No.: EPA-OLEM-OBLR-23-13**

The Northern Arizona Council of Governments (NACOG) is pleased to submit this Narrative Information Sheet for FY2024 Brownfields Assessment Coalition Grant funding from EPA for the Route 66 Coalition. Below we provide the information requested.

1. Applicant Identification

Northern Arizona Council of Governments (NACOG)
119 E. Aspen Avenue
Flagstaff, AZ 86001

2. Funding Requested

- (a) Assessment Grant Type: Assessment Coalition
- (b) Federal Funds Requested: \$1,500,000

3. Location

- (a) City: Target area cities include Flagstaff, Kingman, Prescott, Show Low and Winslow
- (b) County: Coconino, Mohave, Navajo, Yavapai
- (c) State or Reservation: Arizona

4. Coalition Members' Target Areas and Priority Site Information

Coalition Member	Target Areas	Address of Priority Sites
Coconino County	Flagstaff	1) 703 S Blackbird Roost 2) 700 E Butler Ave
Mohave County	Kingman	1) 500 Maple Street 2) 325/331 E Andy Devine Ave
Navajo County	Show Low	1) 1457/1481 E Deuce of Clubs
Yavapai County	Prescott	1) 123 Granite Street
NACOG	Munds Park	1) 55 W Pinewood Blvd

5. Contacts

(a) Project Director:

Name: Chris Fetzer, Executive Director
Phone: Northern Arizona Council of Governments
Phone: 928-213-5209 | Email: chris.fetzer@nacog.org
Mailing Address: 119 E. Aspen Avenue, Flagstaff, AZ 86001

(b) Chief Executive/Highest Ranking Elected Official

Name: Chris Fetzer, Executive Director
Phone: Northern Arizona Council of Governments
Phone: 928-213-5209 | Email: chris.fetzer@nacog.org
Mailing Address: 119 E. Aspen Avenue, Flagstaff, AZ 86001

6. Population

Coconino County, Arizona – 144,060
Mohave County, Arizona - 220,816
Navajo County, Arizona - 108,650
Yavapai County, Arizona - 246,191

7. Other Factors:

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	1,3,5,6
The priority site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3, 4
The reuse of the priority site(s) will incorporate energy efficiency measures.	3, 4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3, 4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority sites within the target areas.	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	5

8. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the Arizona Department of Environmental Quality is attached.

9. Releasing Copies of Applications: not applicable



Katie Hobbs
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY



Karen Peters
Cabinet Executive Officer
Executive Deputy Director

October 23, 2023

Chris Fetzer
Northern Arizona Council of Governments
119 East Aspen Avenue
Flagstaff, AZ 86001

Re: NACOG / Route 66 Brownfields Coalition Assessment Grant Support Letter

Dear Mr. Fetzer,

The Arizona Department of Environmental Quality (ADEQ) Brownfields Program is pleased to provide a letter of support for the Route 66 Brownfields Coalition Assessment Grant (FY24) application to the Environmental Protection Agency (EPA) for the assessment of hazardous substances in and around the historic Route 66 corridor. This will include conducting property inventories, planning, and Phase I and/or Phase II Environmental Site Assessments in those communities.

ADEQ fully supports the coalition of communities in Coconino, Mohave, Navajo, and Yavapai Counties. This coalition has a proven track record with utilizing the entire FY19 Brownfields Coalition Grant and the addition of Mohave County will make it that much stronger. Several rural communities along Route 66 have not yet been able to inventory and/or assess under used properties. The award of this grant would help revitalize these small communities and eventually provide needed economic benefits to our state.

This grant will allow these communities to continue to support environmental justice, climate adaptation and resilience, high-quality jobs, strong labor practices, and equitable workforce pathways, which are EPA priorities for this grant cycle.

Sincerely,

Travis Barnum

Travis Barnum, Brownfields Coordinator
Waste Program Division

Phoenix Office

1110 W. Washington St. | Phoenix, AZ 85007
602-771-2300

Southern Regional Office

400 W. Congress St. | Suite 433 | Tucson, AZ 85701
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azdeq.gov

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1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION: 1.a.i. Coalition Members: Since 1968, numerous long-term challenges have been faced by cities & towns in Northern Arizona due the replacement of Route 66 by Interstate 40. When the federal highway bypassed them, decades of continuous growth & economic development were lost, & devastating impacts occurred. Businesses that were visited daily by travelers & vehicles suffered significant & permanent adverse economic impacts. The change in traffic wreaked havoc on many historic downtowns throughout the area that relied heavily on tourism & car & truck traffic. The change resulted in the closure of hotels, gas stations, restaurants & other businesses & created thousands of brownfields, almost overnight. Three northern AZ communities & two counties - - collectively referred to as the Route 66 Coalition- - successfully implemented one EPA brownfield coalition assessment grant in 2012 & a second under the leadership of the Northern Arizona Council of Governments (NACOG) in 2019 to repair the damage done to Route 66 communities, properties & businesses. Given the overwhelming public support & significant cleanup & redevelopment of brownfields that occurred w/ these grants, **NACOG acting as the lead Coalition Member** has joined w/ four **Non-Lead Coalition Members - Coconino Co.** (est. 1891), **Mohave Co.** (1864), **Navajo Co.** (1895), **& Yavapai Co.** (1864) to apply for another coalition grant for an even larger area of approximately 50,218 square miles that is home to 701,294 residents (American Community Survey 2023). Population density in the four-county area is 13.7 persons per square mile. The four counties include 14 cities & towns & 117 communities w/ a population less than 10,000, as well as 13 tribal communities including the Navajo, Hopi & Hualapai. All non-lead coalition members lack the capacity to apply for & manage a brownfield grant on their own, both financially & because of a lack of staff. For example, none of these coalition members currently have any environmental staff w/ responsibility for brownfields assessment or redevelopment & no money for this in their budgets. Because of the recent closure of some large industrial facilities such as the Kayenta Coal Mine, Navajo Co.'s revenue suffered a loss of \$1.6 million representing 4.3% of Navajo Co.'s annual budget. The closure of the Navajo Generating Station cost Coconino Co. \$40 million of its 2022 budget¹. In addition, in August 2023, the Mohave Co. Board of Supervisors identified a predicted \$18.5 million deficit in the next fiscal yr that required an 18% budget cut across all county departments².

Building on prior inventories & assessments completed by Coalition members from 2012 - 2023, Coalition members & community-based organizations will continue to proactively address economic development & job creation, historical & cultural preservation, environmental protection & mitigation throughout the four Counties & along the Route 66 Corridor. Coalition members envision the following redevelopment activities: 1) Promotion of historic & cultural tourism opportunities, especially w/ regard to Route 66, railroads, & unique natural & scenic resources; 2) Economic diversification to broaden employment opportunities in existing & emerging industry sectors, including forest restoration & biomass energy production; 3) Rehabilitation &/or construction of low-to-moderate income & workforce housing, & 4) support of environmental justice (EJ), climate adaptation & resilience programs, high-quality jobs, strong labor practices, & equitable workforce pathways. Although not one of the four non-lead coalition members, the AZ Route 66 Coalition intends for the **Economic Collaborative of Northern AZ (ECoNA)**, a 501(c)(3) non-profit community-based organization to assist with implementation of this grant.

1.a.ii. Overview of Brownfield Challenges & Description of Target Areas: 1.a.iii. Description of the Priority Brownfield Sites: The **Target Areas** for this grant for non-lead members include the cities of **Flagstaff** (Coconino

Target Areas	EPA		State of AZ (ADEQ)		Underutilized &/or Vacant w/Env Records	Total # of Potential Brownfields
	Hazard Waste Generator	Other Sites w/ Env Records	Leaking & Underground Storage Tanks (UST/LUST)	Other Sites W/Env Records		
Flagstaff	13	2,249	256	1,277	627	4,422
Show Low/Winslow	4	713	117	539	356	1729
Prescott	13	1,239	171	1,052	709	3,184
Kingman	12	988	166	706	260	2,132
Munds Park	0	34	39	15	9	97
TOTAL	42	5,223	749	3,589	1,961	11,564

¹ KJZZ, 2021. Navajo Generating System Closure To Cost Coconino Co. \$40 Million. February 21.

² Havasu News, 2023. Mohave County Departments to consider steep cuts as deficit looms next year. August 23.

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Co.; pop. 76,228), **Kingman** (Mohave Co.; pop. 32,204), **Prescott** (Yavapai Co.; pop. 45,063), **Show Low & Winslow** (Navajo Co.; pop. 11,623 & 8,961 respectively); for NACOG its Target Area is **Munds Park** (pop. 631). Each of these communities have numerous brownfields properties that include but are not limited to generators of hazardous waste, leaking underground storage tanks, older buildings containing asbestos & lead-based paint, junkyards, unpermitted dump sites, mine scarred lands, many of which are unknown & undocumented by state & federal governments.

Several priority brownfield sites for Target Area communities are described below; other sites will be identified for assessment after grant award. At least two site assessments will be completed for each Coalition member.

TA	Name & Address of Priority Site	History/Prior Use	Existing Environmental Conditions	Reason The Site is A Priority & Future Reuse-Redevelopment
1	Formerly Arrowhead Park 703 S Blackbird Roost, Flagstaff	Was a residential mobile home park, built in the 1960's & currently zoned for manufactured homes.	Vacant lot w/ several electric meters still visible & the potential for subsurface transite asbestos pipe abandoned in place after mobile home park closed.	Ensuring this site is contaminant free and if it can be redeveloped & rebuilt for affordable housing it could potentially help w/ current housing crisis. .
1	Win Oil Co. 700 E Butler Ave, Flagstaff	This building & warehouse were used as an oil distribution center.	Large building w/ warehouse sitting vacant, probably has asbestos in the structure & petroleum contaminants in the ground.	This could be reused or repurposed as a manufacturing facility or warehouse. There are currently no available warehouses in Flagstaff.
2	Former Prescott Laundry 123 Granite Street, Prescott	This was a dry cleaner & laundry constructed in 1945. The property contains a 1,920 sq. ft. building on a 7,405 sq. ft. (0.2 acres) lot.	One story building is vacant & unoccupied w/ boarded up windows. Old & rusted "Prescott Laundry" secured to front of & peeling paint on the exterior of the building. Given age of the building it likely has asbestos, lead-based paint & contamination from dry cleaning (PCE).	Commercial building in the City's Entertainment District & Opportunity Zone; on street parking on the west & a parking lot immediately adjacent on the north. Once assessment & cleanup is complete, this could be an excellent location for a new commercial business.
3	Palo Christi Elementary School 500 Maple St, Kingman	Building formerly served as an elementary school. Was constructed in 1928. On the National Register of Historical Places.	This building is suspected of containing asbestos, lead-based paint and other contaminants.	This vacant building site has been unused since May 2013. The population in Kingman is growing so its reuse would be great for the community because of need for another elementary school.
3	Hotel Beale 325/331 E Andy Devine Ave, Kingman	Two-story building constructed in 1899 as a hotel; remodeled & enlarged in 1916 to 70 rooms. On the National Register of Historic Places.	Because of the age of the building, it is likely to contain asbestos & lead-based paint.	The vacant building sits on Route 66 in historic downtown. Revitalization could offer lodging options for both visitors & residents, enhancing the appeal of the area & attracting more visitors.
4	Downtown 9 Motel 1457 & 1481 E Deuce of Clubs, Show Low	Believed to have been built before 1935; Denny's w/ an iconic Space Age design was constructed in the parking lot in 1961.	Restaurant is weathered, partially closed; a portion is used by a liquor store. Motel's original sign & most of the pavement on the pothole-filled parking lot is missing. Because of the age of buildings asbestos and lead-based paint likely.	If testing for asbestos & lead-based paint in the hotel rooms, office, & restaurant, funds from ADEQ or another source can be used for abatement, the owner can renovate & make the motel available for affordable housing,
5	Vacant Property on AZ State Highway 87 in <u>Flood Zone X</u> APN 103-18-006A, Winslow	A 154-acre vacant City owned property located across from former wood processing plant that burned more than 25 yrs ago.	Aerial photos indicate earthmoving & dumping on the site, including asphalt & concrete material placed along the Ruby Wash, & areas of discolored soil, potentially indicating the presence of chemicals, including creosote, used in the wood processing & preservation activities.	Could potentially be redeveloped to support the forest restoration industry w/ uses including a small diameter lumber mill, wood &/or oriented strand board processing facility or biomass electric power generation facility.
6	Convenience Store/Gas Station 55 W Pinewood Blvd Munds Park	Used to be Woody's Food Store & is located on the main entry road leading into a small, vibrant county community that includes full-time & seasonal residents.	This building is boarded up, the site is fenced from access, & appears to be abandoned, creating an unsightly condition. LUST files were closed by ADEQ in 2022 but property may still need to be tested for asbestos & lead-based paint and residual petroleum.	The site is zoned for commercial use in an area w/ limited commercial opportunities, so the redevelopment potential for a new business providing an essential service that does not currently exist, such as a grocery store or health clinic is significant.

TA = Target Area. 1 = Flagstaff. 2 = Prescott. 3 = Kingman. 4 = Show Low. 5 = Winslow. 6 = NACOG.

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1.a.iv. Identifying Additional Sites: Since eight priority brownfield sites are identified above, and NACOG & the Route 66 Coalition intend to assess as many as 30 priority brownfield sites w/this grant, several additional properties will be identified for use of the grant after award. These areas & properties will be identified in the four northern Arizona counties by asking Coalition members to identify sites that are not in the databases already searched, performing a brownfields inventory, and using the EJ Screen & the Climate & EJ Screening Tool (CEJST) to identify areas w/ brownfield properties in (1) underserved communities, and (2) census tracts that are at or above the threshold for one or more environmental, climate, socioeconomic or other burdens. **These will include tribal areas & those cities where U.S. Census Bureau data show the greatest number of people live in poverty.** Six of the top 10 cities in AZ cities w/ a population of at least 10,000 individuals & that have the highest percent of individuals living in poverty are in the four counties to be served by this grant³. These include New Kingman-Butler (Mohave Co.) 27%, Camp Verde (Yavapai Co.) 25.1%, Show Low (Navajo Co.) 20%, Bullhead City (Mohave Co.) 18.4%, Flagstaff (Coconino Co.) 17.5%, & Verde Village (Yavapai Co.) 16.8%. The poverty level in tribal areas is higher still (e.g., Navajo Nation has a poverty rate of 37.9%).

1.b. Revitalization of the Target Areas: 1.b.i. Reuse Strategy & Alignment w/ Revitalization Plans: Redevelopment of priority brownfield sites is consistent w/ established land use & revitalization plans in the 4 county Coalition & Target Area. Comprehensive/General Plans for all of these include goals/policies that strive to protect natural resource/rural areas from urban development by prioritizing growth in & around existing urban centers. The **Coconino Co. Comp. Plan** policies promote infill development, adaptive reuse, & brownfield redevelopment as notable strategies for accommodating growth. Its Plan establishes a commitment to continue w/ brownfield programs & remediate properties so they may be used to their fullest extent. Its Land Use Element includes maps that focus growth on legacy cities & its Economic Development Element stresses the importance of preserving open space as it is the core of the Co.’s tourism industry. The **Mohave Co. General Plan** stresses making urban areas more attractive for growth w/ the goal to protect natural environments & capitalize on public service investments. Its Plan acknowledges that low density development & urban sprawl are more costly to serve when comparing compact patterns. Its growth approach centers around 4 Planning Areas w/goals that prioritize development in the Urban Development Area; these designated areas surround established cities. The Plan also stresses the need for diverse/affordable housing; located near services & where existing infrastructure is in place. The growth policies involve redevelopment of established communities & brownfield sites. The **Navajo Co. Comp. Plan** controls urban growth by designating 8 Character Areas on a county-wide map. It plans for most growth to occur in “Community Villages” which include existing cities & legacy townships; it states that infill redevelopment will accommodate most of its regional growth. The Plan emphasizes controlling the cost of development & reducing the financial burden to the public; policies direct growth to occur where public services are in place. The Plan advocates energy conservation & promoting multi-modal transportation options to reduce costs/emissions. The **Yavapai Co. Comp. Plan** is structured to accommodate its projected 12% population growth in established communities to support its legacy downtowns & protect its natural areas. The Plan stresses the need to support/maintain its historic downtowns for economic development, housing, & small-business vitality. Diverse/affordable housing is a priority w/goals that focus dense development where public utilities/services exist & w/in established communities.

1.b.ii. Outcomes & Benefits of Reuse Strategy: The primary outcomes of brownfields reuse and redevelopment w/ this grant will be support for environmental justice, creation of jobs and affordable housing, preservation of historic properties, & promotion of tourism. None of these proposed reuses will cause displacement of residents or existing businesses and since plans written by Coalition members & Target Area communities require that both

Target Area	Priority Property	Est. Size/Type of Proposed Reuse ¹	Est. New Jobs ^{2,3}	Residential Units
Flagstaff	703 S Blackbird Roost (3 ac.)	2 apt bldgs. ≤130,000 SF similar to adjacent	1	40 (2 bldg x 20 ea.)
	700 E Butler Ave	66,000 SF warehouse	30	NA
Prescott	123 Granite Street	1920 SF restaurant	4	NA
Kingman	500 Maple Street	2 story elem. school w/ 54,000 SF/floor	90	NA
	325/331 E Andy Devine Ave	2 story MU 12,500 SF/floor:1 st retail & 2 nd res	12	20
Show Low	1457/1481 E Deuce of Clubs	2 story 26,000 SF bldg. for afford. housing	6	40 (20 units/floor)
Winslow	APN 103-18-006A	3M SF warehouse for reforestation industry	200 +	NA
NACOG	55 W Pinewood Blvd	1800 SF bldg reused as grocery or healthclinic	2 – 3	NA
Estimated Totals		16,220 SF retail + ≤168,500 SF Res.	~345	100 New Res. Units

¹ Building size from Co. assessor websites or estimated from Google Earth. ²Sq ft per worker used to estimate job creation from US Energy Information Administration Commercial Buildings Energy Consumption Survey Table B15. ³ National Apartment Association Best Practices Staffing Considerations June 8, 2020.

³ Stacker, 2022. Cities in Arizona with the most living in poverty For January 2023.

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new development & redevelopment projects to use renewable energy (RE) or energy efficiency (EE) measures, these projects should promote climate adaptation and resiliency. Relevant plans include the Flagstaff Regional Plan (2014), the Flagstaff Climate & Adaptation Plan (2018), the Yavapai Co. Planning & Zoning Ordinance (2009), the Yavapai Co. Comprehensive Plan (2012), the Sustainable Building Program of Coconino Co. and Wind and Solar Zoning Ordinances in Navajo County. To improve local climate adaptation/mitigation capacity & resilience & protect residents & community investments this grant will include the following: 1) New or rehabilitated buildings will be evaluated to decide if they can include solar panels on the roof, walls or elsewhere on the property; panels are compatible w/ most types of reuse, such as residential, commercial, industrial & mixed use. 2) The recommended orientation of new buildings will be south-facing to improve energy collection. 3) Design of parking lots will include solar canopies & EV charging stations when possible. 4) Brownfield cleanup planning will consider if it is possible to install onsite RE systems to meet the project's power demand (e.g., electricity for GW extraction systems). 5) Cleanup planning will consider whether field machinery can be equipped w/clean-emission technology for exhaust systems. 6) If new buildings, renovations or retrofits are part of a redevelopment, it will be recommended that the owner replace & upgrade lighting & HVAC systems, install new EE appliances & windows, &/or incorporate building systems that automatically control heating, ventilation, AC & lighting. In addition, every brownfield property owner who expresses an interest in using either RE or EE in site redevelopment will be offered a Site Reuse Plan w/ conceptual site design, a grant eligible activity.

1.c.i. Strategy for Leveraging Resources - Resources Needed for Site Reuse: Upon receipt of this grant, NACOG, the Route 66 Coalition members & Target Area communities will be eligible for & expect to leverage additional funds to make every dollar of the EPA brownfield grant go further. Here are some of these funds.

Community Development Block Grants (CDBG) are available for projects in low-income areas in Coalition & Target Area communities. To be eligible for this money, at least 51% of persons benefiting from the project must be low to moderate income; the project must aid in the prevention of slums or blight; & the project must solve an urgent need health hazard. About half of the people in Coalition communities qualify as low & moderate income, so brownfields projects should meet all necessary criteria to get CDBG funding. In 2022 & 2023 Mohave Co. received more than \$400,000 in CDBG funds; Navajo Co. communities can receive \$200,000 of CDBG money; in 2023 the City of Flagstaff (a Target Area) is entitled to \$541,191 of CDBG funds & one of its 4 priorities for this money is to support neighborhood revitalization. **Economic Development Administration (EDA) Economic Adjustment Assistance (EAA)** program offers grants for planning, infrastructure & facilities projects that contribute to economic resiliency & recovery. Grants help to fulfill regional economic development strategies designed to accelerate innovation & entrepreneurship, advance regional competitiveness, create higher-skill, living-wage jobs, generate private investment, & fortify & grow industry clusters. Projects funded by these programs support work in Opportunity Zones (a priority for EDA) including several census tracts w/in the Target Areas for this project. It is expected that an EDA grant can be used cover the cost of any infrastructure upgrades that are needed as part of this project. EDA grants for this purpose range from \$10,000 to \$3 million. **ADEQ Brownfield Assistance Program** will provide grant assistance for cleanup of properties assessed & designated as a brownfield. Currently ADEQ receives between \$200,000 to \$400,000 per yr from EPA which is available to counties, cities, tribes & non-profit organization throughout & on a first-come first served basis. Although this money is fully committed every yr, the ADEQ brownfield coordinator Travis Barnum works closely w/ EPA brownfield grantees to ensure that they can access these funds. **ADEQ UST State Lead Program** can assist w/cleanup of Underground Storage Tanks especially for property owners who voluntarily undertake corrective actions, often related to property re-development. In addition to regulatory & technical support, property owners w/ USTs may qualify for financial assistance for these activities through either the State Lead Corrective Action Program or the Preapproval Program. This includes up to \$25,000 per tank for UST removal & up to \$15,000 per site for overexcavation of petroleum contamination.

US Dept of Housing & Urban Development (HUD) Lead Hazard Reduction (LHR) Grant Program. The purpose of the LHR grant program (FY22 budget = \$711M) is to provide up to money to states, cities, counties/parishes & NA Tribes to identify & control lead-based paint hazards for children under the age of six & to protect them from lead poisoning in pre-1940s building by assisting in testing and abatement work in eligible privately-owned rental/owner-occupied housing. **USDA Rural Development Grants** provide over 50 financial assistance programs for a variety of rural applications & because of their relatively small size & low to moderate income, Target Area communities should qualify for these grants that pay 35 - 75% of the cost of projects. **Kingman & Flagstaff Façade Improvement Programs.** In Kingman this is a 90/10 funds matching program that is designed to pay 90% of façade improvements that cost \$1,000 - \$9,000 on the external-facing exteriors of downtown commercial businesses. In Flagstaff, for properties that are designated or believed to be eligible for designation as a landmark, funding is available on a 50/50-match basis, up to \$10,000 per property. In both cities the goal is to help stimulate private

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sector capital investment & revitalize downtown. Kingman participants also get a free consultation w/ an architect to assist w/design ideas. **Other Funding Sources** to be pursued include EPA TBA resources as well as KSU TAB, TIF funding, Historic tax credits, Private investment, donations, New Market Tax Credits, etc.

1.c.ii Use of Existing Infrastructure: Water, sewer, telecommunications, electrical &/or gas utilities are present w/in all the Target Areas. Existing infrastructure will be used to support redevelopment of priority brownfield sites whenever possible. However, the age & condition of infrastructure in some Target Areas (Winslow, Prescott, Kingman) may require upgrades (repair &/or replacement) to support revitalization. Target Area communities have access to various CDBG Funds including Regional Account & State Special Projects & would be able to use those funds along w/ general revenue & capital improvement funds for this purpose. In addition, many of the Target Areas are eligible for USDA Rural Community Facilities Guaranteed Direct Loan & Grant program for community facilities & infrastructure .

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT: 2.a.i. Community Need: Many of the communities be served by this grant have a small population and low income; 4 of the 10 poorest cities in Arizona are included in the geographic areas of this Coalition⁴. There is no funding included in their annual budget for addressing community slum & blight, environmental contamination, or health disparities that afflict residents living in areas w/ high poverty & long-term disinvestment. This grant will address this need by paying for property assessments to reduce uncertainty associated w/ potential environmental contamination, attract developers, private investment, & capital to properties that would otherwise go years or decades w/o action. This will also create better paying jobs, improve health & support environmental justice.

2.a.ii. Threats to Sensitive Populations:(1) Health or Welfare of Sensitive Populations: Coalition member counties & the Target Area communities are home to several significant vulnerable populations – particularly Hispanic & American Indian minorities, children, & older adults-- living in poverty⁵. The elderly of the Target Area communities are especially vulnerable to pollution & contaminants. Three of the Target Area communities have a greater number of seniors over age 65 (23.2- 39.9%) -- in some cases more than double -- compared to AZ (17%) & the US (16%). The number of children under 18 is also significant w/ the greatest number (24.7%) in the small town of Winslow where there is also a large Hispanic & American Indian population (34.2 & 45.5% respectively) which is higher than in AZ or the US. Furthermore, 3/4 of Coalition member counties & several Target Area communities contain more children living in poverty (18.9 - 33.7%) compared to AZ (18.4%) & the US (16.7%). According to the CDC's 2020 Social Vulnerability Index, 3 of 4 of Coalition member counties – Coconino, Mohave & Navajo rank in the highest category (83rd, 87th & 99th percentile respectively) in overall social vulnerabilities in the US by county⁶. The EPA brownfield grant will help renovate older buildings in Target Area communities which will reduce potential exposure of children to lead-based paint. It will also prioritize assessment, reuse &/or redevelopment of other brownfield properties when they represent threats to the health & welfare of sensitive populations including seniors & children. This will be a criteria for prioritization of grant funding that the Brownfield Advisory Committee will consider for every property nominated for an assessment.

(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions:

According to the Agency for Toxic Substances and Disease Registry, communities w/ multiple brownfields tend to have multiple public health issues; such as reduced property values, increased potential for exposures to harmful chemicals, increased crime rates, substance abuse, lack of green space or areas for recreation, decreased access to healthy foods, poor air quality, contaminated soil or water, elevated blood lead levels & asthma⁷. This is reflected in the greater than normal incidence of disease and adverse health conditions in the 4 counties who are Coalition members for this grant. Life expectancy of residents in this area is 71.4 - 78.4 yrs & less than AZ (79.1 yrs) & the US (78.5 yrs)⁸(RWJF, 2023). **Coconino Co** had the 7th highest cancer incidence rate in AZ from 2011-2015, & in 2016 cancer was the second leading cause of death among residents. Coconino County has the 4th highest incidence of birth defects in the state, impacting 1 out of every 100 live births. In 2016 Coconino County also had

⁴ RoadSnacks, 2023. The 10 Poorest Cities in Arizona For 2023. September 19.

⁵ American Community Survey 5-yr data 2015-2020 (obtained from <https://data.census.gov/cedsci/>).

⁶ ATSDR, 2023. CDC/ATSDR Social Vulnerability Index. <https://www.atsdr.cdc.gov/placeandhealth/svi/index.html>

⁷ Berman, Laurel (ATSDR), 2013. An Indicator Framework to Measure Effects of Brownfields Redevelopment on Public Health.

⁸ RWJF 2023 County Health Rankings = <https://www.countyhealthrankings.org/explore-health-rankings/arizona/navajo?yr=2023>

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the 5th highest low birth weight ratio in AZ w/ 1 out of every 13 births classified as a low birth weight in 2016. **Mohave Co** has the highest mortality rate due to cardiovascular disease in AZ (188 persons per 100,000) and is significantly higher than both AZ (147.8) and the US(159.6)⁹. **Yavapai Co** experiences death rates higher than the state rates for Influenza/Pneumonia and Infant Mortality. Other adverse health conditions unique to the Coalition counties include higher rates of asthma & diabetes than AZ and the US . Native Americans, many of whom live in the four counties, have the highest reported prevalence of asthma of all, 22.7%, compared to 15.7% of non-Hispanic whites and 14.3% in the US. Because of a lack of fresh and healthy food and limited opportunities for exercise, Navajo tribal members also have extremely high rates of diabetes, 26.8% compared to AZ (11%) and the US (11.3%)¹⁰.

To address these issues, the Brownfield Advisory Committee will prioritize assessment & redevelopment/cleanup planning for those priority brownfield properties w/ the potential to provide new sources of locally grown healthy food including the construction of new grocery stores, farmer’s markets & community gardens. A priority will also be placed on properties w/ the potential for redevelopment as parks & green/open space, walking, running & biking trails. Together w/ the attraction & retention of new businesses & the creation of good paying jobs, it is anticipated that this will have a positive impact on the health of Target Area communities.

(3) Environmental Justice: The Target Areas have significantly higher Hispanic &/or Native American population than AZ or the US & include some of the most economically impoverished areas in AZ & the US¹¹. Areas like Navajo Co. & City of **Winslow** have significantly higher poverty, unemployment, households receiving cash &/or food stamp/SNAP assistance & pay a higher percentage of their income for housing compared to AZ & the US¹¹. In the case of **Winslow**, EPA’s EJ Screen tool shows that exposure to lead-based paint because of pre-1960s housing & petroleum & carcinogenic contaminants from underground storage tanks are in the 97th & 88th percentile which means that only 3 & 12% of the population in AZ & EPA Region 9 & the US respectively are at higher risk of exposure. This is also significant because the city is in the 81+ percentile for Demographic Indexes including people of color, low income, & unemployment w/ less than a high school education as compared to AZ, EPA Region 9 & the US. The EJ Screen shows that **Flagstaff** is also in the 64+ percentile for exposure to underground storage tanks, industrial facilities w/ extremely hazardous materials, & wastewater discharges. The EJ Screen shows this is an area w/ high unemployment, low income & limited English-speaking abilities. The following table shows exposures & demographic indices for the remaining Target Area communities & 3 tribal communities in the 4-county area. As per Section 1.a.iv., more than 3 times the number of priority brownfield properties in tribal & high poverty communities w/ significant EJ & climate justice impacts will be assessed w/ this grant as all other areas.

EJ Indices/Environmental Indicator	Target Area or Tribal Community In Coalition Counties					
	Navajo	Hopi	Hualapai	Kingman	Prescott	Show Low
Hazardous Waste Proximity				63/55		
Underground Storage Tanks				66/65	90/75	62/62
Lead Paint Indicator (% pre-1960s housing)	71	94	82/62			
Ozone (ppb)	77		74			
Wastewater Discharge		85/95	54/76	72/77	52/79	
Demographic Indicators						
People of Color	91/95	96/94	65/71			
Low Income Population	84/88	86/88	80/83	61/64		64/67
Unemployed	71/75	65/64		68/69	59/61	62/53
Limited English-Speaking Households	77/83	50/52		52/58		52/57
Pop. w/ Less Than High School Ed.	75/80	64/63	64/64	59/58		
Population Over Age 64		60/58		71/76	86/95	77/84

⁹ ADHS, 2023. The Burden of Cardiovascular Disease. <https://www.azdhs.gov/documents/prevention/tobacco-chronic-disease/az-heart-disease-stroke/az-burden-of-cardiovascular-disease.pdf>

¹⁰ National Diabetes Statistics Report, 2022 Centers for Disease Control and Prevention. National Diabetes Statistics Report website. <https://www.cdc.gov/diabetes/data/statistics-report/index.html> Accessed November 3, 2023.

¹¹ American Community Survey, 2023. United States Census Bureau <https://data.census.gov/table?q=Navajo+Co.,+Arizona>.

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EJ Screen results shown as X/Y where X is percentile compared to AZ and Region 9 and Y is percentile compared to US. Shaded cells is where data is not unusually high.

(3.a) Identification of Environmental Justice Issues: Minority & lower income persons live closer to & are disproportionately impacted by brownfields, in part because of the long-standing practice of siting industrial facilities & polluting businesses in their communities & neighborhoods. Several examples of how environmental justice issues are currently impacting the underserved communities &/or disadvantaged census tract(s) in the AZ Route 66 Target Areas include: 1) An abundance of brownfield properties w/old buildings including schools, businesses & housing w/ asbestos &/or lead-based paint adversely affects the health of families, & young children, 2) Numerous properties along Route 66 that were formerly the location of leaking underground storage tanks at gas stations have impacted soil, groundwater & indoor air w/ petroleum & gasoline contaminants including benzene & benzo(a)pyrene, known human carcinogens, 3) A lack of accessible, clean & safe parks, open space, safe streets & sidewalks in Target Area communities means families & children are exposed to brownfields that have both chemical & physical hazards, & 4) When brownfield properties are predominant in a community where there is high unemployment or poverty, residents have inadequate income for healthy food, health care, education, etc. so the mental & physical health of the community suffers.

Route 66 Target Area communities have been forced to live for decades w/ numerous brownfields that were created by a decision of the federal government to reroute a major freeway system that was crucial to their economic vitality. The presence of the slum & blight that this action created & the inability of these communities to assess, clean up & redevelop impacted properties has resulted in disinvestment, increased crime, arson, graffiti & long-term adverse health & financial impacts. In addition, because the situation has significantly harmed the potential for business attraction & retention, it has created conditions where local government struggles to provide basic services. This has caused & will continue to result in degradation of the quality of life of residents, many of whom have limited &/or fixed income, little opportunity for good paying jobs, & no ability to relocate.

(3.b) Advancing Environmental Justice: The grant will provide better access to services like affordable housing, health care & access to healthy food. In this way it is expected that the grant will help to promote environmental justice. To ensure that this is a priority, the Brownfield Advisory Committee will be required to ask whether reuse &/or redevelopment of every brownfield property they consider for assessment w/ grant funding: 1) Addresses an essential community need including improving access to healthy food, parks/open space, health care or affordable housing. 2) Provides support of climate adaptation & resilience programs, high-quality jobs, strong labor practices, & equitable workforce pathways. 3) Promotes or advances environmental justice for an underserved community or population that has elevated EJ indices according to EJ Screen or is a community in a disadvantaged census tract as identified using the CEJST. Properties that are unable to satisfy these criteria will be assigned a lower priority for use of grant funds & will only be assessed after other brownfield properties in Target Area or Coalition member jurisdictions that meet one or more of these criteria has had a completed assessment.

2.b Community Engagement 2.b.i. Project Involvement NACOG will implement a program of equitable community outreach & engagement that both informs & includes input from local community partners. The program will include (1) Listening to collective voices & hearing different & unique opinions; (2) Educating residents on facts, ideas, solutions, & resources for brownfield revitalization; & (3) Establishing a Brownfields Advisory Committee (BAC) comprised of business & property owners, bankers, realtors, developers, & longtime residents from each of the Target Area communities as well as two tribal representatives. The BAC will assist in prioritizing properties for assessment & will be encouraged to provide Target Area communities w/ the ideas, interests & concerns expressed by community members of all ages & backgrounds. NACOG's robust public involvement program will include holding up to 10 BAC & community meetings including multiple public meetings in each of the Target Area communities to engage stakeholders & leaders; mailings, press releases, website updates; & newspaper articles in local publications. Public information events will ensure outreach efforts include sensitive populations &/or those who live & work in brownfield-impacted areas. **2.b.ii. Project Roles** In support of this grant each of the Target Area communities performed outreach to community members to assess their willingness to support this grant. Community members confirmed the need for funding to inventory, prioritize, assess, & perform cleanup planning for brownfield sites. Community partners pledged to participate in outreach efforts, form a BAC, & assist w/grant implementation activities, such as site selection & area-wide planning. These commitments are from community organizations, businesses, property owners & longtime residents. Some of these individuals & groups are listed below.

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Name of organization/ entity/ group	Name of contact (name, email & phone)	Attend Public Meetings	Provide Meeting Space	Meeting Refreshments	Outreach/ Publicity	Site Selection	Brownfield Advisory Committee
Moonshot at Northern AZ Center for Entrepreneurship	Rainah Ramsey rramsey@moonshot.com 928-213-9234		X		X		
ECoNA (Flagstaff/Coconino)	Gail Jackson, President & CEO gjackson@econa-az.com 928-707-7939	X	X	X	X		
Flagstaff Downtown Business Alliance (Flagstaff/Coconino)	Terry Madezka terry@downtownflagstaff.org 928-275-2655		X		X		
Kingman Unified School District	Gretchen Dorner, Superintendent 928-753-5678, ext. 2008 gdorner@jUSD.org		X				X
Kingman Area Chamber of Commerce	Becky Fawson, CEO becky@kingmanchamber.com 928-753-6397	X	X	X	X	X	X
Jerry Ambrose Veterans Council	Pat Ferrell, President 928-716-3001 president@javc.org	X			X		
Prescott Chamber of Commerce (Yavapai Co.)	Sheri Heiney, President & CEO 928-445-2000 Sheri@prescott.org	X			X		
Prescott Downtown Partnership	Audra Yamamoto, Director 928-925-5994	X			X	X	X
Show Low Main Street (SLMS) (Navajo Co.)	Denise Wiseman Stow 623-340-4131 showlowmainstreet@gmail.com	X			X	X	X
Show Low Chamber of Commerce (Navajo Co.)	Trisha Spear 928-537-2326 trisha@ jtwildlifeoutdoors.com	X	X	X	X	X	X
Prescott Historic Preservation Board	Kaylee Nunez, City of Prescott Community Development Dept.928-777-1405 x4961	X			X	X	X

NACOG will work w/ these individuals & organizations & other stakeholders through formation of the BAC which will include representatives from each Target Area community & will meet at least two times per yr over the four-yr grant term. Diverse interests of BAC members will ensure a transparent public process & commitment to consideration of community input throughout the grant period. **2.b.iii. Incorporating Community Input:** NACOG will tailor outreach methods to each Target Area community & ensuring equal access to project information for sensitive & underserved populations. **Kingman & Show Low** residents are most engaged when project information is shared via website/social media updates, direct mailings, public notice boards, factsheets, newspaper articles in the *Kingman Miner* & the *White Mountain Independent*, comment cards, & public meetings w/ radio broadcasts. **Flagstaff, Prescott & Winslow** residents are best reached via website/social media updates, public notice boards, newspaper articles in the *Arizona Daily Sun*, *Prescott Valley Tribune* & the *Winslow Tribune*, & public meetings w/ TV broadcast or Facebook Live. Local newspapers frequently publish articles & broadcast stories about projects that are performed in these communities. In addition to 2+ BAC meetings/yr, NACOG anticipates hosting up to 5 community outreach events during the 1st yr (one each in Flagstaff, Kingman, Prescott, Show Low & Winslow) & two events/yr thereafter & sharing project information (such as factsheet distribution) at ongoing outreach events. NACOG will also use a project-specific webpage to post project information, fact sheets, meeting announcements, minutes, & other info. The webpage will be hosted on NACOG's website. Information about the project will be shared via semi-annual or quarterly newsletters prepared by NACOG & distributed by project partners who have offered to do so. Efforts will be made to reach residents w/o internet access & those who have

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difficulty reading or do not read English. Social media & online forums will also be used to advertise upcoming meetings. NACOG, Coalition members & Target Area community representatives will consider all community comments received about the project & respond, as necessary, through the project website or other appropriate communication. Time permitting, every attempt will be made to respond to questions during meetings at the event & comment cards will be solicited to follow-up if this is not possible. Although most project communications will be published in English, NACOG will provide material in Spanish for the Hispanic community & in the appropriate Native American language for those living w/in the boundaries of the grant both prior to & at public meetings. Translation services will be utilized as needed to ensure equal access to project information is provided to non-English speaking groups. In addition, NACOG’s meetings will be ADA-compliant & all project literature will include a statement that citizens may request alternative formats.

3.TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS: 3.a. Description of Tasks/ Activities &

Outputs: The project is organized into five tasks; identifying new sites (Section 3.a.ii) only appears in Task 3. There will be no subawards or Participant Support Costs.

<p>Task 1: Project Management, Reporting & Other Eligible Programmatic Activities</p> <p>i. Implementation: NACOG will manage all aspects of the project, including coordination w/ the EPA, four non-lead Coalition members, Target Area communities, the Qualified Environmental Professional (“QEP” or “Consultant”), & other key stakeholders. Reporting will include: 1) Quarterly Progress Reports (QPRs); 2) Assessment, Cleanup & Redevelopment Exchange System (ACRES) updates; 3) Annual/Final Minority Business Enterprise (MBE) & Federal Financial Reports (FFRs); & 4) a Project Closeout Report to document accomplishments, expenditures, outputs, outcomes, & success stories. The budget also includes funding for the up to 2 persons from NACOG &/or representatives from Target Areas to attend up to 2 brownfield conferences. Participant support costs have not been included in the project budget to pay for a community liaison(s) because all Target Area communities have indicated they have project partners who are willing to volunteer their time to work on the grant to make it successful (see Section 2.b.i.i).</p> <p>iii. Schedule: Management/Reporting will be ongoing throughout the 4-yr grant implementation period. Attendance at a State or Regional Workshop &/or the National Brownfield Conference is anticipated.</p> <p>iv. Leads: This task will be led by NACOG. The QEP & Target Area communities will assist w/ reporting.</p> <p>v. Outputs: Agendas/minutes from meetings w/ Target Area communities; 16 QPRs; 4 MBE/FFR Reports; ACRES Updates (ongoing); 1 Final Report; 2 brownfield conferences attended by NACOG & Coalition members &/or representatives from Target Areas.</p>
<p>Task 2: Community Outreach, Site Prioritization & Eligibility Determination (ED) Requests</p> <p>i. Implementation: This task includes: (1) Conducting at least 11 stakeholder meetings [including formation of a Brownfield Advisory Committee (BAC)]; (2) Preparing & publishing public notices, fact sheets, & meeting materials; (2) Developing a brownfields grant webpage on NACOG’s website & the website of every Target Area community; & (3) Infusing meaningful public input & conducting outreach & engagement to inform Target Area communities about the grant during implementation (see Section 2.b). NACOG will complete site ED requests for priority sites to verify the eligibility of using petroleum (ADEQ) &/or hazardous substance funding (EPA).</p> <p>iii. Schedule: Fact sheets & project webpages will be developed during the first quarter (1Q) of the project. A BAC kickoff meeting will be held during the second quarter (2Q) & convened semi-annually thereafter; other meetings will occur as needed. One to two community open house or informational meetings, events or presentations will also be held each year of the grant.</p> <p>iv. Leads: This task will be led by NACOG & the Consultant.</p> <p>v. Outputs: Fact sheets; press releases/articles; webpage content (updated regularly); ~10 public & BAC meetings including preparation of presentations, agendas, minutes, etc. Also includes Prioritization & Site Selection Tech Memos from BAC meetings & Brownfields Site ED Requests for submittal to EPA.</p>
<p>Task 3: Brownfield Site Inventory</p> <p>i. Implementation: This task includes engaging Target Area communities & preparing a brownfield site inventory for each. The inventory will be updated throughout the project, & data made available in Geographic Information System (GIS) format such as a web map server. Inventory data will be integrated w/existing databases to serve as a long-term planning tool to support revitalization efforts beyond the grant period. It is anticipated that since 3 of the 5 Target Areas had an inventory developed during the previous grant, the level of effort for these communities will consist of an update & be less than for the communities w/ no prior inventory.</p> <p>ii. Identifying New Sites: During this task the inventory will identify brownfield properties in addition to the priority brownfield sites that are described in Section 1.a.ii. Completing a brownfield site inventory is recommended for a number of reasons: 1) unknown or “hidden” brownfield properties can be identified, 2) once brownfield properties have been inventoried, it is easier for a community to think of other properties in their area that are similar to the properties in the inventory, & 3) it provides an actionable list of properties that communities can focus on & use to perform outreach & engagement w/ property owners. The sites that are identified by the inventory & nominated by property owners for an assessment will be prioritized for grant funding by the BAC using criteria which include: 1) potential benefits to underserved communities, 2) site eligibility, 3) ability to gain site access, 4) economic development potential/opportunity to be catalytic, & 5) known or suspected threats to public health/environmental impacts.</p>

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iii. Schedule: The updated inventory will be completed during the first 3 to 6 months (2Q) of the grant & presented to the BAC for prioritization during 3Q. Inventory updates & site selection will continue over the 4-yr period.

iv. Leads: This task will be led by the Consultant & NACOG.

v. Outputs: Brownfield Inventory Data Package; GIS files; tables; & figures.

Task 4: Phase I/II Env. Site Assessments (ESAs) & Regulated Building Material (RBM) Surveys

i. Implementation: This task will include environmental assessment of priority brownfield sites. At least two priority brownfield sites will be assessed in each of Coalition member geographic area - **Coconino, Mohave, Navajo, & Yavapai Counties** w/ an emphasis on the Target Area communities they contain.

iii. Schedule: This task will start during the second 3 to 6 mo. of the project & will be performed throughout the grant.

iv. Leads: This task will be led by the Consultant & NACOG.

v. Outputs: QAPP, access agreements, SAPs/HASPs, & Phase I/II ESA/RBM Survey Reports. 1) Completion of Phase I ESAs at 30 priority brownfield sites in accordance w/ the All Appropriate Inquiries Final Rule & the standards in the ASTM E1527-21 Phase I ESA Process, & (2) Completion of one Phase II ESA & one RBM Survey each at 15 high priority brownfield sites.

Task 5: Site-Specific Cleanup/Reuse Planning & Area-Wide Planning (AWP)

i. Implementation: This task will include cleanup planning activities to assist property owners & Target Area communities prepare brownfield properties for reuse & redevelopment. It includes Analysis of Brownfield Cleanup Alternatives (ABCAs) &/or Site Reuse Plans that will provide site specific information about the options for & potential cost of cleanup, reuse & redevelopment. The AWP will identify potential future site uses & strategies to facilitate reuse of existing infrastructure &/or identify potential infrastructure investments needed for alternative future uses.

iii. Schedule: Yr 1: 1 ABCA/Site Reuse Plan | Yr 2: 2 ABCAs/Site Reuse Plan + 1 AWP | Yr 3: 3 ABCAs/Site Reuse Plans + 2 AWP | Yr 4: 1 ABCAs/Site Reuse Plan + 1 AWP

iv. Leads: This task will be led by the QEP in collaboration w/ Target Area Communities & NACOG.

v. Outputs: The QEP will prepare up to 7 ABCAs &/or Site Reuse Plans. These will include conceptual site models; remedial action objectives; state & federal cleanup regulatory requirements; &/or evaluation of institutional & engineering controls. The QEP will also develop 4 AWP for brownfield impacted areas when these studies have been requested by Target Area communities.

3.b.i. Cost Estimates & Outputs: The budget uses an average rate of \$125/hr for contractual services & each task includes a rate of \$50/hr for NACOG (\$31.25/hr personnel costs + \$18.75/hr fringe costs = \$50/hr). **Site Assessment & Cleanup:** \$941,250 (63% of the budget) is allocated to assessment of properties & \$387,500 (26%) is allocated for cleanup planning. Construction & Equipment Costs = \$0.

Budget Categories		1: PM & Other Eligible Activities	2: Community Outreach/Site Prioritization/ ED	3: Brownfield Site Inventory	4: Phase I & II ESAs/ RBM Surveys	5: Cleanup Planning & AWP	Total
Direct Costs	Personnel	\$9,375	\$9,375	\$0	\$0	\$0	\$18,750
	Fringe	\$5,625	\$5,625	\$0	\$0	\$0	\$11,250
	Travel	\$9,000	\$0	\$0	\$0	\$0	\$9,000
	Expenses	0	\$1,000	\$0	\$0	\$0	\$1,000
	Contractual	\$27,000	\$30,000	\$71,000	\$941,250	\$387,500	\$1,456,750
	Other ^(a)	\$1,000	\$0	\$0	\$0	\$0	\$1,000
Indirect Costs		\$1,125	\$1,125	0	0	0	\$2,250
Total Costs		\$53,125	\$47,125	\$71,000	\$941,250	\$387,500	\$1,500,000
Estimated # of Sites to Be Assessed			45	80	P1=30, P2=15, RBM=15	Up to 80	NA

P1M = Project Management; ED = Eligibility Determinations; RBM = Regulated Building Material Surveys; AWP = Area Wide Plans; P1=Phase I ESA; P2=Phase II ESA

^(a)4 brownfield conference registrations x \$250/registration = \$1000

Task 1- CA Management, Reporting & Eligible Programmatic Activities: Total Budget= \$53,125

Budget includes \$15,000 for NACOG **Personnel + Fringe** costs (\$50/hr x 300 hrs) for management & reporting. **Travel Costs** of \$10,000 for NACOG's Executive Director & one other NACOG staff or Coalition member to attend two national or state/regional brownfield conferences. The budget assumes three-day attendance & includes airfare (\$700/person/conference = \$2,800 total) & hotel, meal, & incidental costs (\$600/person/day/conference = \$7,200 total). **Indirect costs** are \$1,125 (7.5% of total direct costs). **Consultant Costs** to assist w/ reporting & eligible project management activities are estimated to be \$27,000 (216 hrs x \$125/hr). **Outputs:** Project Schedule w/ Milestones: ACRES Updates; Quarterly Progress Reports; annual financial & Disadvantage Business Enterprise (DBE) reports, & one Project Closeout Report.

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Task 2- Community Outreach, Site Prioritization & ED Requests: Total Budget = \$46,000

Includes NACOG **Personnel + Fringe** totaling \$15,000 (300 hours x \$50/hr) & \$30,000 (240hrs x \$125/hr) for **Consultant** to assist w/ community outreach meetings, informational materials, & other community outreach/public involvement activities & prepare Site Eligibility Determination (ED) requests for submittal to EPA & ADEQ. **Indirect costs** are \$1125 (7.5% of total direct costs). The budget includes \$1,000 in expenses - food for public meetings, foam core boards for display of maps & site-specific information, copies of handouts, rental of a projector & screen, etc. **Outputs:** Updated webpages, Fact Sheets, other meeting materials & Site ED requests.

Task 3- Brownfield Site Inventory: Total Budget = \$71,000

The budget for the site inventory includes \$71,000 for the **QEP** (280hrs x \$125/hr) to develop brownfield site inventories for the 5 Target Area communities & provide reports for their use. This includes conducting review of public records, compilation of data from EPA & ADEQ & Co. Assessors, desktop review of results, windshield surveys & production of tables & maps. **Outputs:** Brownfield Inventory Data Package; GIS files; tables; & figures.

Task 4 - Phase I/II ESAs & RBM Surveys: Total Budget = \$941,250

The budget includes \$941,250 for **Consultant** to complete (1) Phase I ESAs [including access agreements & Health & Safety Plans (HASPs)] for up to 30 high priority brownfield sites at an average cost of \$5,000/site (\$150,000 total); (2) Prepare a Quality Assurance Project Plan (QAPP) at a cost of \$7,000; (3) Complete Phase II ESAs at up to 15 high priority brownfield sites [including HASPs, Sampling & Analysis Plans (SAPs)] @ average cost of \$38,750/site (\$581,250 total); (4) Complete Regulated Building Material (RBM) Surveys for asbestos & lead based paint @ 15 high priority sites @ a cost of \$14,000/site (\$210,000 total). **Outputs:** QAPP, access agreements, SAPs/HASPs, & Phase I/II ESA/RBM Survey Reports.

Task 5- Cleanup/Site Reuse & Area Wide Plans (AWPs): Total Budget = \$387,500

Includes \$387,500 for **Consultant** to complete up to 7 ABCAs/Site Specific Reuse Plans at an average cost of \$7,500/site (\$52,500 total) & completion of AWP for 4 priority focus areas @ \$83,875 each (\$335,500 total). **Outputs:** ABCAs &/or Site Reuse Plans & AWPs for brownfield impacted areas.

3.c. Plan to Measure & Evaluate Environmental Progress & Results: To ensure completion of all activities w/in the grant period, a schedule w/ milestones will be developed as part of the CA Work Plan. The status & estimated date of completion of outputs identified in 3.b.i & anticipated short- & long-term outcomes will be tracked on the schedule & reported to EPA via Quarterly Progress Reports (QPRs), ACRES & the Project Close-Out Report. QPRs will list goals accomplished & activities planned for the next quarter. Any significant deviations in schedule will be discussed w/ the EPA Project Officer to develop corrective actions. **Outputs:** Between meetings & QPRs these outputs will be tracked on an Excel spreadsheet: 1) number of potential brownfield sites identified/ prioritized, 2) # of Phase I ESAs, 3) # of Phase II ESAs, 4) # of RBM Surveys, 5) # of Site Reuse Plans, & 6) # of community meetings & success stories. Sites assessed will be linked to parcel data, to allow for efficient tracking & analysis of project outcomes using the GIS of each county. This will also enable the number of parcels & acreage associated w/ each assessment to be accurately tracked. **Outcomes:** The following short- & long-term outcomes will be tracked: 1) # of sites cleaned up, 2) # of property title transfers facilitated, 3) # of sites & acres of land redeveloped, 4) # of acres of parks/greenspace created, 5) \$ of private investment & other leveraged funding, 6) # of jobs created or retained, & (7) increased property value & tax revenue. Individual Target Areas will be asked to set goals for outputs & outcomes applicable for their communities & to measure & report them to NACOG quarterly to assess progress.

4. PROGRAMMATIC CAPABILITY AZ PAST PERFORMANCE 4.a. Programmatic Capability: 4.a.i. Organizational Capacity: 4.a.ii. Organizational Structure: 4.a.iii. Description of Key Staff: NACOG is governed by a Regional Council, the policy making body for the organization, which is comprised of city & county elected officials & private sector representatives from throughout the four-county region. All grant & contract awards are managed by various department directors w/in the organization, under the oversight of the Executive Director & Regional Council. Periodic program updates & progress reports for all grants & contracts are provided to the Council. This grant will be managed by the Executive Director, along w/ input from the Coalition Member Steering Committee & NACOG's Regional Council. Chris Fetzer, AICP, Exec. Director, will serve as the project director; & Allison Priest, MBA, Finance Director, will oversee all financial monitoring & reporting responsibilities, including compliance w/ CFR Title 2, Part 200. Mr. Fetzer has 30 yrs of experience managing federal & state grant programs. Ms. Priest brings fifteen yrs of public & private sector business & accounting experience. NACOG will be responsible for all necessary financial & performance reports, monitoring grant & contract performance, & evaluation, audit & closeout requirements. NACOG has the requisite experience & knowledge to manage the brownfield grant & oversee the work of consultants procured to complete inventory, assessment, cleanup planning & related tasks. In addition to NACOG's management of the project, a Coalition Member Steering Committee will draw upon the expertise of Coalition members. It will include Melissa Shaw, Coconino Co. Senior Planner; Chris Pasterz, Navajo Co. Economic Development Director; Molly Spangler, Town of Camp Verde Economic Development Director; &

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Tami Ursenbach, Mohave Co. Economic Development Director. These individuals bring many yrs of public sector experience w/ direct involvement in grant implementation & management activities, & in-depth knowledge of economic development, community development, public health & public finance. Specific roles & responsibilities for Coalition members will be defined in a Memorandum of Agreement (MOA) to be executed jointly by all Coalition members. The MOA will ensure involvement by Coalition members in grant funds utilization, including the method & process for site selection, w/in each respective jurisdiction. NACOG, as a regional council of governments serving four counties & twenty-six municipalities, has extensive experience managing similar multi-jurisdictional projects requiring collaborative decision-making among diverse local partners.

4.a.iv. Acquiring Additional Resources: NACOG will administer this grant on behalf of Coalition members using NACOG staff members experienced w/ project management & federal grant administration. A Qualified Environmental Professionals (QEP) has not been hired at this time to assist w/ grant implementation. However, a QEP will be competitively procured per EPA guidelines upon grant award. NACOG routinely procures consultants & contractors to prepare plans, implement projects & conduct inventories & assessments. NACOG's procurement process complies w/ CFR Title 2, Part 200.

4.b. Past Performance AZ Accomplishments: 4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: 4.b.i.(1) Accomplishments: 4.b.i.(2) Compliance w/ Grant Requirements: NACOG manages a diverse portfolio of state & federally funded grant programs of more than \$30 M annually. For the past ten years NACOG has received unmodified opinions for annual single audits. Examples of recent projects are described below.

EPA Brownfields Coalition Assessment Grant (US Environmental Protection Agency) In 2019, EPA awarded NACOG a \$597,000 Coalition Assessment grant that included Coconino & Yavapai Counties, the cities of Flagstaff & Winslow, & the town of Camp Verde. The Coalition completed 18 Phase I assessments, 7 Phase II assessments, & 20 Regulated Building Materials surveys involving every coalition member. Brownfield property inventories were completed for 8 communities, as well as a site reuse & redevelopment plan for one property. There are multiple examples of successful redevelopment projects initiated on assessed properties, including Flagstaff's Downtown Connection Center, a multimodal connection center that will provide for long-term public transit service expansion & regional transportation services, & will be a hub of bike & pedestrian activity.

Regional Transportation Safety Plan (AZ Dept. of Transportation; ADOT) NACOG received \$377,200 from ADOT's Highway Safety Improvement Program & additional contributions from regional transportation planning partners – the Central Yavapai & Flagstaff Metropolitan Planning Organizations – to conduct a regional, four-county highway safety analysis to identify high frequency & severity crash locations & corresponding countermeasures. NACOG is the project manager & contract administrator, responsible for contractor procurement in compliance w/ Federal Highway Administration requirements. The project identified high priority crash locations; local government partners will use this info to seek funding for improvements; regional safety emphasis areas & corresponding policy recommendations for improving conditions most commonly associated w/ vehicle crashes. The project identified 7 safety emphasis areas & 52 high priority crash locations & local government partners will complete grant applications seeking resources to implement priority safety countermeasures. This project will be completed by January 2024 & is projected to close out w/in budget.

EDA Partnership Planning Grant Award – (US Dept. of Commerce Economic Development Administration (EDA)) As the designated Economic Development District serving northern AZ since 1997, NACOG continues to receive an annual \$75,000 Partnership Planning grant from the EDA to facilitate regional economic development planning activities in alignment w/ the region's Comprehensive Economic Development Strategy. In compliance w/ grant requirements, NACOG annually prepares a scope of work, biannual progress reports, quarterly financial reports & an annual District accomplishments report. All work products, outcomes, progress & financial reports have been submitted on a timely basis & to the satisfaction of EDA. NACOG also coordinates activities w/ this program to promote regional & community awareness of the Brownfields assessment grant.

THRESHOLD CRITERIA

Threshold Criteria For FY2024 EPA Brownfields Assessment Coalition Grant Application, NACOG/Arizona Route 66 Coalition

1. Applicant Eligibility

Northern Arizona Council of Governments (NACOG) is the applicant and will serve as the lead coalition member on behalf of the Arizona Route 66 Coalition. NACOG, a “local government” as defined under 2 CFR 200.64, is also a non-profit corporation established in Arizona and designated as a tax-exempt 501(c)(3) organization by the Internal Revenue Service. See **Attachment A**.

2. Number and Eligibility of Non-Lead Coalition Members

There are four non-lead coalition members in the Arizona Route 66 Coalition. These include Coconino, Mohave, Navajo and Yavapai Counties. Counties in Arizona are subdivisions of the state, with elected officials providing local accountability of state mandated functions. The basic principles of these municipal governments are found in Article 12 of the Arizona Constitution. See **Attachment A**.

3. Target Areas

The following are the target areas of both the lead and non-lead members of the coalition:

Lead Coalition Member	Target Areas
NACOG (Lead Member)	Towns and cities of Coconino, Navajo and Yavapai Counties not listed below
Non-Lead Members	Target Areas
Coconino County	Flagstaff
Mohave County	Kingman
Navajo County	Show Low, Winslow
Yavapai County	Prescott

4. Existing Brownfields Grants to Non-Lead Members

None of the non-lead coalition members are a recipient of an open cooperative agreement for MARC grant funding or for a MARC grant that closed in 2016 or later.

5. Coalition Agreement

The following Letters of Commitment from non-lead coalition members agreeing to be part of the Arizona Route 66 Coalition are included in **Attachment B** as part of this application:

- Letter of Commitment from Coconino County dated October 26, 2023
- Letter of Commitment from Mohave County dated October 16, 2023
- Letter of Commitment from Navajo County dated October 9, 2023
- Letter of Commitment from Yavapai County dated October 18, 2023

6. Community Involvement

During implementation of the FY24 brownfields coalition assessment grant, NACOG and Coalition members intend to utilize the same community outreach and engagement techniques that generated significant interest and enthusiasm for the preservation and redevelopment of historic Route 66 brownfield properties and the successful partnerships established in the Coalition's prior brownfield assessment grants awarded in 2012 and 2019. Coalition members have a strong mutual interest in preserving the history of the Route 66 corridor while remediating potentially contaminated properties and creating opportunities for local business growth and job creation. Coalition members will provide information about the grant and opportunities for input by interested stakeholders through:

- A webpage on the NACOG website with a link to the grant activities, including the grant application, Work Plan, announcements, Quarterly Reports to EPA, and project status updates.
- Coalition members will post information on their own websites with information specific to their community and a link to NACOG's website. This will be the best way to reach potential participants in smaller rural communities.
- Community organizations will utilize their social media platforms to inform and engage their respective members.
- A press release informing the community of the grant award that will be placed in local newspapers and public places such as libraries, city and county buildings, or private commercial businesses. This will be the best way to reach potential participants in smaller rural communities.
- A Fact Sheet describing the project in English and Spanish.
- NACOG and/or its contractor(s) will leverage support from community groups, present at meetings, post information in newsletters, attend public events and utilize mailing lists to send notices

7. Expenditure of Assessment Grant Funds

100% of NACOG's 2019 brownfield coalition assessment grant from EPA, Cooperative Agreement BF-99T91501 was expended by September 30, 2023 and greater than (>) 70% of this grant funding was drawn down from the Automated Standard Application For Payments (ASAP) by October 1, 2023. An Account Balance Inquiry from ASAP is included in **Attachment C** as documentation.

8. Contractors and Named Subrecipients

NACOG has not procured any contractors to implement the FY24 brownfields coalition assessment grant. Upon grant award, one or more Quality Environmental Professionals (QEP) will be selected in accordance with CFR Title 2, Part 200 to assist with grant implementation. NACOG has not identified and does not intend to utilize grant subrecipients.