

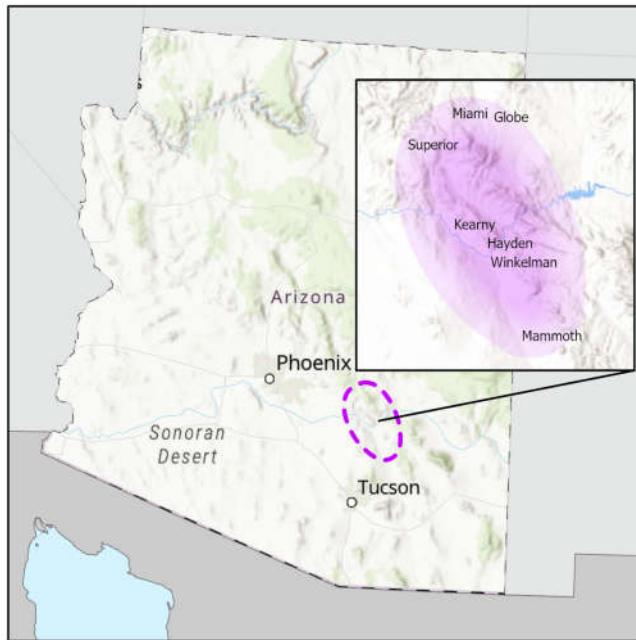
COPPER CORRIDOR BLIGHT BUSTERS BROWNFIELDS ASSESSMENT GRANT COALITION



U.S. ENVIRONMENTAL PROTECTION AGENCY BROWNFIELD COALITION GRANT

Presented August 23, 2023

WHAT IS THE COPPER CORRIDOR BLIGHT BUSTER COALITION (CCBB) ?



- Gila County (Grant Administrator)
- Town of Miami
- Town of Kearny
- City of Globe
- Town of Winkelman
- Town of Superior
- Town of Hayden



GRANT TECHNICAL CONSULTANT



Arizona footprint for 37 years.

Atlas was selected as the Coalition Grant Consultant on March 15, 2022

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We apply our values and expertise to improve sustainable infrastructure and ensure a safe environment.

WHAT IS A BROWNFIELD?



Unofficial definition: Any property not being used to its fullest extent due to known or perceived contamination.

- ✓ *Gas Stations and Fuel Storage*
- ✓ *Historic Buildings*
- ✓ *Railroad Facilities*
- ✓ *Automotive Repair*
- ✓ *Dry Cleaners and Industrial Laundry*
- ✓ *Manufacturers and Power Generation*
- ✓ *Agricultural Land and Facilities*
- ✓ *Mines and Mining Operations*
- ✓ *Metal Salvage and Recycling*
- ✓ *Illegal Dumping*

WHAT IS THE PURPOSE OF THE CCBB GRANT ?



- ✓ To spur redevelopment of blighted properties.
- ✓ Priorities established by CCBB communities include:
 - ❖ downtown redevelopment
 - ❖ cultural tourism
 - ❖ business expansion
 - ❖ neighborhood preservation and redevelopment
- ✓ Brownfields redevelopment is a vital component to each of these goals.



WHAT IS THE PURPOSE OF THE CCBB GRANT ?



- ✓ To assist with removing potential barriers associated with property transactions.
- ✓ This grant seeks to ensure sustainable and equitable development practices are followed within the CCBB area.
- ✓ Enhances economic competitiveness.
- ✓ Supports existing communities' development of vibrant downtowns containing historic buildings, retail shops, churches, and entertainment.
- ✓ Finally, this grant helps promote equitable, affordable housing.

PROPERTY ELIGIBILITY ?



- ✓ Located within the Copper Corridor
- ✓ Abandoned, Vacant or Underutilized properties
- ✓ Property cannot be owned by the Responsible Party (entity responsible for creating the impairment)
- ✓ Property Acquired Prior to 2002, OR 
- ✓ Property Acquired after 2002 with a Phase 1 ESA conducted 

WHAT DOES THE CCBB GRANT FUND ?



All Services are FREE

- ✓ Phase 1 ESAs
- ✓ Phase 2 ESAs
- ✓ Asbestos Assessments
- ✓ Lead-based Paint Surveys
- ✓ Assessment of potential Underground Storage Tank systems
- ✓ Assessment of potential Septic Systems
- ✓ Assessment of potential Oil/Water Separator
- ✓ Preparation of Brownfields Cleanup Plans (ABCAs)
- ✓ Prepare Comprehensive Brownfields and Blighted Property Redevelopment Plan
- ✓ Participate in Community Outreach Events
- ✓ Identify other funding that may be Leveraged for Cleanup or Redevelopment

WHY CONDUCT A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT ?



PURPOSE

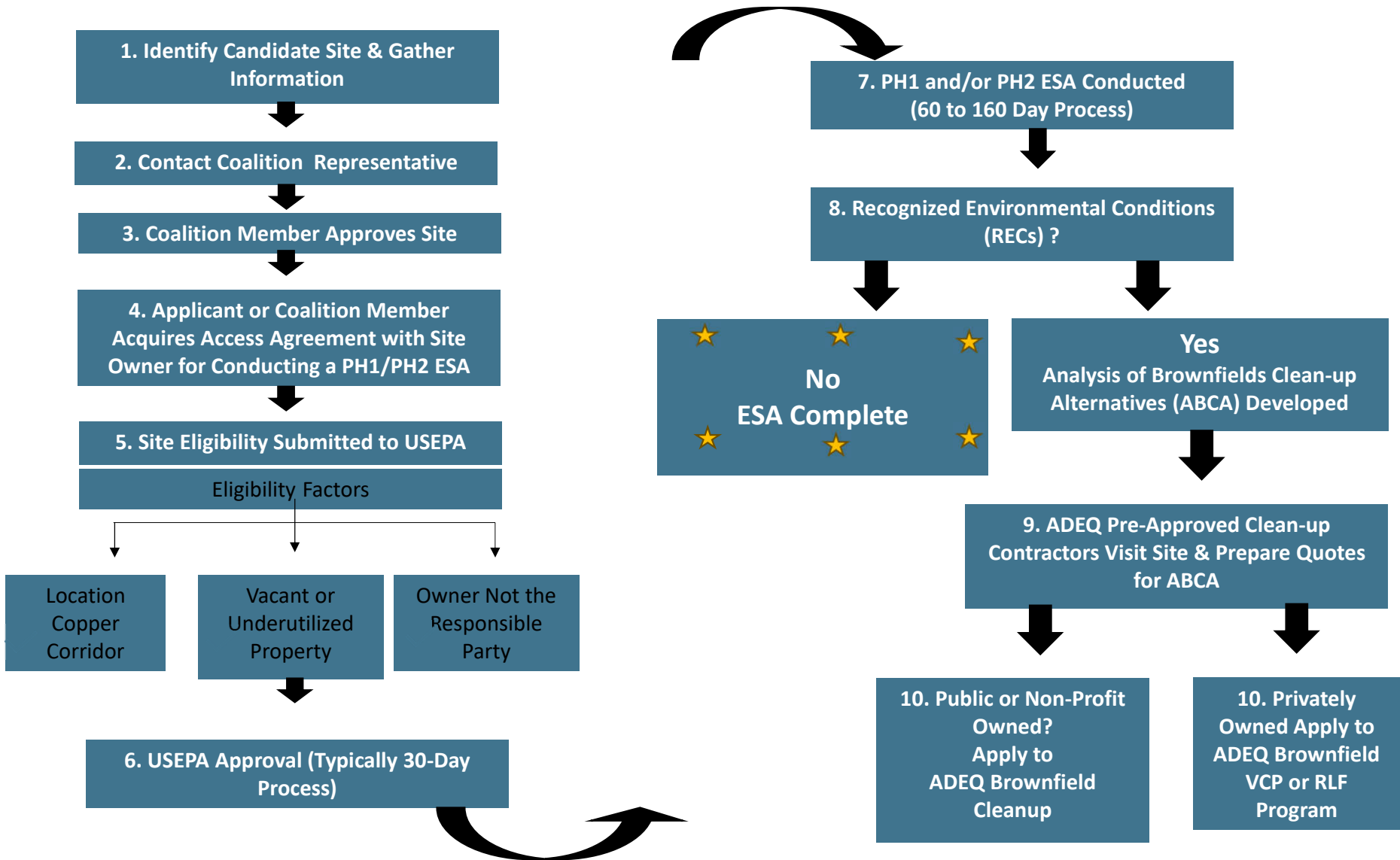
- EPA Brownfield Grant Requirement
- Liability Defense
- Supports Decision to Acquire Property

PROCESS

- Environmental Database/Records Review
- Historical Land Use sources
- Site Reconnaissance
- Interviews
- Report

OUTCOMES

- Buyer Liability Protection
- Knowledge of Recognized Environmental Conditions (RECs)
- Knowledge of Historical RECs
- Phase I ESAs are valid for 365 days



GRANT FUNDING STILL AVAILABLE



\$300,000

ASSESSMENT GRANT BENEFIT TO PRIVATE OWNERS



Although the Arizona Department of Environmental Quality (ADEQ) Brownfield Cleanup Grant is only available to public & non-profit entities; the ADEQ does have a Voluntary Cleanup Program.

Other funding sources allow private owners access to Revolving Loan Funds which provide low interest loan(s).

Additionally, CCBB grant assessment(s) benefit the private owner by mitigating risk for a buyer via a “Prospective Purchaser Agreement”.

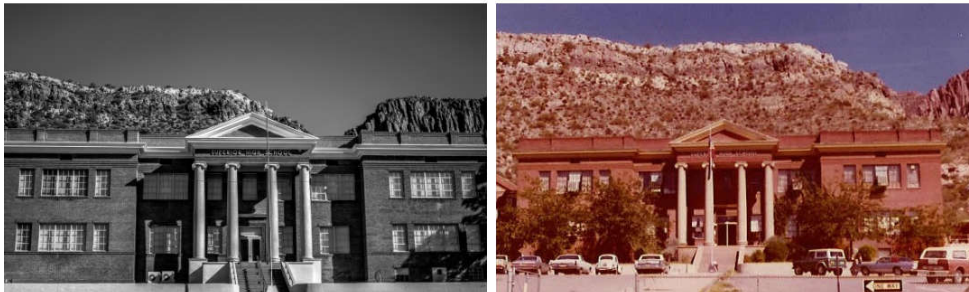
ASSESSMENT GRANT BENEFIT TO PUBLIC & NON-PROFIT OWNERS



An Analysis of Brownfields Cleanup Alternatives (ABCA) is prepared for every property assessed under the CCBB grant that has RECs

The ABCA is prepared with actual quotes from ADEQ-approved Abatement Contractors so that the ABCA may support an ADEQ Cleanup Grant application.

EXAMPLE – HISTORIC HIGH SCHOOL CAMPUS



Original Superior High School - Superior, AZ

- Phase 1 ESA
- Asbestos Survey
- Lead Survey
- Potential UST Assessment
- Potentials Septic Systems Assessment
- Potential Oil/Water Separator Assessment
- ABCA (supported ADEQ Cleanup Grant application)

EXAMPLE – HISTORIC BULLION PLAZA



- Phase 1 ESA
- Asbestos Survey
- Lead Survey
- ABCA (supported ADEQ Cleanup Grant application)

EXAMPLE – HISTORIC INSPIRATION SCHOOL



- Phase 1 ESA
- Asbestos Survey
- Lead Survey
- ABCA (Provided to prospective buyer. Redevelopment moving forward.)

EXAMPLE – JASPER CABINET, INDIANA

BEFORE



AFTER



EXAMPLE – FORMER
TONEY PETROLEUM
BULK FACILITY, TERRE
HAUTE, INDIANA

After: Indiana State University



EXAMPLE – FORMER SCHENLEY DISTILLERY, GREENDALE, INDIANA



After: MGP Spirits



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QUESTIONS ?



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