



November 16, 2017

Danny Heffernan  
EPA Region 8  
1595 Wynkoop Street (EPR-B)  
Denver, CO 80202-1129

*R08-18-A-013*

**RE: EPA FY2018 Brownfields Assessment Coalition Grant Proposal**

Dear Mr. Heffernan:

Carbon County, Utah has formed a Coalition with the Cities of Price, Helper, Wellington and East Carbon to focus Brownfield's Assessment and revitalization efforts within these four areas (collectively referred to as the "target cities"). These micro-communities were once home to thriving industries but and are now plagued with derelict buildings and mine-scarred lands.

Founded in the 1870s, rich coal deposits cemented the County's future in coal mining and railroads evolving the area from a small farming village into a regional supply and transportation center for the area's plentiful coal mines. The region prospered until the mid-1900s when a declining coal industry launched an era of steady population decline and divestment from which the County has yet to recover.

Compared to robust historical operations, coal mining in Carbon County is nearly extinct; however, evidence of the industry can be seen on mine-scarred lands throughout its micro-communities and astonishing 20 ghost towns. The boom and bust nature of mining and natural resource extraction has contributed to significant economic instability, wide-scale disinvestment and a surplus of aging, vacant commercial and industrial properties, particularly within the four target cities. Following devastating unemployment and outmigration, the region is channeling its historic past and unique natural setting to create a new economy rooted in tourism and sustainable resource industries. The Coalition, committed to historic preservation, is working aggressively to increase heritage and recreational tourism and diversify the local economy by attracting new, diverse industries that will stabilize and rebuild the region.

EPA Brownfields Assessment funding will allow the Coalition to develop a comprehensive Brownfield program, with significant emphasis on the inventory and assessment of sites in the target cities. While the Coalition has made great strides in revitalization planning, lack of capital resources has severely hindered the ability to create shovel-ready sites and bring community visions to life. With too many known and potential brownfields and a lack of funding required to address the impacts associated with these sites, the ability to attract new employers, strengthen existing businesses, create jobs and generate new tax revenues has been greatly diminished. EPA Brownfields Assessment funding will serve as a catalyst for redevelopment that will restore the economy, create jobs for area residents, spur private investment, and support our commitment to improving quality of life in the most distressed areas of the County.

Jae Potter  
Commissioner  
(435) 636-3273  
[jae.potter@carbon.utah.gov](mailto:jae.potter@carbon.utah.gov)

Casey Hopes  
Commissioner  
(435) 636-3272  
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Jake Mellor  
Commissioner  
(435) 636-3271  
[jake.mellor@carbon.utah.gov](mailto:jake.mellor@carbon.utah.gov)



Below we provide the applicant information requested.

**a. Applicant Identification:**

- (i) Name: Carbon County, Utah
- (ii) Full Address: 751 E 100 North, Price UT 84501

**b. Funding Requested:**

- (i) Grant Type: Assessment
- (ii) Assessment Grant Type: Coalition
- (iii) Federal Funds Requested: \$600,000
- (iv) Contamination: Hazardous Substance (\$300,000) and Petroleum (\$300,000)

**c. Location**: Carbon County, Utah

**d. Property Information for Site Specific Proposals**: Not applicable.

**e. Contacts:**

- (i) Project Director: Seth Oveson, County Clerk-Auditor  
Phone: (435) 636-3224 | Email: [seth.oveson@carbon.utah.gov](mailto:seth.oveson@carbon.utah.gov)  
Mailing Address: 751 E 100 North, Price UT 84501
- (ii) Chief Executive/Highest Ranking Elected Official: Jae Potter, County Commissioner  
Phone: (435) 636-3273 | Email: [jae.potter@carbon.utah.gov](mailto:jae.potter@carbon.utah.gov)  
Mailing Address: 751 E 100 North, Price UT 84501

**f. Population:**

- (i) Population of Jurisdiction: 20,927 (Carbon County)
- (ii) Population of Target Area Municipalities:
  - Price City: 8,745
  - Helper City: 2,211
  - Wellington City: 1,681
  - East Carbon City: 1,478
- (iii) Persistent Poverty: The Coalition is not located in a county experiencing "persistent poverty" as defined in the EPA guidelines. Small Area Income and Poverty Estimates indicate 2015 poverty levels in Carbon County were 16.3% and decennial census data indicate poverty levels were 13.4% (2000) and 14.4% (1990).

**g. Regional Priorities Form/Other Factors Checklist**: The form/checklist is attached.

**h. Letter from the State or Tribal Environmental Authority**: A letter of acknowledgement from the Utah Department of Environmental Quality (UDEQ) is attached.

Thank you for the opportunity to submit this application for Brownfield Assessment funding. If you have any questions regarding the information provided, please contact our Project Director, Seth Oveson.

Sincerely,

Commission Chair, Jae Potter

Jae Potter  
Commissioner  
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## **Cover Letter Attachments**

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- Regional Priorities Form/Other Factors Checklist
- Letter of Acknowledgement from the Utah State Department of Environmental Quality

# Regional Priorities Form/Other Factors Checklist

Name of Applicant: Carbon County, Utah

## Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

**1) Protect/Enhance Water (X)**

**2) Assistance to Small & Underserved Communities (X)**

Page Number(s): 1, 5, 6, 12

## Assessment Other Factors Checklist

Please identify (with an **x**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less. <b>(X)</b>	<b>1</b>
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or U.S. territory.	
Targeted brownfield sites are impacted by mine-scarred land. <b>(X)</b>	<b>1, 2, 6</b>
Project is primarily focusing on Phase II assessments. <b>(X)</b>	<b>8, 9</b>
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project. <b>(X)</b>	<b>9</b>
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



State of Utah

GARY R. HERBERT  
*Governor*

SPENCER J. COX  
*Lieutenant Governor*

Department of  
Environmental Quality

Alan Matheson  
*Executive Director*

Brad T Johnson  
*Deputy Director*

L. Scott Baird  
*Deputy Director*

November 8, 2017

Tami Ursenbach  
Carbon County Economic Development  
751 East 100 North  
Price, Utah 84501

**Re: Support Letter for EPA Brownfields Community-Wide Assessment Coalition Grant**

Dear Ms. Ursenbach:

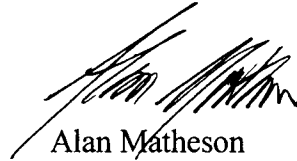
Thank you for involving the Utah Department of Environmental Quality (DEQ) in the Carbon County Coalition's (Coalition) economic development and planning discussions regarding the Coalition's application for an Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Coalition Grant. The assessment grant will allow the Coalition to evaluate eligible sites identified within Carbon County and East Carbon, Helper, Price, and Wellington Cities. The DEQ believes assessment is a significant step in revitalizing properties and is committed to seeing Brownfields-caliber sites assessed, remediated and redeveloped wherever possible.

The DEQ supports the Coalition in its application for an EPA Brownfields Community-Wide Assessment Coalition Grant to address both petroleum and hazardous substance contamination. The benefits of assessing properties within the various jurisdictions include removing the potential stigma associated with impacted or potentially impacted properties, protecting public health, and reclaiming valuable property for economic development and future, sustainable growth. The DEQ is committed to assisting the Coalition as it seeks to address Brownfields. Additionally, the DEQ encourages use of the State of Utah's Voluntary Cleanup Program and Enforceable Written Assurances as vehicles for addressing contaminated properties and returning Brownfields properties to productive re-use.

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We look forward to continuing our partnership with the Coalition to address Brownfields concerns. Should you have any questions, please contact Joseph Katz of the Division of Environmental Response and Remediation at (801) 536-4104.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Matheson", written over a horizontal line.

Alan Matheson  
Executive Director

cc: Brady Bradford, Acting Director, Southeast Utah Health Department

# **Narrative Proposal**

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Carbon County Utah Coalition

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Carbon County Coalition

**1.a.i. COMMUNITY & TARGET AREA DESCRIPTION:** Named for its rich coal deposits, Carbon County is located ~140 miles south of Salt Lake City, Utah, in the northwestern corner of the Colorado Plateau. The area was originally inhabited by the Fremont and Ute Cultures and later settled by Mormons in the 1870s. Coal mining exploded in the 1880s following the arrival of railways that provided access to fast, affordable transportation. Coal companies quickly moved in and built towns throughout the area. For over 100 years, coal mining has been the economic lifeblood of the County but recent changes in environmental regulations and decreased demand for coal have gravely impacted the vitality of the County's small communities. Due to the area's unique geography, compliance with new EPA mercury emissions regulations is not possible for all its power plants. The steep cliffs of Price Canyon prevented construction of the necessary bag houses to handle emissions, resulting in closure of the County's largest power plant and continued economic decline. The loss of a large plant is difficult for any community but especially challenging for micro-communities with limited industries. These losses paired with declining coal demand have resulted in population loss, rising unemployment, extreme poverty and social problems including an epidemic of suicide and drug use.

Although coal mining operations have significantly diminished in Carbon County, evidence of the industry is seen on mine-scarred lands in all its populated areas and its astonishing 20 ghost towns. The boom and bust nature of mining and natural resource extraction has contributed to significant economic instability, wide-scale disinvestment, and a surplus of aging, vacant commercial and industrial properties. While the area retains the Victorian character of its earlier days in the facades of its classic buildings, shuttered mines, abandoned rail corridors, vacant gas stations and other dilapidated and deteriorating sites pose safety hazards and stifle economic growth. The County is working aggressively to diversify the local economy and attract new industry and investment. However, brownfields impede this vision for recovery.

To address economic challenges resulting from the County's many brownfields and to position the region for newer, cleaner industries of the 21st century, Carbon County has formed a Coalition with the Cities of Price (the County seat), Helper, Wellington and East Carbon (collectively referred to as "the target cities"). The Coalition will use EPA Brownfield Community-Wide Assessment (CWA) Grant funding in these rural communities with limited inhouse resources (an **EPA Region 8 Priority**) to spur brownfield redevelopment that will remove economic, social and environmental barriers and enhance the quality of life for residents.

**1.a.ii. DEMOGRAPHIC INFORMATION:** Demographic data is provided below for the target cities, Carbon County, the State and the U.S. The target cities are home to ~70% of the County's small population. In addition to having the highest concentration of brownfields and sensitive populations in the County, revitalization of these areas is expected to yield the greatest return on economic development. Shaded values below indicate economic distress or sensitive population measures above/below (depending on factor) State averages and **bold values** indicate measures above/ below U.S. averages.

Data Type <sup>1</sup>	Target Cities				Carbon County	Utah	United States
	East Carbon	Wellington	Helper	Price			
Total Population	1,478	1,681	2,211	8,745	20,927	2,903,379	316.5M
Senior Population (65+ years)	<b>20%</b>	12%	<b>17%</b>	13%	<b>15%</b>	8%	14%
Child Population (<18 years)	<b>24%</b>	<b>29%</b>	<b>29%</b>	<b>28%</b>	<b>27%</b>	31%	23%
1 yr Unemployment Rate (August 2017) <sup>2</sup>	--	--	--	--	<b>5.7%</b>	3.5%	4.4%
Population Not in Labor Force (age 16+ yrs)	<b>47%</b>	30%	<b>44%</b>	<b>37%</b>	<b>38%</b>	32%	36%
Per Capita Income	<b>\$18,403</b>	<b>\$23,018</b>	<b>\$26,327</b>	<b>\$20,485</b>	<b>\$21,287</b>	\$24,686	\$28,930
Annual Household Income <\$25,000	<b>40%</b>	<b>27%</b>	<b>27%</b>	<b>31%</b>	<b>28%</b>	17%	23%
Homeownership Rate	78%	77%	76%	<b>61%</b>	71%	70%	64%
Housing Units Built Before 1950	<b>75%</b>	15%	<b>68%</b>	<b>28%</b>	<b>33%</b>	11%	18%
Less Than High School Education (25+ yrs)	<b>16%</b>	13%	11%	<b>14%</b>	12%	9%	13%
Bachelor's Degree or higher (25+ yrs)	<b>4%</b>	<b>13%</b>	<b>16%</b>	<b>18%</b>	<b>15%</b>	31%	29%
Land Area (square miles)	11.82	5.14	1.82	5.10	1,479	82,170	3.5M

<sup>1</sup> Unless otherwise noted, all data reflect 2011-2015 American Community Survey 5-yr estimates obtained using EPA's EJSCREEN reporting tool (ejscreen.epa.gov) and American Fact Finder's Reporting tool (factfinder.census.gov).

<sup>2</sup> Bureau of Labor Statistics "Not Seasonally Adjusted" Unemployment Rate for the past 12 months (www.bls.gov).



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Data Type <sup>1</sup>	Target Cities				Carbon County	Utah	United States
	East Carbon	Wellington	Helper	Price			
<b>Other Data<sup>1</sup></b>							
5-yr Unemployment Rate	10.9%	10.6%	8.4%	10.2%	8.8%	7.4%	9.7%
Disabled Persons Population	35.1%	17.9%	21.0%	16.2%	17.3%	9.0%	12.1%
Children Poverty Rate (<18 yrs)	28.4%	20.3%	9.9%	20.1%	16.5%	14.7%	21.6%
Senior Poverty Rate (65+ yrs)	10.3%	0.0%	10.7%	8.0%	7.2%	6.5%	9.4%
Households receiving Supp. Security Income	12.5%	4.5%	12.0%	8.2%	7.9%	3.5%	4.9%
Households receiving Food Stamp Benefits	21.8%	19.1%	16.7%	17.5%	15.8%	9.0%	12.4%
Households receiving Cash Public Assistance	6.3%	7.0%	5.3%	4.5%	4.7%	2.3%	2.8%

When compared to the state and U.S., Carbon County faces higher levels of unemployment, poverty, households receiving Supplemental Security Income (SSI), Cash Public Assistance and Food Stamp benefits, and substantially lower household incomes and education rates. Levels of distress are further compounded in sensitive population groups consisting of seniors, children and disabled persons living within the target cities. Supporting economic development initiatives aimed at strengthening and diversifying the economy and protecting vulnerable populations are key priorities for the project.

**1.a.iii. DESCRIPTION OF BROWNFIELDS:** With a legacy of over 130 years of mining and natural resource extraction, manufacturing and other industrial operations, followed by decades of steady economic decline, there are presently hundreds of potential brownfield sites throughout the County, including: (1) mine-scarred lands; (2) salvage yards, landfills and unpermitted dump sites; (3) railyards and train depots; (4) power plants and manufacturing facilities; (5) former gas stations and auto-related businesses; (6) former dry cleaners; and (7) other vacant or underutilized properties in town centers and aging neighborhoods. These sites add to community blight, deter new investment; diminish the region's natural splendor and scenic beauty; and impact soil, groundwater and surface water. The table below illustrates vacant and underutilized (V/U) parcels identified via preliminary inventory activities.

Data Type	Price	Helper	Wellington	East Carbon	Carbon County
Vacant or Underutilized (V/U)* Parcels	659	346	304	459	7,243
Total Parcels	4,823	2,406	1,105	1,665	23,742
% V/U* Parcels	14%	14%	28%	28%	31%
<b>V/U Parcels with Environmental Listings**</b>	<b>86</b>	<b>27</b>	<b>18</b>	<b>17</b>	<b>344</b>

\*V/U = land value ≥ building value. \*\*Includes environmental listing from UDEQ and EPA databases.

The Coalition used data gathered from the preliminary inventory and community feedback to develop a list of priority sites in each target city. Select brownfields and priority sites are described below.

**(1) Price:** The area includes 32 leaking underground storage tank (LUST) sites, 21 other UST sites, and 86 V/U parcels with environmental listings. Priority sites are located along a 3-block stretch of the Downtown Historic District that includes 6 LUST sites and 3 former dry cleaners. Commercial buildings and homes are interspersed in this area and most buildings pre-date the 1950s and contain asbestos and lead building materials. Priority sites include the *vacant Crown Theater, Club Mecca, and Price Gas-N-Go sites*. Additional priority sites include a *former Kmart Store* and a 10-acre *former Kilfoyle Krafts Lumber Mill* with known impacts from heavy metals. A residential neighborhood is located just a few hundred feet from the Mill.

**(2) Helper:** Residential homes surround an old landfill located in the middle of the town. The area includes 8 LUST sites, 6 other UST sites, and 27 V/U parcels with environmental listings. Priority sites include an old railyard with likely impacts from trichloroethylene (TCE), polychlorinated biphenyls (PCBs), solvents, and petroleum; and the landmark 1922 La Salle Hotel and surrounding commercial buildings that have been vacant for decades due to concerns of asbestos and lead in building materials.

**(3) Wellington:** Nearly 30% of the City is occupied by V/U parcels and the town center includes two vacant LUST sites, 3 other UST sites, and abandoned commercial and residential buildings. Priority sites include the *former Gas-N-Go CONOCO site* and *former Ridge Road Lumber Mill*. A former coal waste landfill in the middle of the City has been capped but adjacent properties remain vacant due to concerns of unknown

<sup>1</sup> 2011-2015 estimates are not available for the target cities, therefore, the data provided reflects 2009-2013 American Community Survey 5-yr data obtained from American Fact Finder ([www.factfinder.census.gov](http://www.factfinder.census.gov)).

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impacts and residential properties surround the area. Contaminants of concern (COCs) include heavy metals, petroleum, acids and other corrosive wastes.

**(4) East Carbon:** Like Wellington, nearly 30% of East Carbon is also occupied by V/U parcels, 17 of which have environmental listings. The area includes 2 LUST sites and 6 other UST sites. Priority sites include the former Fast Stop site (gas station/car wash site); an abandoned mine with confirmed PCB impacts from old transformers; and the former Railway Company Train Depot in the center of town which contains derelict buildings and a former drum disposal site with stained soil and a chemical-like odor. Homes and remnants of a former coking facility are adjacent to the Depot. Many commercial properties along the main street corridor are vacant and historical land uses include gas stations, auto repair shops, and other operations. COCs include heavy metals, petroleum, creosote, solvents, lubricant oils, acids and other corrosive wastes.

**1.b.i. WELFARE IMPACTS:** As shown below, the target cities fall in the top 25% of at-risk communities in UT and EPA Region 8 for the sensitive populations identified. **Bold values** represent indicators ≥60th percentile and shaded values represent indicators ≥70th percentile in UT and EPA Region 8.

Selected Demographic Variable <sup>1</sup>	East Carbon City		Helper City		Price City		Wellington City	
	UT State Percentile	EPA Reg. 8 Percentile	UT State Percentile	EPA Reg. 8 Percentile	UT State Percentile	EPA Reg. 8 Percentile	UT State Percentile	EPA Reg. 8 Percentile
Low Income Population	<b>83</b>	<b>83</b>	60	<b>63</b>	<b>70</b>	<b>72</b>	55	58
Less than High School Ed. (25+ yrs)	<b>83</b>	<b>83</b>	72	<b>73</b>	<b>79</b>	<b>79</b>	<b>75</b>	<b>75</b>
Population over Age 64	<b>92</b>	<b>84</b>	<b>86</b>	<b>75</b>	<b>74</b>	<b>60</b>	<b>71</b>	57

Of the 29 counties in Utah, Carbon County has the **second highest rate of intergenerational poverty (IGP)** with 17% of the County's children living in IGP and an additional 25% relying on public assistance.<sup>2</sup> The table in 1.a.ii illustrates factors which contribute to IGP, including high unemployment, high demand for food stamps and cash public assistance, low educational attainment, and low workforce participation due to hopelessness and long-term unemployment. These trends reinforce one another, creating a negative cycle in which low income residents are trapped in poverty. IGP also contributes to **increased emotional distress, addiction and crime**. The County presently has the **highest rates of suicide and drug-related overdose deaths in UT**, both of which are more than double state averages.<sup>3</sup> Increased drug-use has resulted in significant increases in local crime and the County now has the **second highest crime rate in UT**.<sup>4</sup>

As illustrated in the table above, **low educational attainment** is a problem for the County and the percentage of adults with Bachelor's Degrees is less than half UT and U.S. averages (see 1.a.ii). These numbers are even worse for families living in IGP as 0% of adults have a college degree.<sup>5</sup> IGP youth are more likely to drop out of school, forgo higher education and begin working at a younger age to support their families. This puts them at a disadvantage for reaching higher income brackets in the future as education and career advancements are directly related. **Diminished access to basic goods** is also a growing problem in the County as one of the only big box stores in the area (Kmart) closed their Price store in 2016. No grocery stores exist in Wellington, forcing residents to travel outside City limits for basic goods. Bus service is not available in the County, creating additional hardships for families that do not have vehicles or are struggling to afford gas. Other sensitive populations concentrated in the target cities include **seniors and disabled persons** (see 1.a.ii). As illustrated in the table above, Helper and East Carbon fall in the 86th and 92nd percentile (respectively) of UT communities with most concentrated senior populations. This is partly due to population loss as younger and more mobile residents leave the County in search of job opportunities.

**1.b.ii. CUMULATIVE ENVIRONMENTAL ISSUES:** Since the coal mining industry boomed before implementation of current regulatory standards, the potential for contamination from associated wastes is significant. Concerns about the long-term effect of **acid mine drainage** from legacy coal mining operations are prevalent throughout the County. Large quantities of water are required to remove impurities from coal. When the water is discharged back into the environment, it can contaminate surface and groundwater with heavy metals (copper, lead, selenium and mercury) and impair waterbodies. **Uncapped coal ash in old landfills and abandoned waste pits** blows through the community on windy days and compromises air

<sup>1</sup> Obtained using EPA Environmental Justice Screening (EJSCREEN) Tool on 11/05/17.

<sup>2</sup> Utah's Sixth Annual Report on Intergenerational Poverty, Welfare Dependency & Use of Public Assistance, 2017. Oct. 2017.

<sup>3</sup> Utah Dept. of Health. *Indicator Based Information System Public Health, 2013-2015*.

<sup>4</sup> Crime in Utah Report 2015, Utah Department of Public Safety. Bureau of Criminal Identification. October 31, 2016

<sup>5</sup> Utah's Sixth Annual Report on Intergenerational Poverty, Welfare Dependency & Use of Public Assistance, 2017. Oct. 2017.

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quality. East Carbon is home to the ECDC landfill which accepts **contaminated soils and non-regulated PCB waste**. This community also includes the Sunnyside coal-fired power plant and the SCA Landfill – an unlined landfill for coal ash. Increased levels of chloride, selenium, sulfate and total dissolved solids in groundwater have been linked to this unlined landfill. In 2014, the Rocky Mountain Power plant in Helper was in the process of capping onsite pits containing six decades of coal ash when a massive rain storm flooded the site and **washed 2,700 tons of coal ash down the Price River**. The EPA has designated the Price River as an impaired water body due to impacts from ammonia, boron, selenium, total dissolved solids and lack of dissolved oxygen.<sup>1</sup> The Scofield Reservoir located on the Price River is the sole water source for Price and Wellington and was closed to the public by UDEQ due to record breaking concentrations of cyanobacteria that killed fish, water fowl and bats in 2016.

**1.b.iii. CUMULATIVE PUBLIC HEALTH IMPACTS:** Prolonged exposure to trace amounts of polycyclic aromatic hydrocarbons (PAHs), lead, mercury, cadmium, selenium and arsenic in coal ash has been linked to **chronic respiratory diseases and increased cancer rates, heart disease and neurological disorders**.<sup>2</sup> Ozone produced from coal combustion is a problem for the community, especially East Carbon and Price. Ozone exposure is linked to a myriad of respiratory diseases including asthma and pulmonary obstructions. Exposure to PM<sup>2.5</sup> is responsible for respiratory and cardiovascular morbidity, asthma and lung cancer and the County has the **highest incidence of adult asthma and 4th highest rate of lung cancer deaths in the State**.<sup>3</sup> Further compounding these issues is the likely presence of asbestos and lead in pre-1950s building materials as well as mold-riddled buildings resulting from two recent flood disasters that severely damaged infrastructure. The table<sup>4</sup> below illustrates cumulative health threats from the above sources. Of particular note are the **rates of lung cancer incidence and mortality, and asthma-related emergency room visits that are 1.5 times State averages**. The public health impacts described above are of particular concern for the large number of vulnerable populations (e.g. seniors and disabled persons) living the target areas (see 1.a.ii).

<b>Sensitive Populations: Health Concerns/ Prevalence</b>	<b>Carbon County</b>	<b>State of Utah*</b>
Cancer Deaths/100,000 Population (2013-2015)	<b>153.9</b>	126.6
Lung Cancer Incidence/100,000 Population (2012-2014)	<b>41.1</b>	27.4
Lung Cancer Deaths/100,000 Population (2011-2015)	<b>33.6</b>	19.8
Emergency Room Visits due to Asthma Incidents/10,000 (2013-2014)	<b>35.6</b>	23.8
Doctor Diagnosed Asthma (2013-2015)	<b>13.1%</b>	8.9%
Coronary Heart Deaths/100,000 Population (2013-2015)	<b>137.9</b>	68.0
Heart Disease Deaths/100,000 Population (2009-2011)	<b>188.2</b>	139.3
Current Doctor Diagnosed Hypertension (2013-2015)	<b>29.4%</b>	25.1%

*Note: **Bold values** = exceeds state average. Shaded values = 1.5x the state average.*

**1.c.i. ECONOMIC CONDITIONS:** From **2005-16 U.S. coal consumption decreased by ~40%** due to the low cost of natural gas combined with new EPA mercury regulations.<sup>5,6</sup> As a result, the coal-dominated economy of Carbon County has greatly suffered as mining operations and power plants have reduced their workforce or permanently closed. The 60-yr-old Rocky Mountain Power plant in Helper (the largest plant in the County) closed in 2015, **eliminating 75 local jobs and \$7.2M in wages** – a huge loss for such a small community. Mining jobs that accounted for 1/5 of the labor force and the highest average wage in the County decreased by 21% from 2014-16 and are continuing to decline.<sup>7</sup> Additionally, over 80% of the coal produced in Carbon County is sold to generate power in California. A recent CA State law will ban coal-power consumption in CA by 2026. As a result, drastic cuts will be made to the 586 miners currently employed in the County, resulting in a **loss of ~\$5M in salaries**. While job growth in UT and the U.S. has increased 3.1% and 1.5% (respectively) during 2017, the County had **negative 1.9% job growth**.<sup>8</sup> In addition, a **declining student population** at UT

<sup>1</sup> EPA. *Waterbody Quality Assessment Report, Waterbody Report for Price River*. 2014

<sup>2</sup> Jaishankar et al., toxicity mechanisms and health effects of some heavy metals, Nov. 15, 2014.

<sup>3</sup> Utah Dept. of Health. *Indicator Based Information System Public Health, 2013-2015*.

<sup>4</sup> Utah Dept. of Health. *Indicator Based Information System Public Health, 2013-2015*.

<sup>5</sup> BP Statistical Review of World Energy, June 2016

<sup>6</sup> The Christian Science Monitor. *US Coal Consumption is Still Dropping*. April 2017.

<sup>7</sup> Sun Advocate. *Careers After Coal*. June 2015.

<sup>8</sup> Utah Department of Workforce Services, Economic Snapshot, updated August 31, 2017.

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State University Eastern campus in Price has diminished by ~2,000 students over the last 20 years. This represents an annual loss of \$10.7M for the school and region. The dramatic decrease in enrollment resulted in closure of 1/4 of student housing dorms in 2013, none of which have re-opened.

**Two devastating floods in 2014 and 2016 cost the County and Cities \$5M+ in damages** and put additional strain on already limited municipal resources. Increased demands for social services during these times of crisis also created additional hardships. The County had an **operating deficit of \$2.5M in 2016 and is facing a projected shortfall of \$3.4M by the end of 2017**. Furthermore, 47% of the County is designated federal land and another 14% is state land. This creates a situation where most of the County's land is tax exempt and mineral leases and royalties from these lands are paid to the state or federal government. County revenues generated from **mineral leases and royalties on private lands decreased from \$12.9M in 2008 to \$5.1M in 2016 and have further dwindled to only \$2.6M for 2017** (as of 11/01/17). There are simply no financial resources available to address brownfields without CWA funding.

**1.c.ii. ECONOMIC EFFECTS OF BROWNFIELDS:** As demonstrated in 1.a.ii, when compared to UT and the U.S., economic distress factors are amplified in the County and the diminished economic conditions are unlikely to change without addressing the area's significant environmental concerns. Mining industry collapse has brought profound, long-term negative impacts to the region. Mine-scarred land and dilapidated buildings provide little to no economic or employment base and carry potentially significant environmental liabilities which impede redevelopment. The County's multi-decade decline in population and long-term industrial regression left behind a glut of empty commercial and industrial properties. Vacant and abandoned properties, contribute to blight, reduce property values, impact business retention and recruitment, and deter efforts to increase tourism, while unknown environmental impacts hinder developer interest. Due to fears of cleanup costs associated with potential contamination, property owners who only suspect contamination favor abandoning their properties, leaving sites idle for years. For example, the former Price Gas-N-Go site (now a dirt lot) would have provided \$119,016 of property taxes over the past 12 years had it been redeveloped. When the Price Kmart closed in 2016, the property value was reduced to \$3.5M from its previous valuation of \$5M, resulting in an annual loss of \$21,922 in property taxes. Already low property values have continued to decline in the County and the **2017 tax appraisals diminished by a total of \$568,745 in Price, \$91,946 in Helper and \$188,208 in Wellington**. Depressed real estate values are partly due to low demand resulting from population loss, but also due to long-term disinvestment, blight, high vacancy and older building stock. Further hurting the budget situation are **1,178 tax delinquent properties throughout the County** totaling \$1.8M in back property taxes owed.

Brownfields are also preventing redevelopment opportunities from moving forward. The Ridge Road Lumber Mill was purchased by Ekocoke to redevelop as a clean formed coke manufacturing facility. However, the property is sitting idle awaiting funding for assessment activities required by lenders for Ekocoke to obtain a loan and redevelop the property. An investor who intended to purchase the vacant 6-acre Wellington Gas-N-Go site to redevelop as a mixed-use service station, grocery store and RV park abandoned property acquisition plans when a former diesel spill was uncovered. Had the City or County been able to fund site investigation activities that quantified present-day liabilities, the project would have likely moved forward, creating ~15 jobs and providing a much-needed grocery store within city limits.

Brownfields are also placing increased burdens on municipal services. The Coalition incurs direct costs to secure and maintain these sites and respond to criminal activities they attract. Due to diminishing municipal revenues, the Coalition has reduced staff hours, eliminated full- and part-time positions, and reduced funding for community programs. Additional staff cuts will be made by the end of 2017 as two positions in an already understaffed Police Department will be eliminated.

**2.a.i. PROJECT DESCRIPTION & ALIGNMENT WITH REVITALIZATION PLANS:** Carbon County has formed a Coalition to support brownfield redevelopment in the rural, micro-communities of Price, Helper, Wellington and East Carbon (an **EPA Region 8 priority**). The Coalition is requesting \$600,000 to address its large number of petroleum and hazardous substance brownfields in the target cities. CWA funding will be used to create a sustainable brownfields redevelopment program that engages the public and addresses community needs. CWA funding will allow the Coalition establish a robust community outreach program; perform ~12 Phase I Environmental Site Assessments (ESAs), ~8 Phase II ESAs, ~6 Remedial Action Plans (RAPs), ~2 Area-Wide Plans (AWPs); and build on preliminary inventory work (completed in support of this application) to develop a comprehensive county-wide inventory. The comprehensive inventory will fill-in data gaps of the

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preliminary inventory and help the Coalition and its project partners prioritize sites with the greatest economic/redevelopment potential. As described in 2.a.iii, the Coalition will establish a Brownfield Advisory Committee (BAC) at the beginning of the project to guide site prioritization/selection. The CWA Project will support community visions while simultaneously building on the success of other projects. Specifically, the Project will carry forward the momentum of the Southeast UT Economic Development District (SEUEDD) *2015-19 Strategy* and *2016 Workforce Study* and the Cities' *General Plans*. Stakeholder engagement and community outreach efforts completed in support of this application identified near-term revitalization projects in all the target cities. These projects are described below. The Coalition will work with the BAC to prioritize these and other sites for grant-funded activities. In addition to anticipated assessment and cleanup planning activities, up to two brownfield-impacted areas will be prioritized by the BAC for AWP.

**(1) Price:** CWA funding may be prioritized for projects that repurpose V/U properties to meet the retail needs of the community, including a “big box” store to anchor the area, restaurants and tourism amenities. Visions for this area include repurposing and preserving historical architecture that will maintain cultural heritage and small town charm. Buildings in the Historic Downtown District need hazardous material surveys and restoration to attract investment and support the ongoing transformation of the iconic 1910 JCPenny building into an ***Innovation and Opportunity Center*** (see 3.d) that supports workforce development. The Coalition also anticipates using CWA funds for the former Kilfoyle Krafts Lumber Mill. A site investigation is needed to define the magnitude and extent of soil and groundwater contamination from historic operations and cleanup/reuse planning. Addressing this site is of critical importance to protecting human health (residential areas are adjacent to the site) and enhancing water quality (an **EPA Region 8 priority**) by mitigating impacts to an adjacent stream that is a tributary of the Price River.

**(2) Helper:** An old railyard is mostly vacant and has poor stormwater infrastructure that results in potentially toxic sediments migrating offsite during times of heavy rain. CWA funding may be prioritized for site investigations and cleanup planning that will support visions for building a museum replica of the historical depot. The historical charm and prime location of the 1922 La Sal Hotel has attracted many inquiries from investors, yet remained vacant for decades due to uncertainties of lead and asbestos in old building materials. CWA funding may be prioritized for hazardous building material surveys and site reuse planning. Community visions for the site include historical building preservation and amenities that will promote tourism (shops and eateries on the main floor with hotel rooms on upper floors).

**(3) Wellington** desperately needs a grocery store within City limits. Developers have expressed interest in redeveloping the former Gas-N-Go CONOCO site as a grocery store but unknown environmental conditions are preventing these investments (see 1.c.ii). The Coalition anticipates using CWA funding for site investigations to quantify liabilities and allow the site to move forward with cleanup planning (if needed) and redevelopment. The former Ridge Road Lumber Mill is derelict and in need of assessment activities to support Ekocoke's plans to obtain a loan and build a cutting-edge clean formed coke pressing facility.

**(4) East Carbon:** The former Fast Stop was a drive through restaurant, gas station and car wash that closed in 2012. For sale for 5 yrs, the property continues to be overlooked by developers due to unknown environmental conditions. The Coalition will prioritize CWA funding for site investigations that will support property sale and redevelopment. Despite being in ruins, the former Railway Company Train Depot and (adjacent a former coking facility) is a popular tourist destination for taking photographs of the old building and its impressive ovens. A pile of empty drums was removed from the Depot leaving behind stained soil and a chemical-like odor. CWA funding will likely be used to confirm the Depot is safe for public access and evaluate the potential for the City to acquire this site for refurbishment as an interpretive museum and open space. These activities are also important for protecting the health of residents living adjacent to the site.

**2.a.ii. REDEVELOPMENT STRATEGY:** The Coalition will work with the BAC to identify redevelopment strategies for each site selected for grant-funded activities to ensure community interests are effectively represented when marketing sites to potential investors. The proposed project minimizes urban sprawl by supporting redevelopment of sites with existing road and utility infrastructure. Where demolition of unsafe buildings is necessary, deconstruction and salvage strategies will be used to divert landfill waste and maximize recycling of above-ground materials. The County actively promotes repurposing of material and has donated buildings it owns to be removed and rebuilt at new manufacturing facilities. Furthermore, the Coalition will promote investments that respond to long-range planning goals to diversify the regional

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economy – the #1 goal identified by the regional economic development department (SEUEDD). Proposed redevelopment strategies and visions are summarized in the table below.

Location	Area/Site	Proposed Redevelopment Strategy & End Use Vision
Price	Historic Downtown District	Preserve historical buildings and maximize infrastructure reuse. Create vibrant, walkable downtown with amenities that support recreation and tourism. Attract a new “big box” store to anchor the area.
Price	Kilfoyle Krafts Lumber Mill	Mitigate impacts from former industrial operations to protect human health and water quality. Restore site to attract new manufacturing operation.
Helper	Old Railyard	Complete assessments and cleanup planning in support of repurposing site for a local history/“Wild West”-themed museum.
Helper	La Salle Hotel	Complete assessments and reuse planning to provide economic development opportunities on this iconic catalyst site and surrounding historical buildings to create spaces for businesses that support tourism.
Wellington	Main Street Corridor	Create shovel-ready space to attract new grocery store residents desperately need within City limits and provide local amenities that attract visitors.
Wellington	Ridge Road Lumber Mill	Complete assessments to help Ekocoke’s redevelopment activities move forward and return this catalyst site to productive use and create quality jobs.
East Carbon	Former Fast Stop Site	Mitigate impacts from past gas station and car wash facilities to support revitalization of a key intersection and provide commercial space.
East Carbon	Former Train Depot	Restore train depot to support tourist activities, add interpretive signage, and preserve open space.

**2.a.iii. TIMING & IMPLEMENTATION: (a) Contractor Procurement:** During fall 2017, the County established a contract with a brownfield consultant following a qualifications-based procurement process in compliance with 2 CFR 200.317-326. Advanced procurement will allow the Coalition to begin implementation activities immediately upon execution of the Cooperative Agreement (CA). This will be reflected in the project schedule with milestones established in our CA Work Plan. As a result of these efforts, we anticipate preparing the Master Quality Assurance Project Plan (QAPP), project fact sheets, and the comprehensive brownfield inventory work plan will be underway in the first project quarter. Early procurement was essential for eliminating lag-time associated with the contracting process and refining the scope to position the project for expedited project kick-off upon execution of the CA and Memorandum of Agreement (MOA).

**(b) Site Inventory, Prioritization & Selection:** The Coalition will use data gathered for the preliminary inventory as the foundation for developing a comprehensive brownfield inventory. The inventory (detailed in 2.b.i) will be tailored to support revitalization goals for the project. Upon completion of the inventory, the Coalition will work with the BAC to apply a scoring/ranking system to develop a short-list of the top ~30 opportunity sites. Prioritization criteria may include: environmental justice impacts, redevelopment potential, benefits to existing residents, short-/long-term economic potential, public health threats, environmental impacts, alignment with community plans, land-owner willingness and access, degree of blight/underutilization, and parcel size. Criterion will be weighted according to community priorities determined by the BAC and the inventory will be updated to derive an overall score for each site. The BAC will review the highest scoring sites to confirm the most strategic are selected for grant-funded activities.

**Governance Structure:** The Coalition will use a collective governance structure that ensures the interests of each member are represented during site selection. Within the first three months we will establish the BAC, consisting of a representative from each Coalition partner, community organizations, and other stakeholders representing broad interests. The BAC will be engaged throughout the inventory and collaborative process to establish site prioritization criteria. As the Coalition lead, the County will ensure CWA funding is used for assessment activities on a minimum of one site in each target city. The Coalition members will also review spending throughout the project to ensure funds are being used as intended.

**(c) Obtaining Site Access:** As previously mentioned, stakeholder engagement and public outreach efforts have identified near-term revitalization projects in all the target areas. In most cases these projects have already undergone planning and are supported by key stakeholders, therefore obtaining access to priority sites is not anticipated to present an issue. Property owners interested in utilizing grant funding for ESA and/or cleanup/reuse planning activities will be required to submit site nomination forms prior to consideration. Upon receipt of a nomination form, the Coalition will contact the applicant to discuss critical

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issues such as site access and timing. The Coalition will evaluate each funding request using the established prioritization criteria. If prioritized by the Coalition, an Access Agreement will be executed between the County and the property owner prior to submitting eligibility determination requests to EPA and UDEQ. The Access Agreement has already been developed and will be accompanied by a property-owner fact sheet detailing the ESA process and potential outcomes, which may include reporting requirements if impacts are identified. The County has extensive experience identifying and resolving land ownership, liability, permitting, and entitlement issues, which will be beneficial in early identification of potential roadblocks.

**2.b.i. TASK DESCRIPTIONS:** The scope of work will be completed via the tasks below. The budget uses an average rate of \$60/hr for personnel/fringe costs (\$45 personnel + \$15 fringe) for County staff anticipated to work on the project, and an average rate of \$150/hr for contractual costs (see 2.a.iii for procurement information) and an estimated average rate per site for assessments and cleanup plans. **The County will provide a voluntary in-kind match of \$10,800** for personnel labor to support all tasks below. **The Cities will also provide \$19,770 of in-kind contributions** for personnel labor (letters in Attachment A).

**Task 1 - Project Mgmt., Reporting & Other Eligible Activities:** The Consultant will assist with compliance/progress/close-out reporting, ACRES updates, and other eligible activities in support of the tasks below. The budget also includes funding for the two Coalition member staff to attend one national and one regional brownfield conference. **Outputs:** ACRES Updates, Quarterly/Final Reports, Annual Financial & DBE Reports.

- *Contractual Costs: 88 hours x \$150/hr = \$13,200/funding type (\$26,400 total)*
- *Personnel & Fringe Costs: 20 hours x \$60/hr = \$1,200/funding type (\$2,400 total)*
- *Travel Costs (Conferences): 2 persons x \$1,200/person = \$2,400/funding type (\$4,800 total)*

**Task 2 - Community Outreach:** Includes 4 BAC meetings/yr; 2-3 public meetings/yr; individual property-owner/stakeholder meetings; preparing a project-specific webpage and informational materials for property owners and the public; and infusing meaningful public input throughout the entirety of the grant implementation process. The County will lead outreach efforts with support from the Coalition members. The Consultant will facilitate meetings, prepare informational materials and develop webpage content.

**Outputs:** Webpage, Fact Sheets, Informational Materials, Community Meeting Materials.

- *Contractual Costs: 80 hours x \$150/hr = \$12,000/funding type (\$24,000 total)*
- *Personnel & Fringe Costs: 18 hours x \$60/hr = \$1,080/funding type (\$2,160 total)*

**Task 3 - Site Inventory, Prioritization & Eligibility:** Using the preliminary inventory as a starting point (see 1.a.iii), the Consultant will develop a comprehensive county-wide inventory of potential brownfields that will be linked to GIS and integrated with other existing databases. The inventory will include the following activities: (i) Review EPA, UDEQ and local environmental regulatory agency and public health records to verify that all sites with known/suspected impacts or threats to human health and the environment are included in the inventory; (ii) Review City/County property records relevant to identification of brownfields (including occupancy, parcel data, tax delinquency status, code violations, etc.); (iii) Review Sanborn Maps, City directories, aerial photographs and other historical resources to identify past mining, manufacturing and industrial facilities, gasoline/auto repair stations, drycleaners, and other sites with potential for historic impacts; (iv) Survey local developers, real estate brokers, property/business owners and other stakeholders for information on potential sites and upcoming redevelopment projects; (v) Conduct tours/windshield surveys of priority brownfield sites and target areas to identify potential sites and verify current conditions; and (vi) Complete Eligibility Determination (ED) requests for priority sites to establish eligibility for petroleum (UDEQ) and/or hazardous substance funding (EPA). Sites will be prioritized using the site selection process described in 2.a.iii. The Consultant will conduct records reviews, stakeholder interviews and site inspections, and compile data. The County will maintain the database once completed by the Consultant. **Outputs:** Comprehensive Inventory, Site Prioritization Criteria, Sites Selected for CWA Activities, Site ED Requests.

- *Contractual Costs: 130 hours x \$150/hr = \$19,500/funding type (\$39,000 total)*
- *Personnel & Fringe Costs: 18 hours x \$60/hr = \$1,080/funding type (\$2,160 total)*

**Task 4: Phase I & II Environmental Site Assessments (ESAs):** Approximately 12 Phase I ESAs and 8 Phase II ESAs will be completed, including Access Agreements and Health and Safety Plans (HASPs). Digital copies of reports will be linked to GIS databases and Phase I ESAs will be completed in accordance with the AAI Rule and ASTM E1527-13 Standards. For cost savings and efficiency, the Consultant will prepare a comprehensive Master Quality Assurance Project Plan (QAPP) covering the full spectrum of field, sampling and laboratory procedures for hazardous substances and petroleum sites. The QAPP will be established early on to allow for ample agency review time. The QAPP will be supplemented by a Sampling and Analysis Plan (SAP) and

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HASP prepared for each site selected for a Phase II ESA. The SAP will define site conditions and applicable cleanup standards and defer to the field, sampling and laboratory procedures defined in the QAPP. This approach will position the Coalition to respond to time-sensitive redevelopment/sale opportunities for sites requiring a Phase II. **Outputs:** Master QAPP, Access Agreements, SAPs, HASPs, Phase I & II ESA Reports.

- *Contractual Costs (Phase I ESAs): 6 sites x \$5,000/site = \$30,000/funding type (\$60,000 total)*
- *Contractual Costs (Phase II ESAs): 4 sites x \$39,000/site = \$156,000/funding type (\$312,000 total)*
- *Contractual Costs (Master QAPP): \$3,000/funding type (\$6,000 total)*
- *Personnel & Fringe Costs: 16 hours x \$60/hr = \$960/funding type (\$1,920 total)*

**Task 5: ABCAs, RAPs & AWP:** The Consultant will prepare ~6 ABCAs and/or RAPs describing detected contamination; conceptual site models; remedial action objectives; state and federal cleanup regulatory requirements; and evaluation of institutional and engineering controls. The Consultant will also develop ~2 AWP for brownfield-impacted areas prioritized the BAC. The AWP will identify potential future site uses and strategies to facilitate reuse of existing infrastructure and/or identify potential infrastructure investments needed for alternative future uses. **Outputs:** ABCAs, RAPs, AWP.

- *Contractual Costs (ABCAs/RAPs): 3 sites x \$7,500/site = \$22,500/funding type (\$45,000 total)*
- *Contractual Costs (AWP): 2 areas x \$36,000/area = \$36,000/funding type (\$72,000 total)*
- *Personnel & Fringe Costs: 18 hours x \$60/hr = \$1,080/funding type (\$2,160 total)*

**2.b.ii. BUDGET TABLE:** Proposed in-kind contributions are not included in the table below.

Budget Category	Task 1 PM & Other Eligible Activities	Task 2 Community Outreach	Task 3 Site Inventory, Prioritization & EDs	Task 4 Phase I & II ESAs	Task 5 ABCAs, RAPs & AWP	Total
Personnel+Fringe: Petroleum	\$1,200	\$1,080	\$1,080	\$960	\$1,080	\$5,400
Personnel+Fringe: Hazardous	\$1,200	\$1,080	\$1,080	\$960	\$1,080	\$5,400
Travel: Petroleum	\$2,400	-	-	-	-	\$2,400
Travel: Hazardous	\$2,400	-	-	-	-	\$2,400
Contractual: Petroleum	\$13,200	\$12,000	\$19,500	\$189,000	\$58,500	\$292,200
Contractual: Hazardous	\$13,200	\$12,000	\$19,500	\$189,000	\$58,500	\$292,200
<b>Total: Petroleum</b>	<b>\$16,800</b>	<b>\$13,080</b>	<b>\$20,580</b>	<b>\$189,960</b>	<b>\$59,580</b>	<b>\$300,000</b>
<b>Total: Hazardous</b>	<b>\$16,800</b>	<b>\$13,080</b>	<b>\$20,580</b>	<b>\$189,960</b>	<b>\$59,580</b>	<b>\$300,000</b>
<b>Combined Total</b>	<b>\$33,600</b>	<b>\$26,160</b>	<b>\$41,160</b>	<b>\$379,920</b>	<b>\$119,160</b>	<b>\$600,000</b>

*Note: We acknowledge sites assessed using CWA funds must meet site-specific eligibility requirements and will be subject to EPA approval prior to expenditure of funds. Grant funds will not be used for administrative costs as defined in the Guidelines.*

**2.c. ABILITY TO LEVERAGE:** The County has pledged a voluntary in-kind match of **\$10,800** for personnel labor (see 2.b.i) and **\$19,770** has been pledged by the Coalition members for personnel labor (letters in Attachment A) to assist with successful implementation of the CWA Project. Several of our project partners have also offered in-kind contributions for personnel time. While these contributions will not be tracked by the Coalition, quantified commitments are provided in their letters provided in Attachment B.

**Anticipated Leveraging Opportunities:** The **Permanent Community Impact Board (CIB)** program provides grants and low interest loans for capital improvement projects to communities impacted by mineral resource development on federal lands. CIB funding for 2018 includes \$4M for County projects plus \$4.6M for projects in the target cities. Similar funding is anticipated for 2019 and will be prioritized for redevelopment activities for sites assessed with CWA funds and/or surrounding areas, as appropriate. **U.S. Economic Development Administration (EDA) Revolving Loan Funds (RLF)** are administered locally by Southeastern UT Assoc. of Local Governments (SEUALG). SEUALG is responsible for creating and implementing a 5-yr comprehensive economic development plan for Carbon and adjacent Counties and administering the EDA RLF Program locally. The Coalition will work with SEUALG (see letter in Attachment B) to identify funding opportunities that will leverage assessment activities. **Other:** The Coalition anticipates pursuing one of more of the following programs to support revitalization of brownfields beyond assessment activities: USDA Rural Business Development Grants, USDA Rural Community Development Initiative Grants, and/or USDA Community Facilities Direct Loan Program; Surface Transportation Program; and/or EPA Brownfield Cleanup Grants. Additional sources of funding for future cleanups may include public/private partnerships and/or private development money in exchange for tax credits, property sales and/or excise taxes. Furthermore, the consultant procured by the County to support CWA implementation



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(see 2.a.iii) offers a comprehensive Project Funding Services Program to help municipalities identify funding opportunities from thousands of federal, state and local assistance programs. The County anticipates contracting with them (at our expense) outside of the CWA Project to develop recommendations for grant/loan programs that will support brownfield redevelopment beyond the CWA Grant scope.

**3.a.i. COMMUNITY INVOLVEMENT PLAN:** The Coalition's governing process is based on transparency and active community engagement. The County Board of Commissioners appoints a number of Boards/Committees which consist of public volunteers who advise and assist the governance of County programs. Currently a total of 12 committees have been assembled to advise on governance of issues including water conservancy districts, transportation, housing and planning. The CWA Project will be a natural extension of this process. Sustained outreach to a full range of stakeholders will ensure the inventory, assessment and redevelopment planning process has strong community backing. The County will lead outreach efforts to residents of its small towns and unincorporated areas, who may not receive project communications. The County will also perform outreach to the larger region, involve additional government partners, and target the regional economic development community, including property and business owners, lenders and developers. The population of Carbon County is 20,927 people with approximately 25% of its residents living in towns and/or unincorporated areas with <500 residents. To reach the geographically isolated clusters, the County uses a robust public involvement program that includes Public Service Announcements (PSAs) on six local radio stations and the County's website and Facebook page. The County also feature newspaper articles in the *Sun Advocate* and *ETV10 News*, which is typically the most effective form of public communication.

In support of developing a sustainable site reuse program, the County hosted a brownfield workshop on Aug. 9, 2016 which was presented by the UDEQ and Kansas State University Technical Assistance to Brownfields Program. The workshop was well-received by the community and attended by 22 local stakeholders. A Community Outreach Meeting on Nov. 1, 2017 was also hosted by the County in support of this grant application. The meeting was attended by 33 private residents, business/property owners, developers, and representatives from government agencies, environmental groups, UDEQ, and other stakeholders. The meeting attendance was very impressive considering the limited population and rural nature of the County. The group confirmed community need for assessment funding to inventory, prioritize, and assess brownfield sites throughout the County. Community partners pledged to participate in outreach efforts, form a Brownfields Advisory Committee (BAC), and assist with grant implementation activities, such as site identification and prioritization. These commitments were then confirmed in the letters of commitment (Attachment B) provided by the organizations identified in 3.b.ii and 3.c.i and other local stakeholders. The Coalition will work with these organizations through formation of the BAC, which will meet 4x/yr. Diverse interests of BAC members will ensure a transparent public process and committed community input throughout the project.

**3.a.ii. COMMUNICATING PROGRESS:** As a board member of C.A.R.E (see 3.c.i), Project Manager Tami Ursenbach (see bio in 5.b) understands the importance of tailoring outreach methods to meet the needs of target city and surrounding area residents to ensure equal access to project information for sensitive and rural populations. The County serves small rural communities and much of the politics and business of the region is conducted through word of mouth and direct emails/phone calls. Methods that work well in the County include community meetings, town hall forums, direct emails/mail campaigns, and door-to-door outreach. *The Sun Advocate* and *ETV10 News* frequently provide free coverage of County projects and reporters regularly attend community meetings. The Coalition will continue this open-door policy by fostering their transparent relationship with the local press. Local radio station KOAL has a daily audience of approximately 11,000 people in the region, and its sales manager (Andy Urbanick) who attended the Nov. 1, 2017 outreach meeting has offered to provide the public with project updates via ongoing interviews with the County following project kick-off. County Commissioners meetings are held twice per month in Price. These meetings are open to the public and are well advertised and attended. Quarterly BAC meetings will likely be held in conjunction with regularly scheduled Commissioners meetings to maximize stakeholder participation and coordinate other project efforts. The Coalition also anticipates hosting 2-3 project-specific public outreach events per year at various locations and sharing project information at other relevant public meetings/events. Additionally, the Coalition will use a project-specific webpage (created on the County's website) to post project information, fact sheets, meeting announcements, minutes, and other info. Facebook pages for each Coalition member will be used to communicate project successes and announce

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community meetings. In addition, the Coalition's public meetings are ADA-compliant and all project literature will include a statement that citizens may request alternative formats or languages as needed.

**3.b.i. STATE AUTHORITY:** Administered by UDEQ, the state brownfields program, LUST program and Voluntary Cleanup Program (VCP) provide oversight for assessment and cleanup of impacted sites. Environmental investigation, monitoring and remedial action will be performed in compliance with UDEQ regulations. The Coalition will coordinate with UDEQ and EPA (as needed) for technical support, resolution of regulatory/procedural issues, and interpretation of rules/guidance documents. UDEQ will provide review and approval of SAPs and RAPs for sites requiring cleanup. The County will coordinate UDEQ to establish petroleum site eligibility and enroll brownfield sites in appropriate cleanup programs. UDEQ offers technical assistance, and Enforceable Written Assurance (EWA) letters to prospective brownfield site purchasers who follow the "All Appropriate Inquiries" process. EWA letters are intended to initiate redevelopment of heavily impacted sites in "opportunity zones" by limiting purchaser liability and encouraging developer confidence and will be critical to facilitating property transfers for sites assessed as part of the CWA Project.

**3.b.ii. OTHER GOVERNMENTAL PARTNERSHIPS:** Governmental partners that provided letters of commitment and pledged to serve on the BAC are described below. Additional information is included in the letters of commitment provided as Attachment B.

- **Southeastern UT Health Depart. (SEUHD)** works closely with the County's Planning and Zoning Committee and Building Department. SEUHD will conduct health consultation and related community outreach to residents in areas with potential exposure to contaminated sites. SEUHD will also advise the County on issues including exposures to stormwater runoff, hazardous building materials and spills.
- **Southeastern UT Association of Local Governments (SEUALG)** is responsible for creating and implementing the 5-yr comprehensive economic development plan for Carbon and surrounding Counties. As described in 2.c, the Coalition will work with SEUALG to identify funding opportunities that leverage brownfield assessment activities and amplify economic development.
- **Southeast UT Economic Development District (SEUEDD)** is funded by the U.D. Dept. of Commerce and works closely with SEUALG on economic development projects using HUD block grants and RLF grants.
- **Southeast UT Community Development Corp. (SUCDC)** oversees regional business expansion and retention, community scholarship, workplace education, and homeowner assistance programs. SUDC will help leverage its funds for projects that align with its mission.
- **Business Expansion & Retention (BEAR)** supports economic, workforce and community development initiatives on behalf of the rural communities in Carbon and Emery Counties. They are committed to growing new and existing businesses and will provide outreach to existing and potential business owners/employers.

As appropriate, the County will also work with the **Housing Authority of Carbon County (HACC)** for any project that address low-income housing.

**3.c.i. COMMUNITY ORGANIZATION DESCRIPTIONS & ROLE:** Community organizations that participated in initial project planning, and which provided letters of commitment and pledged to serve on the BAC are described below. Additional information is included in the letters of commitment provided in Attachment B. The Coalition will continue recruiting BAC members from additional organizations.

- **Carbon County Chamber of Commerce** works with residents and businesses to build sustainable communities and strengthen partnerships between agencies. They will represent local business interests in the project, serve on the BAC, and distribute project information to the business community.
- **Pro-Carbon Development Co.** is a private economic development group supporting the economic betterment of Carbon County. They will help identify strategic opportunities to strengthen the economy.
- **UT State University Eastern (USUE)** is located in Price and offers 60 degree programs as well as vocational certifications important to the regions such as nursing and welding. USUE staff will serve on the BAC.
- **Trout Unlimited** provides leadership in the conservation, protection and enhancement of the cold water fisheries and watersheds in Utah. They will inform environmental restoration projects related to protecting the Price River watershed and serve on the BAC.
- **CIRCLES** is a partnership between local volunteers and SEUALG/SEUEDD staff that helps equip families to reach 200% of the poverty guidelines. CIRCLES provides mentoring and assistance through "Ally" volunteers who partner with low income families to help them escape debt, obtain jobs and achieve

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goals. CIRCLES staff have committed to serving on the BAC and will provide input on project strategies that will benefit the Intergenerational Poverty (IGP) community.

- **Carbon Addiction & Reduction Elimination (CARE)** is dedicated to ending the growing substance abuse problem in the County by working with at-risk and IGP youth to encourage them to strive for more beyond their current surroundings, and seek a college education and/or other formal training. CARE will work to rally volunteers and non-profit organizations to support projects that benefit at-risk populations.

**3.c.ii. LETTERS OF COMMITMENT:** Letters of commitment are provided in Attachment B.

**3.d. PARTNERSHIPS WITH WORKFORCE DEVELOPMENT PROGRAMS:** Recent workforce development programs include the County's continuing collaboration with **FutureINDesign** (see letter in Attachment B) – a nonprofit organization focused on ending IGP through workforce training and life skills development. The County is also partnering with **Blacksmith International** and **HealthEquity** to build an Opportunity Center in the abandoned JCPenny building. The County is providing \$30K to match an \$800K EDA grant, an additional \$65K of in-kind labor to market the project and make the building ready for redevelopment. The project is managed by FutureINDesign and is focused on training youth-marketable work skills and offering them jobs with private partners who utilize the building's work space. Blacksmith has committed to initially hiring 20 staff and HealthEquity has committed to hiring 28 graduates from the FutureINDesign project. Similar opportunities such as this are also anticipated in the future. The **UT Division of Workforce Services (WFS)**; see letter in Attachment B) maintains an office in Price and specializes in job application and interview assistance, career advancement counseling, and increasing work skills, training and education. The County will collaborate with WFS to connect residents with jobs resulting from brownfield redevelopment. Furthermore, the County will promote the **Rural Fast Track (RFT) Program** (administered by the state) to further promote business and economic development. RFT provides up to \$50K of financial incentives for small businesses to create full-time, living wage jobs in rural communities.

**4.a. WELFARE, ENVIRONMENTAL & PUBLIC HEALTH BENEFITS:**

**Welfare Benefits:** The following project welfare benefits are anticipated from brownfield redevelopment:

- **Reduce Intergenerational Poverty (IGP)** by creating shovel-ready spaces to market to new employers who will provide living-wage jobs that align with skills of local residents. This will create a positive feedback loop that increases workforce participation and household income, supports financial independence, strengthens familial structure, and decreases adverse impacts associated with poverty.
- **Increase educational attainment** by creating opportunities for living-wage jobs that reduce family poverty levels. This will help improve high school graduate rates and provide opportunities for youth to attend college rather than enter the workforce at a young age to help support their family.
- **Reduce emotional distress and drug use** linked to despair and hopelessness from lack of opportunities and chronic unemployment. Visible signs of hope and change are desperately needed to help the County overcome its current suicide and opioid drug addiction epidemics.
- **Increase access to basic goods** by supporting efforts to bring a desperately needed grocery store to Wellington. The 6-acre Gas-N-Go CONOCO site would be a perfect location for this but unknown environmental conditions are preventing the site from moving forward with redevelopment. This is especially important for the large senior and disabled populations that have difficulty driving/traveling further distances outside City limits and those who do not have access to a vehicle.

**Environmental Benefits:** The coal mining era resulted in long-term environmental impacts throughout the County. Redevelopment of these sites will lead to improved groundwater, soil, and air quality. Brownfield assessment and redevelopment will identify and mitigate **soil** contamination. This will prevent vertical migration of contaminants to **groundwater** and horizontal migration of contaminants carried offsite via groundwater. Brownfield redevelopment will improve **air quality** by identifying, removing, and/or capping near surface areas of contamination which are sources of airborne particulates. Many buildings in the County were constructed prior to the 1950s and likely contain asbestos and lead. Assessment of these buildings will be prioritized to identify and plan for the remediation of hazardous materials to make these properties ready for redevelopment. Revitalizing sites within the target cities will **reduce emissions and greenhouse gases** by reducing sprawl and vehicle miles traveled. Addressing riverbank and upland brownfields will improve **water quality** (an **EPA Region 8 priority**) by reducing contamination entering the Price River and its tributaries. For example, impervious surfaces on many abandoned mining and other industrial sites route stormwater directly into wetlands and rivers, carrying pollutants along with it. Likewise,

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Carbon County Coalition

the CWA Project will prioritize funding for projects that align with ongoing efforts to **reduce flooding** via improved drainage systems with the ability to handle large volumes of stormwater on industrial sites. This will help prevent situations like the Rocky Mountain Power plant flood that impaired the Price River (see 1.a.ii) from recurring. Improved water quality will also **protect the Scofield Reservoir** (the sole water source for Price and Wellington) and **improve the health of fish and water fowl populations** and that have been adversely impacted in recent years (see 1.b.ii).

**Public Health Benefits:** The health impacts in 1.b.iii will be managed and addressed as contaminants are identified and remediated from groundwater and surficial sources (soil, uncapped landfills and mine waste pits/dumps, hazardous building materials). As described in 1.b.iii, lung cancer incidence and mortality, asthma, and asthma-related emergency room visits in the County are 1.5x State averages. Likewise, heart disease and neurological disorders linked to coal ash exposure are also of concerns. Brownfield redevelopment will **improve respiratory, cardiovascular and neurological health** by capping surficial sources of airborne contaminants (such as coal ash and other pollutants) blown through the community on windy days; reducing exposure to mold, asbestos, and lead (by remediating/replacing aging and flood damaged infrastructure); and reducing vehicle emissions (by reducing vehicle miles traveled). Assessment and subsequent cleanup of brownfields will also protect residents and recreational users from incidental exposure to a host of toxic contaminants, including heavy metals and petroleum.

**4.b. ECONOMIC & COMMUNITY BENEFITS:** The following **economic benefits** are anticipated:

- **Diversify the Economy:** Attracting diverse industries is essential to long-term economic vitality as fluctuations in one industry can be more easily offset by the stability of other industries. The CWA Project will support the Coalition's goals to position the County as a desirable location for alternative coal processing operations and sustainable industries. However, to recruit 21st century businesses, brownfields must be returned to productive use before they can be marketed as a desirable location.
- **Job Creation:** Industrial activities provide a critical employment base in the target areas but unknown environmental conditions are contributing to high vacancy rates, impeding redevelopment and deterring investors. Returning brownfields to productive use aligns with regional goals to prioritize employment opportunities in and around areas with large populations of unemployed and underemployed persons. For example, returning the former Ridge Road Lumber Mill in Wellington (see 2.a.ii) to productive use has the potential to restore ~20 jobs that align with the skills of area residents. New employment opportunities will increase median household incomes and reduce poverty levels.
- **Attract Tourism:** The County has the potential to attract local commerce by capitalizing on its natural beauty and establishing itself as a "Wild West" tourist destination. Thousands of tourists annually visit Nine Mile Canyon – known as "the world's largest art gallery" for the 10,000 panels of rock art created by Fremont and Ute Culturals. Although the Canyon connects Uintah Basin to Wellington and is a popular tourist destination, tourists driving through Carbon County do not view it as a place to stop for more than refueling. The County is also the gateway to the San Rafael Swell – a red rock desert area frequented by rock climbers, mountain bikers and off-road vehicle enthusiasts. Providing amenities that support tourism (museums, eateries, interpretive centers, hotels, RV Parks, etc.) will establish the Cities as tourist destinations versus pass through towns on the way to surrounding areas. This will provide opportunities for the Coalition to generate local commerce via tourism and supports goals for diversifying the economy.
- **Stabilize the Population:** Creating shovel-ready spaces that attract new employers will stop continued population loss resulting from residents relocating outside the County in search of work. Outmigration of younger residents in search of job opportunities leads to economic and generational isolation that has dire financial consequences for local municipalities (e.g. reduced workforce and tax base). Furthermore, a dwindling workforce makes attracting new employers difficult.
- **Expanded Tax Base:** Restoring V/U properties will significantly increase property tax revenues the Coalition depends on for a healthy municipal revenue. For example, attracting a new big box store to former Kmart building in Price (see 1.c.ii) will generate an additional ~\$22K of property taxes/yr for the County. These revenues are critical for supporting a healthy municipal fund as over 60% of the County's land area is tax exempt (see 1.c.i). Returning sites to productive use will also generate business and operation tax revenues and sales tax revenues from local commerce.

The following **community (non-economic) benefits** are anticipated from the CWA Project:

- **Protect Cultural Heritage:** The Project supports infill development and preservation/revitalization of historic buildings that preserve the cultural heritage and foster community pride.

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- **Provide New Amenities & Open Space:** New open space and amenities that support tourism (museums, eateries, etc.) will also provide opportunities for healthy social activities for local families to enjoy.

**5.a. AUDIT FINDINGS:** The County has never received adverse findings from a Circular A-133 audit, nor been required to comply with “high risk” terms and conditions under OMB Circular A-102. As a recipient of federal, state, and county financial assistance, the County is responsible for implementing an adequate internal control structure to ensure all federal programs comply with applicable laws and regulations.

**5.b. PROGRAMMATIC CAPABILITY:** The Coalition will use an organizational structure that ensures project roles and responsibilities are clearly defined from the start. The County will lead the Coalition with support from the partnering Cities (see letters in Attachment A). As rural micro-communities with limited resources, the County has a long history of managing capital improvement and redevelopment projects on behalf of the Cities (an **EPA Reg. 8 priority**). The Coalition members have established a collaborative relationship to share resources and expertise and routinely partner on grant efforts led by the County. The CWA Project will be a natural extension of this partnership as the County will continue to provide administrative and programmatic support the small Cities need to ensure successful project completion. The County will be responsible for all administrative and programmatic tasks and each Coalition member has assigned a lead representative to support all phases of the project and participate on the BAC. Key staff include:

- **Seth Oveson, County Clerk-Auditor, Carbon County**, has been with the County since 2013. Prior to joining the County, he was an internal auditor and independent auditor specializing in governmental audits. He has helped manage and audit numerous federal programs and his experience with these programs provide him with the knowledge and skills to effectively implement this project in accordance with EPA requirements. *As Project Director, Seth will assume financial administration responsibilities.*
- **Tami Ursenbach, Director of Economic Development, Carbon County**, has 10 yrs experience in grant implementation, economic and community development and 20+ yrs experience managing and supporting public involvement projects. Her core focus includes community revitalization, development planning, transportation infrastructure, and grant procurement/implementation with an extensive background in economic development and government relations. As the County’s Economic Development Director for the past 4 years, she has been instrumental in recruiting new businesses to rural communities. She sits on the Rural Committee of the Economic Development Corp. for UT, UT Alliance for Economic Development Board, and C.A.R.E. Board and has co-written course content and teaches Economic Development 101 at UT Valley University. *As Project Manager, Tami will support day-to-day project activities and quarterly progress and financial reporting to EPA.*
- **Joe Piccolo, Mayor, Price City**, has focused his 16 years in office on building and maintaining roads and water systems and creating facilities that provide opportunities for healthy family activities as baseball fields, swimming pools, a BMX track, a library and parks. He has supported and managed many infrastructure and community development projects and is committed to supporting economic development and revitalization projects for public benefit.
- **Edward Chavez, Mayor, Helper City**, was instrumental in obtaining funding and implementing a \$28M upgrade to Helper’s water, sanitary sewer and storm water systems. Mayor Chavez is currently facilitating revitalization of downtown Helper which includes the Helper Project to restore Price River habitat. Prior to his position as Mayor, he was a Carbon County Law Enforcement for Sheriff for 26 years.
- **Joan Powell, Mayor, Wellington City**, has lived in Wellington for the past 40 years and was elected Mayor of Wellington 4 years ago after retiring from a career at United Parcel Service. She has been a tireless advocate for Wellington’s citizens who were impacted by the devastating 2014 and 2016 floods and is managing the efforts remove debris and stabilize the Price River to prevent future flooding. Joan is passionate about off-highway vehicle trail systems and has spent the past 20 years working with the BLM, NFS and private property owners to link and manage the hundreds of miles of trails in the Arapen and Badlands trail systems crossing multiple Counties.
- **Doug Parsons, Mayor, East Carbon City**, has served the residents of East Carbon and Sunnyside for 12 years. One of his major accomplishments was helping merge East Carbon and Sunnyside into one city in 2014. He has maintained the City on a very tight budget, an ongoing challenge with very little industry, and is dedicated to pursuing opportunities that create jobs and support long-term economic stability.

**Additional Support:** As needed, the Coalition will use the expertise and experience of supporting County staff, including legal, financial, and administrative staff to support project implementation and complete

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required reporting. The County understands the importance of proactive succession planning should unforeseen events take place and has established procedures to mitigate impacts and assure project continuity should key staff become unavailable. Tami has been involved in day-to-day implementation of the many grant projects (including those described in 5.d) and numerous other projects. If needed, she will function as interim Project Director in the event Seth becomes unavailable to fulfill this role. Although all key personnel are fully committed to successful implementation of the CWA Project, having this succession plan in place will eliminate project delays and ensure staff who may be reassigned to the project have appropriate qualifications and experience. **Contractor Procurement:** As described in 2.a.iii, the County used a qualifications-based process to contract an environmental consulting team. Early procurement efforts positioned the Coalition for expedited initiation of assessment activities upon execution of the CA and MOA.

**5.c. MEASURING ENVIRONMENTAL RESULTS: ANTICIPATED OUTPUTS/OUTCOMES:** The outputs identified in 2.b.i will be tracked and reported to EPA via quarterly progress reports and ACRES. **Outputs** that will be tracked on a project spreadsheet (updated quarterly) include: (1) # of potential brownfield sites identified/ prioritized, (2) # of Phase I ESAs, (3) # of Phase II ESAs, (4) # of environmental site investigations, (5) # of sites for which remedial planning is performed, and (6) # of community meetings held. Sites assessed will be linked to specific parcel identification numbers, to allow for efficient tracking, documentation, and analysis of project outcomes using the County's GIS. This will also enable the number of parcels and acreage associated with each assessment to be accurately tracked. **Outcomes** anticipated from the CWA Project (described in Section 4 [e.g. # of new jobs, shovel-ready spaces, etc.]) will also be tracked and reported to EPA. With support from the consultant, the County will track and evaluate the following outcomes (quarterly) for brownfield sites on which CWA funding is used: (1) # of sites assessed, (2) # of sites for which off-site risks are identified, (3) # of sites for which property title transfers are facilitated, (4) # of sites and acres of land redeveloped, (5) # of acres of parks/greenspace created, (6) \$ of private investment leveraged, (7) \$ of other funding leveraged, (8) # of jobs created or retained from redevelopment projects, (9) increased property and sales tax revenue generated, and (10) increased property value. These detailed tracking mechanisms will ensure the project addresses key EPA objectives.

**5.d.ii. HAS NOT RECEIVED AN EPA BROWNFIELDS GRANT (RECEIVED OTHER ASSISTANCE AGREEMENTS):**

**5.d.ii.1. PURPOSE & ACCOMPLISHMENTS:**

**Federal Aviation Administration (FAA), Airport Master Plan, \$300K:** In 2015, the County was awarded \$300K to develop a master plan for increasing usage of its airport. The Master Plan was required to maintain compliance with FAA guidelines. The Plan was completed on time (within 6 months) and within budget. The Plan allowed the County to move forward with expanding airport operations in compliance with FAA rules.

**FAA, Runway Design & Construction, \$6.45M:** The County was awarded two FAA grants in 2013 for design, construction and rehabilitation of its runways. Activities included runway resurfacing, 1,880 feet of runway lighting, installation of pilot controls for runway lighting, and installation of high-intensity runway lighting and runway end indicators. The project was completed in one year for a total of \$6.5M (\$500K match provided by County) and provided critical safety improvements.

**USDA/USFS National Resource Conservation (NRC), Emergency Watershed Protection (EWP), \$715K:** The County received technical and financial assistance to repair infrastructure damaged by flash flooding following the 2012 Seely Fire. Funding was used to repair damaged roads, washed out stream crossings, and reestablishment of a destroyed agriculture diversion associated with Gordon Creek Wildlife Management Area. Repairs at damaged stream crossings involved the installation of replacement culverts, and rip rap stabilization above and below the erosion. Work at the damaged agricultural diversion involved the removal of accumulated sediment and replacement of the damaged diversion and gate valve structure. The area of potential effect encompassed 27.29 acres and included a 65-ft buffer around each work location where ground disturbance was expected to occur. The project was managed by the County on behalf of the small communities it serves. The County procured two grants totaling \$715K with a match of \$217K (provided by the County). Work was successfully completed within one year and all funds were spent.

**5.d.ii.2. COMPLIANCE WITH GRANT REQUIREMENTS:** The County has successfully complied with the grant terms and agency requirements of the grant-funded projects identified above as well as the requirements of many other assistance agreements. Due to the County's excellent project and grant management efforts, no corrective measures have been required for these projects. Furthermore, the County has an excellent record of adhering to work plans, schedules, budgets, and terms/conditions on projects they manage.

## **Attachment A – Threshold Criteria**

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- Responses to Threshold Criteria for Assessment Grants
- Letters of Commitment from Coalition Members
  - Price City
  - Helper City
  - Wellington City
  - East Carbon City

## Threshold Criteria for Assessment Grants

**1. APPLICANT ELIGIBILITY:** Carbon County and its Coalition members (the Cities of East Carbon, Helper, Price and Wellington) are all a “general purpose unit of local government” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.

### **2. COMMUNITY INVOLVEMENT:**

**Community Involvement Plan:** The Coalition’s governing process is based on transparency and active community engagement. The County Board of Commissioners appoints a number of Boards/Committees which consist of public volunteers who advise and assist the governance of County programs. Currently a total of 12 committees have been assembled to advise on governance of issues including water conservancy districts, transportation, housing and planning. The Community-Wide Assessment (CWA) Project will be a natural extension of this process. Sustained outreach to a full range of stakeholders will ensure the inventory, assessment and redevelopment planning process has strong community backing. The County will lead outreach efforts to residents of its small towns and unincorporated areas, who may not receive project communications. The County will also perform outreach to the larger region, involve additional government partners, and target the regional economic development community, including property and business owners, lenders and developers. The population of Carbon County is 20,927 people with approximately 25% of its residents living in towns and/or unincorporated areas with <500 residents. To reach the geographically isolated clusters, the County uses a robust public involvement program that includes Public Service Announcements (PSAs) on six local radio stations and the County’s website and Facebook page. The County also feature newspaper articles in the *Sun Advocate* and *ETV10 News*, which is typically the most effective form of public communication.

In support of developing a sustainable site reuse program, the County hosted a brownfield workshop on Aug. 9, 2016 which was presented by the Utah Department of Environmental Quality (UDEQ) and Kansas State University Technical Assistance to Brownfields Program. The workshop was well-received by the community and attended by 22 local stakeholders. A Community Outreach Meeting on Nov. 1, 2017 was also hosted by the County in support of this grant application. The meeting was attended by 33 private residents, business/property owners, developers, and representatives from government agencies, environmental groups, UDEQ, and other stakeholders. The meeting attendance was very impressive considering the limited population and rural nature of the County. The group confirmed community need for assessment funding to inventory, prioritize, and assess brownfield sites throughout the County. Community partners pledged to participate in outreach efforts, form a Brownfields Advisory Committee (BAC), and assist with grant implementation activities, such as site identification and prioritization. These commitments were then confirmed in the letters of commitment (**Attachment B**) provided by the organizations identified in Sections 3.b.ii and 3.c.i of the narrative and other local stakeholders. The Coalition will work with these organizations through formation of the BAC, which will meet 4x/yr. Diverse interests of BAC members will ensure a transparent public process and committed community input throughout the project.

**Communicating Progress:** As a board member of C.A.R.E (see Section 3.c.i of the narrative), Project Manager Tami Ursenbach (see bio in Section 5.b of the narrative) understands the importance of tailoring outreach methods to meet the needs of target city and surrounding area residents to ensure equal access to project information for sensitive and rural populations. The County serves small rural communities and much of the politics and business of the region is conducted through word of mouth and direct emails/phone calls. Methods that work well in the County include community meetings, town hall forums, direct emails/mail campaigns, and door-to-door outreach. *The Sun Advocate* and *ETV10 News* frequently provide free coverage of County projects and reporters regularly attend community meetings. The Coalition will continue this open-door policy by fostering their transparent relationship with the local press. Local radio station KOAL has a daily audience of approximately 11,000 people in the region, and its sales manager (Andy Urbanick) who attended the Nov. 1, 2017 outreach meeting has offered to provide the public with project updates via ongoing interviews with the County following project kick-off. County Commissioners meetings are held twice per month in Price. These meetings are open to the public and are well advertised and attended. Quarterly BAC meetings will



## **Threshold Criteria for Assessment Grants**

likely be held in conjunction with regularly scheduled Commissioners meetings to maximize stakeholder participation and coordinate other project efforts. The Coalition also anticipates hosting 2-3 project-specific public outreach events per year at various locations and sharing project information at other relevant public meetings/events. Additionally, the Coalition will use a project-specific webpage (created on the County's website) to post project information, fact sheets, meeting announcements, minutes, and other info. Facebook pages for each Coalition member will be used to communicate project successes and announce community meetings. In addition, the Coalition's public meetings are ADA-compliant and all project literature will include a statement that citizens may request alternative formats or languages as needed.

# PRICE MUNICIPAL CORPORATION

P.O. BOX 893  
PRICE, UTAH 84501

*Joe L. Piccolo*  
Mayor

*Telephone*  
(435) 636-3185

Date: November 7, 2017

Tami Urenbach  
Director  
Carbon County Economic Development  
751 E 100 North  
Price UT 84501

**RE: Letter of Commitment for EPA Brownfields Assessment Grant**

Dear Tami,

I am pleased to confirm Price City will be a member of the Coalition led by Carbon County and supports this Brownfields Assessment Grant Application to secure funding through the Fiscal Year 2018 Environmental Protection Agency (EPA) Brownfields Grants Program.

Price City has participated in previous efforts of brownfield evaluation and applications to access grant programs, with minimal success.

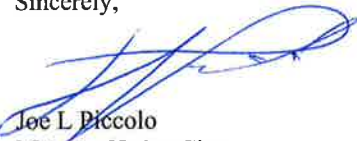
By allowing the Coalition to identify and assess brownfield sites and plan for their future redevelopment, the EPA Grant will support the long-term economic well-being of our community and encourage reinvestment and economic development opportunities. Grant funding will allow the Coalition to identify and assess brownfield sites along prime commercial and industrial corridors and will support our long-term community vision to revitalize our neighborhoods and economy. Creating useable properties will complement the existing efforts already set forth and encourage much-needed reinvestment, economic development, and job creation opportunities.

Price City has long been an energy dependent based economy, and the recent charge to remove coal from the process of power generation has created a number of lost jobs. Identifying and redeveloping existing and potential shovel ready sites for new and existing business creation and expansion of existing business can fill some of the jobs that have been lost due to the decline of energy extraction.

If funds are awarded, Price City is willing to participate on the Brownfield Advisory Committee and assist with other critical tasks to help guide successful implementation of our proposed project.

If you need further information please contact me at (435)636-3183 or Joep@priceutah.net. We look forward to partnering with Carbon County on this endeavor to revitalize our community.

Sincerely,



Joe L. Piccolo  
Mayor of Price City



# Helper City



**MAYOR**

Edward Chavez Jr.

73 South Main Street

P.O. Box 221

Helper, Utah 84526

435-472-5391

FAX 435-472-5530

**COUNCIL**

Amanda Wheeler

Chris Pugliese

David Dornan

Gary Harwood

Tom Williams

November 3, 2017

Tami Urenbach, Director  
Carbon County Economic Development  
751 E 100 North  
Price UT 84501

**RE: Letter of Commitment for EPA Brownfields Assessment Grant**

Dear Tami,

I am pleased to confirm Helper City will be a member of the Coalition led by the Carbon County and supports this Brownfields Assessment Grant Application to secure funding through the Fiscal Year 2018 Environmental Protection Agency (EPA) Brownfields Grants Program.

Strengthening our economy is dependent on not only supporting existing businesses, but attracting new ones as well. Helper's goal to create a safe and welcoming community is vital with many new entrepreneurs willing to renovate buildings for new businesses. Brownfield sites deter business creation, expansion, or relocation by posing health and environmental risk and creating a sense of dilapidation within a community.

By allowing the Coalition to identify and assess brownfield sites and plan for their future redevelopment, the EPA Grant will support the long-term economic well-being of our community and encourages reinvestment and economic development opportunities. Grant funding will allow the Coalition to identify and assess brownfield sites along prime commercial and industrial corridors and will support our long-term community vision to revitalize our neighborhoods and economy. Creating useable properties will complement the existing efforts already set forth and encourage much-needed reinvestment, economic development, and job creation opportunities.

If funds are awarded, two members of our staff will participate on the Brownfield Advisory Committee and assist with other critical tasks to help guide successful implementation of our proposed project. Our voluntary in-kind contribution is estimated at 40 hours of staff time per year, at an estimate of \$66 per hour for personnel labor and fringe costs. Over the three-year grant period, our estimated contribution total is \$7920.

If you need further information please contact me at 435-472-5391 or [mayor@helpercitey.net](mailto:mayor@helpercitey.net). We look forward to partnering with Carbon County on this endeavor to revitalize our community.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'M' followed by a large, sweeping loop that extends to the right and then curves back down.

Mayor of Helper

Joan Powell – Mayor

Paula Noyes – Councilmember  
Terry Sanslow – Councilmember  
Kirt Tatton – Councilmember  
Glen Wells – Councilmember  
Marvon Willson – Councilmember



Glenna Etzel – City Recorder  
Amie Christiansen – City Treasurer/Court Clerk  
Jon Carpenter – Judge  
Chad Feichko – Police Captain  
Dustin Anderson – Police Officer  
Kory Moosman – Public Works Sr. Oper  
Ed Ericson – Public Works Ope

November 7, 2017

Tami Ursenbach, Director  
Carbon County Economic Development  
751 East 100 North  
Price, UT 84501

**RE: Letter of Commitment for EPA Brownfields Assessment Grant Application and Implementation Project**

Dear Tami,

As a member of the coalition led by Carbon County, Wellington City would like to offer our complete support for the Fiscal Year 2018 EPA Brownfield Assessment Coalition Grant application.

It is our understanding that assessment grant funding will be used to inventory, prioritize and plan for cleanup and reuse of many brownfield sites throughout the targeted areas of our community, ranging from deserted gas stations to former large industrial sites. These sites have promising potential to become locations for much-needed economic revitalization in our community by making them shovel-ready ready for new businesses, attracting new employers to the area, and generating tax-based revenue while also restoring the environment and protecting the health of our residents.

EPA grant funds will provide the resources required to make progress on site assessment and revitalization efforts throughout key commercial, industrial, downtown, and historic districts that are vital to the health and livelihood of our community. Assessing brownfield sites throughout these core areas will allow the Coalition to identify better use of existing infrastructure and redevelop distressed/underutilized properties to create much needed shovel-ready properties. The impact of this project will bring tremendous opportunities to the greater Carbon County area, including new jobs and generation of new tax-based revenue.

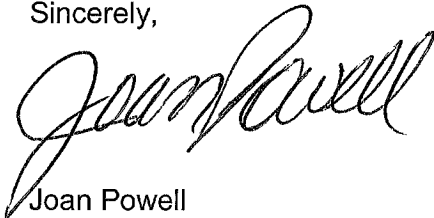
Wellington City is unique as it is the only Mainstreet that travelers will pass through on the corridor between Spanish Fork, Utah (I-15), and Green River, Utah (I-70). Some potential Brownfield sites are along this main travel path. It's important to Wellington City to "clean-up"

and "spruce-up" our main street that everyone sees. It's important to facilitate good health practices while we are trying to attain a better image.

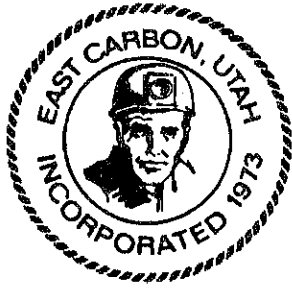
We offer our full support and commitment to the successful implementation of this project. As a key team member, we conservatively estimate our in-kind contributions for the project to be 30 hours per year of staff time (with labor and fringe costs estimated at \$45 per hour). Over the three-year grant term, our estimated contribution value totals \$4,050 (30 hours x \$45 per hour x 3 years).

We sincerely appreciate EPA's consideration of this grant application and respectfully request brownfield assessment grant funding. If you need any further information, please feel free to contact me at 1-435-637-5070 or e-mail me at [mayor@wellingtonutah.us](mailto:mayor@wellingtonutah.us)

Sincerely,

A handwritten signature in black ink, appearing to read "Joan Powell". The signature is fluid and cursive, with the first name "Joan" being more prominent than the last name "Powell".

Joan Powell  
Mayor, Wellington City



## *City of East Carbon*

101 West Geneva Drive  
East Carbon, Utah 84520  
888-6613

November 7, 2017

Tami Urenbach  
Director  
Carbon County Economic Development  
751 E 100 North  
Price UT 84501

**RE: Letter of Commitment for EPA Brownfields Assessment Grant**

Dear Tami,

I am pleased to confirm East Carbon City will be a member of the Coalition led by the Carbon County and supports this Brownfields Assessment Grant Application to secure funding through the Fiscal Year 2018 Environmental Protection Agency (EPA) Brownfields Grants Program.

By allowing the Coalition to identify and assess brownfield sites and plan for their future redevelopment, the EPA Grant will support the long-term economic well-being of our community and encourages reinvestment and economic development opportunities. Grant funding will allow the Coalition to identify and assess brownfield sites along prime commercial and industrial corridors and will support our long-term community vision to revitalize our neighborhoods and economy. Creating useable properties will complement the existing efforts already set forth and encourage much-needed reinvestment, economic development, and job creation opportunities.

If funds are awarded, two members of our staff will participate on the Brownfield Advisory Committee and assist with other critical tasks to help guide successful implementation of our proposed project. Our voluntary in-kind contribution is estimated at **30-40 hours** of staff time per year, at an estimate of **\$65 per hour** for personnel labor and fringe costs. Over the three-year grant period, our estimated contribution total is **\$7,800** (hours/year x hourly rate x 3 years).

If you need further information please contact me at 435-888-6613 or [liz@eastcarboncity.org](mailto:liz@eastcarboncity.org). We look forward to partnering with the Carbon County on this endeavor to revitalize community.

Sincerely,

*Liz Thompson*  
Mayor  
East Carbon City

# **Attachment B – Letters of Commitment**

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## **Governmental Agencies:**

- Southeastern Utah Health Department
- Southeastern Utah Association of Local Governments & Southeast Utah Economic Development District
- Southeast Utah Community Development Corporation
- Business Expansion & Retention (BEAR)
- State of Utah Department of Workforce Services

## **Community Organizations:**

- Carbon County Chamber of Commerce
- Pro-Carbon Development Co.
- FutureINDesign
- Utah State University Eastern
- Trout Unlimited
- CIRCLES
- Carbon Addition & Reduction Elimination (CARE)

## **Other Local Partners:**

- Utah State Senate (Senator David Hinkins)
- State of Utah House of Representatives (Representative Christine Watkins)
- Terry Willis, Price City Council Member
- Red Dog Publishing
- Redtail Air
- Cheryl Window Designs
- West Carbon Enterprises
- Jones and DeMille
- Nelco Contractors





# SOUTHEAST UTAH HEALTH DEPARTMENT

28 South 100 East • P.O. Box 800  
Price, Utah, 84501  
(435) 637-3671 • Fax: (435) 637-1933

575 S. Kane Creek Blvd. • P.O. Drawer E  
Moab, Utah, 84532  
(435) 259-5602 • Fax: (435) 259-7369

25 West Main • P.O. Box 644  
Castle Dale, Utah 84513  
(435) 381-2252 • Fax: (435) 381-5635

[www.seuhealth.com](http://www.seuhealth.com)

Tami Ursenbach  
Director  
Carbon County Economic Development  
751 E. 100 North  
Price, UT 84501

8 November 2017

Ms. Ursenbach:

The Southeast Utah Department of Health is in support of a Brownfield program collaboration between Price, Helper, Wellington, East Carbon, and Carbon County. As a Health Department, we are in constant communication and collaboration with the County as we both attempt to maintain properties that are safe for the public and improve our communities. In particular, we work closely with the site plan review committee, the planning and zoning committee and the building department as we evaluate sites that might need rehabilitation.

Two floods that occurred over the past 4 years have helped to cement the relationship between the county and the Health Department. Between the two events we spent hundreds of hours looking at houses and properties over the course of several weeks each time to determine how we would best move forward in each case. We also regularly advise the county in regards to storm water and runoff issues as well as asbestos, lead, and certain HAZMAT conditions.

This collaboration would be an excellent fit for Carbon County.

Bradon Bradford, MSPH, REHS  
Director/Health Officer  
Southeast Utah Health Department  
[bbradfor@utah.gov](mailto:bbradfor@utah.gov)  
[4356373671](tel:4356373671)

Bruce Adams  
Board Chair

Geri Gamber  
Executive Director



375 S. Carbon Ave. • PO Box 1106 • Price, UT 84501 • 435 637-5444 • Fax 435 637-5448

Relay – 711  
Spanish Relay Utah  
888-346-3162

November 9, 2017

Tami Ursenbach  
Director  
Carbon County Economic Development  
751 E 100 North  
Price UT 84501

**RE: Letter of Commitment for EPA Brownfields Assessment Grant**

Dear Tami,

I am pleased to confirm Southeastern Utah Association of Local Governments will be a member of the Coalition led by the Carbon County and supports this Brownfields Assessment Grant Application to secure funding through the Fiscal Year 2018 Environmental Protection Agency (EPA) Brownfields Grants Program.

By allowing the Coalition to identify and assess brownfield sites and plan for their future redevelopment, the EPA Grant will support the long-term economic well-being of our community and encourages reinvestment and economic development opportunities. Grant funding will allow the Coalition to identify and assess brownfield sites along prime commercial and industrial corridors and will support our long-term community vision to revitalize our neighborhoods and economy. Creating useable properties will complement the existing efforts already set forth and encourage much-needed reinvestment, economic development, and job creation opportunities.

If funds are awarded, two members of our staff will participate on the Brownfield Advisory Committee and assist with other critical tasks to help guide successful implementation of our proposed project. Our voluntary in-kind contribution is estimated at 30 hours of staff time per year, at an estimate of \$55.00/per hour for personnel labor and fringe costs. Over the three-year grant period, our estimated contribution total is \$4,950.00

If you need further information please contact me at (435) 613-0037 or [ggamber@seualg.utah.gov](mailto:ggamber@seualg.utah.gov). We look forward to partnering with the Carbon County on this endeavor to revitalize community.

Sincerely,

Geri C. Gamber  
Executive Director  
SEUALG/SEUEDD  
475 S Carbon Avenue  
Price, Utah 84501

SOUTHEAST UTAH COMMUNITY DEVELOPMENT CORPORATION  
P.O. BOX 893  
PRICE, UTAH 84501  
435-636-3184

**BOARD OF TRUSTEES**  
Joe L. Piccolo, Chair  
Seth Oveson, Vice-Chair  
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Paul Anderson  
Geri Gamber  
Wilma Howa

**EXECUTIVE DIRECTOR**  
Nick Tatton

October 24, 2017

Tami Ursenbach, Director  
Carbon County Economic Development  
751 E 100 North  
Price, Utah 84501

**RE: Letter of Support for the Carbon County EPA Brownfield Assessment Grant Application**

Dear Tami:

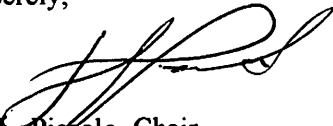
The Southeast Utah Community Development Corporation (CDC) would like to offer our support of the EPA Brownfields Assessment Coalition Grant application submitted by Carbon County. EPA grant funds will allow the Coalition to identify better use of existing infrastructure and redevelop distressed and underutilized properties to promote reinvestment in our communities and enhance economic development opportunities.

The CDC is proud to be positioned as a community resource and facilitate numerous community, economic and charitable endeavors on behalf of the communities served. We understand the collaborative approach for such a grant has not been successful in the past although there may be numerous worthwhile project locations in the area ranging from former commercial locations to mining and natural resource extraction sites.

The CDC Board is excited to collaborate with Carbon County to plan community outreach efforts, participate on advisory committee meetings, provide input in the site selection process, and help guide assessment and redevelopment planning activities. We anticipate that the CDC in-kind contributions may include up to 30 hours of staff time per year. Over the 3-year grant period, our estimated contribution equal as much as **\$6,750** (30 hours x \$75/hour for personal and fringe costs x 3 years).

We believe this project will serve an anchor for enhancing economic development opportunities by attracting new investment, establishing new partnerships, and sustaining the heritage of our communities. If you need further information please contact me at using the information provided below.

Sincerely,



Joe L. Piccolo, Chair  
Southeast Utah CDC  
435-650-4493  
supreme@etv.net

# BEAR

BUSINESS EXPANSION AND RETENTION



Karl F. Kraync - Chairman of the Executive Board  
98 South 300 East, Price, Utah 84501  
435-637-3130

1 November 2017

RE: Carbon County's Brownfield Grant Application

To Whom It May Concern:

The Executive Board of Castle County Business Expansion and Retention (BEAR) is writing in support of Carbon County and associated cities application for a Brownfield Grant. Carbon County has been a center of industrial activity (energy production) in the state of Utah for more than 100 years.

Currently mine reclamation is required by the DOGM; however, over decades, many mine sites and rail spurs have been abandoned leaving behind contaminated properties. These sites are in need of clean up and reclamation.

The county is home to a number of old abandoned dumps or landfills. For many of these dumps there was no regulation as to what could be deposited therein. Consequently, they represent areas of contamination.

In the area, there are at least three unoccupied salvage yards which, no doubt, contain petrochemical biproducts. There was one major wood treatment plant that is located on prime business property that request remediation before it can be utilized.

The need for the grant and related services in this area is clear. Your funding of the request in question is clearly warranted and would be of benefit to the citizens of the county.

Castle County BEAR Executive Board

Karl F. Kraync  
[Handwritten signatures of other board members]



State of Utah

GARY R. HERBERT  
Governor

SPENCER J. COX  
Lieutenant Governor

**Department of  
Workforce Services**

JON S. PIERPONT  
Executive Director

CASEY R. CAMERON  
Deputy Director

GREG PARAS  
Deputy Director

November 7, 2017

Tami Ursenbach  
Carbon County Economic Development  
751 E 100 N  
Price, UT 84501

**RE: Letter of Support for EPA Brownfields Assessment Grant Application and  
Implementation Project**

Dear Tami,

The Department of Workforce Services would like to offer our support for the Fiscal Year 2018 EPA Brownfields Assessment Grant application.

It is our understanding that assessment grant funding will be used to inventory, prioritize and plan for cleanup and reuse of many brownfield sites throughout areas of our community, ranging from deserted gas stations to former industrial sites. These sites have promising potential to become locations for much-needed economic revitalization in our community by making them shovel-ready for new businesses, attracting new employers to the area, and generating tax-based revenue while also restoring the environment and protecting the health of our residents.

EPA grant funds will provide the resources required to make progress on site assessment and revitalization efforts throughout our community that are vital to the health and livelihood of our residents. Assessing brownfield sites throughout our community will allow better identification of existing infrastructure and redevelop to distressed properties. The impact of this project will bring tremendous opportunities to Carbon County area, including new jobs and generation of new tax-based revenue.

We sincerely appreciate EPA's consideration of this grant.

Sincerely,




Shelly Ivie  
Service Area Director



**WORKFORCE  
SERVICES**  
WORKFORCE DEVELOPMENT

475 W Price River Dr. #256, Price, Utah 84501 • Telephone 435 722 6536  
Relay Utah 711 • Spanish Relay Utah 1-888-346-3162  
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November 9, 2017



Jamill Tapia  
The Carbon County Chamber "Office Coordinator"  
81 North 200 East #3  
Price, UT 84501

**RE: Letter of Commitment for EPA Brownfields Assessment Grant Application and Implementation Project**

Dear Tami,

As a member of the coalition led by Carbon County, the Carbon County Chamber of Commerce would like to offer our complete support for the Fiscal Year 2018 EPA Brownfield Assessment Coalition Grant application.

The Chamber and The County has partnered in several initiatives to keep our economy beautiful and inviting for new businesses. Those efforts will continue to grow as well as our relationships with residents and local businesses. It is part of our mission at the Chamber to keep our local businesses happy and thriving.

It is our understanding that assessment grant funding will be used to inventory, prioritize and plan for cleanup and reuse of many brownfield sites throughout the targeted areas of our community, ranging from deserted gas stations to former industrial sites. These sites have promising potential to become locations for much-needed economic revitalization in our community by making them shovel-ready ready for new businesses, attracting new employers to the area, and generating tax-based revenue while also restoring the environment and protecting the health of our residents.

EPA grant funds will provide the resources required to make progress on site assessment and revitalization efforts throughout key commercial, industrial, downtown, and historic districts that are vital to the health and livelihood of our community. Assessing brownfield sites throughout these core areas will allow the Coalition to identify better use of existing infrastructure and redevelop distressed/underutilized properties to create much needed shovel-ready properties currently lacking the economic hub. The impact of this project will bring tremendous opportunities to the greater Carbon County area, including new jobs and generation of new tax-based revenue.

We offer our full support and commitment to the successful implementation of this project. As a key team member, we conservatively estimate our in-kind contributions for the project to be 30

hours per year of staff time (with labor and fringe costs estimated at \$45 per hour). Over the three-year grant term, our estimated contribution value totals \$4,050 (30 hours x \$45 per hour x 3 years).

We sincerely appreciate EPA's consideration of this grant application and respectfully request brownfield assessment grant funding. If you need any further information, please feel free to contact me at (435) 637-2788 or [carboncountychamber.net](http://carboncountychamber.net).

Sincerely,

*Jamill Tapia*

Jamill Tapia  
Chamber "Office Coordinator"

# PRO-CARBON DEVELOPMENT CO., INC.

"THE FUTURE OF CARBON COUNTY IS OUR ONLY BUSINESS"

P.O. BOX 820  
PRICE, UT 84501

November 3, 2017

RE: Carbon County's Brownfield  
Grant Application

Tami Ursenbach:

Our company is Pro-Carbon Development Corporation. It was created in 1964 by the contributions from thousands of citizens of Carbon & Emery Counties. Our stated goal and mission as a corporation is the promotion of economic development and improvement of the quality of life in the areas of Carbon and Emery Counties. Currently, our area is faced with a significant economic down turn. Many of the industries and businesses have been in the coal industry or associated with this industry. Since many of these businesses have left many years ago or have currently been severely affected by the current business climate, it has left our community with substantial locations of abandoned and contaminated sites. There is a great need for the cleaning of many of these locations that have been abandoned or left contaminated.

The State of Utah has greatly benefited from the production of coal and other minerals from our area through mineral lease money, but has not been negatively effect as our communities. We also have benefits from mineral lease revenues but not in proportion to the impact we have felt.

As a business that has worked to improve the quality of life and healthy environment in our area, we highly support the funding request and application for the Brownfield Grant Application for Carbon County.

Respectfully,



Tom Patterick, President  
Pro-Carbon Development, Inc.



Richard Tatton, Vice President  
Pro-Carbon Development, Inc.



# FutureINDesign

Technology in the Margins

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Salt Lake City, UT  
November 15 2017

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Tami Ursenbach  
Director  
Carbon County Economic Development  
751 E 100 North  
Price, UT 84501  
Email: tami.ursenbach@carbon.utah.gov  
**Re: U.S. EPA Brownfields Assessment Grant Application**

## BOARD OF DIRECTORS

NICHOLINA WOMACK  
Founder/CEO

Dear Ms. Ursenbach,

FutureINDesign is writing this letter in support of the Carbon County Coalition's efforts to obtain U.S. EPA Brownfields Community-Wide Assessment Grant funding. We understand the funding will be used to support the inventory/prioritization, assessment, and cleanup/reuse planning of brownfields sites.

The mission of FutureINDesign (FIND) is a 501(c)3 STEAM, (Arts +STEM = STEAM) workforce development program for low-income and underrepresented young adults and adult learners. FutureINDesign narrows the digital literacy gap in Utah and reduces the constraints of intergenerational poverty by providing on-the job training in the life and technology skills needed for our growing STEM and technology workforce.

We are excited to support with the Coalition to help guide this important initiative. If the Coalition is successful in securing EPA grant funding, FutureINDesign pledges to assist with successful implementation of the grant in one or more of the following ways...  
Attending project advisory committee meetings (3-4 per year) and other outreach events.  
Offering space for meetings and community outreach events. Providing support for community events, whether informational or educational, including volunteers, students, staff, and facilities.

We look forward to assisting you on this critical project.

Sincerely,

*Nicholina Womack*

FutureINDesign  
CEO/Founder

+1 385 202 5994  
1387 West 1975  
South Woods Cross UT



October 30, 2017

Tami Ursenbach  
Director  
Carbon County Economic Development  
751 E 100 North  
Price UT 84501

**RE: Letter of Commitment for EPA Brownfields Assessment Grant**

Dear Tami,

I am pleased to confirm the USU Eastern Castle County Business Resource Center will be a member of the Coalition led by Carbon County and supports the Brownfields Assessment Grant Application to secure funding through the Fiscal Year 2018 Environmental Protection Agency (EPA) Brownfields Grants Program.

By allowing the Coalition to identify and assess brownfield sites and plan for their future redevelopment, the EPA Grant will support the long-term economic well-being of our community and encourages reinvestment and economic development opportunities. Grant funding will allow the Coalition to identify and assess brownfield sites along prime commercial and industrial corridors and will support our long-term community vision to revitalize our neighborhoods and economy. Creating useable properties will complement the existing efforts already set forth and encourage much-needed reinvestment, economic development, and job creation opportunities.

If funds are awarded, one, possibly two members of our staff will participate on the Brownfield Advisory Committee and assist with other critical tasks to help guide successful implementation of our proposed project. Our voluntary in-kind contribution is estimated at 15-20 hours of staff time per year, at an estimate of \$85 per hour for personnel labor and fringe costs. Over the three-year grant period, our estimated contribution total over the three years is \$5,100 – \$8,925.

If you need further information please feel free to contact me. We look forward to partnering with the Carbon County on this endeavor to revitalize our community.

Sincerely,

Ethan Migliori

Director Non-Credit Training  
Ethan.migliori@usu.edu  
435-613-5435

**Utah State University Eastern**



---

Jordan Nielson  
Trout Unlimited  
429 W 390 S  
Spanish Fork, UT 84660  
(801) 850-1221

11/13/2017

Tami Ursenbach  
Director  
Carbon County Economic Development  
751 E 100 North  
Price UT 84501

**RE: Letter of Commitment for EPA Brownfields Assessment Grant**

Dear Tami,

I am pleased to confirm Trout Unlimited will be a member of the Coalition led by the Carbon County and supports this Brownfields Assessment Grant Application to secure funding through the Fiscal Year 2018 Environmental Protection Agency (EPA) Brownfields Grants Program.

Trout Unlimited employees have been actively engaged in watershed activities and community improvement in the Price River Watershed for more than two years. We have engaged in the Helper Revitalization project removing old debris and defunct diversions from the Price River. We have worked extensively on water projects with the agriculture community to provide additional flow to the Price River that reduces dissolved solids loading and provides better habitat. We have collaborated with the community on multiple levels with the Price River Watershed Council. The EPA Brownfields Assessment dovetails well with these other activities complementing the work that we are already doing in the area.

By allowing the Coalition to identify and assess brownfield sites and plan for their future redevelopment, the EPA Grant will support the long-term economic well-being of our community and encourages reinvestment and economic development opportunities. Grant funding will allow the Coalition to identify and assess brownfield sites along prime commercial and industrial corridors and will support our long-term community vision to revitalize our neighborhoods and economy. Creating useable properties will complement the existing efforts already set forth and encourage much-needed reinvestment, economic development, and job creation opportunities. In addition, it provides valuable protection for clean water in the Price River watershed, an integral goal of Trout Unlimited.

If funds are awarded, two members of our staff will participate on the Brownfield Advisory Committee and assist with other critical tasks to help guide successful implementation of our proposed project. Our voluntary in-kind contribution is estimated at **25 hours** of staff time per year, at an estimate of **\$42 per hour** for personnel labor and fringe costs. Over the three-year grant period, our estimated contribution total is **\$3150** (hours/year x hourly rate x 3 years).

If you need further information please contact me at 801-850-1221 or [jnielson@tu.org](mailto:jnielson@tu.org). We look forward to partnering with the Carbon County on this endeavor to revitalize community.

Sincerely,

A handwritten signature in dark ink, appearing to read 'J. Nielson', with a stylized, flowing script.

Jordan Nielson  
Price River Project Manager



November 9, 2017

Tami Ursenbach  
Director  
Carbon County Economic Development  
751 E 100 North  
Price UT 84501

**RE: Letter of Commitment for EPA Brownfields Assessment Grant**

Dear Tami,

I am pleased to confirm Southeastern Utah Association of Local Governments will be a member of the Coalition led by the Carbon County and supports this Brownfields Assessment Grant Application to secure funding through the Fiscal Year 2018 Environmental Protection Agency (EPA) Brownfields Grants Program.

By allowing the Coalition to identify and assess brownfield sites and plan for their future redevelopment, the EPA Grant will support the long-term economic well-being of our community and encourages reinvestment and economic development opportunities. Grant funding will allow the Coalition to identify and assess brownfield sites along prime commercial and industrial corridors and will support our long-term community vision to revitalize our neighborhoods and economy. Creating useable properties will complement the existing efforts already set forth and encourage much-needed reinvestment, economic development, and job creation opportunities.

If funds are awarded, two members of our staff will participate on the Brownfield Advisory Committee and assist with other critical tasks to help guide successful implementation of our proposed project. Our voluntary in-kind contribution is estimated at 30 hours of staff time per year, at an estimate of \$55.00/per hour for personnel labor and fringe costs. Over the three-year grant period, our estimated contribution total is \$4,950.00

If you need further information please contact me at (435) 613-0065 or [jwalker@seualg.utah.gov](mailto:jwalker@seualg.utah.gov). We look forward to partnering with the Carbon County on this endeavor to revitalize community.

Sincerely,

A handwritten signature in blue ink, appearing to read "JRO", is written over the word "Sincerely,".

Julie Rosier  
SEUALG  
Circles Coordinator





**Carbon Addiction and Reduction Elimination Coalition**  
**451 East 400 North Reeves Building #218**  
**Price, Utah 84501**  
**(435) 613-5326**

November 8, 2017

Tami Ursenbach  
Director  
Carbon County Economic Development  
751 East 100 North  
Price, UT 84501

**RE: Letter of Commitment for EPA Brownfields Assessment Grant Application and Implementation Project**

Dear Tami,

As a member of the coalition led by Carbon County, the Carbon Addiction and Reduction Elimination Coalition (CARE) would like to offer our complete support for the Fiscal Year 2018 EPA Brownfield Assessment Coalition Grant application.

The CARE Coalition recently partnered with the Boys and Girls Club of Carbon County to revitalize the club's outdoor facility. Together with members of the club, community volunteers and coalition representatives, the one-day project resulted in a safe and multi-functional facility for local youth to enjoy for years to come. Before the project, the facility was in disarray and was a safety risk. By working hand-in-hand with Boys and Girls Club members, adults were able to clean, repair, repaint and construct new equipment for the kids to enjoy. Not only did the project give local residents the opportunity to give back to the community, but it also provided adults and youth the opportunity to build bonds and friendships.

It is our understanding that assessment grant funding will be used to inventory, prioritize and plan for cleanup and reuse of many brownfield sites throughout the targeted areas of our community, including dilapidated properties which contribute to problem behaviors, economic deprivation and low neighborhood attachment. These sites have promising potential to become locations for much-needed economic revitalization in our community by making them shovel-ready for new businesses, attracting new employers, and generating tax-based revenue while also restoring the environment and protecting the health of our residents.

EPA grant funds will provide the resources required to make progress on site assessment and revitalization efforts throughout key commercial, industrial, and downtown districts that are vital to the health and livelihood of our community. Assessing brownfield sites throughout these core areas will allow the Coalition to identify better use of existing infrastructure and redevelop distressed/underutilized properties to create much needed shovel-ready properties currently lacking in the economic hub of Carbon County. The impact of this project will bring tremendous opportunities to the Carbon County area, including new jobs and new tax-based revenue.



**Carbon Addiction and Reduction Elimination Coalition**  
**451 East 400 North Reeves Building #218**  
**Price, Utah 84501**  
**(435) 613-5326**

We offer our full support and commitment to the successful implementation of this project. As a key team member, we would also move closer to our vision of providing a safe environment that empowers youth to be healthy, successful and compassionate members of our community. Our vision is also supported by our board members that represent 12 diverse sectors of our community which include education, healthcare, media, faith, parents, youth, volunteers, law enforcement, mental health, public health and business.

We sincerely appreciate EPA's consideration of this grant application and respectfully request brownfield assessment grant funding. If you need any further information, please feel free to contact me at (435) 613-5326 or [karen.basso@usu.edu](mailto:karen.basso@usu.edu).

Sincerely,

*Karen Basso*

Karen Basso  
CARE Coalition Coordinator



SENATOR  
DAVID P. HINKINS  
TWENTY-SEVENTH DISTRICT

P.O. BOX 485  
ORANGEVILLE, UT 84537  
(W) 435-748-2828  
(H) 435-384-5550  
(F) 435-748-2089  
dhinkins@utahsenate.org

## UTAH STATE SENATE

320 STATE CAPITOL • P.O. BOX 145115 • SALT LAKE CITY, UTAH 84114  
801-538-1035 • [www.utahsenate.org](http://www.utahsenate.org)

November 14, 2017

Tami Urenbach  
Director  
Carbon County Economic Development  
751 E 100 North  
Price UT 84501

**RE: Letter of Commitment for EPA Brownfields Assessment Grant**

Dear Tami,

I Am writing this letter in support of Brownfields Assessment Grant's application to secure funding through the Fiscal Year 2018 Environmental Protection Agency (EPA) Brownfields Grants Program.

By allowing the Coalition to identify and assess brownfield sites and plan for their future redevelopment, the EPA Grant will support the long-term economic well-being of our community and encourages reinvestment and economic development opportunities. Grant funding will allow the Coalition to identify and assess brownfield sites along prime commercial and industrial corridors and will support our long-term community vision to revitalize our neighborhoods and economy. Creating useable properties will complement the existing efforts already set forth and encourage much-needed reinvestment, economic development, and job creation opportunities.

Thank you for your consideration,

David Hinkins  
Utah Senator, District 27



**HOUSE OF REPRESENTATIVES  
STATE OF UTAH**

**REPRESENTATIVE  
CHRISTINE F. WATKINS**  
DISTRICT 69  
DUCHESNE, CARBON, EMERY  
AND GRAND COUNTIES



1548 E. 5700 S.  
PRICE, UTAH 84501  
(435) 650-1969  
email: [christinewatkins@le.utah.gov](mailto:christinewatkins@le.utah.gov)

November 10, 2017

Tami Ursenbach  
Director  
Carbon County Economic Development  
751 East 100 North  
Price, Utah 84501

RE: Letter of Commitment for EPA Brownfields Assessment Grant Application and Implementation Project

Dear Tami.

As a member of the Utah House of Representatives I would like to offer my complete Support for the Fiscal Year 2018 EPA Brownfield Assessment Coalition Grant application.

As a member of the Natural Resources, Agriculture, and Environmental Quality Appropriation and Standing Committee I support any and all efforts to clean up areas in rural Utah.

It is my understanding that assessment grant funding will be used to inventory, prioritize and plan for cleanup and reuse of many brownfield sites throughout the targeted areas of our community, ranging from deserted gas stations to former large industrial sites. These sites have promising potential to become locations for much-needed economic revitalization in our community by making them shovel-ready for new businesses, attracting new employers to the area, and generating tax-based revenue while also restoring the environment and protecting the health of our residents.

I offer my full support and commitment to the successful implementation of this project. I sincerely appreciate EPA's consideration of this grant application and respectfully request brownfield assessment grant funding.

Sincerely,

A handwritten signature in cursive script that reads "Christine F. Watkins".

Christine F. Watkins  
Utah State Representative HD 69

Date 11/09/17

Tami Urenbach  
Director  
Carbon County Economic Development  
751 E 100 North  
Price UT 84501

**RE: Letter of Commitment for EPA Brownfields Assessment Grant**

Dear Tami,

I am pleased to confirm that I will be a member of the Coalition led by the Carbon County and supports this Brownfields Assessment Grant Application to secure funding through the Fiscal Year 2018 Environmental Protection Agency (EPA) Brownfields Grants Program.

As a member of Price City Council I have worked on many joint projects with Carbon County. As a member of the Carbon County Trails committee we have worked hard to build trails for ATV, Mountain Biking, Hiking and other uses. Brownfields have limited our access and ability to promote some of the areas we would love to develop for recreation use as well as economical purposes.

By allowing the Coalition to identify and assess brownfield sites and plan for their future redevelopment, the EPA Grant will support the long-term economic well-being of our community and encourages reinvestment and economic development opportunities. Grant funding will allow the Coalition to identify and assess brownfield sites along prime commercial and industrial corridors and will support our long-term community vision to revitalize our neighborhoods and economy. Creating useable properties will complement the existing efforts already set forth and encourage much-needed reinvestment, economic development, and job creation opportunities.

If funds are awarded, I will participate on the Brownfield Advisory Committee and assist with other critical tasks to help guide successful implementation of our proposed project. My voluntary in-kind contribution is estimated at **30-40 hours** of staff time per year, at an estimate of **\$50 per hour** for personnel labor and fringe costs. Over the three-year grant period, my estimated contribution total is \$5,500 (hours/year x hourly rate x 3 years).

If you need further information please contact me at PHONE or EMAIL. I am look forward to partnering with the Carbon County on this endeavor to revitalize community.

Sincerely,

**Terry Willis**

Terry Willis  
Price City Council Member



*Consulting, public relations, publishing*  
*1611 West 2250 North, Carbonville, Utah 84526*

*435 636 5343*

*reddogpublish@gmail.com*

November 13, 2017

Tami Ursenbach

Director

Carbon County Economic Development

751 E 100 North

Price, UT 84501

Re: U.S. EPA Brownfields Assessment Grant Application

Dear Ms. Ursenbach,

Red Dog Communications is writing this letter in support of the Carbon County Coalition's efforts to obtain U.S. EPA Brownfields Community-Wide Assessment Grant funding. We understand the funding will be used to support the inventory/prioritization, assessment, and cleanup/reuse planning of brownfields sites.

Red Dog Communications is owned and operated by Richard Shaw. The company provides public relations and publishing services to the community. Our present list of clients includes two school districts, an economic development organization and a government association.

We are excited to partner with the Coalition to help guide this important initiative. If the Coalition is successful in securing EPA grant funding, Red Dog Communications pledges to assist with successful implementation of the grant by supporting the committee with attendance at meetings and associated press materials as needed. We will also:

Attending the community outreach meeting hosted in support of the Fiscal Year 2018 Brownfield

Assessment Grant application.

Providing technical assistance or peer review when feasible.

Assisting with site selection and prioritization efforts.

Assisting with outreach efforts to the sensitive populations we support in our community.

Facilitating property owner/stakeholder outreach as appropriate.

Attending project advisory committee meetings (3-4 per year) and other outreach events.

Distributing relevant project information to our members/constituents/employees at our quarterly meetings and via our newsletter, website, and social media.

Providing support for community events, whether informational or educational, including volunteers, students, staff, and facilities.

Providing access to historical data, analysis, photographs, printed materials (such as plats and Sanborn maps), and other relevant materials from our substantial records collection.

Otherwise supporting the grant implementation process.

We conservatively estimate 25 hours per year of in-kind contributions of staff time for the activities described above. Assuming \$42 per hour for personnel time, this amounts to an estimated total of \$3,150 (hours per year x hourly rate x 3 years) over the 3-year grant project period.

Our company looks forward to helping our area to prosper by cleaning up areas that could be used for other kinds of economic development as well as providing for a clean environment for our county residents.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Shaw', with a stylized flourish at the end.

Richard Shaw

President

Red Dog Communications



11/7/2017

Tami Ursenbach  
Director  
Carbon County Economic Development  
751 E 100 North  
Price UT 84501

**RE: Letter of Support for EPA Brownfields Assessment Grant**

Dear Tami,

Redtail Air, Inc would like to express our support of the Coalition led by Carbon County to assess and eventually clean up Brownfields in our community.

A few years ago we were informed by a hunting ranch operator that he had been encouraging people to fly into the Richfield airport because of the current state of Highway 10 in Price. After many questions from his guests about the area he simply decided it would be best to avoid the conversation all together by driving through Salina Canyon instead of through Carbon County. We are very concerned with the loss of business connected to the current state of the area and want our customers to enjoy and love our community as much as we do.

If you need further information please contact me at (435)637-9556 or [jen@flyredtail.com](mailto:jen@flyredtail.com). We look forward to partnering with the Carbon County on this endeavor to revitalize our community.

Sincerely,

Jennifer Jensen  
Business Operations Manager  
Redtail Air, Inc

November 8, 2017

Tami Ursenbach  
Director  
Carbon County Economic Development  
751 East 100 North  
Price, UT 84501

**RE: Letter of Commitment for EPA Brownfields Assessment Grant Application and Implementation Project**

Dear Tami,

As a member of the coalition led by Carbon County, Cheryl's Window Designs would like to offer our complete support for the Fiscal Year 2018 EPA Brownfield Assessment Coalition Grant application.

It is our understanding that assessment grant funding will be used to inventory, prioritize and plan for cleanup and reuse of many brownfield sites throughout the targeted areas of our community, ranging from deserted gas stations to former large industrial sites. These sites have promising potential to become locations for much-needed economic revitalization in our community by making them shovel-ready ready for new businesses, attracting new employers to the area, and generating tax-based revenue while also restoring the environment and protecting the health of our residents.

EPA grant funds will provide the resources required to make progress on site assessment and revitalization efforts throughout key commercial, industrial, downtown, and historic districts that are vital to the health and livelihood of our community. Assessing brownfield sites throughout these core areas will allow the Coalition to identify better use of existing infrastructure and redevelop distressed/underutilized properties to create much needed shovel-ready properties currently lacking the economic hub of Carbon County. The impact of this project will bring tremendous opportunities to the greater Carbon County area, including new jobs and generation of new tax-based revenue.

We offer our full support and commitment to the successful implementation of this project. As a key team member, we conservatively estimate our in-kind contributions for the project to be 30 hours per year of staff time (with labor and fringe costs estimated at \$45 per hour). Over the three-year grant term, our estimated contribution value totals \$4,050 (30 hours x \$45 per hour x 3 years).

We sincerely appreciate EPA's consideration of this grant application and respectfully request brownfield assessment grant funding. If you need any further information, please feel free to contact me at 435-650-4202 or [cwg84526@gmail.com](mailto:cwd84526@gmail.com)

Sincerely,

*Cheryl Lupo*  
*Owner*

## West Carbon Enterprises, LLC

Dean Armstrong, PG, RG

PO Box 594, Helper, Utah 84526

801.560.0156 deanarmstrongpg@gmail.com



13 November 2017

Tami Ursenbach  
Director, Carbon County Economic Development  
751 E 100 North  
Price, UT 84501  
Email: tami.ursenbach@carbon.utah.gov

### **Re: U.S. EPA Brownfields Assessment Grant Application**

Dear Ms. Ursenbach,

We are writing this letter in support of the Carbon County Coalition's efforts to obtain U.S. EPA Brownfields Community-Wide Assessment Grant funding. We believe our community is an excellent candidate for effectively using this grant as a catalyst for developing the inventory, prioritization, assessment, and cleanup for the reuse planning of Brownfields Sites in our rural community. We view this important step as a critical piece of our local strategy for creating a viable, sustainable local economy by cost-effectively returning developed but potentially impacted fallow sites to productive, beneficial use.

Dean Armstrong, Principal Scientist and Owner of West Carbon Enterprises, LLC, is a practicing Engineering Geologists with over 25-years of experience working in the environmental and earth sciences. Mr. Armstrong has worked extensively on RCRA and CERCLA sites for the Department of Defense and the USEPA including Superfund Sites with varying degrees of soil and groundwater contamination by a wide array of contaminants. His experience includes full lifecycle services from site assessment, feasibility studies, risk assessment, analyses of alternatives, remedy selection, implementation, and site closure. Project work related to his professional environmental experience involved extensive interaction with local, State, and Federal regulatory agencies and legislative bodies.

Mr. Armstrong's technical experience and expertise is augmented by his extensive experience working with local community and State government. As West Carbon Enterprises' Principal-Owner and a 20-year resident of Carbon County, he has actively supported and provided technical support to numerous community initiatives including a new Municipal swimming pool (\$2 million), new Little League field (\$30k), drinking water



source protection (springs/\$100k), and a community-wide water/wastewater upgrade in Helper City (Carbon County/\$25+ million). Mr. Armstrong is also currently involved in the ongoing Price River Habitat Restoration project (~\$1.5 million) and the Price City Lower elevation Reservoir project where he is a member of the project charter steering committee. He currently serves on the Board of Directors for the Helper Project, a local non-profit 501c(3) philanthropic organization. Mr. Armstrong was appointed to the Utah Division of Occupational and Professional Licensure Board of Professional Geologists three times, most recently by Governor Jon Huntsman.

We are very pleased to partner with the Coalition to help guide this important initiative. If the Coalition is successful in securing EPA grant funding, West Carbon Enterprises pledges to assist with successful implementation of the grant by:

- Attending community outreach meetings.
- Providing technical assistance or peer review.
- Assisting site selection and prioritization efforts.
- Assisting with outreach efforts to the sensitive populations in our community.
- Participating in property owner/stakeholder outreach.
- Attending project advisory committee meetings (3-4 per year) and other outreach events.
- Providing support for community events, whether informational or educational, including volunteers and staff.
- Providing legislative support and expert testimony, if needed.
- Otherwise supporting the grant implementation process as needed.

We conservatively estimate **96 hours per year** (8-hours per month) of in-kind contributions of staff time for the activities described above. Assuming \$120 per hour for personnel time, this amounts to an estimated total of **\$34,560** (\$120 per hour x 96-hours per year x 3-years) over the 3-year grant project period.

We are extremely excited by the prospect of rebuilding some of the disadvantaged areas within our community and look forward to working closely with the Coalition, the USEPA, and the Utah Department of Environmental Quality on this important project.

Sincerely,



Dean Armstrong, PG, RG  
Principal-Owner  
West Carbon Enterprises, LLC





800.748.5275  
www.jonesanddemille.com

infrastructure professionals

**CORPORATE**

1535 South 100 West  
Richfield, UT 84701  
435.896.8266

50 South Main, Suite 4  
Manti, UT 84642  
435.835.4540

1675 South Highway 10  
Price, UT 84501  
435.637.8266

45 South 200 West (45-13)  
Roosevelt, UT 84066  
435.722.8267

775 West 1200 North  
Suite 200A  
Springville, UT 84663  
801.692.0219

435 East Tabernacle, Suite 302  
St. George, UT 84770  
435.986.3622

16 East 300 South  
PO Box 577  
Monticello, UT 84535  
1.800.748.5275

38 West 100 North  
Vernal, UT 84078  
435.781.1988

November 9, 2017

Tami Ursenbach, Director  
Carbon County Economic Development  
751 East 100 North  
Price UT 84501

**RE: Letter of Commitment for EPA Brownfields Assessment Grant**

Dear Tami,

I am pleased to confirm Jones & DeMille Engineering (JDE) will be a member of the Coalition led by Carbon County and supports the Brownfield Assessment Grant Application to secure funding through the Fiscal Year 2018 Environmental Protection Agency (EPA) Brownfield Grants Program.

By allowing the Coalition to identify and assess brownfield sites and plan for their future redevelopment, the EPA Grant will support the long-term economic well-being of our community and encourage reinvestment and economic development opportunities.

Grant funding will allow the Coalition to identify and assess brownfield sites along prime commercial and industrial corridors and will support our long-term community vision to revitalize our neighborhoods and economy. Creating useable properties will complement the existing efforts already set forth and encourage much-needed reinvestment, economic development, and job creation opportunities.

JDE has proudly served the Carbon County area for over 15 years and opened a local office within the county in 2008. In concert with the County, JDE was instrumental in the reconstruction of the Nine Mile Canyon corridor. We worked directly with the County, special interest groups, business entities and other stakeholders to improve this 34-mile-long roadway, enhance public access to the world-renowned rock art panels, and to minimize dust accumulation on the panels eliminating further damage to the ancient features.

Furthermore, JDE has been able to assist in the construction projects throughout the County and other local municipalities on projects such as the County Complex, which houses the County administrative offices, a pedestrian trail along the Price River, multiple roadways and infrastructure improvements, recreational improvements with the local fairgrounds facilities, as well as the Seventh District Courthouse.

If funds are awarded, Jared Hansen of our staff will participate on the Brownfield Advisory Committee and assist with other critical tasks to help guide successful implementation of our proposed project. Our voluntary in-kind contribution is estimated at **24 hours** of staff time per year, at an estimate of **\$125 per hour** for personnel labor and fringe costs. Over the three-year grant period, our estimated contribution total is **\$9,000** (hours/year x hourly rate x 3 years).

If you require further information, please contact me at 435-637-8266 (office), 435-650-9397 (cell), or at [jared.h@jonesanddemille.com](mailto:jared.h@jonesanddemille.com). We look forward to partnering with Carbon County on this endeavor to revitalize our community.

Sincerely,

JONES & DeMILLE ENGINEERING, INC.

  
Jared Hansen  
Price Office Manager



General Contracting  
Civil Construction  
Pipeline Construction  
Site Development  
Aggregate Production



P. O. Box 282  
Price, Utah 84501  
Phone (435) 637-3495  
Fax (435) 637-3497  
License #: 229780-5501

November 14, 2017

Tami Ursenbach  
Director  
Carbon County Economic Development  
751 E 100 North  
Price, Utah 84501

**RE: Letter of Commitment for the Carbon County EPA Brownfield Assessment Grant Application**

Dear Tami:

Nelco Contractors, Inc. (Nelco) would like to offer our full support of the EPA Brownfields Assessment Coalition Grant application submitted by Carbon County. EPA grant funds will allow the Coalition to identify better use of existing infrastructure and redevelop distressed and underutilized properties to promote reinvestment in our communities and enhance economic development opportunities.

As a general contractor, specializing in excavation and trucking, Nelco has been involved in multiple hazardous cleanup and reclamation projects over the years. With our network we believe we could be of value in identifying sites where the EPA Brownfields Assessment Coalition Grant would be extremely helpful.

I am excited to collaborate with Carbon County to plan community outreach efforts, participate on advisory committee meetings, provide input in the site selection process, and help guide assessment and redevelopment planning activities. We anticipate our in-kind contributions will include 20 hours of my time per year. Over the 3-year grant period, our estimated contribution equals **\$6,000.00** (20 hours x \$100/hour of my current billable rate x 3 years). I anticipate my in-kind contribution to include:

- Providing technical assistance as it relates to project budget estimates and scope
- Assisting with site selection and prioritization efforts
- Attending 2-4 project advisory commit meetings per year
- Provide meeting space

We believe this project will serve an anchor for enhancing economic development opportunities by attracting new investment, establishing new partnerships, and sustaining the heritage of our communities. If you need further information please contact me at using the information provided below.

Sincerely,

**Jason  
Frandsen**

Jason Frandsen  
President & CEO  
Cell: 435-820-0188  
jason@nelcocontractors.com

Digitally signed by Jason Frandsen  
DN: cn=Jason Frandsen, o=Nelco  
Contractors, Inc., ou=Management,  
email=jason@nelcocontractors.com, c=US  
Date: 2017.11.14 07:52:31 -07'00'

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Carbon County

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

87-6000311

\* c. Organizational DUNS:

0731061300000

d. Address:

\* Street1:

751 E 100 North

Street2:

\* City:

Price

County/Parish:

\* State:

UT: Utah

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

84501-2752

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Tami

Middle Name:

\* Last Name:

Ursenbach

Suffix:

Title:

Organizational Affiliation:

\* Telephone Number:

435-636-3294

Fax Number:

\* Email:

tami.ursenbach@carbon.utah.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

\* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

FY18 Carbon County Brownfield Assessment Coalition

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: