

What is a **Brownfield**?

A “brownfield” is a previously used property or building that has reuse or redevelopment potential, and may be underutilized, vacant, abandoned, and has or may be perceived to have, environmental impacts. The condition of the property or building, its appearance, or an unknown history of previous use, may impede reuse/redevelopment opportunities. By completing an environmental site assessment, it is possible to transform brownfields from liabilities into assets that will benefit the community.

What are the **program goals**?

- Support local economic development initiatives that stimulate investment and provide new employment opportunities.
- Transform blighted areas into safe, viable spaces that enhance our neighborhoods.
- Restore the environment and protect human health.
- Create public-private partnerships that will leverage funding for redevelopment projects.
- Gather and effectively utilize public input to identify priority redevelopment areas, plans and strategies.

Community Member Fact Sheet

Property Reuse & Revitalization Program

Apache & Navajo Counties



Why is **your input** needed?

A pool of great ideas and visions along with observations of opportunities help local municipalities and potential developers realize community desires, needs and possibilities. Community input serves as the foundation for creating a clear path forward that ultimately leads to restoring abandoned and blighted properties currently detracting from investment. Over the long-term, making these sites attractive to developers will stimulate local investment, create jobs, increase access to local amenities, and improve overall public perceptions for our community.



Frequently Asked Questions

Who is managing the program?

Apache County and a Coalition that includes the cities of Eagar, Holbrook, Pinetop-Lakeside, Springerville, and St. Johns are managing the program. The Coalition will work with property owners, prospective purchasers, developers and other community stakeholders to identify and prioritize brownfield sites (both properties and buildings) in need of environmental assessments and cleanup/reuse plans to support near-term redevelopment opportunities. This work is free to property owners.

How is the project funded?

The project is funded by a three year \$600,000 Brownfield Assessment Grant awarded by the U.S. Environmental Protection Agency (EPA) in 2021.

What can grant funds be used for?

Grant funds can be used to conduct environmental site assessments and regulated building materials surveys and develop site cleanup/reuse plans that support property sale or redevelopment activities for eligible properties.

Which sites are eligible for grant-funded activities?

Eligibility is determined on a case-by-case basis. Eligible sites may include (but are not limited to):

- Former manufacturing & industrial sites (e.g. shuttered mills & factories)
- Vacant or underutilized commercial facilities (e.g. aging strip malls, warehouses, etc.)
- Former gas stations & auto-related businesses
- Former dry cleaners
- Old rail yards & truck depots
- Salvage yards, landfills & illegal dump sites
- Mined-scarred lands
- Aging buildings with asbestos-contaminating materials, lead-based paint or other regulated materials

Disclaimer: Although this project has been funded wholly or in part by the EPA, the contents of this document do not necessarily reflect the views and policies of the EPA.

Which sites are ineligible for grant-funded activities?

Sites included on the EPA National Priority "Superfund" List, under a Consent Order with the State, or targeted for any federal or State enforcement action are not eligible for grant funding.

What are the program requirements and timeline?

Sites will be prioritized for grant funding based on several factors, including community benefit and redevelopment potential.

Prioritized sites must meet certain eligibility requirements to qualify for grant funding. The Coalition will submit an eligibility form to the EPA and the Arizona Department of Environmental Quality (ADEQ) on the property owner's behalf requesting approval to use grant funds. If the property is approved for grant funding, the property owner will work with the City's environmental consultant (Stantec) to coordinate the environmental assessment and/or related activities. The owner will receive an electronic report with findings and recommendations.

Grant funds are available through September 2024 and will be earmarked for eligible, priority sites on a first-come, first-served basis. Depending on demand, funds may be utilized much earlier than the deadline.

How do I obtain additional information?

For more information or to nominate a site for grant funding consideration, please contact us or visit our project webpage:

<https://www.canoncity.org/476/Brownfield>

Matthew Fish, Community Development Director, Apache County
phone: 928-499-8395
email: mfish@co.apache.az.us

Dave Laney, Principal, Stantec
phone: 602-670-7009
email: dave.laney@stantec.com

