



Cochise County Development Services

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Narrative Information Sheet
FY2022 Community Wide Assessment Grant Application for
Cochise County, AZ
RFP NO.: EPA-OLEM-OBLR-21-04

1. Applicant Identification

Name: Cochise County Development Services Department
Address: 1415 Melody Lane, Building F
 Bisbee, AZ 85603

2. Funding Requested

a. Assessment Grant Type: Community-wide Assessment

b. Federal Funds Requested

- i. \$500,000
- ii. Indicate if you are requesting a Site-specific Assessment Grant waiver of the \$200,000 limit. **NOT APPLICABLE**

3. Location

- a. The cities of Benson, Bisbee, Douglas and Willcox Arizona
- b. Other cities and unincorporated areas in Cochise County Arizona

4. Target Area and Priority Site/Property Information

Target Area	Census Tract	Priority Brownfield Site	
		Name of Site	Address
Benson	3.01	DOC's Gas Station & Convenience Store	696 N Ocotillo Street, Benson AZ 85602
Bisbee	10	Lyric Theatre	10 Naco Street, Bisbee AZ 85603
	11	The Cole Building (aka The McGregor Building)	317 Arizona Street, Bisbee AZ 85603
Douglas	9.02	Brophy Building	1031 – 1055 G Avenue, Douglas AZ 85607
	9.02	Baker Building	1107 G Avenue, Douglas AZ 85607
	9.02	Grand Theatre	1139 G Avenue, Douglas AZ 85607
Willcox	2.02	Riggs Bank Building	101 S Haskell Avenue, Willcox AZ 85643



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5. Contacts

a. Project Director

Name: Dan Coxworth, Director Development Services, Cochise County
Phone: (520)432-9268
Email: dcoxworth@cochise.az.gov
Mailing address: 1415 Melody Lane, Building F
 Bisbee, AZ 85603

b. Chief Executive/Highest Ranking Elected Official

Name: Richard Karwaczka
Phone: 520-432-9200
Email: coadmin@cochise.az.gov
Mailing address: 1415 Melody Lane, Building G
 Bisbee, AZ 85603

6. Population

Government Entity To Support Grant	Applicant/ Grantee	City/ Partner	Target Area	Population
Cochise County	X			126,516
Benson		(1)	X	4,837
Bisbee		(1)	X	5,261
Douglas		(1)	X	16,576
Sierra Vista		(2)		43,585
Tombstone		(2)		1,296
Willcox		(1)	X	3,501

(1) Target Area and primary city to which grant funds will be provided by Cochise County. (2) Other cities and parts of the County that may use the grant after Target Area cities have had an opportunity to do so.

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	4
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority brownfield site(s) is impacted by mine-scarred land.	1
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	NA
The priority site(s) is in a federally designated flood plain.	1
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will facilitate energy efficiency measures.	3
30% or more of the overall project budget will be spent on eligible reuse/area wide planning activities, for priority brownfield site(s) within the target area.	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.	NA

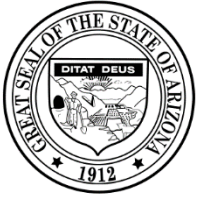
8. Letter from the State or Tribal Environmental Authority

A letter from the Arizona Department of Environmental Quality is attached.

9. Releasing Copies of Applications

Not applicable. This application **does not contain** any confidential, privileged, or sensitive information.

LETTER OF SUPPORT
ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY



Douglas A. Ducey
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY



Misael Cabrera
Director

Via email

October 13, 2021

Dan Coxworth, AICP
Director
Cochise County Community Development Services
1415 W. Melody Lane, Building F
Bisbee, Arizona 85603

Re: Cochise County Brownfields Community Wide Assessment Grant and RLF Support Letter

Dear Mr. Coxworth,

The Arizona Department of Environmental Quality (ADEQ) Brownfields Program is pleased to provide a letter of support for the Cochise County Brownfields Grant (FY22) application to the Environmental Protection Agency (EPA) for the assessment of hazardous substances in Cochise County.

ADEQ believes that the FY 2022 Brownfields Community Wide Assessment and RLF Grant will be a good use of funding to support the last three years of a successful use of the Brownfields coalition grant used in Cochise County. Cochise County continues to rebound from the Great Recession so the assessment grant would help with planning redevelopment which in turn will attract new opportunities to improve job growth, access to healthy food and health care, and decrease blight.

ADEQ fully supports the Cochise County and its' stakeholders with the important Brownfields projects and we look forward to providing the communities and stakeholders with additional services and funding opportunities.

Sincerely,

Travis Barnum

Travis Barnum, Brownfields Coordinator
Waste Program Division

Main Office

1110 W. Washington Street • Phoenix, AZ 85007
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10-PAGE GRANT NARRATIVE

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i Background Target Area Description: Founded in 1881, Cochise County is a rural county comprised of small, dispersed, low-income communities many with significant minority populations & the highest poverty rates (over 30%) in AZ ⁽¹⁾. ***13.1% of land in the County is vacant or underutilized & according to the Arizona Dept of Environmental Quality (ADEQ) & EPA 2,777 of the parcels in the County have environmental records & are potential brownfield properties.*** Target Areas for the grant are the cities of **Benson, Bisbee, Douglas, & Willcox.** The cultural & industrial history of the Target Areas (e.g., 140 yrs of mining) has a direct correlation with their poor economic vitality & the prevalence of blight & brownfields. **Bisbee & Douglas** are mining towns founded in 1887 & 1901, 20 miles apart near the southern edge of the County (within 5 miles of the Mexican border) that have a long history of boom-&-bust economies tied to the price of silver & copper. Both had smelters that operated for up to 80 yrs & spewed contamination across the landscape. In **Bisbee more than 50% of property is vacant or underutilized & 202 parcels have environmental records & are potential brownfields.** Over 50 dilapidated houses abandoned by miners blight the heart of Old Bisbee. In **Douglas - - ranked #2 on the list of the 10 poorest cities in Arizona in 2021⁽¹⁾ - - 18.6% of all property is vacant or underutilized & 334 parcels have environmental records & may be brownfields.** At the time when copper mining was active Douglas was thriving. It became a gathering place for smelter workers, farmers, & ranchers. Today downtown Douglas is a ghost of its former self. Due to economic disinvestment, downtown is plagued with aging buildings & obsolete infrastructure. New businesses are discouraged by large areas of blight, significantly reducing employment. There are over 64 commercial properties downtown that are either vacant or undeveloped & many brownfields. **Benson** (1880) was a rail terminal that received ore from & shipped freight to the mines, it also had a smelter for 18 yrs. Erratic growth was due to dependence on mining (1880-1975), movement of railroad operations to Tucson (1931), contamination from nearby Apache Powder (dynamite maker) (1920 - present) which was made a superfund site in 1970, bankruptcy & closure of the only bank in town(1931), & dependence on nearby U.S. Army base (Fort Huachuca) (1877 – present) which closed in 1947 & again in 1953. **More than 12 % of property in Benson is vacant or underutilized; 529 parcels have environmental records & are potential brownfields.** **Willcox**, founded in 1880 as a whistle stop on the railroad halfway between El Paso & Phoenix. Although an early national leader in cattle production, in 1920 the town experienced a 45% pop. due to instable cattle market & the stock market crash. Since that time growth of the town has slow due in part to the difficulty in attracting investment, old infrastructure, a lack of amenities such sidewalks & good drainage (being in a federally designated flood plain, flood events are common), poor quality utilities, & an absence of maintenance on both public & private properties. **More than 24 % of property in Willcox is vacant or underutilized & 381 properties have environmental records & are potential brownfields.** A 2021 inventory performed with the FY19 EPA County Assessment Grant identified 60 brownfield sites with potential environmental liabilities or hazardous conditions associated with past use, building materials or site maintenance activities downtown.

1.a.ii. Description of the Priority Brownfield Site(s): DOC'S Gas Station: Census Tract 3.01 (696 N Ocotillo Street, Benson) Opened as a truck stop with five underground storage tanks (USTs) & restaurant in 1960, serving the newly constructed I-10; was downsized in 1994 & three USTs were removed. The restaurant closed in the late 1990s & fuel station operations ceased in late 2013 & the land sold in 2014, and again in 2018 when the rest of the USTs were removed. Though vacant since 2103 it is located < ½ mile north of downtown Benson & near several hotels. Located at the intersection of Interstate 10 & Ocotillo Street, the only north-south running arterial street in Benson, the site is primed to provide services to interstate travelers as well as locals traveling between residential areas to the north & retail centers to the south. No recent assessment known to document residual contamination or hazards associated with 30 - 40 yrs of UST use & the potential presence of asbestos in the building. **Reuse Plans.** There have been several inquiries from potential purchasers/business entrepreneurs about the site building, including a marijuana retail store, a leatherworking studio & an auto repair shop. No inquiry has resulted in the redevelopment of the site due to lack of information about the prior fuel station use & the possibility of site contamination. This property is located in an **IRS designated Opportunity Zone. Lyric Theatre: Census Tract 10 (10 Naco Street, Bisbee)** The 10,268 ft² **Lyric Theatre** was built in 1910 & renovated in 1930 by Fox West Coast Theatres. Large & luxurious, it was built for movies, vaudeville, & legitimate stage shows. Vaudeville troupes made regular stops in Bisbee at one time & the Lyric was a busy place. Operational for almost 72 years, the last 10 years it was open for movies, stage shows & concerts, but it closed in 1989. A few years later the building sold to a local real estate company who remodeled the front of the building for their offices, but the darkened auditorium remained largely intact. Later the real estate office closed; the building has been vacant since then. It is part of the central (Old Town) portion of Bisbee that was listed on the National Register of Historic Places (NRHP). Listed for sale in 2015 & remains on the market. It likely contains asbestos & lead based paint but there is no know assessment of the building's condition, & this is believed to be what has prohibited its sale. **Reuse Plans.** The Lyric Theatre has been waiting for someone with the vision to restore & reopen it which is the desire of the current owner. **The Cole Building: Census Tract 11 (317 Arizona Street, Bisbee)** Also known as the McGregor Building &

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the Warren Hotel it was constructed in 1910. It was once considered the finest store in the County, & at various times housed a drug store, soda fountain, a barbershop, a Western Union office & a Post Office. The second floor was originally used as apartments. Renovation has been stalled due to uncertainty about the potential presence of asbestos & lead based paint. **Reuse Plans.** The Cole Building is considered a prime location for mixed-use such as a grocery store, drug store/pharmacy or offices with residential on the 2nd floor. Bisbee has secured access from the property owner for assessment using grant funds. ***This building is in an IRS designated Opportunity Zone.***

Brophy, Baker, & Grand Theatre Buildings: Census Tract 9.02 (1031 – 1055, 1107 & 1139 G Ave, Douglas): These three large historic buildings cover two blocks in the heart of downtown Douglas & have been vacant & unused for many yrs. The **Brophy Building** was constructed in 1907 by James Douglas pres. of Phelps Dodge Mining Company for whom the city is named. Listed on the NRHP as part of Douglas Commercial Historical District. The two-story building is brick masonry, with Neo-Classical Revival influences. Many windows & doors are broken, it has been repeatedly vandalized, the parapet on one side has been extensively damaged & the back of the building is covered with graffiti. The **Baker Building** is a two-story brick building constructed in 1910. One retail tenant is in place on the ground floor & there is one vacant store front with rear loading door. The second floor is empty. The **Grand Theatre** opened in 1919. Originally, it also housed a Tea Room, a candy store & a barbershop & was the site of many live stage productions, movies, & Douglas High School graduations. It has a collapsed roof due to plugged gutters & massive interior damage from rainwater. It was listed on the NRHP in 1976. The Grand is also on the "Endangered List" of Historical Buildings that need immediate attention. **Reuse Plans.** Between 2014 - 2020 these buildings sold & new owners are committed to reuse & renovation as a catalyst for revitalization of the city. The city wants these buildings to house new commercial businesses & possibly affordable housing. The 2nd story of the Baker Building will be renovated to (1) hold a public museum of Art & Music to serve a community center for Douglas youth, or (2) provide affordable housing. The city believes that plans for the Brophy Building are for (1) several new businesses (1st floor) & (2) apartments (2nd floor). The ground floor of the Grand Theatre will be renovated as a movie theater & there will also be construction of a new subsurface bar. No previous assessments for regulated building material (asbestos & lead-based paint) are known for any of the buildings but access agreements for this work have been negotiated with owners. **Riggs Bank: Census Tract 2.02 (101 South Haskell Avenue, Willcox)** The 5,000 SF building in downtown Willcox was refurbished in 1922 as the Riggs Bank. In the early 1930s it was sold to the Bank of Willcox, then sold to Valley National Bank. In the late 1960s or 1970s the building was sold again & became a commercial building. The building, which is in the heart of old town Willcox has been vacant since the early 2000s. **Reuse Plans.** The city plans to purchase the Riggs building, use the new CWA grant awarded to the County to test it for asbestos & a brownfield grant from ADEQ for asbestos abatement. The building will either be leased or sold to a new owner for mixed-use use with retail (1st floor) & res. (2nd floor).

1.b.i Redevelopment Strategy & Alignment with Revitalization Plans: Cochise County: Redevelopment of priority brownfield sites will achieve established land use & revitalization plans in the Target Areas. Three of the seven top priorities listed in the Cochise County 2015 Comprehensive Plan & the County Strategic Work Plan 2021 – 2024 include: 1) countywide economic development 2) environmental issues & 3) increased intergovernmental cooperation & collaboration. The County's number one priority is economic development, & these plans recognize tourism as a key component of the regional economy & the importance of preserving the historic & rural landscape. One of the County's goals is also to coordinate & communicate with the business community & be responsive to the changing needs of established & new businesses. **Benson:** The Benson General Plan contains policies to prioritize the re-use of existing lots, vacant sites, & buildings over outward urban expansion (i.e., urban sprawl). Goal 4 states "promote the revitalization of the Downtown area as a pedestrian-oriented, lively commercial core of the community". Its Economic Development policies aim to attract new businesses & jobs; Goal 2 states "encourage new economic activity by providing up-to-date infrastructure, amenities, a positive local development climate, & opportunity sites to draw desired types of growth". Its housing goals promote infill/redevelopment to create new, quality dwellings that are essential for talent recruitment. The Benson Economic Development Strategic Plan lists the community's assets, opportunities/challenges, & details strategies to entice jobs/investment by leveraging available "opportunity sites", public investments, a supportive regulatory framework, & intergovernmental collaboration. The City's policy documents point to infill, redevelopment, & adaptive use activities as essential strategies for economic prosperity, quality-of-life, & perpetual community vitality – ESAs are vital. **DOC's Gas Station** property is zoned B-2, General Business, which permits retail & service activities of any scale by right & light industrial activities may be permitted via the Conditional Use process through the Planning & Zoning Commission. **Bisbee:** The Bisbee General Plan (2014) & a report from the ULI Arizona City of Bisbee Technical Assistance Panel (2015) discuss the City's vision for reuse & revitalization with goals including: 1) utilize public/private partnerships, 2) identify funding sources for neighborhood revitalization, 3) encourage the preservation & revitalization of historic buildings & landmarks, & 4) elevate Old Bisbee as the retail core & mixed-use activity center for tourism, cultural, & historic residential neighborhoods. EPA brownfield grant-funded revitalization aligns with existing plans for the historic district of Old Bisbee (location of the **Lyric Theatre**). **Douglas:** The Douglas Downtown Revitalization Plan (2008) identifies the following goals: 1) encourage new economic

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development opportunities, 2) renovate/rehabilitate historic structures, & 3) promote international commerce. Redevelopment of the empty **Baker, Brophy & Grand Theater** buildings on G Avenue aligns with this plan because this work will focus on assessment & redevelopment of a priority brownfield in the Central Business District to complement the efforts by the City to help revitalize downtown Douglas. A key strategy is to support parcel assemblage that would create meaningful redevelopment/infill sites – including leveraging underused city-owned parcels. The Plan recommends the Government Property Lease Excise Tax (GPLET), which encourages brownfield redevelopment by reducing a project's operating costs through an eight-year property tax abatement. In addition, the City is strengthening local businesses through assistance with planning & development strategies including less restrictive zoning regulations & establish a Reuse Overlay Zone & District. Through a General Plan amendment, several zoning barriers have been lifted for multi-story, & multi-use buildings downtown, allowing grant funds to be used to remove the stigma of potential environmental contamination & facilitate the construction of new multi-story buildings. The **Douglas Infill & Downtown Revitalization Strategies (2021)** aims to enliven G Avenue through reuse of key buildings/sites for new commercial services/jobs/housing through supportive public infrastructure & placemaking amenities. The Strategy designated infill opportunity sites along G Avenue including the **Gadsen Hotel, Former Chase Building, Grand Theater, & the Old Hardware Shore. Willcox: The 2040 General Plan (2021)** designates the Historic Downtown as a “Municipal Growth Area” that will be the focus for new jobs, housing, commercial services, & cultural amenities. As part of the past Cochise Co. EPA Grant, the City completed the **Destination Willcox Area-Wide Plan** aimed to support infill & adaptive reuse activity in Downtown. The resulting strategies recommend a flood study, utilities infrastructure analysis, mobility enhancements, ESAs, & park additions as vital actions to entice private investment – these actions need grant funding for advancement. The AWP designates 6 catalyst infill sites & two City-owned properties to prioritize revitalization efforts.

1.b.ii. Outcomes & Benefits of Redevelopment Strategy: Economic Benefits: The primary economic benefits of property redevelopment with new Cochise County grant funding will be workforce development & job creation, preservation of historic properties, & promotion of tourism. In areas such as Bisbee & Douglas, benefits are also likely to include the creation of affordable housing. The historic G Avenue neighborhood in Douglas is ripe with opportunity to redevelop several properties to provide affordable housing for minority & low income & service sector employees. Estimates of job creation & new housing is provided below.

TA	Priority Property	Est. Size/Type	Est. New Jobs ⁽¹⁾
1	DOC's Gas Station & Store	5,000 SF Retail	4 (1,432 SF/job)
2	Lyric Theatre	10,268 SF Retail	7 (1,432 SF/job)
2	Cole Building	19,000 SF Retail OR 9,500 SF Retail + 9,500 SF Residential	14 (1,432 SF/job) 7 (1,432 SF/job) + 7 Res. Units
3	Baker Building	13,355 SF Retail OR 6,678 SF Retail + 6,678 SF Residential	9 (1,432 SF/job) 5 (1,432 SF/job) + 7 Res. Units
3	Brophy Building	19,000 SF Retail OR 9,500 SF Retail + 9,500 SF Residential	14 (1,432 SF/job) 7 (1,432 SF/job) + 10 Res. Units
3	Grand Theatre	4,356 SF Retail	3 (1,432 SF/job)
4	Riggs Bank Building	5,000 SF Retail OR 2,500 SF Retail + 2500 SF Residential	4 (1,432 SF/job) 2 (1,432 SF/job) + 3 Res. Units
	Estimated Totals	51,979 SF Retail OR 35,801 Retail + 16,178 Residential	65 Retail Jobs OR 35 Retail Jobs + 27 Res. Units

(1) Job estimates based on the USEIA's most recent employment estimates for industrial, commercial, retail, restaurant & mixed-use spaces. Source: U.S. Energy Information Administration. Table PBA1. Total & means of floorspace, # of workers & hours of operation by building activity. 2016 & 2018 data.

Non-economic Benefits: Reuse of the priority brownfield sites in all Target Areas will include energy-efficient windows & insulation, & potential use of rooftop solar panels. Infill/reuse projects will return vitality to abandoned districts/neighborhoods. **Benefit to EJ Communities:** In part, Target Areas were selected because they represent small EJ communities. Therefore, jobs and housing created by reuse and redevelopment will directly benefit EJ communities where residents are often forced to live in substandard housing. In places like Willcox, Bisbee and Douglas new housing constructed on brownfields will be outside the flood plain which means that the grant will not only reduce exposure to contaminants but also help EJ communities address climate change concerns. In addition, new businesses in all Target Areas will add to the tax base of these small communities allowing them to provide more community services.

1.c.i. Strategy for Leveraging Resources - Resources Needed for Site Reuse The County & Target Area communities are eligible for & expect to be able to leverage additional funds from several sources if the EPA brownfield grant is awarded including:

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- **Cochise County** currently budgets \$90,000 per year for hazard abatement that can be used to leverage resources for properties assessed & identified for cleanup.
- **City of Douglas** currently budgets \$55,000 per year for hazard abatement that can be used to leverage resources for properties assessed & identified for cleanup.
- **City of Sierra Vista** administers a \$50,000 annual grant for the improvement of commercial buildings in the City's designated redevelopment area.
- **Community Development Block Grant (CDBG)** funds allocated to County members are available for projects in low-income areas in County communities & the County.
- **ADEQ** will provide grant assistance for cleanup of properties assessed & designated as a brownfield.
- **State Historic Preservation Office (SHPO)** is coordinating efforts with the City of Bisbee to designate the Warren Neighborhood, qualifying the area for historic tax credits.
- The **State & National Historical District** in Bisbee offers tax credits to support historic building improvements.
- The **Legacy Foundation of Southeast AZ** provides grants to promote health & community wellness. Brownfields redevelopment could qualify depending on the project.
- **U.S. Department of Agriculture** provides grants to rural distressed communities to improve infrastructure to include broadband.
- **U.S. Dept of Housing & Urban Development (HUD)** provide grants to abate asbestos & lead based paint in houses.
- **Opportunity Zones** are a community development program established by Congress in 2017 to encourage long-term investments in low-income urban & rural communities. Many of the high priority brownfield properties in Cochise County Target Areas are in IRS designated Opportunities Zones.

1.c.ii Use of Existing Infrastructure: Water, sewer, telecommunications, electrical &/or gas utilities are present within all the Target Areas. Existing infrastructure will be used to support redevelopment of priority brownfield sites whenever possible. However, the age of infrastructure in some areas such as Old Bisbee may likely require upgrades (repair &/or replacement) to support revitalization. **Bisbee** has access to CDBG funds, but they are not an entitlement community so they don't have access to this money every year. **Bisbee** would be able to use its general funds for this purpose. In the historic Downtown Business District of **Douglas** businesses are eligible for a waiver or reduction of fees & there are financial incentives to help offset the cost to install or upgrade infrastructure. USDA grants can also be pursued to assist with infrastructure improvement.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a.i. Community Need Cochise County is home to some of the poorest communities in AZ. **Douglas** has the third lowest median income (\$30,986) & the second highest poverty rate (30.1%) in the State. For many years the City of **Bisbee** has run a budget deficit & City employees have not received a pay raise. The City has cut its workforce by 24% percent during the past decade, reduced the hours at City Hall, cut down on the number of trash pick-ups, reduced the days & hours the library is open & closed the community swimming pool due to a lack of funds. Furthermore, none of the Target Area communities have brownfields or professional environmental personnel or expertise. EPA brownfield grant funds will attract developers & private investment & capital to properties that would otherwise go years or decades without action simply because of the uncertainty associated with potential environmental contamination. Without the information necessary to attract venture capital & investment opportunities in all these communities for significant long-term economic development is extremely limited.

2.a.ii: Threats to Sensitive Populations

2.a.ii. (1) Health or Welfare of Sensitive Populations: Target Area communities have disproportionately large sensitive populations compared to other areas in the County, AZ & the U.S. Since twelve food deserts cover approximately 50% of the County and the amount of violent and property crime in Cochise County is 29.8 and 48.5 respectively compared to the U.S. average of 22.7 and 48.5 they are subject to food insecurity, unsafe living and working conditions and other health concerns. An average of 20.1% of Target Area residents have disabilities compared to 16.8% in Cochise County, 12.8% in AZ & 12.6% in the U.S. Target Areas also include 27.6% veterans compared to 18.7% in Cochise County, 9.4 in AZ & 7.75% in the U.S. Target Areas contain 28.2% seniors (65+ yrs of age) compared to 20.4% in Cochise County, 16.2% in AZ & 14.9% in the U.S.⁽²⁾ **Douglas** has a greater percentage of women of childbearing age (40.4%) than AZ (38.5%) or the U.S. (39%)⁽³⁾. Although an exact county of homeless in the County is not available, some cities have as many as 40 homeless camps within city limits.⁽⁴⁾ It is expected that the grant will create safe and affordable housing, which will benefit these groups including the homeless who have been known to sleep on vacant brownfields where potential exposure to contaminants is a concern. The grant will also create jobs which will improve the ability of sensitive populations to access healthy food which is problematic due to a lack of jobs that pay a living wage.

2.a.ii. (2) Greater Than Normal Incidence of Disease & Adverse Health Conditions: Cochise County is designated as a Health Professional Shortage Area & a Medically Underserved Area⁽⁵⁾. Contaminants of concern in the Target

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Areas include heavy metals & radiation from mining & asbestos & lead-based paints typically found in older building stock throughout the area. Abandoned & deteriorating brownfields pose obvious safety hazards throughout the County, including mine ruins, scattered tailings, & debris piles located near homes & public spaces. Exposure to lead & other contaminants via wind erosion of tailings & dermal contact with soil pose community health risks, particularly for children in the Target Areas. These children may explore abandoned mine facilities & debris piles or play in areas with exposed, contaminated soil or surface water. Environmental exposure is one reason the County leads the state & U.S. with respect to several causes of death. The incidence of certain chronic & fatal diseases is more than 50% higher in the County than elsewhere. For example, deaths due to cancer per 100,000 people in the County is 270, in AZ 170, & in the U.S. 185.6^(6,7). For deaths due to injuries the County is 78.5 per 100,000, in AZ 70, in the U.S. 42.7. Per 100,000 there are 45 deaths due to diabetes in the County, 20 in AZ & 24 in the U.S. Finally, the number deaths due to kidney disease are 19 in the County, 5 in AZ, 15 in the U.S. In **Douglas**, 85 years of continuous copper smelting operations & automobile emissions from U.S. Highway 191, a four-lane highway that runs directly through the Central Business District, has had a significant impact on air quality & the health of residents. Mobile sources account for 60% of the air pollution in the County⁽⁸⁾. On average 49,607 vehicles per day travel on the portion of AZ Highway 191 that runs through the city. **Douglas'** Air Quality Index (AQI) average was 138 in 2018, significantly worse than the national AQI average of 75. **Douglas** ranks 17th for Particulate Matter (PM10), & 11th for highest ozone readings out of the Top 101 Counties (2012) in the U.S. Closely associated with these air quality concerns is data showing that the County has the highest incidence of asthma of any county in AZ. In 2016 the adult asthma rate for the County was 13.5% compared to 9.6% for the AZ & 8.9% for the U.S.⁽⁹⁾

2.a.ii. (3) Promoting Environmental Justice The Target Areas have significantly higher Hispanic & Latinx population than AZ or the U.S. & are some of the most economically impoverished areas in the County, AZ & the U.S. They have significantly more poverty compared to AZ & the U.S. as shown below.

Data Type ⁽¹⁾	United States	Arizona	Cochise County	Benson	Bisbee	Douglas	Willcox
%Hispanic or Latinx Population	18.0%	31.3%	35.5%	28.9%	31.4%	76.9%	61.8%
5-year Unemployment Rate	3.4%	3.5%	2.9%	2.1%	1.4%	3.7%	4.4%
Population not in Labor Force (age 16+ yrs)	36.6%	40.3%	50.5%	60.8%	58.6%	67.6%	43.5%
Poverty Rate	13.4%	15.1%	16.6%	20.0%	21.7%	30.1%	24.1%
Median Household Income (dollars)	\$62,843	\$58,945	\$49,260	\$32,783	\$34,452	\$35,514	\$36,756
Per Capita Income (dollars)	\$34,103	\$30,694	\$26,819	\$23,037	\$22,915	\$17,788	\$18,853
Households receiving Social Security Income	5.3%	4.4%	5.6%	2.2%	8.8%	8.6%	8.1%
Households receiving Cash Public Assistance	2.4%	1.7%	3.5%	3.5%	3.1%	6.5%	7.1%
Households receiving Food Stamp/SNAP	11.7%	11.1%	16.7%	16.7%	17.8%	28.7%	30.7%
Children/Youth Poverty Rate (age <18 yrs)	18.5%	21.5%	24.6%	24.3%	27.3%	37.1%	30.0%
Senior Poverty Rate (age 65+ yrs)	9.3%	8.9%	8.7%	10.7%	14.7%	22.5%	8.9%
Veteran Population (age 18+ yrs)	7.3%	9.0%	19.2%	15.0%	12.5%	3.5%	9.7%
Disabled Persons Population (non-institutionalized)	12.6%	13.0%	17.3%	24.0%	20.5%	12.6%	18.3%
High-school Graduate or Equivalent (age 25+)	88.0%	87.1%	87.4%	86.8%	86.0%	73.0%	81.0%
Bachelor's Degree or Higher (age 25+ yrs)	32.1%	29.5%	23.1%	19.1%	28.7%	10.7%	8.9%

*Unless otherwise noted, all data reflect 2015-2019 American Community Survey 5-yr data (obtained from <https://data.census.gov/cedsci/>).

Bold indicates distress factors above or below (depending on factor) national averages.

Shaded indicates distress factors above or below (depending on factor) Arizona State averages.

EPA's EJ Screen tool shows that the County is in the 70+ percentile for exposure to lead-based paint, wastewater discharges, & ozone compared to both the AZ & the U.S. The conditions are most pronounced in Douglas which is in the 70th percentile for Demographic Indexes including minority, low income, & linguistically isolated populations & those with less than a high school education as compared to AZ, EPA Region 9 & the U.S. Because minority, lower income persons live closer to & are disproportionately impacted by brownfields in the Target Areas, it is anticipated that the assessment & cleanup planning performed with this grant, & subsequent brownfield reuse & redevelopment will help to provide employment, reduce exposure, and mitigate impacts of climate change to EJ communities.

2.b.i. Community Involvement Cochise County plans to implement a program of equitable community outreach & engagement that both informs & includes input from local community partners. The program will include (1) Listening to collective voices & hearing different & unique opinions; (2) Educating residents on facts, ideas, solutions, & resources for brownfield revitalization; & (3) Continuing participation of the Brownfields Advisory Committee (BAC) that was established during the FY19 EPA brownfields grant. The BAC will assist in prioritizing properties for assessment & will be encouraged to provide Target Area communities with the ideas, interests & concerns expressed by

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community members of all ages & backgrounds in Target Area Communities. The County's robust public involvement program will include holding up to 10 BAC & community meetings including multiple public meetings in each of the Target Area communities to engage stakeholders & leaders; mailings, press releases, website updates; & newspaper articles in local publications. Public information events will ensure outreach efforts include sensitive populations &/or those who live & work in brownfield-impacted areas. In support of this grant application the County hosted public outreach meetings in Douglas, Bisbee & Sierra Vista on September 15, 16 & 22, 2021. The meetings were advertised in County's biweekly newsletter & posted on the County & Sierra Vista Facebook pages. The meetings were attended by 20 members of the public. Attendees confirmed the need of Target Area communities for funding to inventory, prioritize, & assess brownfield sites. Community partners pledged to participate in outreach efforts, form a BAC, & assist with grant implementation activities, such as site selection & area-wide planning. These commitments are reflected in completed Community Assistance Request forms from project partners, community organizations, businesses, property owners, government representatives & longtime residents. Some of these individuals & groups are listed below.

Name of organization/ entity/ group	Name of contact (name, email & phone)	Attend Public Meetings	Provide Meeting	Meeting Refreshments	Translation Services	Outreach/ Publicity	Site Selection	Brownfield Advisory Committee
Gateway Services Inc.	Donald Huish Jr. (520)-732-0800 dhuish@gateway-services-inc.com	X				X	X	X
Chatitas - Border Taco	Ruth B. Durazo (520)227-8541 [REDACTED]	X			X	X		
Long Realty Company	Michelle Hagele (520)220-7656 michellehagele@longrealty.com	X			X	X		X
Southeastern Arizona Governments Org.	Keith Dennis (520)432-5301 kdennis@seago.org	X	X	X	X	X		X
Two Flags Computer, LLC	Lawrence Diffie (520)249-5423 [REDACTED]	X				X		
Abbott Realty Ltd	Alfonso Munoz; [REDACTED]	X				X	X	
Longtime Resident	Cathryn Kaltenmeyer (361)230-2259 [REDACTED]	X					X	X
City of Douglas	Rene A. Molina Rene.Molina@Douglasaz.gov	X	X	X	X	X	X	X
Farmers Insurance Agency	Ginger Hernandez (520)459-0609 ghernandez@farmersagent.com	X		X		X		

The County will work with these individuals & organizations & other stakeholders through formation of the BAC which will include representatives from each Target Area community & will meet at least two times per year over the three-year grant term. Diverse interests of BAC members will ensure a transparent public process & commitment to consideration of community input throughout the grant project.

2.b.ii. Incorporating Community Input: Cochise County will tailor outreach methods to each Target Area community & ensuring equal access to project information for sensitive & underserved populations. **Bisbee & Willcox** residents are most engaged when project information is shared via website/social media updates, direct mailings, public notice boards, factsheets, newspaper articles in the Bisbee Observer & the Arizona Range News, comment cards, & public meetings with radio broadcasts while **Benson & Douglas** residents are best reached via website/social media updates, public notice boards, newspaper articles in the San Pedro Valley News-Sun & the Douglas Dispatch, & public meetings with TV broadcast. Local newspapers frequently publish articles & broadcast stories about projects that are performed by communities in the County & reporters regularly attend community meetings. The County will continue this open-door policy by fostering their transparent relationship with the local press. In addition to 2+ BAC meetings/yr, the County anticipates hosting four community outreach events during the first year (one each in **Benson, Bisbee, Douglas & Willcox**) & two events/yr thereafter & sharing project information (such as factsheet distribution) at ongoing outreach events. The County will also use a project-specific webpage to post project information, fact sheets, meeting announcements, minutes, & other info. The webpage will be hosted on the County's website. Information about the project will be shared via semi-annual or quarterly newsletters prepared by the County that will be distributed by the project partners that have offered to do so. The

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County will continue its partnership with the local newspapers, & local news broadcasters to provide ongoing coverage of the developments with the CWA grant. Efforts will be made reach residents without internet access & those who have difficulty reading or do not read English. Social media & online forums will also be used to advertise upcoming meetings. The County & BAC will consider all community comments received about the project & respond, as necessary, through the project website or other appropriate communication. A random sample of comments will be selected for follow-up by telephone to confirm that written response to comments adequately addressed questions & concerns. Time permitting every attempt will be made to respond to questions during meetings at the event & comment cards will be solicited to follow-up if this is not possible. To be responsive to potential concerns about COVID-19, social media & online forums and use of Zoom, Teams and Webex meetings will be used when necessary. Translation services will be utilized as needed to ensure equal access to project information is provided to non-English speaking groups. In addition, the County's meetings will be ADA-compliant & all project literature will include a statement that citizens may request alternative formats.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS 3.a. Description of Tasks & Activities (i. Implementation Activities; ii. Schedule; iii. Leads; & iv. Outputs): The project has been organized into the following five tasks:

<p>Task 1: Project Management, Reporting & Other Eligible Programmatic Activities</p> <p>i. Implementation: The County will manage all aspects of the project, including coordination with the EPA, Target Area communities, the Qualified Environmental Professional ("QEP" or "Consultant"), & other key stakeholders. Reporting will include: 1) Quarterly Progress Reports (QPRs); 2) Assessment, Cleanup & Redevelopment Exchange System (ACRES) updates; 3) Annual/Final Disadvantaged Business Enterprise (DBE) & Federal Financial Reports (FFRs); & 4) a Final Performance Report documenting accomplishments, expenditures, outputs, outcomes, & success stories. The budget also includes funding for the up to 2 persons from the County &/or government representatives from Target Areas to attend up to 2 brownfield conferences during the grant.</p> <p>ii. Schedule: Management/Reporting will be ongoing throughout the 3-year implementation period. Attendance at a State or Regional Workshop &/or the National Brownfield Conference is anticipated.</p> <p>iii. Leads: This task will be led by the County. The QEP & Target Area communities will assist with reporting.</p> <p>iv. Outputs: Agendas/minutes from meetings with Target Area communities; 12 QPRs; 4 DBE/FFR Reports; ACRES Updates (ongoing); 1 Final Report; 2 brownfield conferences attended by County & local government representatives from Target Areas.</p>
<p>Task 2: Community Outreach, Site Prioritization & Eligibility Determination (ED) Requests</p> <p>i. Implementation: This task includes: (1) Conducting at least 8 stakeholder meetings [including formation of a Brownfield Advisory Committee (BAC)]; (2) Preparing & publishing public notices, fact sheets, & meeting materials; (2) Updating the County's existing brownfields grant webpage & ensuring that every Target Area community has a project webpage; & (3) Infusing meaningful public input conducting outreach & engagement work to inform Target Area communities throughout grant implementation (see Section 2.b). The County will complete site ED requests for priority sites to verify the eligibility of using petroleum (ADEQ) &/or hazardous substance funding (EPA).</p> <p>ii. Schedule: Fact sheets & project webpage will be developed during the first quarter (1Q) of the project. A BAC kick-off meeting will be held during the second quarter (2Q) & convened semi-annually thereafter; other meetings will occur as needed. One to two community open house or informational meetings, events or presentations will also be held each year of the grant.</p> <p>iii. Leads: This task will be led by the County & the BAC.</p> <p>iv. Outputs: Fact sheets; press releases/articles; webpage content (updated regularly); 8 public & BAC meetings including preparation of presentations, agendas, minutes, etc. Also includes Prioritization & Site Selection Tech Memos from BAC meetings & Brownfields Site ED Requests for submittal to EPA.</p>
<p>Task 3: Brownfield Site Inventory</p> <p>i. Implementation: This task includes engaging Target Area communities in updating the site inventory developed during the previous grant & during preparation of the application for this grant. The inventory will also be updated throughout the project, & data will be made available in Geographic Information System (GIS) format most likely through a web map server. Inventory data will be integrated with existing databases to serve as a long-term planning tool & support revitalization efforts beyond the grant period.</p> <p>ii. Schedule: The updated inventory will be completed during the first 3 to 6 months (2Q) of the grant & presented to the BAC for prioritization during 3Q. Inventory updates & site selection will continue over the 3-year period.</p> <p>iii. Leads: This task will be led by the Consultant & the County.</p> <p>iv. Outputs: Brownfield Inventory Data Package; GIS files; tables; & figures.</p>

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<p>Task 4: Phase I/II Env. Site Assessments (ESAs) & Regulated Building Material (RBM) Surveys</p> <p>i. Implementation: This task will include environmental assessment of priority brownfield sites. At least one priority brownfield site will be assessed in the Target Areas of Benson, Bisbee, Douglas & Willcox.</p> <p>ii. Schedule: This task will start during the second 3- 6 months of the project & performed throughout the grant.</p> <p>iii. Leads: This task will be led by the Consultant & the County.</p> <p>iv. Outputs: QAPP, access agreements, SAPs/HASPs, & Phase I/II ESA/RBM Survey Reports. 1) Completion of up to 12 Phase I ESAs at priority brownfield sites in accordance with the All Appropriate Inquiries Final Rule & the standards in the ASTM E1527 13 Phase I ESA Process, & (2) Completion of up to 8 Phase II ESAs &/or RBM Surveys at high priority brownfield sites.</p>
<p>Task 5: Site-Specific Cleanup/Reuse Planning & Area-Wide Planning (AWP)</p> <p>i. Implementation: This task will include cleanup planning activities to assist property owners & Target Area communities prepare brownfield properties for reuse & redevelopment. It includes Analysis of Brownfield Cleanup Alternatives (ABCAs) &/or Site Reuse Plans that will provide site specific information about the options for & potential cost of cleanup, reuse & redevelopment. The AWP will identify potential future site uses & strategies to facilitate reuse of existing infrastructure &/or identify potential infrastructure investments needed for alternative future uses.</p> <p>ii. Schedule: Year 1: 1 ABCA/Site Reuse Plan + 1 AWP Year 2: 2 ABCAs/Site Reuse Plans + 1 AWP Year 3: 2 ABCAs/Site Reuse Plans</p> <p>iii. Leads: This task will be led by the Consultant & the County.</p> <p>iv. Outputs: The Consultant will prepare up to 5 ABCAs &/or Site Reuse Plans. These will include conceptual site models; remedial action objectives; state & federal cleanup regulatory requirements; &/or evaluation of institutional & engineering controls. The Consultant will also develop 2 AWP for brownfield impacted areas prioritized by the BAC & the County.</p>

3.b.i. Cost Estimates & Outputs: The budget for all tasks uses an average rate of \$125/hr for contractual services & each task includes an average combined rate of \$50/hr for County labor &/or Target Area communities (\$30/hr personnel costs + \$20/hr fringe costs = \$50/hr). **Site Assessment & Cleanup:** \$324,500 (65% of the budget) is allocated to assessment of properties & \$105,000 (21%) is allocated for cleanup planning.

<p>Task 1- CA Management, Reporting & Eligible Programmatic Activities: Total Budget= \$30,000</p> <p>Budget includes \$4,000 for County Personnel + Fringe costs (\$50/hr x 80 hrs) for management & reporting & assumes three-day attendance & includes airfare (\$400/person/conference = \$1,600 total) & hotel, meal, & incidental costs (\$200/person/ day/conference = \$2,400 total). In addition, \$22,000 (176 x \$125/hr) is budgeted for a Consultant to assist with reporting & eligible project management activities. Outputs: Project Schedule with Milestones: ACRES Updates; Quarterly progress reports; annual financial & Disadvantage Business Enterprise (DBE) reports, & one Project Closeout Report.</p>
<p>Task 2- Community Outreach, Site Prioritization & ED Requests: Total Budget = \$28,500</p> <p>Includes \$21,000 (168hrs x \$125/hr) for the Consultant to assist the County with community outreach meetings, informational materials, & other community outreach/public involvement activities. It also includes \$1,100 in expenses to pay for food for public meetings, foam core boards for display of maps & site-specific information, copies of handouts, etc. For site Eligibility Determination the budget includes County Personnel + Fringe costs totaling \$2,400 (48 hours x \$50/hr). Outputs: Updated webpages, Fact Sheets, Other Meeting Materials & brownfield Site ED requests.</p>
<p>Task 3- Brownfield Site Inventory: Total Budget = \$16,000</p> <p>The budget for the site inventory includes \$16,000 for the Consultant (128 hrs x \$125/hr) to update inventories for the four Target Area communities & provide updated inventory reports to them for their use. This includes conducting review of public records, compilation of data from EPA & ADEQ & the Cochise County Assessor, desktop review of results, & production of tables & maps. Outputs: Brownfield Inventory Data Package; GIS files; tables; & figures.</p>
<p>Task 4 - Phase I/II ESAs & RBM Surveys: Total Budget = \$324,500</p>

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The budget includes \$324,000 for **Consultant** to complete (1) Phase I ESAs [including access agreements & Health & Safety Plans (HASPs)] on up to 11 high priority brownfield sites at an average cost of \$5,000/site (\$55,000 total); (2) Update the existing Quality Assurance Project Plan (QAPP) prepared during with the FY19 County Assessment Grant at a cost of \$3,500; (3) Completion of Phase II ESAs &/or Regulated Building Material (RBM) Surveys for asbestos & lead based paint at up to 7 high priority brownfield sites [including HASPs, Sampling & Analysis Plans (SAPs)] at an average cost of \$38,000/site (\$266,000 total). **Outputs:** QAPP, access agreements, SAPs/HASPs, & Phase I/II ESA/RBM Survey Reports.

Task 5- Cleanup/Site Reuse & Area Wide Plans (AWPs): Total Budget = \$117,00
Includes \$105,000 for **Consultant** to complete up to 5 ABCAs/Site Specific Reuse Plans at an average cost of \$7,000/site (\$35,000 total) & completion of AWP for two priority focus areas at a cost of \$35,000 each (\$70,000 total). **Outputs:** ABCAs &/or Site Reuse Plans & AWP for brownfield impacted areas prioritized by the BAC & the County.

Budget Categories	1: PM & Other Eligible Activities	2: Community Outreach/Site Prioritization/ EDs	3: Brownfield Site Inventory	4: Phase I & II ESAs/RBM	5: Cleanup Planning & AWP	Total
Personnel + Fringe	\$4,000	\$2,400	\$0	\$0	\$0	\$6,400
Travel	\$4,000	\$0	\$0	\$0	\$0	\$4,000
Expenses	-	\$1,100	\$0	\$0	\$0	\$1,100
Contractual	\$22,000	\$21,000	\$16,000	\$324,500	\$105,000	\$488,500
Total	\$30,000	\$24,500	\$16,000	\$324,500	\$105,000	\$500,000
Estimated # of Sites to Be Assessed		20	20	11 - 20	Up to 150	NA

PM = Project Management; ED = Eligibility Determinations; RBM = Regulated Building Material Surveys; AWP = Area Wide Plans

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

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.i. Programmatic Capability/Organization Structure: The County will lead this grant, with support from its partners the communities of **Benson, Bisbee, Douglas & Willcox**. Because these are all small communities with limited resources and an inability to manage a grant of this magnitude, the County will be responsible for all administrative & programmatic tasks & has assembled a project management team with over 50 yrs of combined, relevant experience. In addition, all partners have assigned a senior-level staff member to support all phases of the project. **Dan Coxworth, Brownfields Project Manager:** Mr. Coxworth will direct this grant & be the primary point of contact for EPA & all grant partners. He has 12 yrs of experience with community development & land use planning. Mr. Coxworth currently serves as the Director of Development Services for Cochise County. He directs a department of 16 employees in Planning, Building, & Code Enforcement. He previously worked as Administrator of the Sierra Vista Metropolitan Planning Organization & as a Senior Planner with the City of Sierra Vista. He holds a MPA from Bowie State University & a B.A. from the University of Texas. In addition, Mr. Coxworth served as the

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Brownfields Project Manager on the FY19 Brownfields County Assessment Grant previously awarded the County by EPA. **Additional Support:** The County & grant partners have additional planning, business development, GIS & support staff they can rely on if necessary. The County has proactive succession plans should unforeseen events take place, that will eliminate project delays & ensure reassigned staff have appropriate qualifications & experience. **Contractor Procurement:** Using a qualifications-based procurement process in conformance with 2 CFR 200.317–326 Cochise County will contract with a Qualified Environmental Professional (QEP) to assist in grant implementation as soon as the grant is awarded. Early procurement of a QEP will position the County for expedited activities upon execution of the Cooperative Agreement (CA) between the County & EPA & a Memorandum of Agreement (MOA) between the County & its grant partners. The MOA to be used for this grant is the same that was used for the FY19 grant so it is expected to be readily accepted by all grant partners. **Governance Structure:** Led by Cochise County, the partners will use a consensus governance structure, ensuring the interests of members are considered during site selection. The County will hold monthly calls with Target Area communities during the first 6 to 12 months of the grant & meet at lead quarterly during the remaining 3 yrs of the grant. **4.a.ii. Acquiring Additional Resources:** In the event more than one QEP are required to assist with grant implementation, the County will select additional consultants in conformance with 2 CFR 200.317–326 likely from firms that responded to the initial solicitation. ADEQ will be utilized to review bids from these firms & will advise the County as to which firms might be appropriate to contract with to provide desired services.

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: Cochise County & a Coalition comprised of Bisbee, Douglas & Sierra Vista was awarded EPA Community Wide BF-99T9130 in the amount of \$600,000 in 2019. As a high performing grantee, Cochise County has successfully implemented the grant & expects to have expended 100% of the funds for this three-year grant in approximately 28 months. It also expects to meet or exceed all the goals & objectives specified in the Cooperative Agreement (CA).

4.b.i.(1) Accomplishments:

Outputs: The following is a listing of the outputs that were accomplished by Cochise County with its FY19 Brownfields Community Wide Assessment Grant: four (4) Phase I ESAs for petroleum sites, four (4) Phase I ESAs for hazardous substances sites, five (5) Phase II ESAs (including RBM Surveys) for petroleum sites, (3) Phase II ESAs for petroleum sites, eight (8) Phase II ESAs (including RBM Surveys) for hazardous sites, four (4) site-specific reuse plans, & two (2) area wide plans (AWP). **Outcomes:** Three properties were sold & two additional properties are being readied for sale as a direct result of the assessments that were performed with this grant. In addition, 12 properties were readied for redevelopment, approximately 61 jobs were created, & \$660,000 of funds in private investment were leveraged during the grant period, with private investment in these properties of several million dollars expected in the next five yrs. Furthermore, the AWP completed for the West End Sierra Vista Redevelopment Area allowed expansion of this area by 162 parcels (total is now 209 parcels) which allowed the city to provide grant funding for property reuse & redevelopment work to significantly more businesses than has been possible at any time since this area was established 4 yrs ago. With the exception of some Phase II ESAs expected to be completed after the submittal of this grant application to EPA, information about all of these outputs & outcomes is included in the Assessment, Cleanup & Redevelopment Exchange System (ACRES) database.

4.b.i.(2) Compliance with Grant Requirements: Cochise County, a highly performing grantee, successfully implemented all phases of EPA brownfield assessment grant BF-99T9130 to date, fully complied with the EPA approved CA Work Plan, met all milestones & due dates for deliverables in the project schedule, & satisfied all the terms & conditions in the CA. All of the Quarterly Progress Reports prepared by Cochise County & all annual DBE/MBE & Federal Financial reports were submitted to the EPA Project Officer on or before their respective due dates. ACRES reporting on work performed on all brownfield property was performed early in the grant & updated regularly whenever progress of assessments occurred. ACRES reported occurred within 30 days of the date of the completion of all assessments. BF-99T91301 is an open EPA Brownfields Grant with start date of October 1, 2019 & end date of September 30, 2022. As of November 5, 2021, there is an unspent balance of \$53,240. However, the County plans to expend all funds by the end of the period of performance as defined in 2 CFR § 200.1. In fact, it is expected that 100% of the grant funds will be expended by January 31, 2022 - eight months ahead of schedule. Approximately 87% of this grant has been spent on direct assessment & cleanup planning tasks/activities (i.e., Phase I & Phase II environmental site assessments, site specific cleanup plans, etc.).

⁽¹⁾ Poorest Cities in Arizona For 2021 (RoadSnacks 12/19/20).

⁽²⁾ 2015-2019 American Community Survey 5-yr data (obtained from <https://data.census.gov/cedsci/>)

⁽³⁾ Calculated by adding single male & parent households together.

⁽⁴⁾ Local homeless population dropping (Herald Review, January 28, 2020).

⁽⁵⁾ 2018 Needs Assessment for Cochise County (Chiricahua Community Health Center, Inc.)

⁽⁶⁾ Cochise County Focuses on Health (AZ Sonoran News October 2, 2018).

⁽⁷⁾ The top 10 leading causes of death in the United States (Medical News Today February 23, 2017).

⁽⁸⁾ AZ Dept of Health Services, available at <http://www.azdhs.gov/documents/operations/managing-excellence/az-state-health-assessment.pdf>

⁽⁹⁾ The 2016 AZ Asthma Burden Report (American Lung Association & AZ Dept of Health Services)

THRESHOLD CRITERIA



Cochise County Development Services

Public Programs...Personal Service
www.cochise.az.gov

December 1, 2021

David Lloyd
Environmental Protection Agency
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

SUBJECT: Threshold Criteria
Cochise County Community-Wide Brownfields Assessment (CWA) Grant
EPA-OLEM-OBLR-21-04

Dear Mr. Lloyd:

Please accept this letter to show that Cochise County as grantee/fiscal agent meets the four Threshold Criteria in EPA grant guidelines for a Fiscal Year 2022 Brownfields Community-Wide Assessment (CWA) grant. Cochise County understands the responsibilities as the grantee and has the financial and personnel resources to apply for and administer a Brownfields Assessment grant. We are excited about the opportunity and convinced that this grant would further economic redevelopment and environmental cleanup in our county.

1. APPLICANT ELIGIBILITY

Cochise County is a unit of government of the State of Arizona and thus eligible for this grant. Article XII of the Arizona Constitution and Title 11 of the Arizona Revised Statutes establish the boundaries and powers of Cochise County as a government entity.

Cochise County intends to partner with the cities of Bisbee, Benson, Douglas and Willcox, Arizona (Target Area communities). After award of the grant a Memorandum of Agreement will be signed between the County and each of these cities. Article XIII of the Arizona Constitution establish the powers of cities, towns, and other municipal corporations as government entities in the State of Arizona. A signed Letter of Commitment from each of the Target Area communities is included in **Attachment A**.

2. COMMUNITY INVOLVEMENT

Cochise County intends to inform and involve Target Area communities and other stakeholders throughout the three-year grant period in the planning and implementation of the grant and other brownfield assessment activities as described in the 10-page narrative that is provided in our proposal/application. Cochise County plans to implement a program of equitable community outreach and engagement that both informs and includes input from local community partners. The program will include (1) Listening to collective voices and hearing different and unique opinions; (2) Educating residents on facts, ideas, solutions, and resources for brownfield

revitalization; and (3) Continuing participation of the Brownfields Advisory Committee (BAC) that was established during the FY19 EPA brownfields grant. The BAC will assist in prioritizing properties for assessment and will be encouraged to provide Target Area communities with the ideas, interests and concerns expressed by community members of all ages and backgrounds in Target Area Communities. The County's robust public involvement program will include holding up to 10 BAC and community meetings including multiple public meetings in each of the Target Area communities to engage stakeholders and leaders; mailings, press releases, website updates; and newspaper articles in local publications. Public information events will ensure outreach efforts include sensitive populations and/or those who live and work in brownfield-impacted areas.

Cochise County understands the importance of tailoring outreach methods to each Target Area community and ensuring equal access to project information for sensitive and underserved populations. Bisbee and Willcox residents are most engaged when project information is shared via website/social media updates, direct mailings, public notice boards, factsheets, newspaper articles in the Bisbee Observer and the Arizona Range News, comment cards, and public meetings with radio broadcasts while Benson and Douglas residents are best reached via website/social media updates, public notice boards, newspaper articles in the San Pedro Valley News-Sun and the Douglas Dispatch, and public meetings with TV broadcast. Local newspapers frequently publish articles and broadcast stories about projects that are performed by communities in the County and reporters regularly attend community meetings. The County will continue this open-door policy by fostering their transparent relationship with the local press. In addition to 2+ BAC meetings/year, the County anticipates hosting four community outreach events during the first year (one each in Benson, Bisbee, Douglas and Willcox) and two events/year thereafter and sharing project information (such as factsheet distribution) at ongoing outreach events.

The County will also use a project-specific webpage to post project information, fact sheets, meeting announcements, minutes, and other info. The webpage will be hosted on the County's website. Information about the project will be shared via semi-annual or quarterly newsletters prepared by the County that will be distributed by the project partners that have offered to do so. The County will continue its partnership with local newspapers, and local news broadcasters to provide ongoing coverage of the developments with the CWA grant. Efforts will be made reach residents without internet access and those who have difficulty reading or do not read English. Social media and online forums will also be used to advertise upcoming meetings. The County and BAC will consider all community comments received about the project and respond, as necessary, through the project website or other appropriate communication. A random sample of comments will be selected for follow-up by telephone to confirm that written response to comments adequately addressed questions and concerns. Time permitting every attempt will be made to respond to questions during meetings at the event and comment cards will be solicited to follow-up if this is not possible. Although most project communications will be published in English, the County will provide material in Spanish for the Hispanic community living within the County boundaries. Translation services will be utilized as needed to ensure equal access to project information is provided to non-English speaking groups. In addition, the County's meetings are ADA-compliant, and all project literature will include a statement that citizens may request alternative formats.

In support of this grant application the County hosted public outreach meetings in Douglas, Bisbee, and Sierra Vista on September 15, 16 and 22, 2021 respectively. The meetings were advertised in County's biweekly newsletter and posted on the County and Sierra Vista Facebook pages. The group confirmed the need of Target Area communities for funding to inventory, prioritize, and assess brownfield sites. Community partners pledged to participate in outreach efforts, form a BAC, and assist with grant implementation activities, such as site selection and area-wide planning. These commitments are reflected in meeting sign in sheets and completed Community Assistance Request forms from project partners, community organizations, businesses, property owners, government representatives, and longtime residents.

3. NAMED CONTRACTORS AND SUBRECIPIENTS

No contractor has been procured to assist Cochise County with grant implementation at this time. Cochise County has not identified and does not intend to use a subrecipient. This criterion is not applicable.

4. EXPENDITURE OF ASSESSMENT GRANT FUNDS:

As of the time of submittal of this grant application to EPA, more than 70% of FY19 Community Wide Brownfield Assessment Grant BF-99T91301 previously awarded to Cochise County by EPA has been expended. Both an Account Balance Inquiry and an Account Detail Profile Inquiry dated September 21, 2021, show that the amount of drawdown was 86% (**Attachment B**). Cochise County expects that 100% of this grant will be expended by the time of EPA award of the FY22 CWA grant.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Coxworth". The signature is fluid and cursive, with a long horizontal stroke at the end.

Dan Coxworth, AICP
Director
Development Services