



1. Applicant Identification
Murray City Corporation
10 East 4800 South
Murray, Utah 84107
2. Funding Requested
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested: \$500,000
3. Location
 - a) Murray City b) Salt Lake County c) Utah
4. Target Area and Priority Site Information
 - Target Area–Census Tracts 49035111905, 49035112101, 49035112002, 49035112301, and 49035112001
 - Priority Sites
 1. Creek Pocket Park: 4897 South Commerce Drive, Murray, Utah 84123
 2. Soccer Locker: 4906, 4916, 4926, and 4936 South Box Elder Street, Murray, Utah 84123
5. Contacts
 - a. Project Manager
Susan Nixon, Senior Planner
P: 801-270-2423
E: snixon@murray.utah.gov
10 East 4800 South 2nd floor, Murray, Utah 84107
 - b. Chief Executive/Highest Ranking Elected Official
Mayor Brett Hales
P: 801-264-2600
E: mayor@murray.utah.gov
10 East 4800 South 3rd Floor, Murray, Utah, 84107
6. Population:
Murray City: 50,183 (US Census: 2017–2021 American Community Survey)



7. Other Factors

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	1, 2
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).	1, 2, 3,6
The priority site(s) is in a federally designated flood plain.	1, 3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
At least 30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area.	N/A
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

8. Letter from the State or Tribal Environmental Authority

See attached.

9. Releasing Copies of Applications

Not Applicable.



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Kimberly D. Shelley
Executive Director

Ty L. Howard
Deputy Director

ERRC-182-23

November 1, 2023

Susan Nixon, Senior Planner
Community Development
Murray City
10 East 4800 South, 2nd Floor
Murray City, Utah 84107

**RE: Support Letter for EPA Brownfields Program Community-Wide Assessment Grant
Murray City, Salt Lake County, Utah**

Dear Ms. Nixon:

Thank you for involving the Department of Environmental Quality (DEQ) in Murray City's (City) economic development and planning discussions regarding the City's application for a U.S. Environmental Protection Agency (EPA) Brownfields Program Community-Wide Assessment grant. The assessment grant will allow the City to evaluate eligible sites identified within the Murray Central Business and Park project area among other portions of the City. The DEQ believes the 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 City in its application for an EPA Brownfields Program Community-Wide Assessment grant to address both petroleum and hazardous substance contamination. The benefits of assessing properties within the project area 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 City as it seeks to address Brownfields. Additionally, the DEQ encourages the use of the Voluntary Cleanup Program and Enforceable Written Assurances as vehicles for addressing contaminated properties and returning Brownfields properties to productive use.

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We look forward to continuing our partnership with Murray City to address Brownfields concerns. Should you have any questions, please contact Allison Stanley of the Division of Environmental Response and Remediation at (801) 536-4100.

Sincerely,

A handwritten signature in cursive script that reads "Kimberly D. Shelley".

Kimberly D. Shelley
Executive Director

KDS/JHK/jn

cc: Angela Dunn, MD, MPH, Executive Director, Salt Lake County Health Department



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields i. Overview of Brownfield Challenges and Description of

Target Area: Murray City Corporation (Murray City, “City”) is a diverse community centrally located in the Salt Lake Valley, Utah. This area’s history dates back to indigenous peoples who traveled along the two cottonwood creeks that flow from the Wasatch Front into the Great Salt Lake. Murray was founded in 1903, and today spans two square miles with a population of 50,183.¹ Originally based on agriculture, this community experienced an industrial boom when ore was found in the nearby mountains. Due to the community’s central location and access to railroad lines, ore smelters began operations in 1870. The World Wars brought a need for munitions, and the City’s industry prospered.² At the high point, nine smelters employed over 10,000 people in the city. Smelting brought a rich diversity of Ethnic populations into a predominantly European and Scandinavian population.³ The Murray Smelter was the largest, while Wasatch Silver and Lead Works and the Germania Smelter were situated along the banks of Little Cottonwood Creek.⁴ The city qualifies as **mine-scarred lands** due to methods of extractive metallurgy used in smelting.

As early as 1907, farmers complained about the effects of harmful toxins on local agriculture and livestock. Finally, lawsuits and declining demand resulted in the closure of all smelters by 1949.⁴ In 2000, both of the Murray Smelter smokestacks were imploded. Instead of falling into prepared trenches with sprinklers to reduce contamination, the stacks crumbled and sent a plume that further impacted the City.⁵ Elevated concentrations of hazardous toxins still affect groundwater in Big and Little Cottonwood Creeks (a **flood plain**), adjacent local parks, and communities in the City.

As the community evolved into a metropolitan center, the City focused on hospitality, manufacturing, technology, financing, commercial, railroad, and a prominent Utah Transit Authority (UTA) TRAX FrontRunner and light-rail line. The historical effects of heavy industry; however, have contributed to brownfield challenges such as economic instability, health concerns, poverty, wide-scale disinvestment, and a surplus of aging, vacant commercial and industrial properties.

The **geographic boundary** is the Murray city limits with a **target-area focus** of the **Murray Central Business District (CBD), including Census Tracts (CT) 49035112101, 49035112002, 49035112301, 49035112001, and a Justice40 Initiative Disadvantaged Census Tract, 49035111905.** Murray selected these underserved communities due to **poverty and disproportionate environmental stress burdens created by impacts of Air Non-attainment and Impaired Waters.**⁶ An EPA assessment grant will allow the City to make progress on developing blighted areas into healthy green spaces, affordable housing, and commercial opportunities that will improve health, connectivity, and resident well-being.

ii. Description of the Priority Brownfield Site(s): Although Murray is working tirelessly to attract new industry and residents to the area, blighted and historically contaminated properties hinder this process. Developers are often scared away by the extensive financial burden of remediation. In the past, two areas of the City received significant redevelopment attention—the former Murray Smelter to the south and the FireClay area to the north—leaving the CBD in between. This grant will focus on two priority sites that will ignite revitalization throughout the target area: the **Creek**

¹ US Census: 2017–2021 American Community Survey

² Utah.com: <https://utah.com/salt-lake-city/history>.

³ <https://www.murray.utah.gov/370/History-of-Murray-City>

⁴ <https://utahrails.net/mining/smelters-murray.php>

⁵ The City Journals: <https://www.murrayjournal.com/2020/09/08/327351/twenty-years-ago-murray-blew-its-stacks>

⁶EPA EJ Screen Report (version 2023)



Pocket Park and the **Soccer Locker**. The City needs additional assessments throughout the target area due to proximity to residents (six schools, three hospitals, and 16 places of worship), Superfund sites, and environmental concerns that impede redevelopment and create health concerns for the underserved community.

The **first priority site is the Creek Pocket Park** (0.58-acre). This vacant residential parcel had two homes on-site until 2013. After that time, aerial photos show no structures on the site. Due to its proximity to the historic smelters, location along the Little Cottonwood Creek flood plain, and building materials used in the demolished homes, potential **contaminants of concern include lead, asbestos, arsenic, cadmium, and other heavy metals**. The City **will purchase and develop** this property into a “pocket park” as part of **pedestrian-trail advancement** along the creek toward Interstate 15 (I-15). The vital connection between the east and west sides of the City cannot occur without the redevelopment of this property. This pocket park is a high priority for implementation of the City's Master Plan to ensure vitality for its residents.

The **second site is the Soccer Locker**, comprising four parcels totaling 2.78 acres. These properties were historically part of support operations for the smelters and a cannery that operated until the 1950s. Evidence shows that fill was placed on the properties during the 1960s, and previous subsurface investigations indicate high levels of arsenic and other metals, presumed to be slag and mine waste. The lots are vacant except for a large warehouse-type building constructed in the 1970s and used as a truss manufacturer until the mid-90s, then it became an indoor soccer arena. The Soccer Locker’s proximity to Little Cottonwood Creek represents a threat and assessment is necessary to ensure the protection of this natural resource. **The City has site access to conduct assessments on the Creek Pocket Park and Soccer Locker sites** and is working with developers to build mixed-use commercial and affordable housing properties.

iii. Identifying Additional Sites: City residents have expressed a desire for an assessment grant that would further the City’s movement toward health accessibility for all residents; increased safe, walkable areas for recreation and connection to Murray businesses; increased employment opportunities; and affordable housing. Once all target-area assessments have been completed, the City will use any excess funds to assess additional sites throughout its geographic boundary to further these goals. Although a formal brownfield inventory will be completed as a part of this grant project, the City already has 27 registered brownfield sites and the Murray Smelter Superfund site. During a windshield survey, the City identified more than 10 potential target-area brownfield sites including auto repair shops and dealers, gas stations, dry cleaners, electricians, and contractors. The community and Project Team will create an evaluation ranking tool to determine the order in which the sites will be addressed based on the criteria found most important to community needs and the City’s Brownfields Revitalization Plan activities and Brownfield Program goals. Priority will be given to sites that most benefit the underserved communities located in disadvantaged **census tract 49035111905**.

b. Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans: In 2017, a **General Plan** was drafted by Murray City to address housing, transportation, economy, parks and recreation, and land use. **Public engagement was instigated through four open houses that asked for feedback**. In addition, a community survey was distributed to randomly selected residents. Priorities for residents included quality of life, maintenance of neighborhoods, safety, parks, open spaces, recreation, revitalizing downtown, sustainability, recycling, green initiatives, a mix of housing types, attracting young families, and streetscape enhancements. In 2020, the **Murray City Parks and Recreation Master Plan** encouraged the



development of pedestrian trails to connect the west side to the east across **high-traffic areas** (major interstate and rail lines) as well as a plan for responsible **flood plain management**.⁷

Revitalizing **Creek Pocket Park** into a connecting point trail will aid flood-plain mitigation plans and support the safe/healthy travel of residents throughout this central corridor. A second site, the **Soccer Locker** will be developed into mixed-use affordable housing and commercial buildings to improve employment opportunities and resident quality of life. The City's proximity to transportation hubs such as the Murray Central FrontRunner/TRAX station and State Street make it a prime location for multiuse affordable housing and commercial development. Assessment and future cleanup of these properties will create better-paying jobs, affordable housing, and improve the distressed neighborhoods' overall health and welfare. Murray has named this project the "**Murray Central Business & Park Area**" in accordance with the goals outlined in the General and City Parks plans. Murray City will implement an EPA-approved **Brownfields Revitalization Plan** as a part of this grant project which will collect site information, identify community priorities, evaluate environmental conditions, select one or more catalysts for high-priority brownfield sites, and develop site cleanup/reuse strategies.

ii. Outcomes and Benefits of Reuse Strategy: **Creek Pocket Park** will be developed into **green space** along a pedestrian trail connecting the east and west portions of the City. The trail will bring **noneconomic benefit** through improvement of recreational opportunities and community connectivity. **Climate mitigation** will occur as cars are less necessary in this walkable community and urban heat island effects will be reduced by increased greenspace. Flood plain mitigation will create cost-effective water conservation in drought years, flood management in high-water years, and **Critical Clean Water Infrastructure**. This infrastructure will control river and stream erosion, preserve vital ecological functions, improve water quality, and protect habitats.

Assessment of the **Soccer Locker** will develop a derelict property into **affordable housing**, commercial buildings, and green spaces. The **economic benefits** will be construction and retail employment opportunities and added income from retail business. Increased tax revenue will benefit the City through future development and a stronger economy. The **noneconomic benefits** will be a healthy standard of living through the removal of derelict and blighted sites, reduction in crime, and social connectivity for those who struggle with housing costs (elderly, immunocompromised, children, and minorities).

Murray City supports the environment by encouraging residents and business owners to prioritize efficient watering practices, invest in energy-efficient systems, and consider drought-tolerant and xeriscaping options. The **Creek Pocket Park** and **Soccer Locker** will incorporate solar lighting, energy-efficient appliances, and xeriscaping options to help revitalize the area. This strategy will develop blighted sites, reduce crime, increase job availability, increase recreation options, and incorporate safety as a benefit to this disadvantaged community.

c. **Strategy for Leveraging Resources** i. Resources Needed for Site Reuse: Murray City will secure additional funding to further its Brownfield redevelopment goals. As a local unit of government, it can apply for county, state, and federal grant funding. One such grant is available through the Economic Development Corporation of Utah, which offers funding for specific economic development efforts for communities. The City has established a Redevelopment Area (RDA), authorized under state law Title 17C to assist redevelopment efforts by encouraging private and public investment in previously developed, underused, or blighted areas.⁸ RDA project maps include the **Creek Pocket Park** and **Soccer Locker**. The City will work with local investors

⁷ Murray City: <https://www.murray.utah.gov/285/Murray-City-Center-District>

⁸ <https://www.murray.utah.gov/420/Redevelopment-Agency>



and partner with the Salt Lake County Flood Control and Murray Parks Department to secure additional funding to further development goals that fit with priority-site redevelopment such as the pedestrian trail and multi-use development. The City will acquire tax incentives for interested investors to further develop, cleanup, and remediate the many blighted sites in this community. As sites are identified for cleanup, the City will pursue EPA Brownfield Cleanup Grant funding for remediation of assessed sites owned by the City and encourage developers under Utah Department of Environmental Quality Voluntary Cleanup Programs.

ii. Use of Existing Infrastructure: The City affirms that the current water, wastewater, sewer, and power utilities will meet the demands for a pocket park, trail, mixed-use commercial, and affordable-housing redevelopment of the priority sites and properties throughout the target area.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. **Community Need** i. The Community's Need for Funding: Target-area residents struggle with a **low income** of \$56,000, which is significantly lower than the County (\$82,000).⁹ Half of the target-area families live below the **poverty** level; some due to **lack of employment or underemployment**. Scant-to-no wages encumbers families with a **housing-cost burden** that leaves little for groceries, health care, or other necessities. Murray also has an **aging population** that ranks in the 70th percentile in the state; fixed incomes and poor health limit these older residents' quality of life and they are further endangered by the environmental toxicity.¹⁰

Murray City cannot afford to do these assessments independently because renovation of the smelter properties, COVID pandemic, ongoing drought, and inflation forced the City to increase its property taxes by 15% in 2022. The Mayor has asked city departments to review budgets and cut expenses where possible.¹¹ Half of these funds go to public safety and efforts to decrease crime. EPA Brownfield funding will allow the City to assess contamination, promote redevelopment, create connectivity, encourage job growth, increase community safe passageways, and create affordable housing.

ii. Threats to Sensitive Populations: (1) Health or Welfare of Sensitive Populations: Murray houses sensitive populations including **minorities, the elderly, and the impoverished** at higher percentages than the rest of Salt Lake County and Utah. Minorities comprise 31% of the population (state: 22%) putting the target area in the state's 76th percentile for **Limited English Speaking Households**.¹⁰ Those **unemployed** are at 4.6% (with two target-area census tracts at 5% and 7%) compared to a county average of 3.9%.⁹ The **elderly** population is 20% compared to county and state averages of 14%.⁹ Sensitive populations include two census tracts at 20% and 27% for **families living below the poverty level** compared to state and county levels of 9%.¹⁰ Minorities, impoverished, and elderly are forced into dependence on government subsidies with 9% of families on **food stamps/SNAP benefits**.¹⁰ The census tracts show that the target areas are under **Housing Burdens** and qualify as **Food Deserts**.¹⁰ Residents spend more of their income on basic survival needs, cannot afford a car, and must rent because they cannot buy a home. Language barriers and lack of money often limit residents' ability to seek medical care in an area that has a greater than normal incidence of adverse health conditions due to historic toxicity.

Creek Pocket Park and Soccer Locker are among sites that negatively affect land values and safety with their derelict conditions, contribute to health issues through historic contamination, and expose residents to crime and vagrancy in Murray City. One study shows Murray ranked as the fourth most dangerous city in Utah for violent crimes and second for property crime.¹²

⁹ US Census 2017–2021 American Community Survey

¹⁰ EPA EJ Screen Report (version 2023)

¹¹ The City Journals: <https://www.murrayjournal.com/2022/05/30/401626/murray-proposes-15-property-tax-increase>

¹² House Grail: <https://housegrail.com/most-dangerous-cities-in-utah/>



Unemployment and dependence on government assistance keep these residents in a cycle of **welfare issues** that limit **affordable housing**. In August 2023, the median listing home price in Murray was \$569,000.¹³ and average rent for a one-bedroom apartment was \$1,394.¹⁴ Low-income residents—making hourly wages of \$7.25 (\$1,160/Month) to \$14 (\$2,417/month)—are unable to buy due to the **housing burden** inflicted by unmaintainable rents and burgeoning inflation.

In census tract 49035112101, 25% of residents are unable to afford a vehicle even though they live in a central location in the Salt Lake Valley.¹⁵ When connectivity is limited, people cannot get out, walk around their city, or access community services like a grocery store or pharmacy.

Assessment, cleanup, and redevelopment through brownfields funding will create affordable housing, spur commercial/retail development, increase employment opportunities, and improve health for Murray's sensitive populations. **Creek Pocket Park** will unite a community separated by major transportation barriers, and the mixed-use development of **Soccer Locker** will update/create businesses and housing that can relieve the housing burden and food deserts that impede this area.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Salt Lake County was given a 5 (or F) rating from the American Lung Association for consistent days when Ozone Air Quality exceeded US standards. With added historical contamination, Murray has a higher incidence of cardiovascular disease (7.4% compared to 6.1% in the state).¹⁶ Murray/Taylorville areas rank in the higher percentile for cancer deaths in the state at just above 139 deaths per 100,000 compared to a state average of 119.¹⁷ Cancer occurs in higher concentrations in communities, like Murray, that have been exposed to environmental toxins like arsenic contamination in their soils and groundwater. Compared to other counties, Murray has an asthma rate of 11.4% compared to a state average of 10.1%.¹⁷ The target areas rank in the 85th percentile in the nation for residents with asthma and the 88th percentile in the state for persons with disabilities.¹⁸ Despite a new hospital in the area, low-income residents still cannot afford to visit a doctor or dentist.¹⁹

Historic toxins in both **Creek Pocket Park** and **Soccer Locker** contribute to adverse health conditions. **Particulate matter** is in the 99th percentile in the state, **Ozone** is in the 78th percentile, and **Diesel Particulate matter** is in the 81st percentile nationwide. **Toxic Releases to the Air** are 89th percentile in the US, with **Hazardous Waste proximity** in the 78th percentile for the state and **Wastewater discharge** in the 97th percentile nationally.¹⁸ Cleaning up these contaminants and redeveloping Brownfield Sites will reduce threats of adverse health conditions on everyone, especially Murray's sensitive populations.

(3) Environmental Justice: (a) Identification of Environmental Justice Issues: Although Utah ranks second in significant economies for 2023, Murray's **sensitive populations**, including **low-income**, **elderly**, and **minorities** have not felt the benefits of this growth due to the negative consequences of environmental contamination and so qualify census tract **49035111905 as a Justice40 Initiative Disadvantaged Census Tract**.¹⁹ Many immigrants came to Utah to work in the smelters; now, their descendants are caught in a cycle of poverty and health deprivation due to the historical consequences of being minorities. Many residents live in generational homes and neighborhoods impacted by the historic toxicity of the smelters and transportation hubs such as I-15, State Street, and Rail Lines. This **disproportionate environmental stress burden and increased cumulative**

¹³ https://www.realtor.com/realestateandhomes-search/Murray_UT/overview

¹⁴ <https://www.zumper.com/rent-research/murray-ut>

¹⁵ US Census 2017–2021 American Community Survey

¹⁶ <https://www.healthysaltlake.org/indicators/index/view?indicatorId=67&localeId=134101&comparisonId=6875>

¹⁷ https://ibis.health.utah.gov/ibisph-view/indicator/important_facts/CanDth.html

¹⁸ EPA EJ Screen Report (version 2023)

¹⁹ <https://etvnews.com/Utah-ranks-second-for-2023s-best-economies/>



impacts have decreased property values, stymied affordable housing, limited employment, increased the incidence of crime, and contributed to declining physical and mental health due to air and water quality issues, particularly in the target area.

(b) Advancing Environmental Justice: The planned assessment, cleanup, and reuse of the disadvantaged-census-tract target areas into green space, affordable housing, and commercial opportunities will promote environmental justice by **increasing land value, education, health, and employment** for Murray residents. One business will be displaced by **Soccer Locker’s** renovation, but the City will work with Parks and Recreation to find another venue for this business. The current owner understands the need for assessing and addressing the possible environmental issues present in order to protect the children in its soccer program. No residents or businesses will be displaced by the redevelopment of the **Creek Pocket Park** due to its vacant status. The increase in connectivity, affordable housing, health, and employment opportunities will allow populations to overcome the poverty cycle and improve their standard of living.

b. Community Engagement i. Project Involvement & ii. Project Roles:

Name of Org	Point of Contact	Specific involvement in the project or assistance provided
Murray School District (MSD)	Scott Taggart, Support Services Supervisor, (801) 264-7400 sntaggart@murrayschools.org	MSD has a strong interest in the safety of City school children and so will assist in site prioritization and identification, reuse planning, translation services, and community involvement.
The National Exchange Club	Sheri Van Bibber (801) 808-0830 [REDACTED]	This civic league works to reduce juvenile delinquency. They will help with school-related activities and public information.
Fraternal Order Eagles Aerie 1760	Marlise Burns, Secretary (801) 783-9154 murrayaerie.1760@gmail.com	The local chapter will help with outreach and community involvement.
Murray Chamber of Commerce (MCoC)	Matt Gibbons, Public Relations, (801)263-2632 president@murraychamber.net	The goal of the MCoC is to develop networking and educational resources dedicated to the success of Murray businesses. They will contribute through outreach and local business involvement.
EDCUtah (Economic dev. group)	Greta Hepworth (800) 574-UTAH (8824) connect@edcutah.org	EDCUtah would like to see Murray become a development-ready community by offering education on key components of site inventory and future reuse planning.
Salt Lake County Flood Control	Bonnie McCallister (385) 468-6626 bmccallister@slco.org	Salt Lake County Flood Control has a vested interest in Little Cottonwood Creek’s cleanup and development into a proactive ecosystem for Murray. They will help with site inventory and prioritization.

iii. Incorporating Community Input: Murray informed the public of its intent to pursue an EPA Brownfield Assessment Grant at the Planning Commission meeting held on October 19, 2023. Murray City understands that working closely with community members is the key to implementing a successful Brownfield Program. The City will connect residents with community organizations and project partners to cultivate productive and thought-provoking interactions. Murray will seek valuable input from residents and community organizations, as their knowledge of priority concern is personal, to help identify potential Brownfield Sites. After a grant is awarded, Murray will create a Community Involvement Plan (CIP) that will provide an event schedule, an



outline of planned community engagement activities, a project background, and a list of key players. The CIP will be made available for review at Murray City Hall and on the City’s website.

To identify potential Brownfield Sites in the target area, Murray will perform community outreach through local channels and will review the suggested brownfield sites provided by community members during quarterly meetings. Comments and community input will be reviewed and evaluated by the Brownfield Project Team during quarterly meetings, and minutes recording all community member suggestions and information will be posted on Murray’s Brownfield Program webpage in both English and Spanish. The Brownfield Project Team will maintain a site inventory of the suggested brownfield sites and will review the list routinely, updating it at each quarterly meeting. The community and Brownfield Project Team will work together to prioritize sites based on community need and the City’s Brownfield Program goals. Priority will be given to those sites that most benefit sensitive populations in the target area.

Several forms of media will be incorporated in the CIP. Brownfields updates will be posted to the Murray City Facebook Page in addition to the City’s Brownfield Program webpage. Murray will disseminate Brownfield Project information through signage (English and Spanish) in government buildings, press releases, and local newspapers. The City will update organizations and community members through the monthly meetings with the mayor, periodic community education meetings, and several charrettes/visioning sessions. Project partners will assist in educating and reaching out to the community with special attention to sensitive populations, gathering and answering questions, and relaying concerns to the Brownfields Team. When questions and concerns arise, the City will record all information in meeting minutes posted on the City’s Brownfields Assessment Grant Webpage and respond to all individuals within a week of receipt. All promotional materials, names, and contact information of the Murray’s Brownfield Program Team members will be posted on the City’s brownfield webpage, allowing community members to make direct contact with Brownfield Program Team members.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs:

Task 1: Outreach	
i.	<i>Project Implementation:</i> The City’s Brownfield Project Manager will develop a Community Involvement Plan (CIP), outreach materials, Brownfield Project Website, and social media posts with the assistance of the environmental contractor (EC). City staff will lead the community meetings to keep the public informed on project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures/handouts), office supplies, and software to manage the grant. City personnel labor costs will be paid through Murray City as in-kind contribution.
ii.	<i>Anticipated Project Schedule:</i> CIP created within the first quarter of award. Community Meetings held 1 st & 3 rd quarter for years 1–3 with one meeting for year 4. Website and outreach materials will be created in the 1 st quarter and posted monthly throughout the grant project.
iii.	<i>Task/Activity Lead:</i> Murray City: Susan Nixon, Senior Planner, Brownfield Project Manager
iv.	<i>Outputs:</i> CIP, Brownfield Website, 7 Community Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA-required Quarterly Reports.
Task 2: Site Inventory	
i.	<i>Project Implementation:</i> The City’s Brownfields Project Manager will work with target-area residents during community meetings to create a thorough site inventory for assessment. Abandoned and underused properties identified by the residents will be researched further by City staff using the Salt Lake County Parcel Viewer website. Once a list is compiled, the EC will work with City staff to create an evaluation ranking tool to determine, with the help of residents, the order in which the sites will be addressed.



ii.	<i>Anticipated Project Schedule:</i> Community meeting held in 1 st quarter will continue the preliminary inventory process that began with this application, with the evaluation ranking process taking place in the 2 nd quarter and continuing throughout the grant project.
iii.	<i>Task/Activity Lead:</i> Murray City: Susan Nixon, Senior Planner, Brownfield Project Manager
iv.	<i>Outputs:</i> Evaluation Ranking Tool, Site Inventory List
Task 3: Assessment	
i.	<i>Project Implementation:</i> The EC will conduct Environmental Site Assessment (ESA) activities at sites selected and ranked through the Site Inventory Task, starting first with the two priority sites listed in this application. Work products will include ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); and Phase IIs, which will reference site-specific (SS)-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.
ii.	<i>Anticipated Project Schedule:</i> Assessment activities begin the 2 nd quarter and continue throughout the grant.
iii.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from Murray City: Susan Nixon, Senior Planner, Brownfield Project Manager.
iv.	<i>Outputs:</i> 17 Phase I ESAs, 1 Generic QAPP, 8 Phase II ESAs including SS-QAPP, Site Access Agreements and Property Eligibility Determinations.
Task 4: Remediation/Reuse Planning	
i.	<i>Project Implementation:</i> For projects identified for cleanup, the EC will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation/reuse planning to reduce health/environmental risks. The EC will assist the City in hosting charrettes/visioning sessions to be held for key properties. A planner will prepare a Brownfield Revitalization Plan.
ii.	<i>Anticipated Project Schedule:</i> Plans & Charrettes begin the 6 th quarter and continue throughout the grant.
iii.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from Murray City: Susan Nixon, Senior Planner, Brownfield Project Manager.
iv.	<i>Outputs:</i> 8 ABCAs, 2 Vision Sessions/Charrettes, and 1 Brownfields Revitalization Plan.
Task 5: Programmatic Support	
i.	<i>Project Implementation:</i> The City will procure an EC to assist with the Brownfield Grant Project. The Brownfields Project Manager will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The EC will assist the City in completing ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the four-year term of the grant. City staff travel budget allows for two staff to attend three national/regional/grantee brownfield trainings/events.
ii.	<i>Anticipated Project Schedule:</i> ACRES Reporting begins in the 1 st quarter & Quarterly Reporting begins in the 2 nd quarter and continues throughout the grant project. Annual Reporting and Forms created in the 5 th , 9 th , 13 th quarters, and during final closeout.
iii.	<i>Task/Activity Lead:</i> Murray City: Susan Nixon, Senior Planner, Brownfield Project Manager
iv.	<i>Outputs:</i> ACRES Database Reporting, 4 Annual Financial Reports, 16 Quarterly Reports, 4 MBE/WBE Forms, Programmatic Support for the four-year grant period. Two staff to attend three conferences.

b. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.* The budget for this project includes travel, supplies, and contractual costs only. **Sixty-one percent (61%) of the budget will be spent on site specific work through the Assessment Task and eligible reuse/revitalization planning activities. Task 1**



Outreach: Contractual: Community Involvement Plan \$3,500 (28 hrs. x \$125), Brownfield Website, Outreach Brochure/Handouts, Social Media Posts \$3,000 (24 hrs. x \$125), 7 Community Education Meetings \$8,750 (70 hrs. x \$125) (\$1,250/meeting). Supplies: Color Prints Handouts/Brochures (\$1/each) Paper (\$15/pack), Ink (\$30/cartridge), Post-it Notes (\$5/pack) \$1,000. **Task 2 Site Inventory:** Contractual: Potential Brownfield Site Inventory and Evaluation Ranking Tool Creation \$ 8,000 (64 hrs. x \$125). **Task 3 Assessment:** Contractual: 17 Phase I ESAs \$4,000 each for a total of \$68,000, 1 Generic QAPP \$5,000, 8 Phase II ESAs including SS-QAPP at \$29,000 each for a total of \$232,000. **Task 4 Remediation/Reuse Planning:** Contractual: 8 ABCAs \$8,000 for a total of \$64,000, 2 Vision Sessions/Charrettes \$6,000 (\$3,000/meeting), 1 Brownfield Revitalization Plan \$66,750 (Planner: 350 hrs. x \$150; Environmental Professional: 114 hrs. x \$125). **Task 5 Programmatic Support:** Contractual: ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the four-year grant period \$22,000 (176 hrs. x \$125). Travel: Two staff to attend three conferences \$12,000 (flights at \$800, 3 nights in hotel at \$300/night, incidentals and per diem at \$100 [three days] x 2 attendees x 3 events).

Category	Tasks					Totals
	Outreach	Site Inventory	Assessment	Remediation/Reuse Planning	Programmatic Support	
Travel					\$12,000	\$12,000
Supplies	\$1,000					\$1,000
Contractual	\$15,250	\$8,000	\$305,000	\$136,750	\$22,000	\$487,000
Total Budget	\$16,250	\$8,000	\$305,000	\$136,750	\$34,000	\$500,000

c. Plan to Measure and Evaluate Environmental Progress and Results: To ensure this EPA Brownfield Project is on schedule, Murray City’s internal Brownfields Team, which will include the EC, will meet quarterly to track all **outputs identified in 3.a.** using an Excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the project schedule to ensure the grant project will be completed within the four-year time frame. Site-specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. The outputs and outcomes will be aligned with EPA 2022–2026 Strategic Plan. Murray City will make monthly calls to their EPA Project Officer and, if needed, will create a Corrective Action Plan to help the project get back on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability i. Organizational Capacity, ii. Organizational Structure, & iii.

Description of Key Staff: The City’s Brownfields Team has years of experience in managing numerous grant projects. The following team will work with the mayor to achieve desired outcomes for the implementation of this grant. The **Program Director** for this grant will be Phil Markham, Director of Community and Economic Development for Murray City. Mr. Markham has been with Murray City for 35 years; starting in the parks department and advancing to become Deputy Director of Public Works in 2007. He has played a prominent role in major developments in the City with a focus on development to improve quality of life for residents. He will direct the



overall governance of the grant process. Susan Nixon will serve as the **Brownfield Project Manager** and will be responsible for grant management as she coordinates the completion of the cleanup process with all involved city departments, project partners, subconsultants, and community. Ms. Nixon's experience in economic development includes her work as a city planner for over 30 years, with experience working on properties dealing with environmental constraints. She will be assisted by Travis Neely as **Assistant Project Manager**, who will provide construction and civil management, civil design, and plan reviews. Mr. Neely is the Civil Engineer for Murray City and has six years previous experience as an Engineering Consultant. Brenda Moore will act as the **Financial Manager** and will be responsible for the timely expenditure of funds, tracking the budget, and invoicing. Ms. Moore is a CPA and Murray's Finance Director. She has been with Murray City for 11 years. An environmental contractor will assist with the technical portions of the project.

iv. Acquiring Additional Resources: Using local contracting requirements and procurement process, Murray will acquire a qualified environmental contractor to assist with technical and reporting portions of the Brownfield Community-wide Assessment Grant, in addition to any other contractors needed to complete the project. Murray will ensure compliance with the EPA's "Professional Service" procurement process including 2 CFR §§ 200 and 1500. The City will promote strong practices, local hiring, and will link members of the community to potential employment opportunities for all brownfield-related redevelopment via community outreach practices and project updates to project partners.

b. Past Performance and Accomplishments ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: (1) Purpose and Accomplishments: In 2017 Murray City received a \$70,000 grant from Wasatch Front Regional Council to coordinate a City plan with project partners to create a strategy for affordable housing, healthy living, and inexpensive transportation options. This plan, called the Murray Central Station Area Plan, was awarded in 2017; started July 1, 2017; completed by January 1, 2019; and published on the city website May 2, 2019.²⁰ As a result, Repair Projects were instigated and investors were approved to restore/renovate businesses in the area. Since the area is a central transportation hub for the Salt Lake Valley, these improvements encouraged visitors to the area. However, challenges with connections (such as safe pedestrian trails) are still being worked out and will factor into the issues discussed in this grant application. Community involvement is evident in the Murray Central Station Master Plan. All grant funds were expended, and a merit award was received for outstanding professional achievement in the analysis and implementation of this master plan. A second federal grant sponsored by the CARES Act was received in 2019 to aid small businesses in Murray as they dealt with mandatory shutdowns and reduced clientele during the global COVID-19 pandemic. The CARES Act grant distributed \$368,428 to 79 businesses in Murray and was well received, with the businesses expressing their gratitude through phone calls and emails.

(2) Compliance with Grant Requirements: Murray has a good history of compliance with grant schedules, terms and agreements, and reporting requirements of state, federal, and local agencies. Susan Nixon, who is skilled in project management and economic development, will personally monitor all grant activities to ensure compliance using the EPA ACRES system to track progress with all financial and reporting requirements.

²⁰ <https://www.murray.utah.gov/DocumentCenter/View/10989/Murray-Central-Station-Small-Area-Plan---Adopted>



Threshold Criteria

1. Applicant Eligibility

- a. The Murray City Corporation (Murray City), Utah, is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a unit of local government as defined under 2 CFR § 200.64.
- b. Murray City, Utah, is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

Murray informed the public of its intent to pursue an EPA Brownfield Assessment Grant at the Planning Commission meeting held on October 19, 2023. Murray City understands that working closely with community members is the key to implementing a successful Brownfield Program. The City will connect residents with community organizations and project partners to cultivate productive and thought-provoking interactions. Murray will seek valuable input from residents and community organizations, as their knowledge of priority concern is personal, to help identify potential brownfield sites. After a grant is awarded, Murray will create a Community Involvement Plan (CIP) that will provide an event schedule, an outline of planned community engagement activities, a project background, and a list of key players. The CIP will be made available for review at City Hall and on the City's website.

To identify potential Brownfield Sites in the target area, Murray will perform community outreach through local channels and will review the suggested brownfield sites provided by community members during quarterly meetings. Comments and community input will be reviewed and evaluated by the Brownfield Project Team during quarterly meetings, and minutes recording all community member suggestions and information will be posted on Murray's Brownfield Program webpage in both English and Spanish. The Brownfield Project Team will maintain a site inventory of the suggested brownfield sites and will review the list routinely, updating it at each quarterly meeting. The community and Brownfield Project Team will work together to prioritize sites based on community need and the City's Brownfield Program goals. Priority will be given to those sites that most benefit sensitive populations in the target area.

Several forms of media will be incorporated in the CIP. Brownfields updates will be posted to the Murray City Facebook page in addition to the City's Brownfield Program webpage. Murray will disseminate Brownfield Project information through signage (English and Spanish) in government buildings, press releases, and local newspapers. The City will update organizations and community members through the monthly meetings with the mayor, periodic community education meetings, and charrettes/visioning sessions. Project partners will assist in educating and reaching out to the community with special attention to sensitive populations, gathering and answering questions, and relaying concerns to the Brownfields Team. When questions and concerns arise, the City will record all information in meeting minutes posted on the brownfield webpage and respond to all individuals within a week of receipt. All promotional materials, names, and contact information of the Murray's Brownfield Program Team members will be posted on the City's Brownfield Webpage, allowing community members to make direct contact with Brownfield Program Team members.

3. Expenditure of Existing Grant Funds

Murray City does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.



4. Contractors and Named Subrecipients
Not Applicable.