



**ECONOMIC  
DEVELOPMENT**  
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December 18, 2015

Mr. Daniel Heffernan  
EPA Region 8  
1595 Wynkoop Street (EPR-B)  
Denver, CO 80202-1129  
Phone 303-312-7074

**RE: Application by Provo City, Utah for U.S. EPA FY2016 Community-Wide Assessment Grant Funding for Petroleum and Hazardous Substance Brownfields**

Dear Mr. Heffernan:

Provo City is pleased to submit the enclosed application to the United States Environmental Protection Agency (EPA) for **Community-Wide Assessment (CWA) Grant Funding for Petroleum and Hazardous Substance Brownfields** as part of the EPA Fiscal Year 2016 Brownfield Grant Competition.

<b>Applicant ID</b>	Provo City	
<b>Applicant DUNS No.</b>	072-990-542	
<b>Funding Requested</b>	Community-Wide Assessment; \$400,000 in total funding, including \$200,000 for hazardous substance brownfields and \$200,000 for petroleum brownfields	
<b>Location</b>	Provo City, in Utah County, State of Utah	
<b>Project Contact</b>	<b>Highest Ranking Official</b>	<b>Project Director</b>
<b>Name and Title</b>	John Curtis Mayor Provo City	Dixon Holmes, Economic Development Deputy Mayor Provo City
<b>Address</b>	City Center Building 351 W Center Street Provo, UT 84601	City Center Building 351 W Center Street Provo, UT 84601
<b>Phone Number</b>	801-852-6108	801-852-6166
<b>Fax Number</b>	801-852-6107	801-852-6178
<b>Email Address</b>	john@provo.org	dixon@provo.org
<b>Date Submitted</b>	December 18, 2015 (Electronic Upload)	
<b>Project Period</b>	3 years	
<b>Population (2014 Estimate)</b>	Provo City 114,804	

Provo City, the largest city and seat of Utah County, is located 43 miles south of Salt Lake City along the beautiful Wasatch Mountain Range. Throughout its history Provo has served as Utah Valley's center of industry, commerce and government. Heavy industry started with the opening of Provo Woolen Mills in 1872, Utah's first large factory, which made way for subsequent lumber and steel mills.

Today, Provo has a diverse economy of greener technologies, and is home to some of the largest concentrations of high-tech (including software and biotech) companies in the nation. While Provo is thriving in certain areas it is also experiencing a significant growth in poverty. Provo ranks as having the 7th fastest growing poverty rate

in the nation with 30.1% (34,500 residents) living below the poverty level. These economic conditions are unlikely to change without addressing the areas legacy environmental concerns.

143 Years after the opening of Provo Woolen Mills, the City's transition to greener high-tech industries has left many impacted sites behind. Provo's brownfields include neglected industrial sites along rail corridors, former auto-related businesses in aging corridors, and other vacant and underutilized properties concentrated in the Central Business District (CBD) and Southeast (SE) Provo target communities. Although only 6% (7,005) of the City's residents live in the CBD and SE Provo, an inventory of potential brownfields showed that 35% of all sites in the City identified in Utah's environmental databases and 45% of sites in federal databases are located in these areas.

Sensitive populations in the target communities include low-income residents with poverty rates as high as triple, and incomes as low as one-half the national averages. The target communities also have significantly higher minority rates, with most areas having more than double the state average of Hispanic residents. EPA's Environmental Justice Screening Tool indicates that these sensitive populations are exceptionally at-risk to be exposed to cumulative environmental impacts from soil, water, air and other sources, ranking in the top 10% of at-risk communities in Utah and EPA Region for many indicators.

Due to brownfield and other economic conditions, Provo presently lacks the funding necessary to assess and conduct cleanup/reuse planning activities at priority brownfield sites within the target communities. CWA grant funds (if awarded) will be utilized to restore the environment, reduce health threats, and leverage additional sources of funding needed to attract new business, generating jobs and tax-based revenue that will bring relief to the significant economic challenges facing the community.

Provo has an impressive legacy of receiving, successfully utilizing and leveraging grants and other sources of public and private investment to catalyze redevelopment of large, complex brownfield sites. In 1996 the City received a \$200,000 EPA Brownfield Assessment Pilot Grant, one of the first in Utah history. The grant was used to assess and evaluate cleanup/reuse options for the former Ironton Steel Mill – a >300-acre site in the SE Provo target community that had been vacant since 1962. The City was able to leverage the initial EPA grant funding into an estimated \$29,027,954 of subsequent public and private investment, which equates to \$145.14 leveraged for every \$1 of EPA funding. The site now houses the Mountain Vista Business Center, which has attracted major employers and has become Utah's poster-child for brownfield success stories. Redevelopment has already created 400 jobs, and when ongoing development projects are completed, an estimated 400 additional family wage jobs will have been created in the heart of the economically distressed SE Provo target community.

The City looks forward to continuing our partnerships with the EPA, Utah Department of Environmental Quality, and other project partners and stakeholders to achieve the shared goals of improving economic and environmental conditions and building a sustainable future for Provo City residents. If you have any questions related to this proposal, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Dixon Holmes". The signature is fluid and cursive, with a large initial "D" and "H".

Dixon Holmes, Deputy Mayor of Economic Development

## Regional Priorities Form/Other Factors Checklist

Name of Applicant: Provo City, Utah

### *Regional Priorities Other Factor*

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

Regional Priority Title(s):

Protect/Enhance Water

Page Number(s): 3, 5, 12, 13

### *Assessment Other Factors Checklist*

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

	Other Factor	Page #
	<i>None of the Other Factors are applicable.</i>	
	Community population is 10,000 or less.	
	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
x	Project is primarily focusing on Phase II assessments.	6 & 7
x	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	11 & 12
	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	

	<b>Other Factor</b>	<b>Page #</b>
	<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
	<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b></p>	
	<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

**1.a.i. Targeted Community Description:** Provo City, the largest city (114,804) and seat of Utah County, is located 43 miles south of Salt Lake City along the beautiful Wasatch Mountain Range. Located in the heart of Utah Valley, nearby Mount Timpanogos rises to an elevation of 11,957 feet and dominates northern views. Wild deer (and less frequently cougars and moose) still roam the mountains (and occasionally city streets). Historically, Utah Valley was the home of the Ute Indians from whence Utah acquired its name. The area holds a wealth of history regarding American Indians, explorers, mountain men, and pioneers. Throughout its history Provo has served as Utah Valley's center of industry, commerce and government. Heavy industry started with the opening of Provo Woolen Mills in 1872, Utah's first large factory, which made way for subsequent lumber and steel mills. Today, Provo has a diverse economy of greener technologies, and is home to some of the largest concentrations of high-tech (including software and biotech) companies. While Provo is thriving in certain areas, it is also experiencing a significant growth in poverty. Provo ranks as having the 7th fastest growing poverty rate in the nation (*Brookings Institution Brief; 08/07/14*) with 30.1% (34,500 residents) living below the poverty level (~2X the U.S. average). These diminished economic conditions are unlikely to change without addressing the areas legacy environmental concerns. While there is a desperate need for new industry to create jobs and alleviate clusters of poverty, Provo lacks clean, shovel-ready sites to attract new employers.

Provo has an impressive track record of revitalizing brownfield sites. In 1996 the City received a \$200,000 EPA Assessment Pilot Grant, one of the first in Utah history. Funding was used to assess and evaluate cleanup/reuse options for the former Ironton Mill – a >300-acre site that had been vacant since 1962. The site now houses the Mountain Vista Business Center, which has attracted major employers such as Action Target, Wilson Audio and Champion Safe, and has become Utah's poster-child for brownfield success stories. To date, the City has leveraged the initial EPA funding into ~\$29,027,954 of subsequent public and private investment. This equates to ~\$145 leveraged funding per \$1 of EPA funding, and when current development projects are completed, ~800 family wage jobs. Building on experience gained over the past 20 years at Ironton, the City will utilize the EPA Community-Wide Assessment (CWA) funding to build a comprehensive inventory of brownfield sites, and work with a diverse advisory committee to prioritize sites that can accommodate impending growth, catalyze private investment, expand employment opportunities, and aid the City in recovering from decades of lost tax revenues. The project will target two focus areas: 1) the Central Business District (CBD) - the City's historic business hub, and 2) Southeast (SE) Provo - a historic industrial area which includes the City's highest concentrations of both brownfields and sensitive populations.

**1.a.ii. Demographic Info:** Select demographic data for the City, County, State and U.S. are presented below and discussed in Section 1.c.ii. Data are also presented for two economically distressed focus areas/target communities (comprised of five Census Tracts) that have been identified as high-priority revitalization areas.

Data Type	Focus Areas/Target Communities					City of Provo	Utah County	Utah State	United States
	CBD + Surrounding Neighborhoods			SE Provo					
	CT 23	CT 24	CT 25	CT 28.01	CT 28.02				
Population <sup>1</sup>	4,346	1,094	4,509	4,287	1,624	114,804	540,425	2,858,111	314,107,084
Unemployment <sup>2</sup>	N.A.	N.A.	N.A.	N.A.	N.A.	3.3%	3.2%	3.6%	5.0%
5-Yr Unemployment <sup>1</sup>	10.5%	8.1%	4.0%	12.1%	5.8%	7.4%	6.7%	6.9%	9.2%
Poverty Rate <sup>1</sup>	27.2%	33.2%	33.4%	47.0%	36.7%	30.1%	13.8%	12.8%	15.6%
Child Poverty Rate <sup>1</sup>	36.1%	45.7%	30.4%	62.7%	52.0%	24.0%	12.4%	14.9%	21.9%
Median Income <sup>1</sup>	\$39,229	\$30,365	\$29,198	\$24,495	\$35,385	\$40,359	\$60,830	\$59,846	\$53,482
Per Capita Income <sup>1</sup>	\$13,361	\$14,150	\$14,852	\$10,407	\$14,682	\$17,539	\$20,973	\$24,312	\$28,555
% Households with Food Stamp/SNAP <sup>1</sup>	16.9%	11.1%	21.6%	19.4%	37.2%	10.8%	8.3%	9.0%	13.0%
* % Minority <sup>1</sup>	41.6%	27.5%	32.3%	57.3%	39.2%	24.3%	16.4%	20.2%	37.2%
% Hispanic <sup>1</sup>	29.3%	25.2%	25.8%	48.3%	29.2%	16.8%	11.0%	13.3%	16.9%
% < High School <sup>1</sup>	15.5%	7.2%	11.7%	21.2%	13.3%	9.0%	6.5%	9.0%	13.7%
Homeownership <sup>1</sup>	36.6%	15.9%	22.2%	25.9%	48.5%	42.1%	67.3%	69.7%	64.4%
Land Area (sq mi) <sup>3</sup>	0.51	0.36	0.40	2.18	2.32	41.67	2,003	82,170	3,531,905

<sup>1</sup>2010–2014 American Community Survey; <sup>2</sup>Seasonally Adjusted Data from Bureau of Labor Statistics (10/2015). <sup>3</sup>Census 2010. CT = Census Tract. N.A. = Not Available. SNAP = Supplemental Nutrition Assistance Program. \*Calculated by subtracting the % of "total white persons not Hispanic" from 100%. Results in **bold** are indicators of sensitive population or economic distress factors that exceed or are less than (depending on the factor) county, state and national averages. Results that are **shaded** exceed or are less than (depending on the factor) County averages.

As evident in the table, Provo has significantly higher poverty and lower income rates than the county, state or US as a whole. Additionally, Provo's socio-economic distress factors are more pronounced than Utah County in every single category. Furthermore, economic distress factors are extremely amplified in the CBD and SE Provo focus areas, with poverty rates as high as 3X the national average, and incomes that are less than ½ the national average. The target communities also have significantly higher minority rates, with most areas having more than 2X the state average of Hispanic residents.

**1.a.iii. Description of Brownfields:** The environmental health and landscape of Provo reflect its 143-year-long history of heavy industrial operations. Brownfields include derelict industrial sites along rail corridors, former auto-related businesses in aging commercial corridors, and other vacant/underutilized (V/U; land value  $\geq$  improvement value) commercial/industrial properties. To support this application, the City prepared a preliminary inventory of potential sites that included: 1) Reviewing Utah Department of Environmental Quality (UDEQ) and EPA databases; 2) Identify V/U properties; and 3) Compiling a list of known opportunity sites. The table below summarizes a portion of the data compiled during preliminary inventory efforts.

Data Type	Category	Focus Areas			Provo City
		CBD	SE Provo		
		CT 24	CT 28.01	CT 28.02	
UDEQ Databases	Solid & Hazardous Waste Sites/Env. Incidents	3/4	4/7	5/5	64
	Underground Storage Tank (UST)/Leaking UST (LUST)	26/37	13/18	1/4	119/198
	Other	1	6	9	30
	<b>Totals</b>	<b>71</b>	<b>48</b>	<b>24</b>	<b>411</b>
EPA Database	Air/Emissions & Toxic Release Inventory	4	20	12	51
	National Pollution Discharge Elim. System (NPDES)	5	42	32	109
	Resource Conservation & Recovery Act (RCRA)	18	36	12	119
	Other	45	69	40	459
	<b>Totals</b>	<b>72</b>	<b>167</b>	<b>96</b>	<b>738</b>
# of Parcels	# of Vacant/Underutilized Parcels	145	152	141	2,690
	Total # of Parcels	651	871	530	27,697
	<b>% Parcels V/U</b>	<b>22%</b>	<b>17%</b>	<b>27%</b>	<b>10%</b>
Acreages	Vacant/Underutilized Acres	43	148	268	3,987
	Total Acres	159	916	686	26,669
	<b>% Acres V/U</b>	<b>27%</b>	<b>16%</b>	<b>39%</b>	<b>15%</b>

As demonstrated in the above table, there are significantly higher percentages of V/U properties in the focus areas than in the City as a whole. Even more alarming, although they home to only 6% of the City's residents, 35% of sites in UDEQ databases and 45% of sites in EPA databases are located in these communities. Brownfields in the focus areas vary in size from the 0.17-acre former Bradshaw Auto facility to the >300-acre former Ironton Mill Site. The former **Bradshaw Auto property** (located in the CBD focus area) was historically used as an auto service facility and entered into the UDEQ Voluntary Cleanup Program (VCP). UDEQ records indicate historical on-site releases of petroleum and chlorinated solvents including tetrachloroethene (PCE). Recent monitoring documented the presence of a PCE plume migrating off-site and confirmed contamination exceeding cleanup levels. The FY2016 CWA grant may be used to support supplemental assessment and cleanup/reuse planning at this site. Significant heavy metal and petroleum impacts from historical coke and iron production have been documented at the at the former **Ironton Mill Site** (located in the SE Provo focus area). Between 1986 and the mid-2000s, a public/private partnership consisting of Provo, EPA, UDEQ, other agencies and private stakeholders provided funding and technical assistance to conduct assessment and cleanup/reuse planning for the 300-acre site (**Sections 2.c and 5.c.ii**). The UDEQ issued a Certificate of Completion and Site Management Plan in 2008, requiring monitoring while ensuring that the land is developed in accordance with risk-based remediation goals. Although the site has been redeveloped as the Mountain Vista Business Center, V/U properties in the vicinity of the site require assessments in support of property transactions CWA grant may be used to support due diligence necessary to recruit additional high-tech businesses to the site. In addition to the 478 potential brownfields listed in UDEQ/EPA databases, many other V/U sites occupy prime locations within the focus areas. Due to their close proximity to the City's excellent transportation offerings (including the recently completed commuter rail station [Provo Central Station]) and their highly visible locations, the following properties have been identified as redevelopment opportunity sites:

- 1) **Field Welding and Manufacturing (0.9-acres; CBD focus area):** This underutilized property is located in a residential neighborhood less than a block from the Provo Central Station. Historic industrial use warrants Phase I/II ESAs prior to investment; and, due to the apparent age of the structure, lead-based paint (LBP) and asbestos may be present;
- 2) **A neglected, vacant parcel with unknown impacts (CBD focus area)** located adjacent to the Provo Central Station requires a Phase I ESA to verify historic use and the presence (or absence) of recognized environmental conditions; and
- 3) **A 2.4-acre aging foundry complex (SE Provo focus area)** is located in a residential neighborhood within the designated transit-oriented development (TOD) area of the Provo Central Station. Given its historic use, the potential for significant impacts is high at this extremely valuable property.

**1.a.iv. Cumulative Environmental Issues:** The following "Environmental Justice Indicators" table was generated for the combined CBD and SE Provo focus areas using EPA's Environmental Justice Screening (EJSCREEN) Tool. Sensitive

populations in the focus areas are exceptionally at-risk of exposed to cumulative environmental impacts from soil, water, air and other sources. These sensitive populations are in the top 20% of at-risk communities in Utah and EPA Region 8 for all of the indicators identified in the table, and in the top 10% for exposures to traffic, LBP and threats to water bodies.

Selected Variables	%tile in Utah	%tile in EPA Region 8	%tile in US
Particulate Matter (PM 2.5)	88	88	71
Ozone	89	87	75
Traffic Proximity and Volume	95	94	87
Lead Paint Indicator	91	90	78
NPL (Superfund Site) Proximity	83	85	68
RMP Proximity	87	87	74
TSDF Proximity	87	81	62
Water Discharger Proximity	96	94	87

*This report shows EJ indicator values. These percentiles provide perspective on how the selected area compares to Utah State, EPA Region 8, and the US. If a given location is at the 95th percentile, this means that only 5% of the population has a higher value. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. RMP = Risk Management Plan (potential for chemical spills). TSDF = Treatment, Storage and Disposal Facility. Created using EJSCREEN (<http://www.epa.gov/ejscreen>) on 12/13/15.*

**Soil** contamination from releases at both brownfields and active facilities within the focus areas pose threats to local residents via ingestion, inhalation and migration to groundwater exposure pathways. As of 2002, the largest polluter in Utah County was Pacific States Cast Iron Pipe Co. (a/k/a McWane Ductile Utah). Located close to the former Ironton site, Toxics Release Inventory (TRI) data indicates the foundry released 587 tons of contaminants (primarily lead, barium and manganese) in 2002 alone (Pollution Scorecard; Report for Area Code 84606). **Groundwater** and **surface water** are major sources of local drinking and irrigation water. Provo gets its water from 15 deep wells, 12 springs, and a small % from the Provo River. Although, the Provo River is only a minor source of drinking water for City residents, it is a major source of public drinking water for the growing areas of neighboring counties (including Salt Lake, Utah, Wasatch and Summit). According to EPA, the 10.3 mile stretch of the Provo River that flows through the City is designated as impaired (Water Quality Assessment Report; 2014) based on impacts found in benthic macroinvertebrates. The Provo River discharges to Utah Lake on the western edge of the City, which is presently listed as impaired for PCBs, nutrients (phosphorous), and total dissolved solids. **Air quality** is another major environmental concern in the area. Specifically, high ozone levels and periodic inversions are of concern year round and especially during winter months when Provo has some of the highest pollution levels in the country. The American Lung Association's 2015 State of the Air report ranked the Salt Lake City to Provo metropolitan corridor as the 7th worst area in the nation for 24-hour particulate pollution (out of 220 metropolitan areas), and gave Utah County a "D" for ozone and an "F" for 24-hour particle pollution. Additionally, according to the UDEQ, Radon Control Division, the average radon level of Utah County is 4.8 pCi/L, whereas, the action level for radon is 4 pCi/l. The County's average is higher than the acceptable level of radon and Provo's location within the Utah Valley only exacerbates air pollution. Impacts to the focus areas are greater than in other locations throughout the City due to their location between Utah's busiest highway (I-15) and the City's main downtown corridor (State Street a/k/a State Road 89). These corridors have a combined average daily traffic flow of ~125k vehicles (UDOT, Traffic on Utah Highways and Interstate-Guide.com; 2014).

**1.b. Impacts on Targeted Community:** The ~15,800 residents living in the CBD and SE Provo focus areas represent some of the state's most concentrated sensitive populations. In addition to the data provided in Section 1.a.ii, the table below was generated for the combined focus areas using EJSCREEN Tool. When compared to Utah and EPA Region 8, the focus areas are rated in the upper quartile of at-risk communities for all of the sensitive population groups.

Selected Variables	%tile in Utah	%tile in EPA Region 8	%tile in USA
Demographic Index	91	88	74
Minority Population	86	79	59
Low Income Population	93	92	89
Linguistically Isolated Population	86	87	77
Population under Age 5	80	89	93

Brownfields exacerbate the **socio-economic** problems of sensitive populations in the target communities by: 1.) Lowering neighborhood property values; 2.) Discouraging private investment that could lead to job opportunities and tax-based revenue needed to support neighborhood improvements and social assistance programs; 3.) Preventing other beneficial reuse opportunities such as parks and community amenities; 4.) Becoming sources of blight, crime (arson, vandalism, assaults), illegal dumping and squatters; and 5.) Posing safety hazards to children who may explore abandoned sites or play in contaminated soil or surface water. In addition to the socio-economic impacts, sensitive populations in the target community are exposed to some of the highest concentrations of **brownfields** (including 35-45% of Provo sites in UDEQ/EPA databases; Section 1.a.iii). The primary COCs at brownfields in the focus areas include:

Contaminants	Site Description	Potential Human Health Effects from Exposure to Contaminants
<b>Polychlorinated Biphenyls (PCBs)</b>	Manufacturing	Immune system suppression; learning deficits; decreased production of blood cells; increased cancer especially liver and malignant melanoma; infertility, miscarriages/low-birth weight babies.
<b>VOCs (Benzene; Solvents)</b>	Manufacturing, gas stations (Bradshaw Auto), & drycleaners	Eye, nose, and throat irritation and increased risk of cancer; damage to liver, kidney and central nervous systems; allergic/immune effects; visual disorders and memory impairment.
<b>Polycyclic Aromatic Hydrocarbons (PAHs)</b>	Manufacturing & gas stations	Cataracts, kidney/liver damage; jaundice; cancer; low birth weight, premature delivery, and natal heart malformations; developmental delays, lower IQ scores and increased behavioral problems.
<b>Heavy Metals (Lead)</b>	Ironton, McWane Ductile	Cancer; gastrointestinal; nervous system effects; anemia; neurological, kidney or liver damage.
<b>Asbestos</b>	Buildings (pre-1980; Field Welding)	Lung tissue scarring; lung, larynx and ovarian cancer; and mesothelioma.

Finally, as detailed in Section 1.a.iv, residents in the focus areas are at-risk to exposure from some of the worst **air quality** in the country. Studies show that ozone and inversion-type particulate exposure can shorten life expectancy, exacerbate cardiovascular and respiratory issues, and increase infant mortality rates. Furthermore, radon is known to be the leading cause of lung cancer deaths among nonsmokers. The data in the following table illustrates that the cumulative effects of socio-economic and environmental impacts from brownfield and non-brownfield sources is disproportionately affecting the health of sensitive populations within the target communities.

Health Concerns/ Prevalence	South Provo*	Utah County	State of Utah
Cancer Deaths/100,000 (2012-2014)	146.1	135.9	128.9
Doctor-Diagnosed Asthma (2012-2014)	11.5%	8.6%	8.9%
Colorectal Cancer Deaths/100,000 (2012-2014)	22.3	9.3	11.7
Diabetes as Cause of Death/100,000 (2009-2013)	35.7	28.0	24.5
Fair or Poor Health (2011-2013)	18.7%	13.3%	13.7%

*Community Snapshot Report; 12/13/15; Utah Department of Health, Indicator-Based Information System (<http://ibis.health.utah.gov/>). \*Data was available for an area defined as South Provo, which was the closest match to the combined CBD and SE Provo target communities.*

**1.c.i. Economic Conditions:** Provo was ranked as having the 7<sup>th</sup> fastest growing rate of urban poverty in the US (The Growth and Spread of Poverty; Brookings Institute; 07/31/14), with an overall poverty rate of 30.1%. This number is nearly double the U.S. average and equates to a staggering 34,500 residents. The disparity in Provo's poverty is not solely due to the number of college students attending Brigham Young University (BYU), as is evident when compared to the poverty rates in Ann Arbor Michigan and Columbus Ohio, both of which are college towns with poverty rates of 21% and 22% respectively (Brookings Institute; 07/31/14). The Brookings Institute report found that the past two recessions were a major factor in the increase in poverty which has become clustered in distressed neighborhoods. Recovering from the recession has been particularly hard on CT 28.01 (SE Provo focus area), which maintains a 5-yr unemployment rate of 12.1% (Section 1.a.ii). The City recently commissioned a retail strategy study which identified a huge gap between what consumers within a 10-minute drive of Provo are spending in the City versus the revenue generated by retail sales outside of Provo. Consumers within the Provo area shopping outside of the City amounts to a loss of \$188,084,392 in annual retail sales (*Retail Market Research & Strategic Plan, 2015*). The largest loss is in grocery stores and supermarkets with \$53,049,978 in annual loss. Retail stores including Kmart and Shopko shuttered their Provo locations in 2015, resulting in a loss of more than 50 local jobs. Residents on the west side of the City do not have a local grocery retailer and must drive to nearby Orem to shop for food. This not only impacts sales tax revenues, but directly impacts the availability of service industry jobs in the City, which are depended on by the poor as opportunities to enter the work force. Retailer Target planned a Super Target on the south end of Provo; however, the project was never advanced due to the recession. The major funding source for the City is taxes (property, vehicle, sales and franchise), which account for 57.9% of the total revenue. However, both Utah Valley Regional Medical Center and BYU are do not pay property taxes due to their status as not-for-profit organizations. The significant area occupied by the campuses limits Provo's ability to collect a large portion of property tax revenue to fund City services. Provo is responsible for the upkeep of infrastructure such as water, sewer and roads without the benefit of receiving taxes to offset construction, maintenance and operation costs.

Furthermore, a severe storm hit the City in 2013, resulting in mudslides that washed out roads and City infrastructure. The damages cost the City over \$700k, and do not include costs to repair the 50+ homes and businesses impacted.

**1.c.ii. Economic Effects of Brownfields:** For decades brownfields have caused detrimental economic impacts for a City which has significantly higher overall poverty rates, and much lower median and per capita incomes than the US as a whole. The City lost ~\$130k in property taxes per year the former Ironton Mill site sat vacant (EPA Brownfield Assessment Pilot Fact Sheet; Provo; 1996). Over a period of ~50 years, this equated to ~\$6,500,000 in lost tax revenues for the City. As indicated in the table in Section 1.a.ii, economic distress factors are extremely amplified in the CBD and SE Provo focus areas, with poverty rates as high as 3X the U.S. average, and median incomes less than ½ the U.S. average. Not surprisingly, these communities have most of the brownfield sites in the City, with over double the concentration of

vacant/underutilized (V/U) properties. UDEQ and EPA databases records identify 35% and 45%, respectively, of all sites listed in their database for Provo are located in the focus areas (Section 1.a.iii). The diminished economic conditions are unlikely to change without addressing the area's significant environmental concerns. Brownfields detract investment in the focus areas, contributing to economic distress through loss of potential jobs and tax-based revenue that might otherwise have been generated by V/U properties. For instance, 10 years ago a major manufacturer expressed an interest in building a facility in the Mountain Vista Business Center but chose another locale due to concerns over the residual impacts at the former Ironton site. The manufacturer would have provided over 200 desperately needed family wage jobs in SE Provo.

If awarded, CWA Grant funds could be used to encourage additional private investment in the business center, by offsetting the due diligence costs that nearly all major companies and financial institutions require as part of property acquisitions and leases. The preliminary analysis of assessor data suggests that over 22% of parcels in the CBD and SE Provo focus areas are V/U (Section 1.a.iii). A side-by-side comparison of two properties near 370 West Center Street in the CBD focus area shows that a vacant 0.05-acre lot generated ~\$614 in property taxes, while the adjacent lot of the same acreage, improved with a two-story commercial space, generated \$1,599 in property tax revenues during 2015. In the CBD focus area alone there are an estimated 145 V/U parcels totaling 43 acres. Extrapolating from the comparison above (\$12,280 of taxes/acre for V/U sites vs. \$32,000/acre for utilized sites), the V/U sites in this focus alone contribute to ~\$850k/year of lost property tax revenues.

As mentioned in Section 1.c.i, areas of Provo lack local grocery stores, and many residents travel outside the City for shopping. In addition to lost sales tax revenue, there are a lack of retail jobs needed to support lower income residents in the target communities. The lack of retail jobs, which often act as stepping stones for the poor towards obtaining family wage jobs, suggests that poverty will remain high for some time. Provo is actively pursuing grocery store chain Trader Joes, using multi-media campaigns in hopes of attracting this top tier retailer, which would simultaneously improve the community's access to both quality food and retail jobs. While there is a desperate need for new industry to alleviate poverty, Provo lacks clean, shovel-ready sites to attract new employers. Although there are an estimated 438 V/U properties in the CDB and SE Provo focus areas, there are also 478 potentially impacted sites in these areas (Section 1.a.iii). The high number of V/U properties with potential environmental impacts (a/k/a potential brownfield sites), are a drain on Provo's resources. Due to brownfield and other economic conditions, Provo presently lacks the funding necessary to assess and conduct cleanup/reuse planning activities at priority brownfield sites within the target communities.

**2.a.i. Project Description:** In 2010 Provo formed a 20-member advisory committee (with 14-subcommittees) to develop a vision of how the City should look in the year 2030 and define Provo's core values, which include family, community, business and economic vitality, and a healthy, inviting environment (Provo City Vision 2030). Vision 2030 is now steering development in Provo in a way that will improve the lives of its residents while protecting the environment. The CWA grant project directly aligns with many of the established goal and objectives, including: Objective 1.5.4 – Continue the support of neighborhood loan and grant programs that encourage owner occupancy and neighborhood revitalization; Goal 2.4 – Prioritize areas within the city for economic development; Goal 2.5 – Facilitate environmentally sensitive industrial land use and development to contribute to employment opportunities and the City's tax base without negatively impacting the quality of life; Objective 4.1.3 – Reduce the adverse impacts of growth, development and environmental pollution; Goal 6.4 – Protect our beautiful and healthful environment around us, including air, water, land and food; and Goal 13.3 – Give greater attention to meeting the needs of the less advantaged through non-governmental as well as governmental organizations. These goals and objectives are being infused into subsequent neighborhood master plans and other planning/economic development studies, including the Downtown Master Plan (2014) and Retail Strategy Market Research & Strategic Plan (2015), intended to help Provo promote its values and vitality. With these documents in place to guide development, the CBD and SE Provo focus areas have incredible potential to leverage CWA grant funding to catalyze significant transformation. The CBD focus area serves as the financial, civic, cultural, educational and hospitality center of Utah County. In 2012, rail lines for the commuter rail station (Provo Central Station) were constructed along the shared border of the CBD and SE Provo focus areas. In 2014, the Downtown Master Plan, the first neighborhood plan to incorporate the goals of Vision 2030, was adopted. Three of the planning districts identified in the Plan comprise the entirety of the CBD focus area, and one comprises the transit oriented development (TOD) district located in the northern portion of the SE Provo focus area. The plan describes the TOD district as consisting of manufactured home parks, commercial uses, and large tracts of vacant and underutilized land. The plan describes the southern portion of the CBD as primarily consisting of commercial and warehouse properties, with a high amount of vacant and underutilized land, a lack of single-family housing, and large areas of surface parking lots. Within the CBD the plan also identifies 23 acres publicly owned land, with 16 acres slated for redevelopment. Redevelopment plans include converting the CBD into a downtown entertainment district, building a new hotel, creating residential units, parks and open space.

In describing the redevelopment potential of the CBD focus area and the TOD district in the SE Provo focus area, the Plan classifies vacant, underutilized and undervalued land as attractive prospects for private development, but fell short of identifying or considering the underlying environmental constraints associated with redevelopment of these historically

significant properties. CWA grant funding will allow the City to identify the brownfield issues in these areas that are inhibiting their revitalization. Although Provo's adoption of redevelopment incentives (Section 2.c) has drawn some TOD, including high-density residential and mixed-uses to the surrounding area, legacy environmental issues associated with numerous brownfield sites have hindered both public and private stakeholder abilities to create shovel-ready sites and bring community visions to fruition. For example, the Bradshaw Auto Property, impacted by both petroleum and chlorinated solvents, is currently derelict and littered with drums and historical remediation equipment. The UDEQ requires additional groundwater assessment downgradient from the site in order to issue an Enforceable Written Assurance and make the property available for private investment. This is only one of many examples of blighted and/or underutilized properties (Section 1.a.iii) identified in the focus areas during preliminary inventory efforts for this grant application.

Just like brownfield redevelopment project transformed Ironton Mill into Mountain Vista Business Center (Sections 2.c and 5.c.ii), there are many more brownfield sites in the SE Provo target community that could make use of EPA grant funding. The preliminary inventory described in Section 1.a.iii identified 335 sites in UDEQ/EPA databases for the SE Provo focus area, and >400 acres of property classified as V/U. Building on the experience and organizational infrastructure gained over the past 20 years of success at Mountain Vista Business, the City will utilize the CWA grant funding to build a comprehensive inventory of brownfield sites in the CBD and SE Provo focus areas, and engage stakeholders [via formation of a Brownfield Advisory Committee (BAC) and other outreach efforts] in an effective process to prioritize sites that can accommodate impending growth, catalyze private investment, expand employment opportunities, and aid the City in recovering from decades of lost tax revenues. As detailed in Section 2.b., the project will include a significant number of Phase I ESAs (~16) and Phase II ESAs (~8), which may include asbestos/hazardous materials surveys in buildings which must be razed or renovated to accommodate reuse. The project will also include preparation of cleanup/site-specific reuse plans (4), and area-wide planning (AWP) that compliment previous planning efforts. AWP may include existing condition studies, community visioning exercises and design charrettes necessary to secure stakeholder support and inform a common redevelopment strategy. To address the target community's exceptionally high levels of economic distress, the City will utilize the findings of the Retail Market Research & Strategic Plan and other economic development incentives to stimulate private investment and job creation in alignment with established community values, goals, and objectives.

**2.a.ii. Project Timing:** The City has already taken key steps to ensure the project will be completed well within the three-year term. In advance of this application, the City undertook a competitive contractor procurement process, consistent with the requirements of 2 CFR 200.317 - 200.326. In response to the request for qualifications, the City received proposals from consulting teams. A panel of City representatives reviewed the proposals, and the most qualified consultant team was selected. The selected consultant team, led by Stantec Consulting Services Inc. (Stantec), has experience with over 75 CWA and other EPA Brownfield Grants (including 4 active CWA grant projects in Region 8) and has local offices in Salt Lake City and Sandy. Advanced contractor procurement was essential to refining the proposed scope of work (detailed in Section 2.b) and positioning the project for effective implementation on an expedited basis. The contractor will also be utilized as a technical resource before the Cooperative Agreement is finalized, to assist in establishing the CA Work Plan, adapt previously approved Quality Assurance Project Plans (QAPPs) for use on this CWA project, developing eligibility determination (ED) requests for known priority sites, initiating site access negotiations, and supporting ongoing community outreach activities. For example, in support of this grant application, the contractor helped the City complete preliminary brownfield inventory activities including developing a database of all vacant/underutilized sites throughout the City and reviewing readily available data for sites identified in the UDEQ and EPA databases. In order to jump-start the assessment process, the City will utilize this preliminary inventory data to identify and select a few priority sites with quick-turn redevelopment opportunities, so that Phase I and II ESA activities can be completed concurrently with the comprehensive brownfield inventory and AWP activities. This will demonstrate early progress to the community, garner further support, and advance the timeline for achieving project milestones.

Furthermore, the City will ensure timeliness by utilizing well-developed site selection criteria (see Section 2.a.iii), proactively addressing site access issues, and advancing an already established public involvement program (see Section 3). For example, the City has begun efforts to educate the community about the program via various media outlets and during a Brownfield Grant Community Outreach Kick-off Meeting on Dec. 1, 2015. These efforts resulted in 13 letters of commitment (provided in Attachments A & D), including committed in-kind contributions and/or other forms of support. To ensure project goals are met, the City will document, track, and evaluate outputs (described in Section 2.b.i) and outcomes (described in Section 5.a.) on a continual basis. Progress will be documented via quarterly reports and ACRES updates.

**2.a.iii. Site Selection:** The City will build on preliminary site inventory efforts to complete a comprehensive brownfield inventory within the CBD and SE Provo focus areas. The City will also examine sites in areas outside of the focus areas, as appropriate, to support the greater interests of all residents and redevelopment opportunities wherever they arise. The City will leverage the findings of the recently completed Downtown Master Plan and Retail Strategy as well as interviews with the real estate community (brokers, developers and major property owners) to identify sites with near-term redevelopment potential that can contribute to community revitalization/economic development goals. The inventory will

incorporate stakeholder input and assessor, UDEQ/EPA, historical and other research (detailed in Section 2.b.i, Task 1). Upon completion of the inventory, the City will apply a scoring/ranking system to develop a short-list of the top ~25 redevelopment opportunity sites. When prioritizing sites for assessment, the City will consider the following: (1) Site eligibility criteria; (2) Landowner willingness and ability to gain access, as applicable; (3) Known/suspected threats to public health and the environment; (4) Short- to long-term economic development potential; (5) Degree of blight/ underutilization; (6) Community concerns; and (7) Tax delinquency status. The City's key personnel (Section 5.a) and supporting staff have extensive experience identifying and resolving land ownership, liability, zoning, permitting, and entitlement issues, which will be key to assessing feasibility of redevelopment, prioritizing sites, and securing access agreements.

**2.b.i. Task Descriptions:** The scope of work and anticipated project outputs are organized into 5 tasks as detailed below. Anticipated outcomes are described in **Sections 4 and 5.a**. As discussed in Section 2.a.ii, contractual services have been procured in accordance with the requirements of 2 CFR 200.317 - 200.326. The budget provided for each task includes a combined average rate of \$60/hr for City personnel + fringe benefit costs (\$40/hr personnel costs + \$20/hr fringe costs) and an average rate of \$100/hr for contractual services. The term "**Funding type**" acknowledges that there are separate budgets for hazardous and petroleum grants. For each task, the City proposes a **Voluntary Match** (i.e., City personnel in-kind labor contributions) to assist with eligible activities. The **\$19,800 Voluntary Match** is equal to the proposed personal + fringe budget for each task. Additionally, community-based organizations (CBOs) and governmental partners pledged **\$35,015 in-kind (labor) contributions** to support the project.

**Task 1) Brownfields Inventory/Prioritization:** Task 1 presents an opportunity to engage the community in a comprehensive site identification process. Data gathered during the inventory will be linked to City GIS and integrated with other existing databases. The inventory will become a long-term planning tool which can be used to better understand economic and health impacts associated with brownfield sites, identify potential issues during revitalization and infrastructure improvement projects, and support other local initiatives. The City and contractor will perform the following inventory activities as part of this task: (1) Review federal (EPA), state (UDEQ) and local (Utah County Health Department) environmental regulatory agency and public health records to verify that all sites with known/suspected impacts or threats to human health and the environment are included in the inventory process. (2) Review City and County property records relevant to identification of brownfields (including occupancy, parcel/assessor's data, tax delinquency status, building code violations, etc.); (3) Review Sanborn Maps, city directories, aerial photographs and other historical resources to identify past manufacturing facilities, gasoline/auto repair stations, drycleaners, and other sites with potential for historic impacts; (4) Survey local developers, real estate brokers, property owners and other stakeholders for information on potential sites, focus areas and upcoming redevelopment projects; and (5) Conduct tours/windshield surveys in the target communities to identify potential sites and verify current conditions. Sites will be prioritized using the site selection process described in **Section 2.a.iii**. The budget includes City personnel + fringe benefit costs totaling \$1,800/funding type (30hrs x \$60/hr) to assist with inventory and prioritization tasks and contractual services totaling \$15,000/funding type (150 consultant hrs x \$100/hr) to conduct records reviews, stakeholder interviews, perform site inspections, compile data, and assist with prioritization activities. **Outputs:** Brownfield Inventory Report. **Total:** \$33,600 Grant-Funded Activities (\$16,800/funding type) + **\$3,600 Voluntary Match** (\$1,800/funding type)

**Task 2) Phase I ESAs:** Under the direction of the City, the contracted consulting firm will complete an estimated 16 Phase I ESAs at up to 8 high priority petroleum and 8 hazardous substance brownfield sites. Phase I ESAs will be performed in accordance with the All Appropriate Inquiries Final Rule and the standards in the ASTM E1527-13 Phase I ESA Process. Digital copies of Phase I ESA reports will be linked to site information contained in City GIS. The consultant will complete Phase I ESAs, including eligibility determinations (EDs) and health and safety plans (HASPs), at an average cost of \$5,000 (\$40,000/funding type). The budget includes City personnel + fringe costs totaling \$1,200/funding type (20hrs x \$60/hr) to assist with data acquisition, document review, and distribution. **Outputs:** EDs, HASPs, Phase I ESA Reports. **Total:** \$82,400 Grant-Funded Activities (\$41,200/funding type) + **\$2,400 Voluntary Match** (\$1,200/funding type).

**Task 3) Phase II ESAs, Remedial Action Plans (RAPs) & Area-Wide Planning (AWP):** The consulting firm will perform the following activities: (1) Preparation of a comprehensive Quality Assurance Project Plan (QAPP) at an estimated cost of \$8,000 (\$4,000/funding type); (2) Completion of Phase II ESAs at three high priority petroleum and three hazardous substance sites [average cost of \$20,000 (\$60,000/funding type)]; (3) Completion of supplemental Phase II ESAs at one petroleum and one hazardous substance sites (average cost of \$15,000/funding type); (4) Preparation of RAPs/Site-Specific Reuse Plans at two petroleum and two hazardous substance sites [average cost of \$9,500 (\$19,000/funding type)]; and (5) AWP for two focus areas (average cost of \$20,000/funding type). Phase II ESA costs include site-specific sampling and analysis plans (SSSAPs) and HASPs. The budget includes City personnel + fringe costs totaling \$2,400/funding type (40hrs x \$60/hr) to assist with data acquisition, document review and distribution. **Outputs:** QAPP, SSSAPs/HASPs, Phase II ESA Reports, RAPs, AWP. **Total:** \$240,800 Grant-Funded Activities (\$120,400/funding type) + **\$4,800 Voluntary Match** (\$2,400/funding type)

**Task 4) Community Outreach and Involvement:** This task includes: (1) Coordinating and conducting at least 10 meetings with stakeholders (including formation of a BAC) and the public; (2) Preparing and publishing public notices, fact sheets, brochures, meeting materials (including presentations), and a webpage with regularly updated content; and (3) Infusing meaningful public input throughout all tasks during the grant implementation process. Additional details are provided in Section 3.a. The budget includes \$7,000/funding type (70 hrs x \$100/hr) for the City's consulting firm to facilitate community outreach meetings, produce project informational materials, and assist the City with site-specific and AWP community outreach/public involvement activities. Budgeted supply costs of \$1,100/funding type include printing costs (\$300); public notice mailing expenses (\$400); and public meeting display boards and other graphic materials (\$400). The budget includes City personnel + fringe costs totaling \$2,400/funding type (40hrs x \$60/hr) to assist with community outreach/public involvement activities. As summarized in **Attachment C** and the Letters of Commitment (LOC) provided in **Attachment D**, CBOs and governmental agency partners have pledged additional estimated **in-kind (labor) contributions of \$35,015** to assist with outreach and participate on the BAC. **Outputs:** Public Involvement Plan, Webpage, Fact Sheets, Informational Materials, Meeting Minutes. **Total:** \$21,000 Grant-Funded Activities (\$10,500/funding type) + **\$4,800 Voluntary Match** (\$2,400/funding type) + **\$35,015 In-Kind Contributions**

**Task 5) Eligible Program Activities:** The budget for Task 5 includes funds allocated for the Project Director (Dixon Holmes) and Project Manager (Allison Lew) to attend two national or state/regional brownfield conferences. The budget assumes three-day attendance and includes airfare (\$400/person/conference = \$1,600 total) and hotel, meal, and incidental costs (\$200/person/day/conference = \$2,400 total). In addition, \$7,000/funding type (70 hrs x \$100/hr) is budgeted for contractual costs to assist the City with reporting and other eligible activities in support of Tasks 1 - 4. The budget (for each funding type) includes City personnel + fringe costs totaling \$2,100/funding type (35hrs x \$60/hr) to assist with eligible programmatic activities. **Outputs:** Quarterly Reports, ACRES Updates, Annual DBE Reports, Financial Reports, Project Closeout Report.

**Total Grant-Funded Activities:** \$22,200 (\$11,100/funding type) + **\$4,200 Voluntary Match (\$2,100/funding type)**

**2.b.ii. Budget Table:** The proposed budget for eligible grant-funded activities is summarized in the table below. Per EPA guidelines, only grant-funded activities are listed in the table. The City's proposed **Voluntary Match** and other **in-kind labor contributions** are described in **Section 2.b.i** and are not included in the table.

Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Total
	Site Inventory/ Prioritization	Phase I ESAs	Phase II ESAs/ RAPs/AWP	Community Outreach	Eligible Activities	
Personnel+Fringe: Petroleum	\$1,800	\$1,200	\$2,400	\$2,400	\$2,100	<b>\$9,900</b>
Personnel+Fringe: Hazardous	\$1,800	\$1,200	\$2,400	\$2,400	\$2,100	<b>\$9,900</b>
Travel: Petroleum	-	-	-	-	\$2,000	<b>\$2,000</b>
Travel: Hazardous	-	-	-	-	\$2,000	<b>\$2,000</b>
Supplies: Petroleum	-	-	-	\$1,100	-	<b>\$1,100</b>
Supplies: Hazardous	-	-	-	\$1,100	-	<b>\$1,100</b>
Contractual: Petroleum	\$15,000	\$40,000	\$118,000	\$7,000	\$7,000	<b>\$187,000</b>
Contractual: Hazardous	\$15,000	\$40,000	\$118,000	\$7,000	\$7,000	<b>\$187,000</b>
<b>Total: Petroleum</b>	<b>\$16,800</b>	<b>\$41,200</b>	<b>\$120,400</b>	<b>\$10,500</b>	<b>\$11,100</b>	<b>\$200,000</b>
<b>Total: Hazardous</b>	<b>\$16,800</b>	<b>\$41,200</b>	<b>\$120,400</b>	<b>\$10,500</b>	<b>\$11,100</b>	<b>\$200,000</b>
<b>Total: Petroleum &amp; Hazardous</b>	<b>\$33,600</b>	<b>\$82,400</b>	<b>\$240,800</b>	<b>\$21,000</b>	<b>\$22,200</b>	<b>\$400,000</b>
<b>Total Sites: Petroleum &amp; Hazardous</b>	n/a	16	8 Phase II ESAs <sup>(b)</sup> / 4 RAPs / 2 AWP	n/a	n/a	n/a

<sup>(a)</sup>Includes EDs and HASPs. <sup>(b)</sup>Includes 6 Phase II ESAs and 2 Supplemental Phase II ESAs. The City acknowledges that sites assessed using EPA grant funds during implementation of Tasks 2 and 3 must meet site-specific eligibility requirements and will be subject to EPA approval prior to expenditure. Contractual services included on the budget table will be procured in accordance with the requirements of 2 CFR 200.317-200.326. EPA grant funds will not be used for administrative costs as defined in the Proposal Guidelines. Per the guidelines, only grant-funded activities are listed in the table. The City's proposed **Voluntary Match** (in-kind labor) is described in the text in Section 2.b.i., but not included in the table.

**2.c. Ability to Leverage:** As documented in Section 2.b.i., the City is pledging a **voluntary match** (i.e., City personnel in-kind labor contributions) totaling **\$19,800** to assist with inventory/prioritization, ESAs/RAPs/AWPs, community outreach/public involvement, and other eligible programmatic activities. As summarized in Attachment C and documented in the letters of commitment in Attachment D, community-based organizations and agency partners have also pledged **in-kind (labor) contributions** totaling an estimated **\$35,015** to assist with outreach activities and inform site inventory, prioritization, site-specific and AWP activities through participation in the BAC.

**Leveraging Track Record:** Provo has an impressive legacy of receiving, successfully utilizing and leveraging grants and other sources of public and private investment to catalyze redevelopment of large, complex brownfield sites. In 1996 the City received a \$200k EPA Brownfield Assessment Pilot Grant, one of the first in Utah history. The grant was used to

assess and evaluate cleanup/reuse options for the former Ironton Mill a 300-acre site in the SE Provo focus area that had been vacant since for ~35 years. To date, the City has leveraged the initial EPA funding into ~\$29M of subsequent public and private investment. This equates to ~\$145 leveraged funding per \$1 of EPA funding. The site now houses the Mountain Vista Business Center, which has attracted major employers and has become Utah's poster-child for brownfield success stories. Redevelopment has already created ~400 family wage jobs, and when ongoing development projects are completed, an additional ~400 family wage jobs will have been created in the heart of the economically distressed SE Provo target community. Additionally, in the CBD focus area and TOD district of the SE Provo focus area, Provo's adoption of redevelopment incentives has drawn high-density residential and mixed-uses to the area surrounding Provo Central Station. This has generated a spillover effect on the area as evidenced by the 2015 completion of Startup Crossing, which features 101 brand new residential units for various income levels (including low income) located across the street from PCS. Startup Crossing replaced a blighted lot which was formerly an abandoned lumber yard. Provo provided a \$200,000 no interest (for 5 years) loan which was used for the revitalization of an historic building (the Startup building) located a block away from the Startup Crossing units. The Startup Building is used by the community to host banquets, weddings and events and is also used to host weekly 1 Million Cups meetings for early stage startups.

**Anticipated Leveraging Opportunities (Funds, Grants and Loans):** Provo City Redevelopment Agency (a separate legal entity from the City) is charged with facilitating the revitalization of properties that are underutilized, vacant, abandoned, derelict or otherwise not productive. To support the CWA grant project, the Redevelopment Agency may contribute land or funds generated from tax increment financed (TIF) districts, also known as Redevelopment Project Areas (RPAs). TIF funding is likely the most significant economic development tool available to local units of government in Utah, allowing Redevelopment Agencies to direct new property tax revenue to capital improvements in order to improve distressed areas. The Redevelopment Agency may support the CWA project, as funds are available, by addressing infrastructure improvement needs identified during AWP, and facilitating cleanup and redevelopment of sites within the CBD and SE Provo target communities. As a **HUD entitlement city**, the City receives over \$1M annually in Community Development Block Grant (CDBG) funding to benefit low and moderate income neighborhoods. The funding is primarily used to provide services and capital project investment to raise the standard of living for distressed target communities, including the CBD and SE Provo focus areas. Some of the programs provided by this funding include façade and signage grants to local businesses to remove blight and deteriorated store fronts. Funding from the CDBG grants also go toward down payment assistance for income qualified families and individuals. Throughout the CWA grant project, the City will look for ways to leverage the CWA grant funding with CDBG funding to complete revitalization of priority sites and focus areas. The City may also pursue grant funding opportunities from EPA such as cleanup grants and revolving loan funds (RLFs) to complete cleanup and redevelopment of brownfield sites assessed as part of the CWA project. The City will also educate property owners and developers on available Brownfield Tax Incentives/Credits.

**3.a.i. Community Involvement Plan:** Provo has a rich history of civic engagement and effectively utilizing community input. Provo City Vision 2030 was entirely borne out of the City's desire to involve the collective community in establishing the City's core values, goals and objectives, so that they could guide all future community projects, including implementation of the CWA grant, if awarded. In the spirit of Vision 2030, the City continues to explore new ways to engage and communicate with as much of the community as possible during each project. For example, on August 5, 2015, Mayor Curtis held a luncheon for small business owners attended by over 300 people. During the luncheon, the Mayor discussed the plan for upcoming development in the CBD and the affordable small business internet service offerings through Google Fiber. Mayor Curtis is also highly engaged with the public through the use of Snap Chat, Facebook, Instagram, Twitter, and his blog, *Provo Insider*, to post information about community events, including an invitation to attend the Brownfield Grant Kick-off meeting (discussed below). The CWA grant project will be a natural extension of this work and will involve Public Relations Coordinator Whitney Booth (Section 5.a) in establishing a Community Involvement Plan that will utilize existing channels of communication as well as new strategies to unlock developer interest and reach the most disenfranchised stakeholders in the community. As the focus area has more than 2X the state average of Hispanic residents the City has recruited Centro Hispano to serve on the Brownfield Advisory Committee (BAC; see Attachment D) and assist with language translation and outreach efforts in Spanish. Centro Hispano has also offered to host meetings in their community event space.

The City recognizes that sustained outreach to a full range of stakeholders will ensure that the inventory, assessment, and redevelopment planning process will have strong community backing. In support of this grant application, the City hosted a Brownfield Grant Community Outreach Kick-off Meeting on December 1, 2015, which included City staff, the consulting team, UDEQ, private residents, business/property owners and other stakeholders. The meeting included a presentation on brownfields redevelopment and the EPA Brownfield Grant Program, followed by a Q&A, which addressed the community's role in grant implementation, site eligibility requirements, uses of funding, and community concerns including property stigmatization, reporting requirements, availability of cleanup grant funding and other programs available to support redevelopment of brownfields. The group confirmed the community's needs for CWA grant funding to inventory, prioritize,

and assess brownfield sites throughout the CBD and SE Provo focus areas, and their input was incorporated into this grant application. Community partners pledged to participate in outreach efforts, form a BAC, and assist with grant implementation activities, such as site identification and prioritization. These commitments were then confirmed in the letters of commitment provided in Attachments D. As a result of this and other outreach efforts, the City has obtained letters of commitment from 3 government agencies, 8 CBOs and 2 other stakeholders, who will serve as dedicated project partners (detailed in Sections 3.b. and 3.c.). The City will work with these organizations through formation of the BAC, which will meet 2-3x/year over the three-year grant term, including a post-grant award kick-off meeting, a site inventory meeting, site prioritization meeting(s), cleanup/site-specific reuse meeting(s), and area-wide planning meeting(s). Diverse interests of BAC members will ensure a transparent public process and committed community input throughout the project. The City will also conduct one-on-one interviews with key stakeholders from the real estate community (including brokers, developers and site owners), to explore opportunities to utilize grant funding to support upcoming redevelopment projects.

**3.a.ii. Communicating Progress:** The City's community outreach program uses an array of both modern and traditional methods of communication aimed at targeting a wide variety of audiences. Modern forms of communication include Twitter Accounts for Provo (@Provocity, 5,418 followers), the Mayor (@Curtisut, 3,354 followers), and City Council (@Provocouncil, 1,028 followers). Provo also has an extensive website which allows the community to read or sign up to receive monthly newsletters as well as links to the Provo Insider, the mayor's blog, which is updated daily. The City and Mayor also use Snap Chat and Facebook. Currently Provo has 20,742 followers and the Mayor has 4,826 followers on Facebook. The Economic Development Department has an Instagram account and a Facebook page specifically focused on retail. The mayor's blog on Nov. 27, 2015 provided notice of the Brownfield Grant Community Outreach Kick-off Meeting (held on Dec. 1, 2015). The meeting was also announced on the City's Facebook, and on two other community Facebook sites. Channel 17, Provo's TV station, broadcasts City Council meetings and Planning Commission meetings on Google TV and Comcast. It also produces original features on local events and businesses, promotional pieces for charitable fundraising campaigns, and educational videos to increase public awareness about City services and processes. Channel 17's short videos have proved very helpful in explaining the recently installed Google Fiber gigabit internet service and in introducing community members to City council candidates. Videos are released on Instagram, the Provo and Economic Development Retail Facebook pages, and YouTube on both the Channel 17 (223 subscribers) and Provo City (410 subscribers) channels. The local Daily Herald newspaper frequently writes articles about City events and news. On Feb. 11, 2015, Provo held a Retail Town Hall to engage community members as a part of a retail strategy conducted by a third party consulting firm. Over 100 community members attended the meeting and 2,374 community members responded to a survey about retailers that they would like to see locate in Provo. Both the survey and the Town Hall meeting were promoted on the City's social media platforms and the Mayor's blog. Provo encourages community members to engage with City government. Every quarter, the Mayor sets aside 90 minutes open to all community members to discuss any concerns they might have about the city.

Through outreach to the individual networks of the supporting government partners (Section 3.b.), CBOs and other stakeholders (Section 3.c.), the City will continue to recruit stakeholder participants throughout the project, including those representing public health and environmental interests, property owners, developers, and residents. At the kick-off meeting, and throughout the project, the City will solicit public input regarding health and welfare issues and redevelopment opportunities, utilizing tools such as social media and the Mayor's blog *Provo Insider*. The intensive "information out, feedback in" process will continue throughout the cleanup/redevelopment decision process, as major milestones are realized, and/or following each BAC meeting. Although most project communications will be published in English, the City will develop and distribute material in Spanish for the large Hispanic community living in the CBD and SE Provo focus areas. Centro Hispano has committed to being on the BAC and assisting with outreach efforts in Spanish. In addition, all City programs, services, and meetings are accessible and Americans with Disabilities Act (ADA) compliant; and City literature includes a statement that citizens may request alternative formats or special accommodations.

**3.b. Partnerships with Government Agencies. 3.b.i. Local/State/Tribal Authority:** The UDEQ/Division of Environmental Response and Remediation (DERR) is the agency that administers the Brownfields Program and Voluntary Cleanup Program (VCP) for the State of Utah. The City has worked hand-in-hand with UDEQ/DERR over the past 20 years on successful brownfield redevelopment projects, including the Ironton Mill Site. A letter of acknowledgement from UDEQ is provided as Attachment A. The City will continue its ongoing partnerships with the agency throughout the CWA Grant project, coordinating with the agency to establish site eligibility for petroleum sites, and enrolling both hazardous substance and petroleum brownfields (if necessary) in appropriate cleanup programs pursuant to UDEQ/DERR's existing authorities. Environmental investigation, monitoring, and remedial planning activities will be conducted in compliance with the rules and guidance promulgated by UDEQ and the regulations that apply to assessment and cleanup of brownfield sites in the State of Utah. The City will coordinate with UDEQ and EPA (as needed) for technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. UDEQ will also review and approve corrective action plans for sites where response actions are to be completed. In addition to technical assistance, UDEQ offers

Enforceable Written Assurances (EWAs), which limit purchaser or lessee liability to UDEQ for environmental cleanup where redevelopment of brownfield sites provide the State with a substantial public benefit. EWAs provide owners and developers confidence to move forward with redevelopment plans on significantly impacted sites, and will be critical to facilitating property transfers for sites assessed as part of the CWA grant project.

**3.b.ii. Other Governmental Partnerships (letters of commitment provided in Attachment D):** The City will work with the **Utah County Health Department** Environmental Health Division, who have committed to serving on the BAC to ensure the protection of public health and the environment during brownfield inventory, assessment, and remedial action planning. The City may solicit early input to identify known environmental liabilities/public health concerns and gather data that could be used as part of the inventory/prioritization process. The Health Department may also provide data to support preparation of site-specific sampling and analysis plans/health and safety plans prepared in support of ESAs. The City will notify the Health Department if contamination, discovered during assessment of individual sites, has potential to negatively impact the health of local residents as a result of toxins migrating from the site to adjacent residential areas. The Health Department may help identify/verify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations (with assistance from UDEQ if needed); design and conduct notification/education programs; and coordinate health testing if migration of contamination is confirmed. **Provo City Redevelopment Agency** is a separate legal entity (from the City) that has been in operation since 1972 charged with facilitating the revitalization of properties that are underutilized, vacant, abandoned, derelict or otherwise not productive. To support of the CWA grant project, the Redevelopment Agency may contribute land or funds generated from tax increment financed (TIF) districts, also known as Redevelopment Project Areas (RPAs; see Section 2.c). RPAs are typically chosen on the basis of land that has become more valuable than the existing structures. While not all of these properties meet the strict definition of a brownfield, they are often underutilized and undervalued properties, and require varying degrees of due diligence prior acquisition, which could be supported by CWA funding. It is anticipated that as brownfields sites are discovered, evaluated and categorized – they will also be analyzed for being qualified as RPAs - where TIF can be used to catalyze a change. The **Planning Commission** has also offered to support the CWA grant project by directly serving on the BAC.

**3.c.i. Community Organization Description & Role:** These partners have each committed to distribute grant related information, serve on the BAC, and provide other services (such as meeting spaces and translator services). A table summarizing in-kind contributions is provided as Attachment C; letters of commitment are provided in Attachment D.

**Centro Hispano:** Promotes cross-cultural understanding and provides bilingual services such as educational classes, health and wellness, legal and tax assistance. Centro Hispano has offered to provide translating services, meeting space, distribute information to Hispanics (the predominant minority group in the CBD and SE Provo) and serve on the BAC.

**Spring Creek Neighborhood:** Located in the SE Provo target community, this neighborhood includes the former Ironton site. Focused on improving the area, they take an active role in reviewing development proposals and participating in area planning efforts. The Neighborhood is committed to serving on the BAC and distributing project information.

**Community Action Services and Food Bank:** Provides a variety of services to low and moderate-income families, and thus is very active in the target communities. They've committed to serving on the BAC, hosting meetings, distributing project information and engaging Provo's Neighborhood Chairs throughout the project.

**Downtown Provo, Inc. (DPI):** Is a business association that serves the CBD target community and works to advocate business growth and development through public-private partnerships in an effort to enhance the quality of life in the community. As part of this commitment DPI will serve on the BAC and distribute project information.

**Rocky Mountain University of Health Professions:** They operate a free clinic in Provo that provides physical therapy to underprivileged people in the community and have offered to represent both educational and health interests in the project by serving on the BAC and hosting meetings.

**Utah Valley Chamber of Commerce (UVCC):** Will represent local business interests in the project by participating on the BAC and distributing project information through newsletters, social media, and on their webpage. UVCC has been working closely with the City on "Straw," an initiative to promote women entrepreneurship and develop local businesses.

**United Way of Utah County:** Works with low income families and children throughout the target communities to provide resources that promote financial security, education, and health. In addition to serving on the BAC, United Way will distribute program information and assist the City with outreach through their existing network of community organizations.

**EdcUtah:** The Economic Development Corporation of Utah, through their networks, can help recruit businesses to relocate or expand to brownfield sites prioritized for funding as part of the CWA grant project. They have also offered to serve on the BAC and support outreach activities.

**Other Stakeholders: Startup Building LLC** owns an historic building in a brownfield-impacted area of the CBD which they refurbished using a \$200,000 no interest loan from the City. The building is used as a gathering place and as office space for startups and small businesses. They have offered their event space to host meetings. **New Vistas LLC** helps fund small businesses in the target community geared towards inventing life improving products, and are developing a new

campus on the former Ironton site turned Mountain Vista Business Center. Both companies have committed to serving on the BAC and assisting with outreach activities.

**3.c.ii. Letters of Commitment:** As a result of the Brownfield Community Outreach Kick-Off Meeting and other outreach activities conducting in support of this grant application, the City has received 13 letters of commitment (LOCs) from CBOs, government partners and other stakeholders who pledged in-kind contributions totaling \$35,015 to the project. In-kind contributions are summarized in the table provided in Attachment C and the LOCs are provided in Attachment D.

**4.a.i. Health and/or Welfare Benefits:** As discussed in Section 1a.ii and 1.b, economic distress factors are extremely amplified in the CBD and SE Provo target communities, which also contain concentrated sensitive populations of minorities (predominantly Hispanics) and young children. **Socioeconomic disparities** are one of the leading threats to public health. Poverty takes into account both income and family size, and has both immediate and long-lasting effects on health. Furthermore, poverty in the early years of a child's life, more than any other time, has especially harmful effects on continuing healthy development and well-being, including developmental delays and infant mortality. Well-being in later childhood, such as teen pregnancy, substance abuse, and educational attainment, are also influenced by early childhood poverty. Brownfield redevelopment will provide opportunities to fulfill public needs through site reuse, supporting community efforts to increase access to healthy foods and opportunities for physical activity, while addressing blight and other social negatives that impact resident quality of life and overall community wellbeing. Subsequent social benefits include neighborhood revitalization and increased employment opportunities. And as discussed in Section 1.a.iv, sensitive populations in the target communities are exceptionally at-risk to be exposed to **cumulative environmental impacts** from soil, water, air and other sources. The health effects noted in Section 1.b. will be managed and addressed as contaminants are identified and ultimately removed from soil, groundwater and deteriorating building materials. The resulting outcome will be a healthier community and improved quality of life as many of the blighted and underutilized properties are redeveloped into important community assets, such as much needed retail and green space. The **welfare of the community** will benefit from this project via increased access to public transit, improved connectivity to economic and employment opportunities, a walkable community, diverse and affordable housing options for a variety of needs and income levels, and walking/biking trails. The "Downtown Provo Strategic Plan" that is guiding redevelopment in the CBD focus area, emphasizes quality urban design that encourages social interaction and supports family and community relationships, as well as healthy, active lifestyles. Through a continued, robust **community outreach program**, the project will improve public awareness of brownfields and associated health risks, especially important in poor neighborhoods such as the SE Provo and CBD focus areas, where residents may have grown accustomed to brownfields, becoming desensitized to the potential health, safety, and environmental hazards they pose. **Inventory activities** will help to identify the locations and types of brownfield sites, as well as the potential contaminants of concern. Data from the inventory will enable the City and its government partners (UDEQ and Utah County Public Health) to accurately assess the extent to which brownfields disproportionately impact the health of sensitive populations in these areas. Environmental site assessments will help to verify the presence of harmful contaminants and evaluate exposure pathways with the potential to impact nearby residents. For example, as radon exposure is a cause for concern (**Section 1.a.iv**), site-specific factors that contribute to radon exposure can be added to checklists for Phase I ESAs completed as part of the project, and Phase II ESAs could include testing for radon levels on eligible sites throughout the targeted community.

**4.a.ii. Environmental Benefits:** The scope of work for the CWA project will help identify, eliminate and prevent threats to the City's primary natural resources - soil, water and air - and support many goals and objectives identified in Vision 2030, including: Objective 4.1.3 – Reduce the adverse impacts of growth, development and environmental pollution; and Goal 6.4 – Protect our beautiful and healthful environment around us, including air, water, land and food. **Soil:** Neglected and abandoned brownfields, as well as active heavy industrial businesses within the target communities, have contributed to soil contamination that can threaten area residents via the ingestion, inhalation and migration to groundwater exposure pathways (Section 1.a.iv). Brownfield assessment and redevelopment will help identify and mitigate soil contamination, decrease threats from illegal dumping, and reduce overburdening from existing sources pollution. **Groundwater and Surface Water:** Identifying and remediating soil and groundwater source areas will help to prevent horizontal and vertical migration of contaminants via groundwater, which will help protect both the City's water supply (which predominately comes from 15 deep wells throughout the City), and the water supply of many downstream communities (whose primary source of water is the Provo River; Section 1.a.iv). For example, data gathered for the brownfield inventory and during ESAs could also be used to identify potential sources of contamination impacting these water supply resources. Provo's Vision 2030 also identified the protection of groundwater and surface water as core values and is committed to maintaining high quality base flow in the Provo River to allow for the spawning of native fish species, which, along with Utah Lake, has been designated as impaired. **Air Quality:** As discussed in **Section 1.a.iv**, the Salt Lake City to Provo metropolitan corridor ranks as the 7th worst area in the nation for 24-hour particulate pollution and has average radon levels above action levels. Assessment, remediation, and redevelopment of Brownfields will improve air quality by identifying, removing, and/or capping near surface areas of contamination and/or asbestos containing materials (in poorly maintained abandoned

buildings) that act as sources of airborne particulates and vapors. Revitalizing sites within the focus areas will also help eliminate sprawl while reducing vehicle emissions, which could have the most dramatic impact on improving air quality throughout the region. For example, as mentioned in Section 1.c.i., a lack of local grocery and other retail stores causes many residents to travel outside the City for shopping, further increasing vehicle emissions. Creating an inventory of shovel-ready sites within the focus areas will help efforts to recruit big-box and top tier retail businesses in the City. Provo has also identified several potential priority sites within the TOD district (SE Provo focus area) and is committed to creating an intermodal hub surrounded by livable neighborhoods, which will further reduce air pollution.

**4.b.i. Planning, Policies and Other Tools:** A small fraction of the goals and objectives identified in Vision 2030 that align with the CWA grant project are summarized in Section 2.a.i. These goals are being infused into subsequent neighborhood master plans and other planning/economic development studies, including the Downtown Master Plan (covering the CBD focus area) and the Retail Strategy Plan (2015), intended to attract new retail business that will keep shoppers in the City, creating tax-based revenue to fund City services, reducing vehicle emissions, and supplying much needed service industry jobs for the economically distressed target communities. Vision 2030 is now steering development in Provo in a way that will improve the lives of its residents while protecting the environment. The City has made sustainability a top priority. As such, the City's infill development strategy allows for maximum use of existing infrastructure, maintaining a compact and sustainable framework. Efficient reuse of vacant and underutilized properties will minimize new construction activities that would otherwise increase pollution and consumption of natural resources, eliminate extension of services into previously undisturbed areas, and reduce urban sprawl.

**4.b.ii. Integrating Equitable Development or Livability Principles:** Assessment is the first step in redeveloping derelict sites in the target communities which is necessary to attract new business opportunities and accommodate potential growth. Revitalization will provide commercial opportunities and subsequent jobs, while decreasing blight and improving resident access to recreational amenities, particularly in the CBD focus area. The City is working diligently to adhere to the Vision 2030 framework which supports each of the livability principles and aims to strengthen existing neighborhoods by removing social, economic, and locational barriers that contribute to inequality. For example, the Downtown Master Plan (2014) proposes an innovative mixed-use redevelopment of an area of the CBD focus area that was collapsing and had severely limited local economic growth. The project aims to provide attractive, comfortable housing for a range of income levels and life-cycle stages that will help the area thrive. The CBD will become a walkable and less automobile-dependent district, a place even more attractive to new businesses. As an example, providing loft housing and particularly artist-specific housing, both rental and owner occupied, will help to add interest and activity. Nationwide, demographic trends in the last few years have shown increased demand for housing in well-planned and pedestrian-oriented downtowns. As these trends manifest themselves in Provo, they introduce added opportunities to strengthen the CBD. By increasing the number and variety of people living in Provo's core, the CBD focus area can more fully support successful transit options, thus improving the quality of life for all Provo residents. The project will provide employment opportunities, stores, services and recreational opportunities in close proximity to transit stops and residential areas by incorporating mixed-use corridors.

**4.c.i. Economic OR Other Benefits:** The City has successfully leveraged the initial EPA Assessment Pilot Grant funding into an estimated \$29,027,954 of subsequent public and private investment which has resulted in the creation of ~400 family wage jobs. With poverty rates as high as 3x the U.S. average, and incomes that are less than ½ the U.S. average there is more work to be done for the SE Provo and CBD focus areas. The City is actively promoting continued investment in Mountain Vista and Brownfield CWA Grant money will be used support due diligence necessary to recruit additional high-tech businesses to the site. This will benefit the SE Provo community by the creating of ~400 much needed jobs and providing an estimated \$65k of tax revenues. The City is engaged in a multimedia campaign to attract Trader Joes and other top tier retailers to help fill the \$188,084,392 annual loss in retail sales. Brownfield CWA funding can be used to create shovel ready sites for retail development which will provide an increased tax base for the City, and simultaneously improve the community's access to both quality food and retail jobs. A preliminary analysis of assessor data suggests that over 22% of parcels in the CBD focus area are still vacant and revitalization and reuse of these parcels will provide an estimated \$850k in lost property taxes, revitalize blighted sites to a higher use and help the City grow this area in line with the Vision 2030. Finally, the City has identified multiple opportunity sites within the TOD and CBD that are not being utilized for the best and highest use consistent with this area. Recent investments in this area have brought Startup Crossing which has revitalized a brownfield site into a high-density affordable housing development. Assessments conducted through brownfield funding will help to attract additional housing and mixed-use developments to this important area.

**4.c.ii. Partnerships with a Workforce Development Program:** The City will collaborate with educational, economic and business development partners (see Section 3.c) to address workforce needs and opportunities related to the brownfields program and to attract new businesses to shovel-ready sites. These partners include Rocky Mountain University of Health Professions, EdcUtah, the Chamber of Commerce, Downtown Provo, Startup Building, and New Vistas. The City will explore other partnerships with BYU and other local area universities to identify ways to involve students throughout the assessment, cleanup and revitalization planning process. Students may be invited to participate in community

visioning/design charrette exercises conducted as part of site-specific reuse planning for catalyst brownfield sites or AWP activities. The City will also make efforts to employ local contractors (drilling, excavation, laboratories, etc.).

**5.a. Programmatic Capability:** The City has assembled a core management team with diverse experience to oversee implementation of the CWA grant project. The core team will draw upon the expertise and experience of a variety of supporting City staff and project partners as needed, including UDEQ as well as other local EPA grant recipients, such as Salt Lake County (recipients of FY2015 CWA grant funding) to ensure effective implementation.

**Dixon LaMar Holmes, AICP & CEcD, Deputy Mayor, Office of Economic Development:** As the Brownfields Project Director, Dixon will oversee the implementation of the CWA grant project to ensure its success. Dixon has been with Provo since 1994, during which time he has held a variety of positions in both Community and Economic Development. As Deputy Mayor in the Office of Economic Development he leads a team that focuses on enhancing the local quality of life through promoting job growth and increasing the City's tax base. Major initiatives include a first ever, City-wide Economic Development Plan & Retail Strategy, working with developers on commercial projects throughout the City, and assisting in revitalizing of the CBD focus area into a high-density and intensity place to do business, dine, shop and live. In 2014, Dixon worked with a team of local entrepreneurs and stakeholders to organize 1 Million Cups, an initiative to support the startup community. In his time with Provo, Dixon has played a part in successfully administering close to \$10M in grants, including playing a major role over the past 16 years in redeveloping the former Ironton brownfield site into the Mountain Vista Business Center. His role in administering grants has included leading interdepartmental teams of City staff members, grant writing, and collaborating with a wide variety of contractors to support economic development projects. Through his work on the Ironton project, he has represented the City at both state and national brownfield conferences.

**Allison Lew, Business Development Coordinator, Office of Economic Development:** As the Brownfields Project Manager, Allison will oversee all facets of the CWA grant project on a day-to-day basis. Allison has worked with the Mayor's Office since spring 2014, with her time largely spent on coordinating community and business outreach. Allison's current role as the business development coordinator is focused on startups, technology, and women and minorities in business. In addition to serving as the social media chair on the Utah Valley Chamber of Commerce Women in Business Network Board, Allison is an organizer for 1 Million Cups, Girl Develop It, and is the co-founder of Straw, a women's entrepreneurship initiative. Allison's networking skills and business connections will be essential in ensuring that the CWA grant project will be inclusive of the full range of community stakeholders impacted by brownfields.

**Dustin Grabau, Grants Administrator, City Finance & Administrative Services:** Dustin will support Allison in ensuring that all administrative tasks, including financial management, periodic reporting, and adhering to plans and schedules are in compliance with the terms and conditions established in the Cooperative Agreement. Dustin works for Administrative Services as an accountant with responsibilities including budget and financial reporting and grant administration. His role as a Grants Administrator includes all facets of financial, compliance and reporting for the City's active grants.

**Whitney Booth, Public Relations Coordinator, Mayor's Office:** Whitney will advise Allison on the Community Involvement Plan and efforts to communicate progress throughout the project. Whitney manages Facebook, Twitter, and Instagram for the Mayor and City. In addition to social media management, Whitney creates engaging content for the Mayor's blog and monthly newsletter. Whitney's role includes coordinating events like the Mayor's Night at the Rec Center to End Homelessness for which she facilitated over \$40,000 of donations to the Utah Housing First Fund.

**Phil Uhl, GIS Administrator, City Info Systems:** Phil will compile GIS data and ensure data gathered for the project is integrated with existing databases and can serve as a tool for future planning and economic development initiatives.

**Other Supporting Staff:** City staff also includes hundreds of planning, engineering, environmental, GIS, legal, financial, and other qualified professionals who will support successful technical and administrative components of the project.

**Procurement of Contractors:** The City routinely contracts engineering and consulting services and has management and procurement procedures in place to acquire these services through a competitive qualifications evaluation and/or bidding process. In Nov. 2015, the City used a qualifications-based procurement process in conformance with 2 CFR 200.317 - 200.326 to contract an environmental consulting team to assist with project implementation (see Section 2.a.ii., i).

**Tracking Outcomes:** To assure the project meets key milestones and desired outcomes, the City will document and track the following outcomes: (1) # of sites assessed; (2) # of sites for which property transfers are facilitated; (3) # of acres of land redeveloped and square footage of buildings positioned for adaptive reuse; (4) Acres of parks or green space created; (5) Length of walking or bike trails created; (6) Amount of private investment leveraged; (7) Amount of other funding leveraged; (8) # of jobs created or retained; and (9) Increased property and sales tax revenue generated. These detailed tracking mechanisms will ensure the project addresses key EPA objectives. Progress will be reported to the EPA via quarterly progress reports, annual reporting, and ACRES database updates.

**5.b. Audit Findings:** The City has received no material adverse findings from a Circular A-133 audit, nor been required to comply with "high risk" terms and conditions under OMB Circular A-102. As a recipient of federal, state, and county financial assistance, the City is responsible for ensuring that an adequate internal control structure is in place so that all federal programs comply with applicable laws and regulations. Per state statutes, the City conducts an annual audit on the

financial statements of all government activities. The City was awarded the Government Finance Officers Association of the U.S. and Canada *Certificate of Achievement for Excellence in Financial Reporting* for the fiscal year ended June 30, 2015. The City has received this prestigious award for the past several years.

**5.c.ii. Has Not\* Received an EPA Brownfields Grant But Has Received Other Federal Grants:** \*In 1996, Provo was awarded a \$200k Brownfields Assessment *Pilot* Grant (Cooperative Agreement BP99860401) from EPA to complete assessment and reuse planning activities at the former Ironton Mill Site. The completion date was 01/15/97. Since this grant was received prior to 2002, details regarding the EPA *Pilot* Grant, as well as the purpose, accomplishments and compliance of more recent grants from multiple federal agencies are detailed in Sections 5.c.ii.1 and 5.c.ii.2.

**5.c.ii.1. Purpose and Accomplishments: Mountain Vista Business Center (Formerly Ironton Mill Site):** Provo has an impressive legacy of receiving, successfully utilizing and leveraging grants and other sources of public and private funding to catalyze redevelopment of large, complex brownfield sites. Located in the SE Provo target community, the Mountain Vista Business Center (f/k/a as the Ironton Mill Site) has become the poster-child for brownfield redevelopment success stories in Utah and a prime example of appropriately seeking funding to transform a highly impacted, derelict property into a thriving business park. It has only been through the leveraging of multiple grants that Provo was able to encourage private sector capital investment for infrastructure and job creation. After siting vacant for over 30 years, in 1996 Provo secured a **\$200k EPA Brownfields Assessment Pilot Grant** that began a process of rigorous assessment, public outreach, visioning, planning and collective action that became a transformative journey. Shortly after, Provo secured the first of 2 grants from the **U.S. Economic Development Administration (EDA)**. The first grant for **\$200k**, in 1999/2000, was used for additional planning and visioning of what Ironton could become. After a collective vision was established, a redevelopment strategy was put into action for developing a multi-purpose business park. As the land was an abandoned former iron producing facility, significant infrastructure and utility improvements were required to support redevelopment as a business park. As a brownfield, Provo was able to secure a **Brownfield Economic Development Initiative (BEDI) grant for \$1M** in 2000 that accompanied a **\$3.5M U.S. Housing and Urban Development (HUD) 108 Loan** against the City's **CDBG** allocations for said improvements. Worked with the local congressional delegation, Provo secured grant funding for utility improvements/constructions on the >300-acre property. The City secured a **\$928k Economic Development Initiative Special Purpose Grant from HUD** in 2001. Followed by a second **EDA matching grant** which required **\$1.4M of City funding** to receive **\$2M of federal funding**. These funds were used to construct a mile long section of curb, gutter and asphalt paving, along with a sewer lift station, water, sewer, and stormwater utilities, as well as street lights. By making these improvements, the property became accessible for redevelopment and easier to market for future private investment. The assessment, cleanup and infrastructure activities were completed (ACRES Property ID: 14211) and in 2008 UDEQ issued a Certificate of Completion. There are now 3 established businesses in the Mountain Vista Business Park providing **~400 family wage jobs**, with a total **private sector capital investment of ~\$10M**. Furthermore, there are now 4 additional development projects under construction, representing ~300k square feet of new buildings and **additional private sector investments of ~\$10M**, anticipated to provide another **~400 family wage jobs**. To date, the City has leveraged the initial \$200k of EPA Brownfield Assessment Pilot Grant funding into **~\$29,027,954** of subsequent public/private investment, which equates to **~\$145.14 leveraged for every \$1 of initial EPA funding**.

**Other Recent Federal Grants and Accomplishments:** In 2014, Provo worked with the **EDA to secure a \$7M matching grant** for an aviation industry service center. This is 50/50 matching grant (\$3.5M from Provo and \$3.5M from EDA). The primary beneficiary provides service and major overhaul from tip to tail on private and commercial jet aircraft. The funding is being used to construct a large concrete ramp and apron for the parking of jet aircraft and access to the airport runway. The public sector investment will facilitate **\$45M in private sector investment** and result in **~450 high skilled, high wage jobs**. Provo is also a **HUD entitlement city**. As such it receives an annual allocation of **CDBG funding** to be used to benefit low and moderate income neighborhoods. The total amount of funding allocated between **2011-2015 is \$7,135,955**. As discussed in Section 1.c, the funding is primarily used to provide services and capital project investment to raise the standard of living for distressed communities, including the CBD and SE Provo focus areas. Some of the programs provided by this funding includes façade and signage grants to local businesses to remove blight and deteriorated store fronts. These commercial districts improve in quality and desirability because of the physical change of appearance and upkeep, which in turn attracts private sector funding because the areas look, feel and function better. With investment, distressed areas become gathering places, and attract retail and other commercial activities. Funding from these CDBG grants also go toward down payment assistance for income qualified families and individuals in the target communities.

**5.c.ii.2. Compliance with Grant Requirements:** The City has the proven experience managing multiple federal grant programs, including the 1996 EPA Brownfield Assessment Pilot Grant, and has the resources, including a dedicated Grants Administrator (Section 5.a) to complete administrative tasks, including financial management and reporting, and to comply with all other grant requirements. For each grant project listed in Section 5.c.ii.1., the City has complied or is complying with all awarding agency requirements. Furthermore, the City has in the past and is presently adhering to work plans, schedules and/or terms and conditions as outlined in the funding agreements.

**Attachment A: Threshold Criteria**

## **THRESHOLD CRITERIA FOR BROWNFIELDS COMMUNITY-WIDE ASSESSMENT GRANTS**

**1. Applicant Eligibility:** Provo City, Utah is a “general purpose unit of local government” as that term is defined in 2 CFR Part 31 and is therefore eligible to receive U.S. EPA funds for Brownfields Assessment.

Applicant DUNS # 072-990-542

**2. Letter from the State or Tribal Environmental Authority:** A letter of acknowledgement/support signed by the State of Utah Department of Environmental Quality is presented as Attachment B.

**3. Community Involvement:** In support of this grant application, the City hosted a Brownfield Grant Community Outreach Kick-off Meeting on December 1, 2015, to engage the public in the grant effort by discussing community visions and prioritizing assessment and revitalization areas which was partly advertised through the mayor’s blog on November 27, 2015 as well as the City Facebook page. Attendees to the meeting included City staff, the consulting team, UDEQ, private residents, business/property owners and other stakeholders. The meeting included a presentation on brownfields redevelopment and the EPA Brownfield Grant Program, followed by a Q&A, which addressed the community’s role in grant implementation, site eligibility requirements, uses of funding, and community concerns including property stigmatization, reporting requirements, availability of cleanup grant funding and other programs available to support redevelopment of brownfields. The group confirmed the community’s needs for CWA grant funding to inventory, prioritize, and assess brownfield sites throughout the CBD and SE Provo target communities, and their input was incorporated into this grant application. Community partners pledged to participate in outreach efforts, form a BAC, and assist with grant implementation activities, such as site identification and prioritization. These commitments were then confirmed in the letters of commitment (LOC) provided in Attachments D. As a result of this and other outreach efforts, the City has obtained letters of commitment from 3 government agencies, 8 community-based organization (CBO)s and 2 other stakeholders, who will serve as dedicated project partners (detailed in Sections 3.b. and 3.c.). The City will work with these organizations through formation of the BAC, which will meet at least two times per year over the three-year grant term, including a post-grant award kick-off meeting, a site inventory meeting, site prioritization meeting(s), cleanup/site-specific reuse meeting(s), and area-wide planning meeting(s). Diverse interests of BAC members will ensure a transparent public process and committed community input throughout the project. The City will also conduct one-on-one interviews with key stakeholders from the real estate community (including brokers, developers and site owners), to explore opportunities to utilize grant funding to support upcoming redevelopment projects.

At the kick-off meeting, and throughout the project, the City will solicit public input regarding health and welfare issues and redevelopment opportunities, utilizing tools such as social media and the website Provo Insider. The intensive “information out, feedback in” process will continue throughout the cleanup/redevelopment decision process, as major milestones are realized, and/or following each BAC meeting. Although most project communications will be published in English, the City will develop and distribute material in Spanish for the significant number of Hispanic residents living in the CBD and SE Provo target communities. Centro Hispano have committed to being on the BAC (see Attachment D) and assisting with outreach efforts in Spanish. In addition, all City programs, services, and meetings are accessible and Americans with Disabilities Act (ADA) compliant; and City literature includes a statement that citizens may request alternative formats or special accommodations.

**4. Site Eligibility and Property Ownership Information:** Not applicable for proposals for community-wide assessment grants.

**Attachment B: Letter from State**

- Utah Department of Environmental Quality: Brad T. Johnson, Deputy Director; 195 North 1950 West, Salt Lake City, UT 84114; 801-536-4100



State of Utah

GARY R. HERBERT  
*Governor*

SPENCER J. COX  
*Lieutenant Governor*

Department of  
Environmental Quality

Alan Matheson  
*Executive Director*

Brad T Johnson  
*Deputy Director*

December 14, 2015

Allison Lew  
Business Development Coordinator  
Start-up Community  
Provo City  
351 West Center Street  
Provo, Utah 84601

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

Dear Ms. Lew:

Thank you for involving the Utah Department of Environmental Quality (UDEQ) in Provo City's (Provo) economic development and planning discussions regarding Provo's application for an Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Grant. The UDEQ believes assessment is a significant step in revitalizing properties and is committed to seeing Brownfields-caliber sites assessed, remediated and redeveloped wherever possible.

The UDEQ supports Provo in its application for an EPA Brownfields Community-Wide Assessment Grant to address both petroleum and hazardous substance contamination. The benefits of assessing properties within Provo City include revitalization of an area served by commuter rail providing a unique opportunity for significant new transit-oriented development within the city. The UDEQ is committed to assisting Provo as the city seeks to address Brownfields. Additionally, the UDEQ encourages use of the Voluntary Cleanup Program and Enforceable Written Assurances as vehicles for addressing contaminated properties and returning Brownfields properties to productive reuse.

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

Regards,

Brad T Johnson  
Deputy Director  
Department of Environmental Quality

cc: Ralph L. Clegg, E.H.S., M.P.A., Director, Utah County Health Department

## **Attachment C: Leveraged Resources**

- Table Summarizing Firm Leveraging Commitments/Pledged Resources/In-Kind Contributions from Provo City, Community-Based Organizations and Partner Agencies

Table - Provo City, UT - FY2016 Application for U.S. EPA Brownfields CW Assessment Grant - Summary of Leveraged Resources

Organization	Documentation of Commitment	Type of Commitment	Anticipated Activities	# of Hours	Est. Hourly Rate	Total Amount of Commitment
Community Action Services and Food Bank	Letter of Support; See Attachment D.	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	90	\$ 38.00	\$ 3,420.00
Downtown Provo	Letter of Support; See Attachment D.	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	--	--	\$ 5,000.00
Economic Development Corporation of Utah	Letter of Support; See Attachment D.	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	120	\$ 35.00	\$ 4,200.00
United Way of Utah County	Letter of Support; See Attachment D.	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	60	\$ 35.00	\$ 2,100.00
Utah County Health Department	Letter of Support; See Attachment D.	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	60	\$ 72.00	\$ 4,320.00
Provo Planning Commission	Letter of Support; See Attachment D.	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	60	\$ 62.50	\$ 3,750.00
Startup Building LLC	Letter of Support; See Attachment D.	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	60	\$ 35.00	\$ 2,100.00
Spring Creek Neighborhood	Letter of Support; See Attachment D.	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	75	\$ 35.00	\$ 2,625.00
Centro Hispano	Letter of Support; See Attachment D.	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	60	\$ 20.00	\$ 1,200.00
NewVistas LLC	Letter of Support; See Attachment D.	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	120	\$ 35.00	\$ 4,200.00
Utah Valley Chamber of Commerce	Letter of Support; See Attachment D.	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	60	\$ 35.00	\$ 2,100.00
<b>TOTAL AMOUNT OF LEVERAGED RESOURCES</b>						<b>\$ 35,015.00</b>

BAC = Brownfield Advisory Committee

## **Attachment D: Letters of Commitment**

### **Community-Based Organizations (CBOs)**

- Centro Hispano: Teresa Tavares, Executive Director; 817 South Freedom Boulevard, Provo, UT 84601; 801-691-5291; teresat@centrohispanouc.org
- Community Action Services and Food Bank: Myla Dutton, Executive Director; 815 S. Freedom Boulevard, Suite 100, Provo, UT 84601; 801-691-5229; kmccandless@communityactionuc.org
- Downtown Provo, Inc.: Brady L. Curtis, Executive Director; 111 S. University Avenue, Provo, UT 84601; 801-750-4871; downtownprovo.org
- Economic Development Corporation of Utah: Jeff Edwards, President/CEO; 201 South Main Street, Suite 2150, Salt Lake City, UT 84111; 801-328-8824
- Rocky Mountain University of Health Professions: Michael Skurja, Jr., COO; 122 East 1700 South, Provo, UT 84606; 801-375-5125
- Spring Creek Neighborhood: Mary Millar, Chair; 801-473-8162; memoirs1973@hotmail.com
- United Way of Utah County: Bill Hulterstrom, President/CEO; 148 North 100 West, PO Box 135, Provo, UT 84603; 801-691-5301; billh@unitedwayuc.org
- Utah Valley Chamber of Commerce: Rona Rahlf, President/CEO; 111 S. University Avenue, Provo, UT 84601; 801-851-2555

### **Government/Agency Partners**

- Provo City Redevelopment Agency: David Walter, Director; 351 W Center Street, PO Box 1849, Provo, UT 84603; 801-852-6160
- Provo Planning Commission: Ross Flom, Planning Commission Chair; 330 W 100 S, Provo, UT 84601; 801-318-3240; flom@byu.edu
- Utah County Health Department: Ralph L. Clegg, Executive Director; 151 South University Avenue, Provo, UT 84601; 801-851-7016

### **Other Local Partners**

- NewVistas LLC: Clayton Kimball; 2365 Mountain Vista Lane, Provo, UT 84606; 801-824-5027; ckimball@newvistas.com
- Startup Building LLC: Tom Taylor, Owner; 111 600 S, Provo, UT 84601; 801-368-1592; brogaambyth@gmail.com



December 11, 2015

Allison Lew  
Provo City Mayor's Office of Economic Development  
351 West Center St.  
Provo, UT 84601

RE: Provo City Letter of Commitment for U.S. EPA Brownfields  
Community-Wide Assessment Grant

Dear Ms. Lew:

Centro Hispano provides bilingual services to Hispanic community members. We offer services such as walk-in consultations for information and referrals, free adult education classes, legal assessments, low-income tax payer assistance, and health promotion and wellness activities. We also host annual community events that promote cross-cultural understanding. Some of our services also serve targeted at-risk low-income people of the entire community.

Centro Hispano supports Provo City's EPA Brownfields Assessment Grant application and understands what the grant funds will be used for.

Several of the target Brownfields areas that Provo is considering for assessment are home to significant numbers of Hispanic community members. Centro Hispano will assist in any language translation for Hispanic residents who may attend public meetings regarding Brownfields grant implementation in their neighborhoods.

Centro Hispano will donate in-kind contributions of staff time through distributing information to the community, attending the Brownfields Advisory Committee meetings, and otherwise participating in the grant implementation process.



Our in-kind contributions are conservatively estimated at **20** hours of staff time per year (estimated at **\$20** per hour) to distribute information, prepare and attend Brownfields Advisory Committee meetings, and otherwise participate in the grant implementation process. Over the three year grant period, this amounts to an estimated contribution value of **\$1,200**.

We will distribute relevant information to our members/constituents about the brownfields project via notices/articles, our newsletter, social media, and our website.

Centro Hispano is also willing to host public meetings in its community event space.

One or more members of Centro Hispano will participate in a Brownfield Advisory Committee. It is our understanding that the Provo City intends to host Brownfields Advisory Committee meetings at a minimum of two times per year over the three-year grant period, for a total of six or more meetings, including a project kick-off meeting, site inventory meeting, site prioritization meeting(s), remedial action meeting(s) and redevelopment planning meeting(s).

Sincerely,



Teresa Tavares

Executive Director

801-691-5291

[teresat@centrohispanouc.org](mailto:teresat@centrohispanouc.org)

November 1, 2015

Allison Lew  
Provo Mayor's Office of Economic Development  
351 West Center St.  
Provo, UT 84606

Dear Ms. Lew:

I am writing in behalf of Community Action Services and Food Bank to confirm our agency's commitment to partner with your office in support of your application for the Brownfields Community-Wide Assessment Grant. Community Action has served the local low and moderate-income community for more than 45 years.

Community Action works to *stabilize* families and individuals and then *rebuild* their lives. We help meet their basic needs (food, shelter, housing) while providing the long-term solutions needed to rebuild their financial and social self-sufficiency, enabling them to break out of poverty. In 2014 we served 7,559 households (18,189 people including 6,397 children) with an additional 13,300 people served through our partnerships with other local nonprofits.

A thriving and growing local economy and stable neighborhoods are essential to the well-being of low and moderate-income Provo residents. We understand that the Brownfields Community-Wide Assessment Grant will allow Provo City to lay the foundation for transforming derelict land from liabilities into assets that will revitalize the community and protect the health of our neighborhoods and environment. In the long-term this will greatly benefit the residents that we serve on a daily basis who are struggling to make ends meet.

I am very pleased to propose Karen McCandless from our organization to serve as a member of the Brownfields Advisory Committee. She serves as our Community Strategies Director. I believe that she will be a great asset to your efforts because, in addition to her degree in community development, she has a deep understanding of the issues that low-income families face each day. She also was an Orem City Council member for more than 10 years.

Therefore Community Action will donate in-kind contributions of staff time to distribute information to the community including our clients, attend the Brownfields Advisory Committee meetings, and other wise assist with the grant implementation process. Our in-kind contributions are conservatively estimated at 30 hours of staff time per year (estimated at \$38 per hour). Over the three year grant period, the total in-kind will be approximately \$3,420. As part of our membership on the committee, we would be pleased to host committee meetings at a minimum of two times per year over the three-year period. In addition Karen would be willing to host a community outreach event at our facility and to assist in engaging Provo's Neighborhood Chairs in the process if desired.

I appreciate this opportunity to support Provo City's efforts to revitalize our community and local economy. Karen's contact information is 801.691.5229 and [kmccandless@communityactionuc.org](mailto:kmccandless@communityactionuc.org).

Best Regards,



Myla Dutton  
Executive Director  
801.691.5250



Brady Curtis  
Downtown Provo, Inc. ("DPI")  
111 S. University Ave.  
Provo, UT 84058

December 2, 2015

Provo Mayor's Office of Economic Development  
Allison Lew  
352 West Center St.  
Provo, UT 84606

RE: Brownfield Community-Wide Assessment Grant (Provo, UT)

Dear Allison:

I am writing in support of Provo City's Community-Wide Assessment Grant Application ("Grant"). Our offices have a long history of working together, and my organization is glad to help in the proposed project.

DPI is a 501(c)6 business association comprised of leaders within the Provo business community. There is great talent within DPI's Board of Directors, members, and staff all of which are dedicated to making Provo a better place to live, work, and play. The proposed Grant aligns with our organization's values and DPI is excited to clean up our neighborhoods in preparation for future development.

Downtown Provo, Inc. would be happy to accept a position on the Brownfield Advisory Committee and pledges the staff time necessary to complete objectives assigned to us by your office. It is my understanding that such tasks include: distributing information to the community, attending committee meetings, and completing other tasks as assigned.

At a minimum, DPI anticipates donating in-kind contributions totaling \$5,000 over the three year Grant period (i.e., \$3,675 of staff time at \$35/hr and \$1,325 in materials and printing costs). If a larger group of volunteers is needed DPI members can be solicited for help.

We are hopeful and excited about the opportunity to be awarded this grant, and are thankful for leadership efforts you and your office provide to make projects like this a reality.

Sincerely,

s/Brady L. Curtis/

Brady Curtis  
Executive Director

**EXECUTIVE COMMITTEE**

Jay Francis  
Larry H. Miller Group of Companies  
Vice Chair – Private Sector

Mayor Mike Caldwell  
Ogden City  
Vice Chair – Public Sector

David Lang  
Goldman Sachs  
Secretary/Treasurer

Scott Anderson  
Zions Bank  
Past Chairman

Senator Stuart Adams  
Utah State Senate

Mike Allegra – Utah Transit Authority

Mayor Ralph Becker  
Salt Lake City

Mark Bouchard – CBRE

Dave Buhler  
Utah State Board of Regents

Cindy Crane – Rocky Mountain Power

Mayor John Curtis – Provo City

Mayor Tom Dolan – Sandy City

Commissioner Larry Ellertson  
Utah County

Jeremy Ferkin  
CenturyLink

Joanna Ganning  
Metropolitan Research Center  
University of Utah

Commissioner Jeff Hadfield  
Box Elder County

Val Hele  
Governor's Office of Economic  
Development

President Dr. Deneece Huftalin  
Salt Lake Community College

Speaker Greg Hughes  
Utah House of Representatives

Ron Jibson  
Questar

Mel S. Lavitt  
Chairman, GOED Board

Josh Little  
Site Select Plus

**Greg Matis – SelectHealth**

Mayor Ben McAdams  
Salt Lake County

Commissioner Bret Millburn  
Davis County

President Steve Morgan  
Westminster College

President David Pershing  
University of Utah

Ray Pickup  
Workers Compensation Fund

Steven Price  
Price Real Estate

Commissioner Alan Roper  
Millard County

Mayor Bob Stevenson – Layton City

Jill Taylor - KeyBank, NA

Mayor Troy Walker – Draper City

Glen D. Watkins - Jones Waldo

Douglas C. Welling  
Jacobsen Construction Company

Mayor Bert Wilson – Lehi City

M. Craig Zollinger  
JPMorgan Chase Bank, N.A.

December 7, 2015

Allison Lew  
Provo City Mayor's Office of Economic Development  
351 West Center St.  
Provo, UT 84601

Dear Ms. Lew:

EDC Utah was founded in 1987 as a private, nonprofit organization. Our mission is to serve as a catalyst for quality job growth and increased capital investment by assisting in-state companies to grow and recruiting out-of-state companies to expand and relocate in Utah.

EDC Utah fully supports Provo City's EPA Brownfields Assessment Grant application and understands what the grant funds will be used for. We applaud the city for this proactive effort which will lead to identification and remediation of these sites. We anticipate that this effort will eventually return sites for development that will positively impact the city's economy.

The Economic Development Corporation of Utah will donate in-kind contributions of staff time through distributing information to the community, attending the Brownfields Advisory Committee meetings, and otherwise participating in the grant implementation process. Our in-kind contributions are conservatively estimated at **40** hours of staff time per year (estimated at **\$35** per hour) to distribute information, prepare and attend Brownfields Advisory Committee meetings, and otherwise participate in the grant implementation process. Over the three year grant period, this amounts to an estimated contribution value of **\$4,200.00**.

We will distribute relevant information to our members/constituents about the brownfields project via notices/articles, our newsletter, and our website.

One or more members of the Economic Development Corporation of Utah (EDC Utah) staff will participate in a Brownfield Advisory Committee. It is our understanding that the Provo City Economic Development Office intends to host Brownfields Advisory Committee meetings at a minimum of two times per year over the three-year grant period, for a total of six or more meetings, including a project kick-off meeting, site inventory meeting, site prioritization meeting(s), remedial action meeting(s) and redevelopment planning meeting(s).

EDCUTah can also provide recommendations in the prioritization of specific site remediation based on EDCUTah's key function as the organization of first contact in the State of Utah for new economic development projects.

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

Jeff Edwards,  
President & CEO



**ROCKY MOUNTAIN UNIVERSITY**  
**OF HEALTH PROFESSIONS**

December 3, 2015

Allison Lew  
Provo City Mayor's Office of Economic Development  
351 West Center St.  
Provo, UT 84601

Dear Ms. Lew:

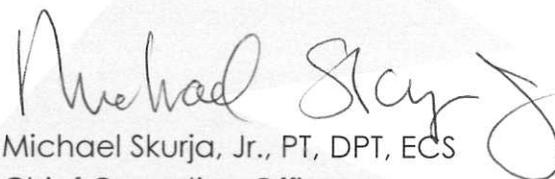
Thank you for the opportunity to participate in the Brownfield Community Wide Assessment Grant fund. Rocky Mountain University of Health Professions which has been located in Provo for approximately 18 years is a private university dedicated to graduate healthcare education.

Rocky Mountain University of Health Professions supports Provo City's EPA Brownfields Assessment Grant application and understands what the grant funds will be used for.

Rocky Mountain University of Health Professions Foundation, a nonprofit organization operates a Community Rehabilitation Clinic which provides free physical therapy to underprivileged residents of Provo and the surrounding area. Provo City and Utah County representatives were instrumental in assisting the University and the Foundation in their efforts to develop this clinic.

Rocky Mountain University of Health Professions would be glad to host some of the Brownfields Advisory Committee meetings at a minimum of two times per year over the three-year grant period, for a total of six or more meetings.

Sincerely,



Michael Skurja, Jr., PT, DPT, ECS  
Chief Operating Officer

Allison Lew  
Provo City Mayor's Office of Economic Development  
351 West Center St.  
Provo, UT 84601

RE: Provo City, Letter of Commitment for US EPA Brownfield's Community Wide Assessment Grant

Dear Ms. Lew:

The Spring Creek Neighborhood is located in southeast Provo and is anticipating significant future development that will benefit neighborhood residents. There are several underutilized sites that lie within Spring Creek neighborhood boundaries.

The Spring Creek Neighborhood supports Provo City's EPA Brownfields Assessment Grant application and understands the purpose of the grant funds.

Neighborhood chairs review proposals for new development within Provo neighborhood boundaries. Sites that are underutilized, blighted, and/or derelict are not conducive to maintaining a high quality of life within neighborhoods.

Spring Creek Neighborhood will donate in-kind contributions of staff time through distributing information to the community, attending the Brownfields Advisory Committee meetings, and otherwise participating in the grant implementation process. Our in-kind contributions are conservatively estimated at 25 hours of staff time per year (and valued at \$35 per hour) to distribute information, prepare and attend Brownfields Advisory Committee meetings, and otherwise participate in the grant implementation process. Over the three year grant period, this amounts to an estimated contribution value of \$2625.

We will distribute relevant information to our members/constituents about the brownfields project via notices/articles, our newsletter, social media, and our website.

One or more members of Spring Creek Neighborhood will participate in a Brownfield Advisory Committee. It is our understanding that the Provo City intends to host Brownfields Advisory Committee meetings at a minimum of two times per year

over the three-year grant period, for a total of six or more meetings, including a project kick-off meeting, site inventory meeting, site prioritization meeting(s), remedial action meeting(s) and redevelopment planning meeting(s).

We anticipate being actively engaged in this entire process and thank you for your consideration.

Regards,

A handwritten signature in cursive script that reads "Mary Millar". The signature is written in black ink and is positioned below the word "Regards,".

Mary Millar  
Spring Creek Neighborhood Chair  
[memiors1973@hotmail.com](mailto:memiors1973@hotmail.com)  
801 473 8162



December 4, 2015

Allison Lew  
 Provo Mayor's Office of Economic Development  
 351 West Center St.  
 Provo, UT 84601

RE: Provo City, Letter of Commitment for U.S. EPA Brownfields Community Wide Assessment Grant

Dear Allison:

For more than 40 years, United Way of Utah County has been involved in creating lasting change in our community. We partner with people and organizations from all across the community to make the greatest difference. We focus on building financially stable families, preparing children to succeed in school and beyond and creating a healthy community.

United Way of Utah County regularly partners with Provo City to improve the quality of life for low to moderate income community members. As director of United Way of Utah County, I work closely with Provo City leadership to raise awareness of community needs. In 2014, Provo City partnered with United Way to run a fundraising campaign that resulted in over \$20,000 of donated funds for United Way's Sub for Santa program. Every year, Provo City also volunteers teams of city employees to participate in United Way's Day of Caring community wide service event.

United Way of Utah County will donate in-kind contributions of staff time through distributing information to the community, attending the Brownfields Advisory Committee meetings, and otherwise participating in the grant implementation process. Our in-kind contributions are conservatively estimated at 20 hours of staff time per year (estimated at \$35 per hour) to distribute information, prepare and attend Brownfields Advisory Committee meetings, and otherwise participate in the grant implementation process. Over the three year grant period, this amount to an estimated contribution value of \$2,100.

A United Way staff member will participate in a Brownfield Advisory Committee. We also intend to host, as needed, Brownfields Advisory Committee meetings at a minimum of two times per year over the three-year grant period, for a total of six or more meetings, including a project kick-off meeting, site inventory meeting, site prioritization meeting(s), remedial action meeting(s) and redevelopment planning meeting(s).

**Executive Committee:**

Jeff Sermon  
 Board Chair  
 Bob Williams  
 Chair Elect  
 Ethan Shumway  
 Campaign Chair  
 Janae Moss  
 Community Engagement Chair  
 Kelly Ward  
 Finance, Audit & Operations Chair

**Board of Directors:**

Britton Roney  
 Cameron Martin  
 Carl Berntson  
 Debbie Swenson  
 Diena Simmons  
 Gary Seastrand  
 Jeff Rust  
 Jim Evans  
 Kelley Johnson  
 Kristine Manwaring  
 Kyle Reyes  
 Lori Thorn  
 Marie Prothero  
 Matt Swenson  
 Merrilee Boyack  
 Scott Barlow  
 Ryan Poelman  
 Susan Madsen  
 Susan Richards

**President and CEO:**

Bill Hultstrom

**Corporate Partners**

\$50,000+:

Google Fiber

**Corporate Partners**

\$25,000+:

Nudge

Intermountain Healthcare

Nu Skin

RBM Services

Corporate Partners  
 generously donate funds  
 to support United Way of  
 Utah County's mission of  
 creating opportunities  
 for a better life for all.  
 Thank you!

We would also anticipating helping this committee connects with various nonprofit groups, neighborhoods, or low income individuals if needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bill Hultstrom', with a long horizontal flourish extending to the right.

Bill Hultstrom  
President & CEO  
billh@unitedwayuc.org  
801-691-5301



December 9, 2015

Rona Rahlf  
Utah Valley Chamber  
111 S. University Avenue  
Provo, UT 84601  
801-851-2562  
rona@thechamber.org

Allison Lew  
Provo City Mayor's Office of Economic Development  
351 West Center St.  
Provo, UT 84601

Dear Ms. Lew:

The Utah Valley Chamber of Commerce exists to make Utah Valley a better place. By helping businesses to prosper, we help families and the community to thrive. Through public advocacy, business relationship building, community events, strategic partnerships and professional development, we strive to make this valley a great place to live, work and play.

The Utah Valley Chamber of Commerce supports Provo City's EPA Brownfields Assessment Grant application and understands what the grant funds will be used for.

The Utah Valley Chamber of Commerce regularly partners with Provo City to promote and connect local businesses. Recently, the Chamber has been working with Provo City on "Straw," an initiative for women in entrepreneurship mentoring and networking.

Utah Valley Chamber of Commerce will donate in-kind contributions of staff time through distributing information to the community, attending the Brownfields Advisory Committee meetings, and otherwise

participating in the grant implementation process. Our in-kind contributions are conservatively estimated at 20 hours of staff time per year (estimated at \$35 per hour) to distribute information, prepare and attend Brownfields Advisory Committee meetings, and otherwise participate in the grant implementation process. Over the three-year grant period, this amounts to an estimated contribution value of \$2,100.

We will distribute relevant information to our members/constituents about the Brownfields project via notices/articles, our newsletter, social media, and our website.

One or more members of Utah Valley Chamber of Commerce staff will participate in a Brownfield Advisory Committee. It is our understanding that the Provo City intends to host Brownfields Advisory Committee meetings at a minimum of two times per year over the three-year grant period, for a total of six or more meetings, including a project kick-off meeting, site inventory meeting, site prioritization meeting(s), remedial action meeting(s) and redevelopment planning meeting(s).

Sincerely,

A handwritten signature in black ink, appearing to be 'Rona Rahlf', with a long horizontal flourish extending to the right.

Rona Rahlf  
President and CEO



**Redevelopment  
Agency**  
TEL 801 852 6160  
351 W CENTER ST  
PO BOX 1849  
PROVO, UT 84603

December 15, 2015

To Whom It May Concern,

It is our understanding that the Provo City Mayors Office of Economic Development is applying for a Brownfields grant. We applaud this effort as it is consistent with the goals and objectives of the Provo City Redevelopment Agency. One of the primary goals of our agency is to encourage the redevelopment of underutilized, non-performing, abandoned, or potential environmentally-impacted properties to a higher, better, and more productive use. We also find that Brownfield type properties have lower taxable valuations, become a hindrance to adjacent productive properties and detract from the overall fit and feel to portions of our community.

Our agency's primary funding sources are Community Development Block Grants (CDBG), from Housing and Urban Development (HUD), and Tax Increment Financing (TIF) funding through Redevelopment District Areas (RDAs) or Community Development Areas (CDAs). Typically these funds are used to leverage larger sums of private sector funding. In essence, grants and TIF allow us to close a gap or catalyze the redevelopment of the previously mentioned properties.

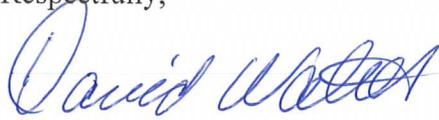
Our agency is most active in the downtown neighborhoods, commercial districts, and at the Mountain Vista Business Center. We have provided a map of existing CDAs where tax increment financing is available in the areas previously mentioned.

Another goal is to encourage development and redevelopment in low and moderate-income neighborhoods to benefit targeted income populations, specifically low and moderate-income areas. We have found that by making targeted investment in strategic locations, our agency is able to leverage federal and local dollars to attract larger sums of private sector dollars. This is often accomplished through the purchase of underutilized or blighted properties and replacing them with more productive and community-friendly uses. An example of this was the purchase of land owned by a manufacturing business that bordered on a low and moderate-income development. We relocated the business to a local business park and converted the former business into affordable housing mixed with market-rate housing. As a side note, we worked with the Provo City Economic Development Office to perform Phase I and II environmental studies to determine whether the former use would have a negative impact on the future residential use.

Our office further supports this grant application as we have a vested interest in the further development of the Mountain Vista Business Center. The agency owns most of the land in the business park, that which has not been sold to the private sector, and has created a Community Development Project Area that allows tax increment financing to be used to offset extraordinary cost associated with developing a former Brownfield's site.

We appreciate the consideration of this application on behalf of Provo City.

Respectfully,

A handwritten signature in blue ink that reads "David Walter". The signature is written in a cursive style with a large initial "D" and a stylized "W".

David Walter  
Provo City Redevelopment Agency

Allison Lew  
Provo City Mayor's Office of Economic Development  
351 West Center St.  
Provo, UT 84601

Dear Ms. Lew:

The Planning Commission consists of seven regular members and two alternate members who are Provo residents, appointed by the Mayor. The Planning Commission reviews and approves or disapproves project plans and decides on all applications for Conditional Use Permits, among other duties.

Provo City Planning Commission supports Provo City's EPA Brownfields Assessment Grant application and understands what the grant funds will be used for.

The Planning Commission is a recommending body to the Provo City Council on new development in the community. New development that comes to Provo as a result of Brownfields assessment funding will be read and reviewed by the Planning Commission before moving on for Council approval.

The Planning Commission will donate in-kind contributions of staff time through distributing information to the community, attending the Brownfields Advisory Committee meetings, and otherwise participating in the grant implementation process. Our in-kind contributions are conservatively estimated at 20 hours of staff time per year (estimated at \$62.50 per hour) to distribute information, prepare and attend Brownfields Advisory Committee meetings, and otherwise participate in the grant implementation process. Over the three year grant period, this amounts to an estimated contribution value of \$3,750.

We will distribute relevant information to our members/constituents about the brownfields project via notices/articles, our newsletter, social media, and our website.

One or more members of Planning Commission will participate in a Brownfield Advisory Committee. It is our understanding that the Provo City intends to host Brownfields Advisory Committee meetings at a minimum of two times per year over the three-year grant period, for a total of six or more meetings, including a project kick-off meeting, site inventory meeting, site prioritization meeting(s), remedial action meeting(s) and redevelopment planning meeting(s).

Sincerely,

A handwritten signature in black ink, appearing to read "Ross Flom", with a long, sweeping horizontal line extending to the right.

Ross Flom  
Planning Commission Chair  
[flom@byu.edu](mailto:flom@byu.edu)  
801.318.3240



December 3, 2015

Allison Lew  
Provo City Mayor's Office of Economic Development  
351 West Center St.  
Provo, UT 84601

Dear Ms. Lew:

The Utah County Health Department was formed in 1951 to serve the public health needs of the Utah County community. The Department consists of seven divisions - Administration, Environmental Health, Family and Personal Health (Nursing), Health Promotion, Mosquito Abatement, WIC Nutrition, and Senior Services. The Utah County Board of Health serves as the policy board for the Department with board members appointed by the County Commission. The Department also functions as a department in County government. Our Environmental Health Division staff has a level of expertise in wastewater, water quality, solid and hazardous wastes, air quality, and other environmental areas associated with Brownfields Projects.

The Utah County Health Department supports Provo City's EPA Brownfields Assessment Grant application and understands the purpose and use of the grant funds.

As the Local Public Health Department for Utah County, we serve both the incorporated cities and unincorporated areas of the county. As Provo City is the largest incorporated city in the county, we often collaborate with the city officials on projects and issues from air quality to nuisance enforcement to code enforcement and many things in between.

The Utah County Health Department will donate in-kind contributions of staff time through distributing information to the community, preparing for and attending the Brownfield Advisory Committee meetings, and otherwise participating in the grant implementation process. Our in-kind contributions for participating in these activities is estimated to be at least 20 hours of staff time per year. Over a three year grant cycle, this would amount to an estimated in-kind contribution value of \$4,320 (Environmental Health Director salary, benefits, support costs - i.e. rent, phone, IT, clerical, supervision, overhead, etc).

We will distribute relevant information concerning the Brownfields project to our constituents through the efforts of our Public Information Officer, newsletters, and our website as appropriate.

**Board of Health**

Clyde Nielsen, RPh, Chair

Henry M. Yeates, M.D.  
Commissioner Larry Ellertson

Diane Lohner  
Superintendent Keith C. Rittel

Dianne C. Carr, RD  
Mayor Jeff Acerson

Gaye L. Ray, RN  
Teresa Tavares

I have asked our most experienced Licensed Environmental Health Scientist, Bryce Larsen to participate in a Brownfields Advisory Committee. Bryce is also the Division Director of our Environmental Health Division and can bring the expertise and experience of his staff to contribute to the effort as needed. It is our understanding that Provo City intends to host Brownfields Advisory Committee meetings at least twice a year over the three-year grant cycle for a total of six or more meetings which will include kick-off, inventory, site prioritization, remedial action and redevelopment planning meetings.

The Health Department may also be able to provide some peer reviews of the planning and environmental documents.

Sincerely



Ralph L. Clegg, EHS, MPA  
Executive Director  
801-851-7016 (office)

# NewVistas

Allison Lew  
Provo City Mayor's Office of Economic Development  
351 West Center St.  
Provo, UT 84601

RE: Provo City, Letter of Commitment for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Ms. Lew:

David Hall has been a local employer in Provo during the last 35 years creating many jobs and value to the community. After selling the large company Novatek he has created NewVistas LLC to help fund new small businesses geared towards inventing life improving products of all types. While currently spread across a neighborhood in South Provo these businesses and future ones will be consolidated into a new nearby campus currently under construction in a former industrial area. Great lengths have been required to clean up the site prior to construction including research of past uses, testing for contamination, and removal of large crumbling remnants.

NewVistas LLC supports Provo City's EPA Brownfields Assessment Grant application and understands what the grant funds will be used for.

David Hall has worked with the city in past decades developing the campus surrounding Novatek's first building. This collaboration added hundreds of jobs and attracted significant talent to the city.

NewVistas LLC will donate in-kind contributions of staff time through distributing information to the community, attending the Brownfields Advisory Committee meetings, and otherwise participating in the grant implementation process. Our in-kind contributions are conservatively estimated at 40 hours of staff time per year (estimated at \$35 per hour) to distribute information, prepare and attend Brownfields Advisory Committee meetings, and otherwise participate in the grant implementation process. Over the three year grant period, this amounts to an estimated contribution value of \$4200.

We will distribute relevant information to our members/constituents about the brownfields project via notices/articles, our newsletter, our website, and during facility tours.

One or more members of NewVistas LLC will participate in a Brownfield Advisory Committee. It is our understanding that the Provo City intends to host Brownfields Advisory Committee meetings at a minimum of two times per year over the three-year grant period, for a total of six or more meetings, including a project kick-off meeting, site inventory meeting, site prioritization meeting(s), remedial action meeting(s) and redevelopment planning meeting(s).

# NewVistas

NewVistas LLC can also provide peer review of planning and environmental documents previously commissioned within the area.

Best regards,

A handwritten signature in black ink that reads "Clayton Kimball". The signature is written in a cursive, flowing style.

Clayton Kimball  
NewVistas LLC  
*2365 Mountain Vista Lane*  
*Provo, Utah 84606*  
*(801) 824-5027*  
ckimball@newvistas.com

Allison Lew  
Provo City Mayor's Office of Economic Development  
351 West Center St.  
Provo, UT 84601

RE: Provo City, Letter of Commitment for U.S. EPA Brownfields  
Community-Wide Assessment Grant

Dear Ms. Lew:

I want to write in support of and commitment to the efforts of the city to win \$400,000 in U.S. EPA Brownfield Community-wide Assessment grant funds. I own and operate The Startup Building located in a blighted area of Provo. The Startup Building houses a code and design school, community event space, and co-working desk and office space for startups and small businesses.

The Startup Building was built in 1898 as a candy factory, but in more recent years has been used as office space. With the assistance of Provo City's \$200,000 no interest loan, we have refurbished the entire structure. Provo City's loan significantly helped us complete the needed renovations to The Startup Building, but the building's neighborhood still is home to many unused and underutilized sites.

Provo City staff and The Startup Building team co-organized a unit of the 1 Million Cups entrepreneurial education event in our community. This weekly event has brought thousands of people to The Startup Building, which is located in a low-moderate income area and is surrounded by blighted sites.

Our organization supports Provo City's EPA Brownfields Assessment Grant application and understands what the grant funds will be used for.

The Startup Building will donate in-kind contributions of staff time through distributing information to the community, attending the Brownfields Advisory Committee meetings, and otherwise participating in the grant implementation process. Our in-kind contributions are conservatively estimated at 20 hours of staff time per year (estimated at \$35 per hour) to distribute information, prepare and attend Brownfields Advisory Committee meetings, and otherwise participate in the grant implementation process. Over the three year grant period, this amounts to an estimated contribution value of \$2,100.

We will distribute relevant information to our members/constituents about the brownfields project via notices/articles, our newsletter, and our website.

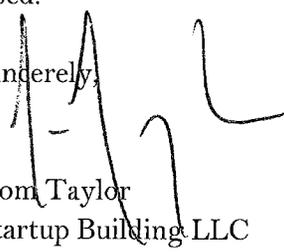
One or more members of The Startup Building will participate in a Brownfield Advisory Committee. It is our understanding that the Provo City Economic Development Office intends to host Brownfields Advisory Committee meetings at a minimum of two times per year over the three-year grant period, for a total of six or more meetings, including a project kick-off meeting, site inventory meeting, site prioritization meeting(s), remedial action meeting(s) and redevelopment planning meeting(s).

The Startup Building is also willing to host public meetings in our event space (\$1200 per day value).

We think the City is doing a great job working to solve the brownfields issues of our area, but the grant would really accelerate and allow them to make a more dramatic difference.

The Economic Development team is creative and dedicated to getting good things done. A grant to them will be money well spent and wisely used.

Sincerely,



Tom Taylor  
Startup Building LLC  
[brogaambyth@gmail.com](mailto:brogaambyth@gmail.com)  
801-368-1592

**Attachment E: Other Factors Checklist**

## Regional Priorities Form/Other Factors Checklist

Name of Applicant: Provo City, Utah

### *Regional Priorities Other Factor*

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

Regional Priority Title(s):

Protect/Enhance Water

Page Number(s): 3, 5, 12, 13

### *Assessment Other Factors Checklist*

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

	Other Factor	Page #
	<i>None of the Other Factors are applicable.</i>	
	Community population is 10,000 or less.	
	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
x	Project is primarily focusing on Phase II assessments.	6 & 8
x	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	12
	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	

	<b>Other Factor</b>	<b>Page #</b>
	<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
	<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b></p>	
	<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

**Application for Federal Assistance SF-424**

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
--	--	--

* 3. Date Received: <input type="text" value="12/18/2015"/>	4. Applicant Identifier: <input type="text"/>
--	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>
--	---

**State Use Only:**

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="87-6000266"/>	* c. Organizational DUNS: <input type="text" value="0729905420000"/>
--	---

**d. Address:**

\* Street1:   
Street2:   
\* City:   
County/Parish:   
\* State:   
Province:   
\* Country:   
\* Zip / Postal Code:

**e. Organizational Unit:**

Department Name: <input type="text" value="Economic Development"/>	Division Name: <input type="text"/>
---	--

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

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

Title:

Organizational Affiliation:

* Telephone Number: <input type="text" value="801-852-6166"/>	Fax Number: <input type="text"/>
---	----------------------------------

\* Email:

**Application for Federal Assistance SF-424**

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

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

Environmental Protection Agency

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

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

**\* 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-15-04

\* Title:

FY16 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

Title:

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

Add Attachment

Delete Attachment

View Attachment

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

Community-wide assessment grant funds will be used to conduct Phase I and II ESAs, develop a brownfields inventory, conduct public outreach, and prepare cleanup/redevelopment plans.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="19,800.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="419,800.00"/>

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

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

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

\*\* I AGREE

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

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed: