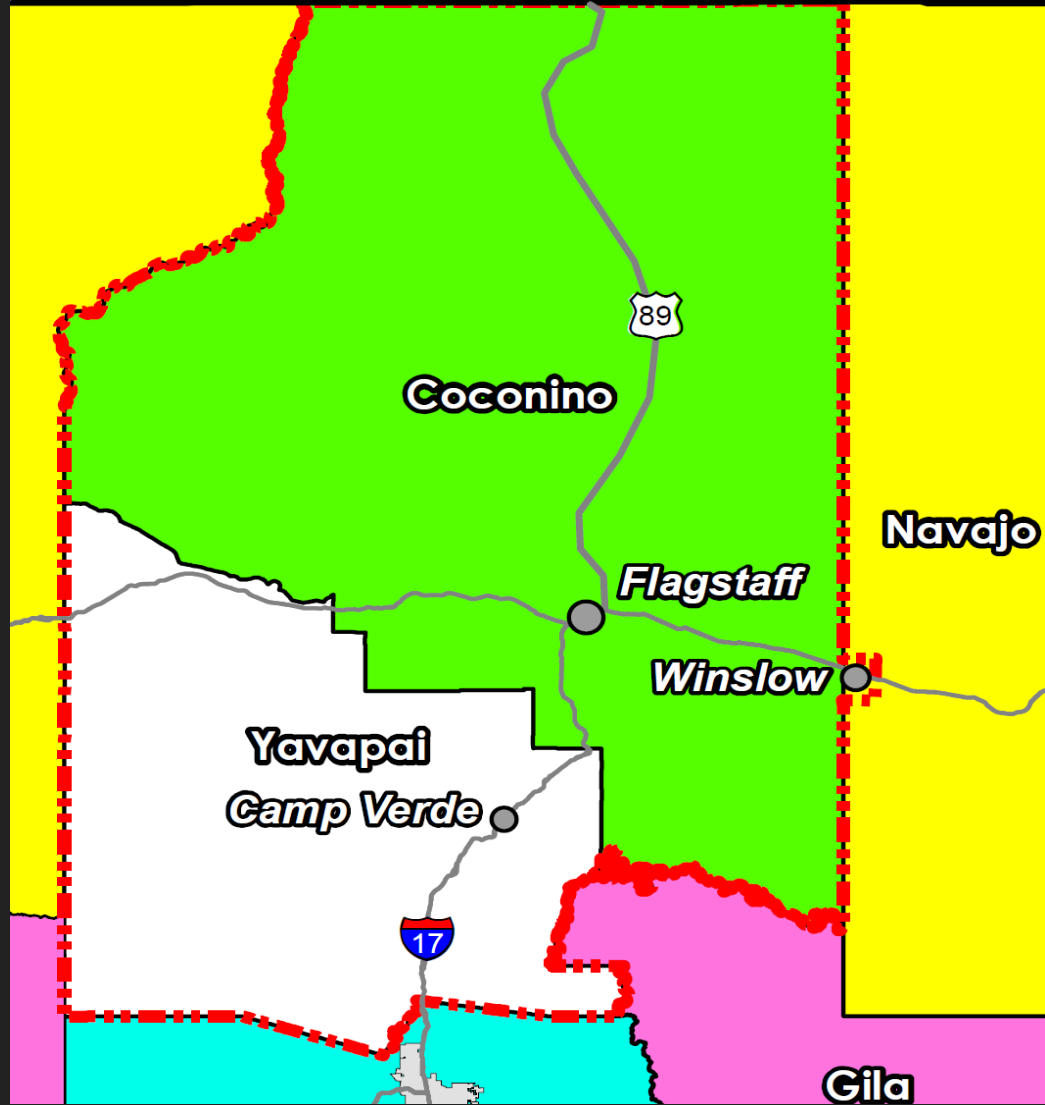


Northern Arizona Property Revitalization Program- A Status Report

Flagstaff City Council

Dave Laney, CHMM



September 27, 2022



EPA Brownfield Assessment Grant



- Grant awarded in June 2019 & fully funded October 1, 2019
- Coalition led by NACOG that includes the Cities of Flagstaff, Winslow, the Town of Camp Verde and Coconino and Yavapai Counties



- 4-year grant term: October 2019 - September 2022 (Now Sept 2023)
- 100% grant funded – no matching funds required!
- \$600K of grant funding received for sites impacted by petroleum and/or hazardous substances
- Public & privately owned sites – pending eligibility



- **NOT AN ENFORCEMENT PROGRAM!**



Northern Arizona Property & Business Revitalization Program

Effort by the Northern Arizona Council of Governments (NACOG) and its Coalition partners to:

- Identify, plan for and provide funding and technical assistance to property and business owners
- Goal is to reuse, revitalize and redevelop property



Emphasis on vacant, abandoned, blighted, underutilized and (sometimes) contaminated property.



Property that can improve economic and workforce development, act as a catalyst for growth and new development and generate community support for new and future land uses.

Who Is The Route 66 Coalition?

NACOG

- Chris Fetzer, Executive Director

Yavapai County*

- Phil Bourdain, County Administrator
- Jack Fields, Assistant County Administrator

City of Flagstaff

- Creag Znetko, Community Investment
- Stacey Brechler-Knaggs, Grants, Contracts & Emergency Management Director

City of Winslow

- John Barkley, City Manager

Coconino County

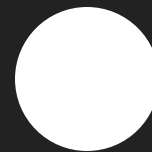
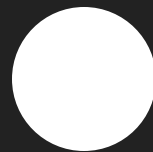
- Melissa Shaw, Long Range Planner
- Elizabeth Richardson, Environmental Health Program Manager III
- Amanda Acheson, Sustainability Manager

Town of Camp Verde

- Steve Ayers, Economic Development Director

* Participating cities currently include Prescott, Cottonwood, Sedona

Brownfields 101



What is a *brownfield*?

EPA definition:

“Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

→ Definition is very broad



What do brownfields look like?



Former Auto Repair Shop



Old Warehouse



Vacant Commercial Building



Former Gas Station



Former Manufacturing/Industrial Site



Former Dry Cleaners

What do brownfields look like? (continued)



Former Supermarket



Vacant Lot



Abandoned Railyard



Underutilized Parking Lot



Old School Building



Junk Yards & Dump Sites

➔ Definition is very broad

How do brownfields impact our community?

Economic Impacts

- Lost tax revenues
- Decreased property values
- Diminished job opportunities
- Deters private investment & hinders redevelopment projects



Social Impacts

- Blighted buildings & community eyesores
- Public safety concerns
- Public health risks



Environmental Impacts

- Urban sprawl / greenfield development
- Water quality (surface water & drinking water sources)
- Uncontrolled contamination (toxic runoff / migration to surrounding properties)
- Greenhouse gas emissions (increased vehicle miles traveled)
- Wildlife habitat & populations

What are the benefits of brownfield redevelopment?

Economic Benefits

- Increased tax revenues
- Increased property values
- Job creation
- Attracts private investment
- Bolsters private market



Social Benefits

- Attractive spaces & community amenities
- Increased access to jobs, housing, open space, commercial/retail, services
- Decreased crime
- Enhanced quality of life
- Community pride (community identity & sense of place)



Environmental Benefits

- Preserve open space
- Infill development that reduces urban sprawl
- Protect surrounding properties from toxic runoff/contaminant migration
- Remove environmental threats
- Reduce greenhouse gas emissions

How Does The Grant Work?



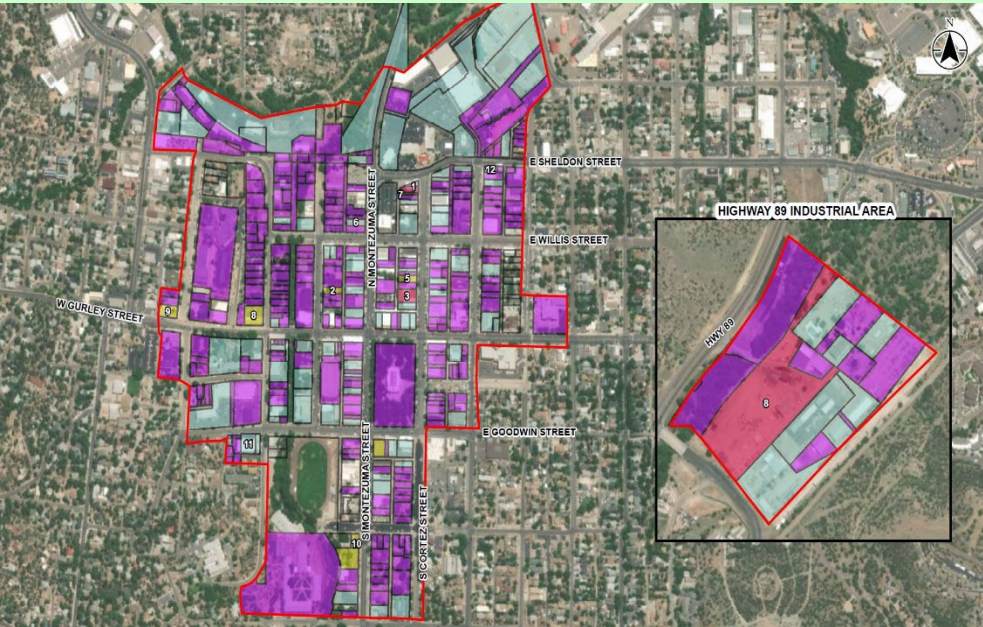
Step 1

Brownfield Site Inventory

- During summer 2020, Coalition members identified specific focused area within their communities
- Properties in these areas that may have had environmental records were identified using publicly available information
- Information about property size, zoning, land use, and ownership was collected from County Assessor records
- A final check consisted of windshield surveys to ensure that properties hadn't been sold or redeveloped
- A total of 60 brownfields properties were identified in Camp Verde, Coconino County, Cottonwood, Flagstaff, Prescott, and Sedona

Step 1

Brownfield Site Inventory



Step 2

Community Outreach & Engagement



Publicize the Grant

- Project specific web page on NACOG website

Form a Brownfield Advisory Committee (BAC)

- Meet 2-3x/year
- Identify & prioritize sites/target areas
- Facilitate community involvement
- Distribute project-related materials

Open House – Public Information Meetings (PIMs)

- Online PIMs - Dec 2020 & May 2021
- Live Open House/PIM – Flagstaff & Prescott Sept 2021
- NACOG Economic Development Council - June 2022
- Facebook Live event – Prescott Times - August 2022

Step 3

Site Nomination

Site Nomination Form

U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant funding is available to parties interested in completing environmental site assessments, hazardous/regulated building materials surveys, and cleanup/reuse planning activities. Property owners, businesses, developers and community stakeholders are encouraged to take advantage of this funding opportunity to further economic development initiatives, protect public health, and restore the environment.

Instructions: Please submit completed forms to Rita Vigor via email (sunny.bryant@fremontco.com) or mail:

Attn: Sunny Bryant
Fremont County
615 Macon Avenue, Room 106
Cañon City, CO 81212

SECTION A – PROPERTY INFORMATION

Address of the property you are nominating: _____

Are you the property owner? No (Complete Sections B and D.) Yes (Complete Sections C and D.)

SECTION B – APPLICANT INFORMATION

Applicant Name (first & last): _____

Email Address: _____ Phone: _____

Signature: _____ Date: _____

SECTION C – PROPERTY OWNER INFORMATION

Property Owner Name(s) (first & last): _____

Property Representative Name (if different from owner): _____

Mailing Address: _____

Email Address: _____ Phone: _____

Signature: _____ Date: _____

What year did you acquire the property? _____

How did you acquire the property? Purchase Donation Inheritance Foreclosure
 Land Settlement Other (please explain below)

Was any due diligence performed prior to acquiring the property (e.g. Phase I or II Environmental Site Assessment, Regulated Building Materials Survey, etc.)? If so, please explain.

Nominate Sites For Grant Funding

- Property Owners/Stakeholders Nominate Property
- Owners/Developers apply for funding

Site Nomination Form

- Historic & current property uses
- Known contamination
- Dates of previous environmental assessments
- Past or current regulatory enforcement actions
- Need for environmental assessment & grant funding
- Anticipated schedule for property sale, reuse or redevelopment
- Community benefits



Step 4

Site Eligibility Approval Process

Hazardous Substances Sites:

- Eligibility request is submitted to EPA (on the property owner's behalf) requesting approval to use grant funds
- Sites must meet the definition of brownfield
- Sites cannot be under enforcement action by the EPA or State
- Grantee is not responsible for cleanup

Petroleum Sites:

- Eligibility approval provided by Arizona Department of Environmental Quality (ADEQ)
- Must address 4 requirements:
 1. Relatively low risk
 2. No viable responsible party
 3. Cleaned up by a person not potentially liable
 4. Not under enforcement action

Step 5

Environmental Site Assessments (ESA)

Phase I ESAs

- Identifies potential environmental concerns that may impede redevelopment
- No environmental samples collected
- Used to facilitate property transactions
- Value = \$5,000+; Timeframe = ~1-2 months

Phase II ESAs

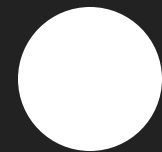
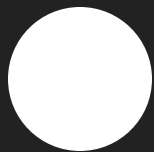
- Environmental sampling & testing
- Used to identify environmental impacts & develop cleanup alternatives
- Value = \$25,000+; Timeframe = ~2-3 months

Hazardous Building Materials Surveys

- Asbestos, Lead Paint, Mold, PCB/Mercury Light Ballasts/Switches, Misc. Debris
- Necessary for renovating/demolishing older structures
- Value = \$5,000+; Timeframe = ~1 month



NACOG Grant Success Stories – Part 1



Route 66 Brownfield Properties Assessed To Date



**Site # 1. Blevins Backhoe
Equipment Yard (Camp Verde)**



**Site #2. Former Circle K
(Camp Verde)**



**Site #3. Former PicNRun
(Coconino County)**



**Site #4. Downtown
Connection Center (Flagstaff)**



**Site # 5. Valley View
Restaurant (Camp Verde)**



Site #6. 495 EZ Street (Prescott)

Brownfield Properties Assessed To Date (continued)



Site # 7. Head Start School (Old Country Club/Airport Road, Winslow)



Site #8. Former Basha's Grocery (716 West 3rd Street, Winslow)



Site #9. Vacant lot with building pad (535 S 6th Street, Cottonwood)



Sites # 10 & 11. Friendship Mission (654 & 660 North Main Street, Cottonwood)



Site #12. Sunshine Rescue Mission (124 S San Francisco Ave, Flagstaff)

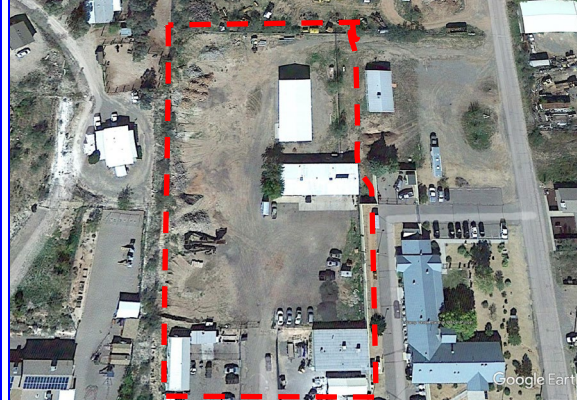


Site #13. Dorsey Manor (3 Cottage Ave, Flagstaff)

Brownfield Properties Assessed To Date (continued)



Site #14. McDonald Bros Construction (535 South Quarterhorse Lane, Camp Verde)



Site #15. McDonald Bros Construction (632 South Monte Vista Lane, Camp Verde)



Site #16. Arizona Copper Art Museum (901 Main Street, Clarkdale)



Sites #17 & 18. Founding Fathers (215 & 223 N McCormick Street, Prescott)



Site #19. Prescott City Hall (201 S Cortez Street, Prescott)



Site #20. South Verde High School (464 South Main Street, Camp Verde)

The BIG Picture: Progress To Date

PROJECT METRICS	COOPERATIVE AGREEMENT W/EPA	COMPLETED TO DATE	COALITION MEMBER	PHASE I ESAs	PHASE II ESAs	\$ SPENT
Budget	\$597,686	\$376,819 (63%)	Camp Verde	4	5	\$85,874.50
Grant Duration	48 months	35 months (73%)	Coconino County	2	2	\$42,749.00
Phase I ESA (Haz)	19	7 (37%)	Flagstaff	3	2	\$19,257.72
Phase I ESA (Petro)	6	6 (100%)	Winslow	0	2	\$16,530.70
Phase II ESA (Haz)	5	11 (220%)	Yavapai County	4	6	\$55,946.00
Phase II ESA (Petro)	3	6 (200%)	Total	13	17	\$189,224.92

- >65% of grant expended to date
- Assessed 20 properties (>1 site every 2 months)
- More than 19 meetings held with Coalition members
- Met or exceeded >90% of all goals
 - includes not only # of assessments completed
 - # of brownfield inventories completed (7)
 - Formation & number of BAC formation & # of meetings (6)
 - # of public outreach and engagement events.
- ~50% (may be higher) of all properties are either being redeveloped or sold
- Reuse of most or all assessed properties provide a significant public benefit (multiple homeless shelters and facilities for transitional housing, facilitate continued use of several schools, created affordable housing opportunities, etc.)
- Have used the grant to leverage both public and private funding that would not otherwise be available

NACOG Grant Success Stories – Part 2



Success Story #1: Woodworking/Hobbist Shop 495 EZ Street, Prescott

Concern:

Property was in escrow and due diligence had not been performed by buyer to ensure the absence of contamination

Proposed Property Reuse: Personal storage facility

Solution: Site assessments were fast tracked to provide documentation of existing site conditions prior to close of escrow. EPA grant paid for Phase I & a Regulated Building Material Survey (\$7.5K value). These showed no RECs so sale and reuse/ redevelopment could proceed.



Success Story #2: Former PicNRun Gas Station 11895 North Highway 89, Flagstaff

Concern:

ADEQ approved closure of USTs occurred once this gas station was closed several years ago but unknown residual contamination and potential for asbestos in building remained

Proposed Property Reuse:

Personal storage facility or sold for unspecified future use

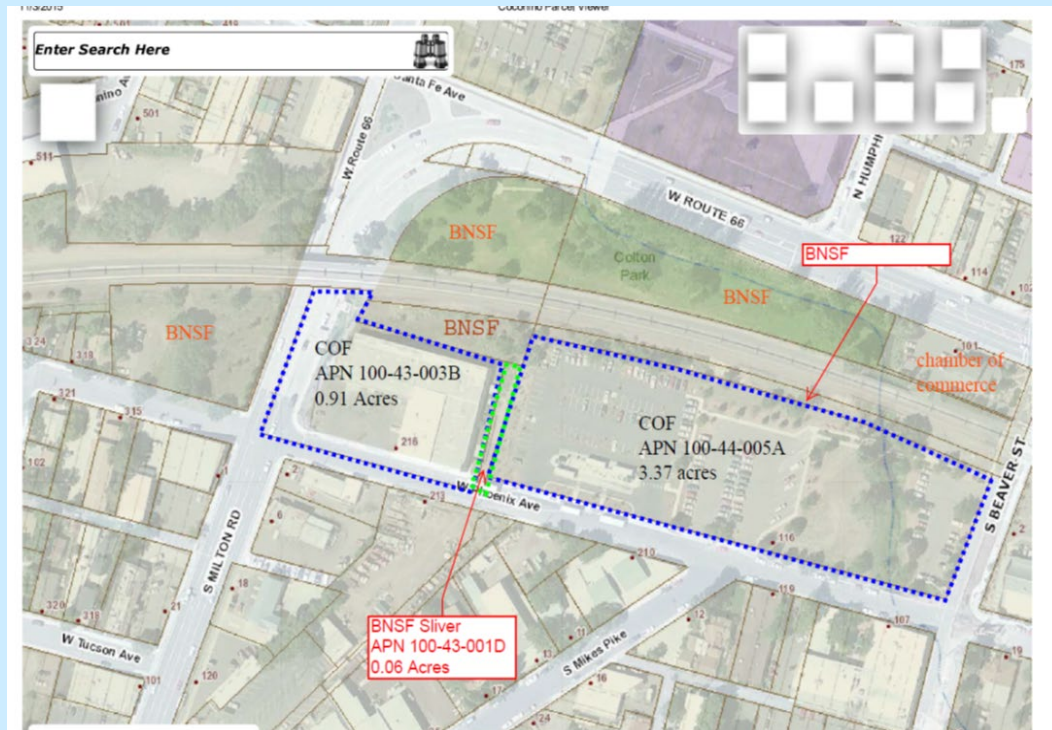
Solution: EPA grant paid for Phase I & II ESA and RBM survey (\$38K value) to show there are no RECs so reuse/ redevelopment can



Success Story #3: Downtown Connection Center 216 West Phoenix Avenue, Flagstaff

Concern

- This 4.3 acre property adjacent to downtown Flagstaff is the former location of a creosote pit used by the railroad and an electric utility
- The pit prohibited channelization of the Rio de Flag
- Historically, flooding in the area impacted as many as 1,500 other properties in the area valued at \$916



Success Story #1: Downtown Connection Center 216 West Phoenix Avenue, Flagstaff

Solution

- **Between 2007 – 2010 the City of Flagstaff used ~\$150,000 brownfield grant funding from EPA and ADEQ to investigate and cleanup the site**
- **In 2021 the City used the current EPA grant to perform a \$4K Phase I ESA to show that the property has no RECs so redevelopment can proceed**



Success Story #5: Downtown Connection Center 216 West Phoenix Avenue, Flagstaff

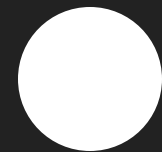
Property Reuse:

- New NAIPTA building replace existing warehouse
- Accommodate 15 buses at a time
- Kiosks to buy bus passes
- Protected waiting areas
- Commercial or retail space that can be rented out
- PLUS assessments & cleanup allow the Rio de Flag channelization project to proceed



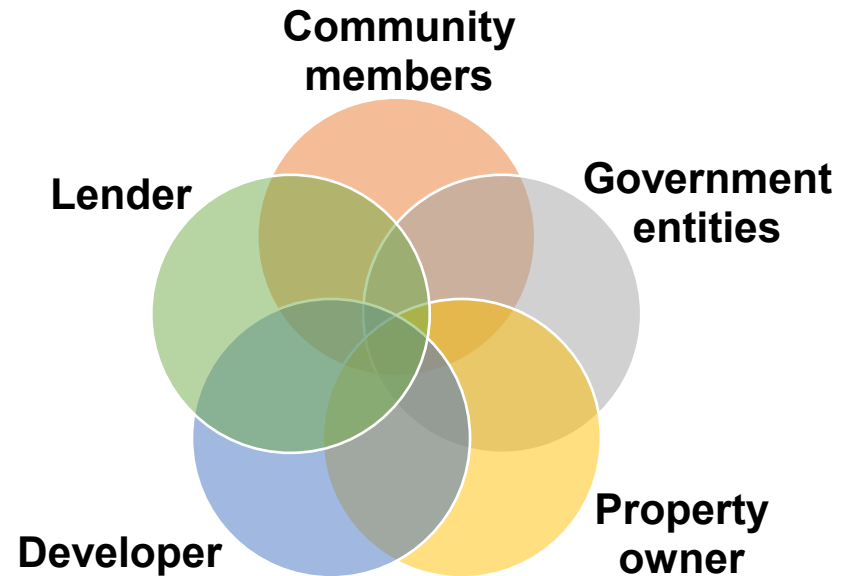
- Estimated cost of new bus center = \$30 million with 50% paid for by federal grants
- Estimated cost of Rio de Flag channelization project = \$122M project with 65% of funding provided by the Army Corps of Engineers

Keys To Success



What makes brownfield redevelopment successful?

- **YOU!**
- Public/Private Partnerships
- Community Involvement/Champions
- Stakeholders
- Mitigating Risks
- Viable Projects
 - Is the project feasible?
 - Is financing available?
 - Can this area support proposed future use?
- Financing / Funding
 - Secure financing
- Timing





Why The Grant Is Important

- Brownfields affect the places we live, work & play
- Save taxpayers significant costs through reuse of existing infrastructure
- Average ROI = 18:1 private – public investment
- Increase property values 5 to 15%
- Studies show 1 job will be created for every \$13,000 - \$17,000 of public investment in brownfield redevelopment
- Help restore & protect the environment!

How You Can Help

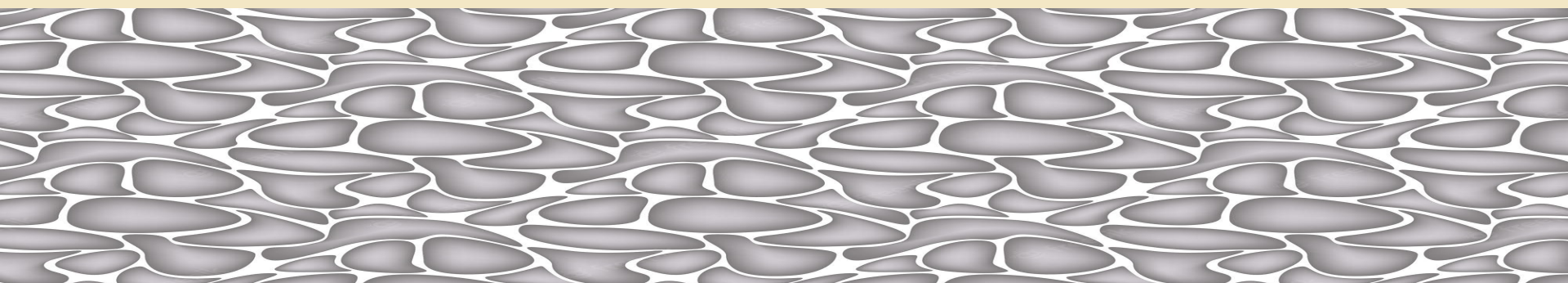
- Tell business associates, friends & neighbors (esp. property owners) about the program
- Direct potential participants to website:
<https://nacog.org/route-66-brownfield-site-revitalization/>
- Submit a Site Nomination Form to NACOG
- 2/3 of sites that receive assessment funding come from word of mouth & public outreach



Do You Want More?

- FY23 Coalition Brownfield Assessment Grant Applications are due November 22, 2022
- These are worth \$1,000,000 (40% more than the existing grant)
- The new grants are good for 4 years (until September 2027)
- By October 1st NACOG plans to decide (1) if it will pursue a new grant and (2) which coalition members will be included
- If the City is interested, please contact:

Chris Fetzer, NACOG Executive Director
Chris.Fetzer@nacog.org
928-213-5209



Questions?



Thank you!

