



State of Utah

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Lieutenant Governor

Department of
Environmental Quality

Tim Davis
Executive Director

DIVISION OF ENVIRONMENTAL
RESPONSE AND REMEDIATION

Brent H. Everett
Director

RO8-26-A-002

**UDEQ/DERR FY2026 Community-wide Assessment Grant for States and Tribes
Application Information Sheet**

1. Applicant Identification

Utah Department of Environmental Quality
Division of Environmental Response and Remediation (UDEQ/DERR)
195 North 1950 West
Salt Lake City, Utah 84116

2. Website URL

deq.utah.gov

3. Funding Requested

- a. Assessment Grant Type: Community-wide Assessment Grant for States and Tribes
- b. Federal Funds Requested: \$2,000,000

4. Location(s)

- a. Ogden; Heber City; Nephi; and Fillmore
- b. Weber County; Wasatch County; Juab County; and Millard County
- c. Utah

5. Target Area (bold) and Priority Site/Property (italic) Information

- a. **Central Ogden** (Metropolitan Target Area, Census Tracts 2007, 2008, 2009, 2011, 2012, 2013.01, 2013.02, and 2019)
 - *Harrison Boulevard and 32nd Street*- Northwest corner of the intersection of Harrison Boulevard and 32nd Street, Ogden, Utah 84403
 - *24th Street Interchange*- Properties surrounding the interchange of Interstate 15 and 24th Street, Ogden, Utah 84401
- b. **Heber City Downtown Corridor** (Non-Metropolitan Target Area, Census Tract 9601)
 - *Power and Light Property*- 31 South 100 West, Heber City, Utah 84032
- c. **Nephi Civic Center Area** (Metropolitan Target Area, Census Tract 101)
 - *Old Armory*- 56 North 100 East, Nephi, Utah 84648
- d. **Fillmore City** (Non-Metropolitan Target Area, Census Tract 9743).
 - *Parcel F-7054* - Approximately 200 South, 500 West, Fillmore, Utah 84631

6. Contacts

a. Project Director	b. Chief Executive
Bill Rees, VCP/Brownfields Section Manager UDEQ/DERR (385) 391-8120 brees@utah.gov 195 North 1950 West Salt Lake City, UT 84116	Tim Davis, Executive Director Utah Department of Environmental Quality (801) 247-3940 tim.davis@utah.gov 195 North 1950 West Salt Lake City, Utah 84116

7. Population

2020 Decennial Census, United States Census Bureau

Utah: 3,271,616; Ogden: 87,321; Heber City: 16,856; Nephi: 6,443; and Fillmore: 2,592.

8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	N/A
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	N/A
At least 30% of the overall project budget will be spent on eligible reuse/area wide planning activities, as described in Section 3.A.(2) , for priority site(s) within the target areas.	N/A
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority

Not applicable because the Applicant is a State environmental authority.

10. Releasing Copies of Applications

Not applicable. The application does not contain confidential or sensitive information.

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Areas and Brownfields

1.a. Overview of Brownfields Challenges and Description of Target Areas

Named for the Native American Ute Tribe, the state of Utah covers 84,899 square miles and is home to five National Parks and numerous diverse communities. These communities include large metropolitan areas adjacent to magnificent mountains in the northern portion of the state and more rural and desert areas in the southern portion of the state. Utah is home to over three million residents, the majority of whom live along a 100-mile urban stretch in northern Utah known as the Wasatch Front. Key industries that have operated in the state include mining, manufacturing, agriculture and transportation. While Utah's economy has diversified, not all communities have experienced economic growth equally. Many communities across the State, such as those in the Target Areas noted in this proposal, face real impediments to economic growth, such as aging buildings, properties with historical dumping, and underutilized commercial/industrial land. These properties, also known as Brownfields, often have real or perceived contamination, which creates uncertainty and hinders growth, leading to chronic underinvestment and negative impacts on the community.

The Utah Department of Environmental Quality/Division of Environmental Response and Remediation (UDEQ/DERR) has submitted this proposal to request funds to help lessen the economic, social, environmental, and health impacts of Brownfield sites in Utah. The UDEQ/DERR is currently implementing an EPA Community-Wide Assessment Grant for States and Tribes (CWAGST) which was awarded in Federal Fiscal Year 2022. The CWAGST has been a popular and pivotal resource in the State Response Program allowing the UDEQ/DERR to assist communities in their goal to address Brownfields sites. If awarded, the UDEQ/DERR will use this new EPA Brownfields Program funding to build on the momentum gathered from implementing the current CWAGST in new communities across the state which have a need and limited in-house resources to conduct planning and assessment. The geographic boundaries of this proposal are the State of Utah. As a first step, the four priority Target Areas, identified below by city and Census Tracts (CT), will be evaluated. These Target Areas include a mixture of urban and rural communities.

- **Central Ogden (Ogden, Metropolitan Target Area, CT 2007, 2008, 2009, 2011, 2012, 2013.01, 2013.02, 2019).** Ogden City is located in northern Utah adjacent to the Wasatch Mountains, approximately 10 miles east of the Great Salt Lake, and has a population of 87,321 people¹. Also known as “The Junction City” on the intercontinental railroad, Ogden served as a major railway hub through most of its history, which made it a convenient location for manufacturing and commerce. Central Ogden is a sub-area of the City roughly bound by Interstate 15 (I-15), 21st Street, Harrison Boulevard, and 32nd Street. In recent decades, industry has largely moved out of Central Ogden, and Ogden City as a whole, leaving behind several potential Brownfields sites.
- **Heber City Downtown Corridor (Heber City, Non-Metropolitan Target Area, CT 9601).** Heber City is located on the east side of the Wasatch Mountains, approximately 43 miles southeast of Salt Lake City, and has a population of 16,856 people¹. Heber City was settled in 1859 as a farming and ranching community. It also serves as a major stop on US 40 (Main Street) connecting Salt Lake City to Vernal, providing commerce and recreational opportunities along this route. The Downtown Corridor spans from 100 North to 300 South, bounded by Main Street and 100 West. While Heber City is growing, many Heber City residents commute to other areas for work and economic opportunities. Heber City has interest in identifying and redeveloping Brownfields within the Downtown Corridor to facilitate economic growth and create new opportunities within the community.
- **Nephi Civic Center Area (Nephi, Metropolitan Target Area, CT 101).** Nephi City is located approximately 80 miles south of Salt Lake City, off I-15. Nephi has a population of 6,443 people¹ and is the largest city in Juab County. Nephi can be best described as "rural diversified" due to the convergence of agricultural, retail, and industrial activities. Nephi owns aging buildings in the Civic Center Area, centered on

¹ 2020 Decennial Census, United States Census Bureau

100 South and Main Street, and needs to assess these properties as a first step towards planning, redevelopment, and revitalization of this portion of the community.

- **Fillmore City (Fillmore, Non-Metropolitan Target Area, CT 9743).** Fillmore City is located approximately 145 miles south of Salt Lake City along I-15 and approximately 155 miles north of the St. George metropolitan area, making it a common stop for travelers commuting between the two cities. Fillmore has a population of 2,592¹ people. Fillmore was the capital of the Utah Territory from 1851 to 1856. Fillmore serves as a gateway to outdoor recreation, offering access to ATV trails, hiking, and natural hot springs. Fillmore's current economy is supported by sectors such as retail trade, manufacturing, and agriculture. Efforts are underway to diversify Fillmore's economy and attract new businesses and evaluating Brownfield properties is key to that strategy.

This application highlights the economic hardship and uncertainty associated with these Target Areas. Leadership in the respective communities recognizes the necessity to properly redevelop Brownfields sites and has partnered with the UDEQ/DERR to request funding to address Brownfields posing potential environmental challenges. All communities in the Target Areas will benefit from the assessment work included in this proposal.

1.b. Description of the Priority Brownfield Sites

The following priority sites offer distinct challenges and opportunities within the Target Areas. Each community has indicated the properties are key to assisting with redevelopment efforts because they are central to the respective cities' continued growth patterns and economic vision.

- **Harrison Boulevard and 32nd Street (Central Ogden Target Area):** The site is approximately 6.75-acres and fronts a busy intersection. The site is less than a mile from the Weber State University Campus and has operated as retail space for more than 50 years. A former gas station and commercial car maintenance facility are located on the southeast corner. The retail space is privately owned and currently occupied but is underutilized. An assessment of this site is necessary to address any environmental uncertainty and enable Ogden City to move forward with its redevelopment plans, which include improving pedestrian safety, creating a new public gathering space, and constructing a mixed-use development tied to public transportation. Potential contaminants include asbestos containing material due to the age of the buildings and volatile organics possibly associated with the car maintenance facility and former gas station.

- **24th Street Interchange (Central Ogden Target Area):** The 24th Street Interchange is located off I-15. In Ogden, 24th Street is an artery to a growing Downtown, so future work in this area will enhance the Interchange, lead to better connectivity from the I-15 to downtown and provide new development opportunities along this City Gateway. Properties include a mixture of private and public ownership, vacant land and underutilized and blighted property with older buildings still present. The area has a long history of commercial uses including automotive repair, gas stations, and machine shops. Potential contaminants include volatile organics, semi-volatile organics, PCBs, and heavy metals. At least 10 different Brownfields, ranging in size, could be located around this interchange. Plans for the reconstruction of the interchange have recently been finalized and funding from this proposal will help refine and enhance redevelopment moving forward.

- **Power and Light Property – 31 South 100 West (Heber City Downtown Corridor Target Area):** Heber City has acquired the approximately 0.45-acre Power and Light property, including an office and vehicle maintenance building, due to its central location and potential catalytic effect. Heber City has a strong interest in seeing this site develop. However, the age of the buildings (in operation since at least the 1960s), history of maintenance uses, and proximity to a rumored historical gas station, creates uncertainty which has the potential to impact future redevelopment. An assessment is necessary to help remove some of the unknowns and prepare the site for reuse. Potential contaminants include asbestos and volatile organics.

- **Old Armory – 56 North 100 East (Nephi Civic Center Target Area):** The former Armory, built in the 1930s, is approximately 0.51-acres and is located near an old school gymnasium, which is the subject of an investigation under the UDEQ/DERR's current CWAGST. Both properties are contained within a City/County campus area that includes various government buildings. The Civic Center Target Area is important to the community since it is located near Main Street, which is highly traveled. Both the old

gymnasium and Armory buildings are currently vacant and create uncertainty in the area due to the presence of asbestos and possibly other contaminants, such as volatile organics.

- **Parcel F-7054 - Approximately 200 South, 500 West, (Fillmore City Target Area):** The site is approximately 77-acres and is located adjacent to I-15. The property was used to dispose of construction debris generated during the construction of I-15 in the early 1980s and is vacant. Several developers have expressed interest in developing the property due to its central location and large size but have walked away due to the uncertainty associated with the historical dumping. Fillmore has also been approached by Snow College regarding the possibility of building an expansion campus on this parcel, but assessment work is necessary first. Potential contaminants include volatile organics, PAHs, and metals.

1.c. Identifying Additional Sites

As a first step if awarded funding, the UDEQ/DERR will invest resources to ensure the Terms and Conditions of the Cooperative Agreement with EPA are met. The UDEQ/DERR believes there is sufficient work and sites (both current and future) for the funding requested in this proposal. With respect to identifying additional sites, the UDEQ/DERR will develop a Community Involvement Plan (CIP) that will help guide some of the decisions made in identifying additional sites. Some of the criteria that will be outlined in the CIP include: (1) whether or not the community has resources to address Brownfields, (2) community interest and whether the work helps achieve the goals of the requesting community, (3) the cost and the readiness of the project, and (4) the distribution of sites in both metro and non-metropolitan areas. At some level, depending on interest and how funds are being expended, projects may also be selected on a first-come, first-served basis to ensure the performance metrics of the EPA award are met. It is likely that new sites and communities will be identified early while work is proceeding in the Target Areas, allowing UDEQ/DERR to fund additional projects concurrently. This proposal has intentionally not included other Utah communities pursuing assessment grant opportunities on their own during this EPA Brownfields Program funding cycle. Communities pursuing EPA funding, but who may not be awarded funding could be included, if requested, leading to another source of sites for assessment.

Revitalization of the Target Areas

1.d. Reuse Strategy and Alignment with Revitalization Plans

The UDEQ/DERR's proposal requests funding to help assess potential impacts and stimulate redevelopment of aging buildings and underutilized, commercial properties that have been left behind in Utah's growing economy. The cities included in this proposal have developed specific revitalization plans aimed at generating redevelopment and advancing community priorities in the respective Target Areas.

- Ogden has developed the Station Area Plan (OGX SAP) in cooperation with the Utah Transit Authority (UTA). UTA continues to develop a Bus Rapid Transit (BRT) route along Harrison Boulevard which is the eastern boundary of the Central Ogden Target Area. The Harrison Boulevard and 32nd Street priority site is located adjacent to a newly developed BRT station. The Station Area Plan envisions the development of higher density, mixed-use transit-oriented development in this underutilized area of Ogden. It is anticipated that this project will increase public transit access, commercial retail opportunities, and walkability. Assessment, cleanup and redevelopment of this priority site is in line with the OGX SAP implementation.

- Ogden is working with the Utah Department of Transportation to finalize the West Ogden/24th Street Interchange Area Plan. A major goal of this plan and future work is to transform the 24th Street/I-15 interchange into a full interchange with four ramps allowing better connection with the growing downtown sector and improvements to the overall area as a prominent gateway into downtown Ogden. Improved highway access will also enhance commercial and industrial viability particularly in the north and northwest areas, which currently face significant access limitations. Assessment work will be needed to help guide future redevelopment efforts and support the implementation of the Interchange redesign plans.

- Heber City has developed a General Plan that prioritizes the City's rural character and preservation of open space, despite the challenges of a growing population, which is expected to double by 2050. The plan prioritizes retaining historic Main Street buildings and concentrating new development and gathering places

into the Downtown Corridor, rather than sprawling into surrounding open lands. Faced with ongoing challenges from heavy traffic and noise from nearby US 40, the General Plan promotes walkability and bike-friendly infrastructure. The General Plan also aims to attract small businesses, encourage mixed development, and incorporate open space to transform downtown into a regional destination. Heber City has acquired the Power and Light property to advance their revitalization goals. Assessment, cleanup and redevelopment of the Power and Light property supports job growth and the goals of the General Plan as it is implemented.

- Nephi has not had a full-time City Planner until recently. While Nephi has an established General Plan, no specific development plans have been created for the Civic Center Target Area. Area-wide planning and assessment services under this grant will be available to assist the community with future planning and revitalization needs including asbestos abatement or demolition of the Old Armory.
- Fillmore City has both a General Plan developed in 2019 and a draft Economic Rural Blueprint developed in 2025. These plans focus on several strategic goals for Fillmore including diversifying the City's economic base, increasing non-single-family housing stock, and providing safe, walkable streets along with other transportation improvements. Fillmore favors developing the Parcel F-7054 site into affordable multi-family housing facilitating safe, easily walkable routes to nearby schools. Fillmore is also exploring a satellite campus for Snow College which would both increase and diversify the job base of the community. Both visions align with the Fillmore's revitalization plans, and assessment and cleanup will help facilitate the City's vision.

1.e. Outcomes and Benefits of Reuse Strategy

Under the UDEQ/DERR's current CWAGST, at least 10 sites have been assessed and positioned for near-term cleanup and redevelopment leading the way to millions of dollars in future leveraged redevelopment. The same benefits are expected under this proposal, including the following examples in the Target Areas. Redevelopment of Central Ogden, including the Harrison Boulevard and 32nd Street property, will increase access to multi-modal transportation, public gathering spaces and greatly improve walkability for Ogden residents. An added benefit of this redevelopment will be the reduction in vehicle traffic, which greatly helps the airshed in Ogden. Assessment and cleanup of the Heber City Downtown Corridor will help Heber City enhance its downtown, provide new jobs and create open space and connected community gathering locations. Fillmore's planned investigation and future redevelopment of Parcel F-7054 site will help assess the public health and environmental risk associated with this property and help transform this vacant land to future housing or a new extension of a state university. Assessing and cleaning up the Civic Center Area in Nephi will remove uncertainty associated with older buildings and help Nephi plan and facilitate re-use and rehabilitation of underutilized properties. The outcomes noted above will stimulate economic development, help the communities meet their intended reuse strategies, abate impacts in aging buildings, increase the tax base, create jobs, and clarify or dispel perceived environmental issues.

Designs for many of the projects in this proposal are still on-going, but conducting assessments will help communities within the Target Areas improve their resilience to extreme weather events and natural disasters over time by identifying contaminated or hazardous sites that could exacerbate environmental and public-health risks, especially during extreme heat, high-wind or flood events, while guiding safer land-use, redevelopment, and reuse strategies. According to the Federal Emergency Management Agency, the Target Areas face risks from earthquakes, lightning, wildfires, severe winter weather, heat waves, and strong winds. Assessment, cleanup and redevelopment will create opportunities to convert underutilized or blighted properties into more resilient sites with modern buildings that more efficiently reduce impacts and threats of releases resulting from natural disasters and extreme weather events.

Strategy for Leveraging Resources

1.f. Resources Needed for Site Reuse

- Ogden has managed multiple Housing and Urban Development (HUD) grants for housing projects throughout Central Ogden. The City has partnered with UTA for several improvement projects and invested

\$4.1M in local sales tax revenue to support construction of the Bus Rapid Transit route along Harrison Boulevard. The walkable, transit-oriented, high-density housing focus for the Harrison Boulevard and 32nd Street priority site, and past successes with HUD funds, means Ogden will likely continue to pursue and receive HUD and other funding opportunities to support this redevelopment vision. Similarly, Ogden continues to partner with the Utah Department of Transportation regarding the future reconstruction of the 24th Street Interchange. This partnership will result in economies of scale as Ogden will not have to bear planning, design, demolition, and property acquisition costs on its own. Coordinating assessment, remediation, and redevelopment activities with the interchange reconstruction could allow other funding and resource sharing opportunities to emerge as the project continues.

- To date, Heber City has invested \$3M in property purchases, including the Power and Light property, and initiated capital improvements as investments in its downtown core. Heber City has established two tax increment finance (TIF) districts in its downtown sector. In concert with assessment of key properties under this proposal, these TIFs will provide funding for infrastructure improvements and revitalization projects supporting future redevelopment in the Downtown Corridor.
- As part of Nephi City's growth and General Plan, the vision is to continue enhancing the Civic Center Area and addressing the armory building is a component of that strategy. Area-wide planning under this grant will be a key aspect in helping this smaller community move forward and specifically identify resources that can be used for future redevelopment. As a rural community, Nephi is eligible for funding opportunities like a Utah Rural Communities Opportunity Grant (RCOG) whose purpose is to promote economic development through infrastructure improvements, business recruitment, and planning.
- Fillmore City has invested approximately \$110,000 in planning activities to evaluate affordable housing; safety and transportation improvements, particularly pedestrian safety in and around Parcel F-7054 and the nearby schools; and other City improvements. Fillmore has received an approximate \$100,000 RCOG for infrastructure improvements and anticipates pursuing an additional RCOG to continue this work. Infrastructure work under both RCOGs will support redevelopment at Parcel F-7054.

As many of the projects in this grant are early in the redevelopment process, assessment will help resolve uncertainties and assist the Target Area communities in identifying other funding resources needed to further the redevelopment of their priority sites. As one such example, the UDEQ/DERR will encourage interested community partners to pursue an EPA Brownfields Program Cleanup grant if the assessment indicates that cleanup is necessary.

1.g. Use of Existing Infrastructure

Developers and investors seek properties connected to existing infrastructure. The Harrison Boulevard and 32nd Street, Heber Power and Light, and Old Armory sites are improved with water, power, sewer, natural gas, and high-speed internet, and future development will likely utilize these existing resources. Buildings in the Heber City, Nephi and Central Ogden Target Areas may be reused if total demolition is not required. Both Ogden and Heber City are focused on key infrastructure improvements to increase the walkability of their communities and Heber City is also focused on additional parking in the Downtown Corridor to make this portion of the community a destination experience. The Fillmore City Master Plan outlines the need to improve infrastructure and make redevelopment more attractive at Parcel F-7054. Water and sewer are currently available to a portion of the site, but additional improvements will be necessary with development. I-15 provides access to Fillmore and existing roads around the site are paved. Fillmore City anticipates applying for additional State and Federal funding opportunities, such as another RCOG, to assist with infrastructure development.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a. The Community's Need for Funding

This proposal includes communities in need of resources to help assess potential impacts in aging buildings and underutilized commercial properties, improve economic conditions, and promote healthier lifestyles. In Ogden, the eight census tracts that intersect the Central Ogden Target Area revealed that 10.2% to 22.4% of households fall below the poverty line. In the Heber City Downtown Corridor Target Area, the 7.2% poverty rate is more than double Wasatch County's rate of 3.4%. In Nephi, approximately 6.1% of the population lives below the poverty level and in Fillmore, 10.5% of households are below the poverty line. All these communities are above the State of Utah's rate of 5.7%².

In the 11 census tracts that make up the Target Areas and surrounding communities, the percentage of residents with less than a high school education (for adults over 25) ranges from 4.4% to 29.4% (8 of 11 census tracts [CTs] exceed Utah's 6.7% rate), which leads to limited economic opportunities and contributes to increased poverty rates. Median household income for these census tracts ranges from \$38,937 to \$118,042. Of the 11 census tracts, median incomes in eight tracts are below the median household income of \$91,750 for Utah and \$78,538 nationally. In fact, median household income is below \$60,000 in six of the tracts². Under these conditions, residents within these communities cannot afford increases in taxes to fund assessment, cleanup and revitalization projects in the Target Areas and will continue to suffer from blight and a lack of meaningful investment until additional funding is secured to investigate properties in their communities. This proposal, if awarded, will provide much needed funding to help alleviate this issue.

Heber City, Nephi, and Fillmore are rural communities with smaller populations and operating budgets, lower incomes and limited staff who are often performing multiple roles within their respective governments. While Ogden is a larger city, there are limited staff and the City consistently has some of the lowest median incomes in Utah². The constraints limit these communities' familiarity with Brownfields resources, their ability to prepare grant applications, and their capacity to manage/administer a Brownfields grant in-house. This CWAGST will provide assessment and planning resources to these and other communities across Utah that do not have the capacity, familiarity, or resources to pursue grant funding independently, but have good projects that can help their respective communities and Utah overall.

2.b. Health or Welfare of Sensitive Populations

The Target Areas include sensitive populations at higher percentages than Utah or the nation overall, including, households receiving food stamps/SNAP assistance (6 of 11 CTs exceed the 11.8% nationwide rate; with a maximum of 26.3%), female-headed families with children under age 18, including pregnant women (maximum of 15.6%, compared to 3.7% for Utah), people age 65 and over below the poverty level (6 of 11 CTs exceed Utah's 7.2% rate; with a maximum of 38.7%), and children under age 18 below the poverty level (5 of 11 CTs exceed Utah's 8.9% rate; with a maximum of 47.2%). Up to 13.8% of children have no health insurance as compared to 5.4% nationwide (4 of 11 CTs are nearly or more than double the national level)². The presence of Brownfield sites further exacerbates the economic inequality between the Target Area communities and the rest of Utah. These sites worsen conditions by discouraging investment and contributing to ongoing economic stagnation, limiting recreation opportunities, and compounding potential health risks. Before meaningful redevelopment can happen, the Target Areas need funding to assess the sites noted in this proposal to help facilitate the first steps toward healthier communities. Assessment, cleanup and redevelopment benefit sensitive populations by cleaning up land and providing greater opportunities for jobs and sources of income that can help alleviate poverty, contamination, and other issues noted above.

² US Census Bureau American Community Survey (ACS), 5-year dataset 2019-2023

2.c. Greater than Normal Incidence of Disease and Adverse Health Conditions

Populations in the Target Areas, particularly in Ogden, are subject to significant air pollution impacts primarily from particulates and air toxins. In the Central Ogden Target Area, five census tracts are below the 25th percentile statewide for diesel particulate matter³ meaning 75% of Utah CTs have less diesel particulate matter. Due to the small size of diesel particulate matter, it can reach deep into a person's lungs, increasing the risk of cardiovascular and respiratory diseases, poor birth outcomes, and premature death.

Cancer death rates in three of the Target Areas exceed the overall state (116.9 deaths/100,000 population) rates, with rates as high as 172.6 and 173.2 deaths/100,000 population in the Nephi-Mona (Nephi) and Fillmore-Delta (Fillmore) Utah Small Area health statistic groupings, respectively. These are the 2nd and 3rd highest cancer rates in Utah. Diagnosed adult asthma rates in two Target Areas (ranging from 10.9% to 11.5%) exceed rates for the state (10.3%) and nation (10%). Three Target Areas have a higher infant mortality rate (6.1 - 6.3 deaths/1000 live births) in local health department groupings compared to Utah (5.2 deaths/1,000 live births)⁴, with one in four infant deaths attributable to birth defects in Utah⁵ (IBIS) (Utah Birth Defect Network). These increased infant mortality rates therefore indicate there are likely higher incidents of birth defects in the Target Areas. Funding from the EPA Brownfields Program will help identify the nature and magnitude (or absence) of contaminants, which can provide vital information needed to prioritize resources and pursue other tools, such as the state Voluntary Cleanup Program, to address sites and mitigate impacts. This can benefit populations in the Target Areas by removing contaminants and exposure risks from the environment and helping to create greater economic opportunities in these communities as compared to the status quo where aging buildings and underutilized properties are an impediment to a newer vision.

2.d. Economically Impoverished/Disproportionately Impacted Populations

While other parts of Utah have benefitted from a growing economy, the Target Areas are in communities that have not equally shared in the economic growth. Compared with Utah overall, the occurrence of economically disadvantaged groups in these communities remains high. For example, the urban community of Ogden and the rural community of Fillmore have median household incomes of \$65,875 (highest of the 8 Central Ogden CTs) and \$72,578, respectively compared to the overall State which is \$91,750². The Target Areas are also impacted by proximity to environmental conditions. Central Ogden and Heber City have Utah Healthy Place Indices (HPI) of 4.2 and 57.3³, meaning respectively 96% and 42% of other Utah communities have more favorable environmental and socioeconomic metrics.

Brownfields funding will improve conditions in the Target Areas by allowing the assessment of individual sites in communities that lack the resources to initiate assessment on their own. These assessments can identify contaminants, where present, so that subsequent cleanup and redevelopment will mitigate exposure from soil and groundwater contamination, reduce potential impacts to the environment, and promote connectivity, walkability, and healthy travel choices. Redevelopment will also encourage more active lifestyles and reduced reliance on automobiles, thereby improving public health by reducing obesity and heart disease, as well as reducing vehicle emissions and the negative impacts on air quality. These improvements will have a positive impact on the cumulative environmental and economic burden felt in the Target Areas.

Community Engagement

2.e - f. Project Involvement and Project Roles

The UDEQ/DERR will partner with cities in the Target Areas to identify additional community groups that may wish to be involved in the projects before assessments begin. This will continue with new cities as additional target areas and sites are identified during the grant period. The table below provides a sampling of representatives from the Target Areas who will assist in the processes of community involvement, site

³ Utah Healthy Places Index (HPI), a Utah Department of Health and Human Services geospatial mapping tool

⁴ Utah Department of Health, Indicator Based Information System (IBIS), accessed December 2025

⁵ Utah Birth Defect Network Homepage - <https://familyhealth.utah.gov/cshcn/ubdn>

selection and access, clean up, decision-making, technical assistance, and future reuse of the priority Brownfield sites. Nephi and Fillmore have already provided site access to their priority Brownfield sites. It is expected that site access will be provided to the other priority sites before work commences.

Partner Name	Point of Contact (name, phone, email)	Specific role in project
Ogden City	Jeremy Smith, 801-629-8943 JeremySmith@ogdencity.gov	Direct: Site Identification within Central Ogden; assist with access to Harrison Boulevard and 32nd Street and 24th Street Interchange sites. Educational: Inform local businesses of grants; host educational events about brownfields funding.
Heber City	Anthony Kohler, 435-654-4830 tkohler@heberutah.gov	Direct: Site identification; assist with access to the Heber and Light Company and the Downtown Corridor properties. Educational: Spread the word to local business owners about grants.
Fillmore City	Wayne Jackson 435-743-5233 planning@fillmoreutah.gov	Direct: Site Identification; input on development of sites. Assist with access to the Parcel F-7054 site. Educational: Inform local businesses and community of grant.
Nephi City	Seth Atkinson, 435-623-0822 sethatkinson@nephi.utah.gov	Direct: Assist with access to the Old Armory site. Educational: Inform local businesses and residents of grants. Facilitate dialogue with residents about development of priority sites.

2.g. Incorporating Community Input

The UDEQ/DERR recognizes the importance of informing the public and gathering public input. This requires sharing information and building partnerships with community members. Feedback from the public, particularly within the Target Areas, will be solicited to ensure people are informed of site work.

As noted, the UDEQ/DERR will develop a CIP to outline planned community engagement activities, a project schedule, and identify key players. The CIP will include participating in several Brownfield outreach sessions throughout the grant period for local community leaders, developers, and citizens. The UDEQ/DERR will use its social media accounts to disseminate project information and coordinate with local partners to spread the word about engagement events. The UDEQ/DERR's website will have up to date information. The UDEQ/DERR will provide information and seek input to facilitate decision-making, site identification, prioritization, and cleanup planning during discussion and meetings with the respective communities. This will include forwarding draft documents/deliverables to the applicable Points of Contact above for review and comment before completion.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

3.a - d. Project Implementation, Anticipated Schedule, Task/Activity Lead, Outputs

The UDEQ/DERR requests a U.S. EPA Brownfields Program CWAGST in the amount of \$2,000,000 to be directed initially toward the Target Areas and then throughout other portions of Utah as additional community needs are identified. The table below addresses narrative items 3.a through 3.d. Funds will not be spent on ineligible activities. Nearly 74% of the funds will be used for contractual site-specific work (i.e. assessments, cleanup planning). Additionally, the bulk of the Task 1 budget will cover eligible programmatic costs, mostly UDEQ/DERR project involvement, oversight and technical review of site-specific work/deliverables. Administrative and indirect costs will be tracked separately from programmatic costs and will **NOT** exceed 5% of the total grant award per EPA requirements.

Task 1: Programmatic Support
<p>a. <u>Project Implementation:</u> <i>EPA-funded tasks/activities for the priority site(s):</i> Cooperative Agreement program support; UDEQ/DERR oversight of Qualified Environmental Professional (QEP); Technical review of all QEP deliverables; Update UDEQ/DERR Procedures; Procure QEP and other contractors, as needed; Quarterly reporting; ACRES data entry; Invoice processing and fund drawdown; Meeting scheduling; UDEQ/DERR staff attending relevant Brownfield conferences. (Task 1 includes UDEQ/DERR personnel, fringe benefits, other and indirect costs) <i>Non-EPA grant resources needed to carry out tasks:</i> UDEQ/DERR staff time above that budgeted; UDEQ/DERR resources (equipment, etc.).</p>
<p>b. Anticipated Project Schedule: Initiated upon grant award, with tasks to establish the program completed within 3 months; ongoing.</p>
<p>c. Task/activity lead: UDEQ/DERR Staff</p>
<p>d. Outputs: Cooperative Agreement, UDEQ/DERR Procedures, Quarterly Reports, ACRES Entries, Contract(s) with QEP and other contractors; meetings; Conferences attended.</p>
Task 2: Outreach/Inventory
<p>a. <u>Project Implementation:</u> <i>EPA-funded tasks/activities for the priority site(s):</i> Develop a CIP and create program materials, and website updates; Community education meeting(s); Meetings with property owners within Target Areas. Meetings and correspondence with other communities across the state to identify additional assessments. Manage and update existing site inventory. <i>EPA-funded tasks/activities for non-priority site(s):</i> Meetings with property owners and interested parties in other portions of the State. <i>Non-EPA grant resources needed to carry out tasks:</i> UDEQ/DERR staff time above that which is budgeted; UDEQ/DERR resources (equipment, etc.); Community partner staff time and resources.</p>
<p>b. Anticipated Project Schedule: Initiated within 0-3 months of the grant award; ongoing.</p>
<p>c. Task/activity lead: UDEQ/DERR Staff.</p>
<p>d. Outputs: CIP; Marketing materials; Website updates; community meetings, Inventory of sites.</p>
Task 3: Assessment
<p>a. <u>Project Implementation:</u> <i>EPA-funded tasks/activities for the priority site(s):</i> Prepare a Quality Assurance Project Plan (QAPP), conduct ASTM/AAI compliant Phase I Environmental Site Assessment (ESAs) at selected sites, and conduct Phase II ESAs that will include Site-Specific-Sampling and Analysis Plans (SAPs). Conduct asbestos/hazardous material surveys (HMS) of buildings. A minimum of 28 sites will be assessed. <i>EPA-funded tasks/activities for non-priority site(s):</i> Sites outside the Target Areas will have the same implementation and contractor as the Target Area sites. <i>Non-EPA grant resources needed to carry out tasks:</i> UDEQ/DERR staff time above that which is budgeted; DERR resources (equipment, etc.).</p>
<p>b. Anticipated Project Schedule: Initiated within 3 months of the grant award; ongoing.</p>
<p>c. Task/activity lead: QEP with oversight from UDEQ/DERR staff.</p>
<p>d. Outputs: QAPP and annual updates, Phase I ESAs, Phase II ESAs (with SAPs), HMS Surveys.</p>

Task 4: Remediation/Reuse Planning
a. Project Implementation: <i>EPA-funded tasks/activities for the priority site(s):</i> Prepare reuse and/or cleanup planning documents such as Analysis for Brownfields Cleanup Alternatives (ABCAs) documents. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs, and determining appropriate site remediation and/or reuse planning to reduce health/environmental risks. Develop area-wide plans. <i>EPA-funded tasks/activities for nonpriority site(s):</i> Sites outside the Target Areas will follow similar procedures. <i>Non-EPA grant resources needed to carry out task:</i> UDEQ/DERR staff time above that which is budgeted; UDEQ/DERR resources (equipment, etc.).
b. Anticipated Project Schedule: Initiated within 12 months of the grant award; ongoing.
c. Task/activity lead: QEP with oversight from UDEQ/DERR staff.
d. Outputs: Cleanup Planning Documents (i.e. ABCAs); Area-wide plans.

3.e. Cost Estimates

The anticipated cost estimates and outputs for this project are based on past Brownfield projects (average hourly rates are estimated at \$125 for contractual work and \$51 per hour for state personnel). The budget for this project includes travel, supplies, personnel and contractual costs.

- **Task 1 – Programmatic Support:** ACRES Database Reporting, Quarterly Reporting, Programmatic Support, Oversight of QEP, Technical review of QEP deliverables, maintain CIP: \$437,325 (Personnel – 5098.55 hrs x \$51/hr [\$260,026]; fringe benefits [50% of Personnel = \$130,013]. Travel budget for two UDEQ/DERR staff members to attend 2 total conferences: \$5,160 (flights at \$500, hotel at \$600 [3 nights at \$200], ground transportation at \$40, incidentals and per diem at \$150 [3 days at \$50] per person/per conference). In-state travel budget for one UDEQ/DERR staff member to conduct 4 overnight site visits \$843 (hotel at \$90, per diem at \$54, and two days of vehicle rental at \$33.33/day). QEP support for non-site-specific management \$25,000 (200 hrs x \$125/hr average rate). Additionally, UDEQ/DERR tracks “Indirect Costs”, which includes support from the UDEQ Executive Director’s Office, separately from “Other Costs”, which include Building & Grounds, IT Support, etc. in its budgeting. This budgeting approach has been discussed with EPA Region 8. For the purposes of this proposal, the 5% cap on administrative costs will include UDEQ/DERR Other Costs [10% of (Personnel + Fringe) = \$39,004] and Indirect Costs [12% of (Personnel + Fringe) = \$46,805] as noted below in the table. **Task 1 Total \$506,851.** (Note: UDEQ/DERR Other Costs + Indirect Costs will **NOT** exceed 5% of the grant award. This is consistent with the UDEQ/DERR’s management of the current CWAGST. Sub-awards, stipends, etc. will not be part of this proposal).

- **Task 2 – Outreach/Inventory:** Community Involvement Plan \$6,000 (48 hours x \$125), six Community Education Meetings \$1,500 (\$250/meeting), Marketing Supplies (ex: brochures) \$500. Project webpage updates \$2,000 (16 hours x \$125). Site Inventory management and updates \$10,000 (80 hours x \$125). **Task 2 Total \$20,000.**

- **Task 3 – Assessment:** 1 Generic QAPP, \$6,000. 4 Annual QAPP updates (\$2,500 each, \$10,000 total). 20 Phase I ESAs (\$4,550 each, \$91,000 total). 28 Phase II ESAs (\$41,648.18 each, \$1,166,149 total). **Task 3 Total \$1,273,149.**

- **Task 4 – Remediation /Reuse Planning:** 4 Analysis of Brownfield Cleanup Alternatives (ABCAs) (\$9,250 each, \$37,000 total). 4 Area-Wide Plans (AWP) (\$40,750 each, \$163,000 total). **Task 4 Total \$200,000.**

Total budget for the Utah Brownfield Assessment Grant proposal: \$2,000,000.

Project Tasks					
Budget Categories	Programmatic Support	Outreach/ Inventory	Assessment	Remediation/ Planning	Totals
Personnel	\$260,026	\$0.00	\$0.00	\$0.00	\$260,026
Fringe Benefits	\$130,013	\$0.00	\$0.00	\$0.00	\$130,013
Travel	\$6,003	\$0.00	\$0.00	\$0.00	\$6,003
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$0.00	\$500	\$0.00	\$0.00	\$500
Contractual	\$25,000	\$19,500	\$1,273,149	\$200,000	\$1,517,649
Other	\$39,004	\$0.00	\$0.00	\$0.00	\$39,004
Total Direct Costs	\$460,046	\$20,000	\$1,273,149	\$200,000	\$1,953,195
Indirect Costs	\$46,805	\$0.00	\$0.00	\$0.00	\$46,805
Total Budget	\$506,851	\$20,000	\$1,273,149	\$200,000	\$2,000,000

3.f. Plan to Measure and Evaluate Environmental Progress and Results

The UDEQ/DERR has a track record of successful federal grant management and has processes in place to ensure projects are properly tracked and reported. The UDEQ/DERR has successfully implemented the Brownfields State Response Program for over 25 years and the current CWAGST for over 3 years. The UDEQ/DERR project team will meet at least quarterly to track the outputs identified in 3.d and 4.d above and will report progress fulfilling the scope of work, goals, and objectives to the EPA via reports required as part of the Terms and Conditions of the grant. In addition, project expenditures and activities will be compared to the project schedule. Site-specific information will be entered and tracked in the EPA ACRES database and a spreadsheet. The outputs to be tracked include: the number of sites assessed, outreach events and community participation, environmental assessments, ABCAs, and AWP. The outcomes to be tracked include acres assessed and ready for reuse, redevelopment dollars leveraged, and jobs created. The outputs/outcomes noted in this Section will support EPA’s mission to protect public health and the environment.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

4.a-c. Organizational Capacity, Organizational Structure, Description of Key Staff

The UDEQ/DERR is one of five Divisions within the Utah Department of Environmental Quality. The UDEQ/DERR hosts the VCP/Brownfields Section which manages the Brownfields State Response Program. The VCP/Brownfields Section oversees projects throughout Utah and will manage this grant with assistance from UDEQ/DERR’s: 1) Administrative Services Section who will assist with finances and procurement, review all contracts, and track grant dollars expended; 2) Community Relations Specialist who will help with planning efforts, public outreach, coordination and project management; 3) Petroleum Storage Tank Branch who will assist with petroleum matters; and 4) Attorney General’s office who will review all legal documents.

Mr. Bill Rees, VCP/Brownfields Program Manager, will serve as the Brownfields Project Manager for the UDEQ/DERR. In this role, he will be responsible for overall grant management, timely expenditure of funds and ensuring the UDEQ/DERR complies with the Terms and Conditions of the Cooperative Agreement. Mr. Rees has been with the UDEQ/DERR for over 28 years and the Section Manager of the VCP/Brownfields Section for 20 years. He manages the Section 128(a) State Response Program Cooperative Agreement. He will be assisted by Mr. Joe Katz and Ms. Allison Stanley who will provide day to day administration of the

program under Mr. Rees' oversight. Mr. Katz and Ms. Stanley will comply with EPA reporting requirements including quarterly progress reports and data entry into the EPA ACRES database. Mr. Katz and Ms. Stanley have 27 years experience collectively with the VCP/Brownfields Section. Ms. Alicia Silotti, Section Manager for the Administrative Services Section, and her team will also assist and be responsible for drawing down funds from EPA and arranging payments.

4.d. Acquiring Additional Resources

The UDEQ/DERR will secure additional resources as needed to successfully complete the project, following the State of Utah's Procurement Administrative Rules which involve a competitive qualifications-based procurement process in compliance with the EPA's "Professional Service" procurement process (2 CFR 200.317-326). This will include contracting the services of a QEP to provide ASTM/AAI-Compliant Phase I/II Assessments, SAP/QAPP preparation, and Cleanup Planning.

Past performance and Accomplishments

4.e. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

The UDEQ/DERR received a CWAGST in the Federal Fiscal Year 2022 (FFY 22). The period of performance for this grant is October 2022 through September 2027. The UDEQ/DERR received \$1,320,845.00 under this grant. As of October 1, 2025, the UDEQ/DERR has spent nearly \$876,335, leaving approximately \$444,510 in remaining funds. Of these funds, over \$100,000 has been obligated to on-going projects and several additional projects are in the initial stages. The UDEQ/DERR is on track to spend all funds by the end of the performance period. As of mid-January 2026, 15 sites have been assessed, 9 Phase I ESAs, 13 Phase II ESAs, three ABCAs, and one area-wide plan have been completed and recorded in the EPA ACRES database. Several additional reports are under review but have not yet been entered in ACRES.

The UDEQ/DERR has also received State Response Program funding from EPA over the years (both Section 128(a) annual appropriations and IIJA funding). The most recent annual appropriations were for the period of performance ranging from October 2021 through September 2026. The UDEQ/DERR expended all annual appropriations funding for FFY 21 through FFY 25 and will close out the most recent award by the end of FFY 26. The UDEQ/DERR will also close out the IIJA award by the end of September 2027. Supported by annual appropriations, some of the UDEQ/DERR's recent accomplishments over the award period include the issuance of 10 Certificates of Completion under the Voluntary Cleanup Program and 24 Enforceable Written Assurances. The UDEQ/DERR also provided assistance to over 150 properties across Utah that were not enrolled in the response program, worked with EPA to identify sites and find solutions to various Brownfield challenges, and reviewed more than 30 sampling and analysis plans for Utah grantees. Outcomes have included protective redevelopment projects and millions of dollars in leveraged funding.

(2) Compliance with Grant Requirements

Under the CWAGST, the UDEQ/DERR has complied with the grant's workplan and Terms and Conditions. Data has been entered into the EPA ACRES database and quarterly reports have been submitted according to program schedules. The UDEQ/DERR has worked closely with EPA Region 8 to address program items in a timely manner. The CWAGST will close out at the end of September 2027 with an expected zero balance. Similarly, under Section 128(a), the UDEQ/DERR has complied with all grant and reporting requirements (semi-annual reports, Program Activity Levels, etc.). The UDEQ/DERR's annual appropriations is scheduled to close out at the end of September 2026 with an expected zero balance. The UDEQ/DERR has made progress toward the expected results of sites being assessed and cleaned up. This is documented by Certificates of Completion and Enforceable Written Assurances being issued to program applicants. Even with the successful implementation of these grants, additional sites remain in Utah, which is why the UDEQ/DERR is applying for a new CWAGST. The funding will allow the UDEQ/DERR to build on the momentum from the current CWAGST award, which will close out soon, and conduct assessments in new communities that would not otherwise be able to afford such assessments or pursue and administer grant opportunities on their own.

**UDEQ/DERR Community Wide Assessment Proposal
Attachment - Threshold Criteria Responses**

The Utah Department of Environmental Quality/Division of Environmental Response and Remediation (UDEQ/DERR) is applying for a FY2026 Community-Wide Assessment Grant for States and Tribes (CWAGST) and meets the Threshold Criteria for the grant as noted below.

(1) Applicant Eligibility

Utah is a state within EPA Region 8. The UDEQ/DERR is a governmental organization within the State of Utah and is eligible for funding.

(2) Description of Community Involvement

The UDEQ/DERR coordinated with representatives of the cities noted in the Target Areas during development of this proposal.

The UDEQ/DERR recognizes the importance of informing the public and gathering public input relating to projects within a community. This requires sharing information and building partnerships with community members. Feedback from the public, particularly within the Target Areas, will be solicited to ensure the community is informed of key site work.

As part of community outreach efforts, the UDEQ/DERR will develop a Community Involvement Plan (CIP) to outline planned community engagement activities, a project schedule, and to identify key stakeholders. Among others, the CIP will include a strategy to host several Brownfield informational and outreach sessions throughout the grant period for local community leaders, developers, and citizens. The UDEQ/DERR will use its social media accounts and partner with communities in the Target Areas to disseminate project information to ensure residents are aware of the informational and outreach sessions noted above. The UDEQ/DERR's website will have a Brownfield Project page with current information on the project. Additionally, the UDEQ/DERR will provide information and seek input to facilitate decision-making, site identification, prioritization, and cleanup planning during meetings with the respective communities in the Target Areas. The UDEQ/DERR will forward all documents drafted under the grant (e.g., Site Eligibility Determination, Phase I ESA, etc.) to the respective community representatives and request review and comment prior to finalizing the document.

(3) Expenditure of Existing Grant Funds

The UDEQ/DERR received a Community-Wide Assessment Grant for States and Tribes in the Federal Fiscal Year 2022 (FFY 22). The period of performance for this grant ranges from October 2022 through September 2027. The UDEQ/DERR received \$1,320,845 under this grant. As of October 1, 2025, the UDEQ/DERR has spent \$876,335, leaving approximately \$444,510 in

remaining funds. This indicates that approximately 66.3% of the award has been expended. Of the remaining funds, over \$100,000 has been obligated to on-going projects and several additional projects are in the initial stages. The UDEQ/DERR is on track to spend all funds by the end of the performance period. Please see the attached ASAP Payment Transaction Confirmation for Cooperative Agreement Number 4B95815230 documenting available balance as of October 3, 2025. The September 2025 ASAP Payment Transaction Confirmation (dated September 3, 2025) shows an available balance of \$460,626.57. This represents expenditures totaling approximately 65.1% of the award and documents that UDEQ/DERR achieved the 60% threshold requirement well in advance of the October 1, 2025 deadline.

(4) Target Areas and Priority Sites

Per the Narrative Information Sheet, the following four Target Areas (numbered) and five Priority Sites (bulleted) are included in the proposal. At least one priority site is located in each Target Area:

1. **Central Ogden** (Metropolitan Target Area, Census Tracts 2007, 2008, 2009, 2011, 2012, 2013.01, 2013.02, and 2019).
 - *Harrison Boulevard and 32nd Street*, Northwest corner of the intersection of Harrison Boulevard and 32nd Street, Ogden, Utah 84403.
 - *24th Street Interchange*, Properties surrounding the interchange of Interstate 15 and 24th Street, Ogden, Utah 84401.
2. **Heber City Downtown Corridor** (Non-Metropolitan Target Area, Census Tract 9601)
 - *Power and Light Property*, 31 South 100 West, Heber City, Utah 84032.
3. **Nephi Civic Center Area** (Metropolitan Target Area, Census Tract (101)
 - *Old Armory*, 56 North 100 East, Nephi, Utah 84648.
4. **Fillmore City** (Non-Metropolitan Target Area, Census Tract 9743)
 - *Parcel F-7054*, Approximately 200 South 500 West, Fillmore, Utah 84631.

(5) Named Contractors and Subrecipients

1. Contractors were not named in this proposal. This item is not applicable.
2. Subrecipients are not named in this proposal. This item is not applicable.

Solicitation Document and Executed Contract

1. Not applicable.