

Bill Winfield
Board Chair

Geri Gamber
Executive Director



Providing Services in Carbon, Emery, Grand, and San Juan Counties
375 S. Carbon Ave. • PO Box 1106 • Price, UT 84501 • 435 637-5444 • Fax 435 637-5448

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R08-26-A-017

1. Applicant Identification

Southeastern Utah Association of Local Governments (SEUALG)
252 South Fairgrounds Road
Price, Utah 84501

2. Website URL: <https://serda.utah.gov/> (lead), <https://www.monticelloutah.org/> (non-lead),
[https://www.grandcountyutah.net/\(non-lead\)](https://www.grandcountyutah.net/(non-lead))

3. Funding Requested

- a. Assessment Grant Type: Assessment Coalition
- b. Federal Funds Requested: \$1,500,000

4. Location

- a) City of Helper, City of Monticello, and Census Designated Place (CDP) of Thompson Springs
- b) Carbon County, Grand County, San Juan County
- c) Utah

5. Coalition Members' Target Areas and Priority Site Information

Target area (TA); census tract (CT)

- SEUALG – lead member (TA 1): CT 49007000500
 - Priority site: Old Railroad Hotel, 255 South Main Street, Helper, Utah 84526
- City of Monticello – non-lead member (TA 2): CT 49037978100
 - Priority site: City of Monticello Office Building, 17 North 100 East Street, Monticello, Utah 84535
- Grand County – non-lead member (TA 3): CT 49019000302
 - Priority site: Thompson Springs Schoolhouse, 260 North Thompson Canyon Road, Thompson Springs, Utah 84540

6. Contacts

a. Project Director

Geri Gamber, SEUALG Executive Director
435-613-0037
Ggamber@seualg.utah.gov
252 South Fairgrounds Road
Price, Utah 84501

- b. Chief Executive/Highest Ranking Elected Official
 Mr. Bill Winfield, Chair, Grand County Commissioner
 775-690-0550
bwinfield@grandcountyutah.gov 124 East Center Street
 Moab, Utah 84532

7. Population

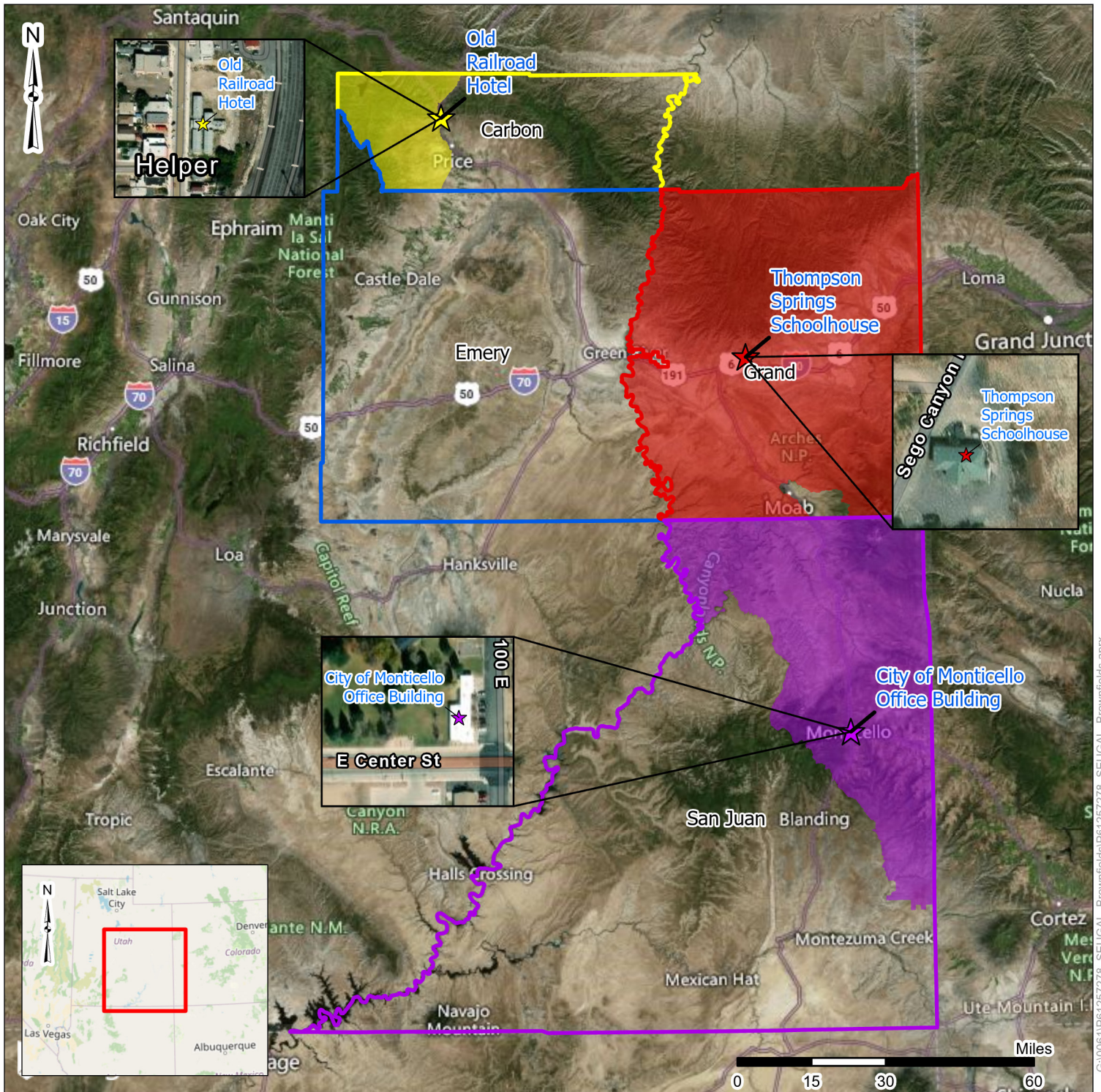
City of Helper, Utah: 2,680
 City of Monticello, Utah: 1,941
 CDP Thompson Springs, Utah – CT 49019000302: 1,927
 (US Census: 2019–2023 American Community Survey)

8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	1, 2, 5
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	1, 2
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	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.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
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 sites within the target areas.	9, 10
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
 See attached.

- 10. Releasing Copies of Applications
 Not Applicable.



Priority Sites

- ★ SEUALG Priority Site
- ★ Grand County Priority Site
- ★ City of Monticello Priority Site

Target Area (Census Tract)

- 49007000500
- 49019000302
- 49037978100

Utah Counties

- Carbon
- Emery
- Grand
- San Juan

DATA SOURCES:
ESRI - Basemaps



FY26 EPA Brownfield Coalition Grant

SEUALG Coalition Grant
Carbon, Emery, Grand, and San Juan
Counties, Utah

Exhibit

1

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State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Tim Davis
Executive Director

Ashley Sumner
Deputy Director

Jill Burton
Deputy Director

ERRC-007-26

January 21, 2026

Geri Gamber, Executive Director
Southeastern Utah Association of Local Governments
252 South Fairgrounds Road
Price, Utah 84501

Re: DEQ Support Letter - FY26 EPA Brownfields Program Community-Wide Assessment Coalition Grant - (Southeastern Utah Association of Local Governments, Grand County and the City of Monticello)

Dear Ms. Gamber:

Thank you for involving the Department of Environmental Quality (DEQ) in the Southeastern Utah Association of Local Government's (SEUALG) economic development and planning discussions regarding SEUALG's application for a U.S. Environmental Protection Agency (EPA) Brownfields Program Community-Wide Assessment Coalition grant. The assessment grant will allow the SEUALG to evaluate eligible sites, such as the Old Railroad Hotel in Helper, City of Monticello Office Building, and the Thompson Springs Schoolhouse identified within Carbon, Emery, Grand, and San Juan Counties (Coalition Boundaries). The DEQ believes assessment is an important and significant step towards the goal of revitalizing properties in Utah communities and is committed to seeing Brownfields-caliber sites assessed, remediated and redeveloped to a higher and better use wherever possible.

The DEQ supports the SEUALG in its application for an FY26 EPA Brownfields Program Community-Wide Assessment Coalition grant to address both petroleum and hazardous substance contamination. The benefits of assessing properties within the Coalition Boundaries include removing the potential stigma associated with impacted or potentially impacted properties, protecting public health and reclaiming valuable property for economic development and future, sustainable growth. The DEQ is committed to assisting the SEUALG as it seeks to address Brownfields. Additionally, the DEQ encourages use of the Voluntary Cleanup Program and Enforceable Written Assurances as vehicles for addressing contaminated properties and returning Brownfields properties to productive use.

We look forward to continuing our partnership with the SEUALG to address Brownfields concerns. Should you have any questions, please contact Leigh Anderson, the Division of Environmental Response and Remediation project manager, at (801) 536-4100.

Sincerely,



[Tim Davis \(Jan 22, 2026 07:06:09 MST\)](#)

Tim Davis
Executive Director

TD/KLA/jn

cc: Orion Rodgers, Environmental Health Director, Southeastern Utah District Health Department
Jonathan Dutrow, Southeastern Utah District Health Department
Curtis Page, District Engineer, Utah Department of Environmental Quality
Dennis Shumway, Environmental Health Director, San Juan Public Health Department
Mike Moulton, San Juan Public Health Department



Southeastern Utah Association of Local Governments, UT

**FY26 Brownfield Coalition Assessment Grant
Narrative**

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Coalition Members, Target Areas and Brownfields. a. Coalition Members: The city of Monticello (City) and Grand County (County) will be the non-lead members of the Coalition (Coalition). The City is the county seat of San Juan County, with a small population of 1,941.¹ Grand County is made up of deep canyons, rivers, and mountains, with only one main city, Moab, and a population of 9,697 in the county.¹ Each of these coalition members are local government entities who do not have the available budget or staff needed to apply and manage their own Brownfield Grant. The City and County will team with Southeastern Utah Association of Local Governments (SEUALG), a nonprofit organization dedicated to economic and community development in Southeastern Utah. The mission of SEUALG is to implement economic development, strategize and educate low-income individuals and seniors, stabilize housing, and educate individuals for economic stability. Both the City and the County realize the tremendous value added by combining resources with SEUALG to address brownfield sites within the geographic area.

b. Overview of Brownfield Challenges and Description of Target Areas: **The geographic boundary for this application is the SEUALG service area, which includes Carbon, Emery, Grand, and San Juan counties in Utah.** The four counties make up nearly 21% of the entire landmass of the state. SEUALG formed in 1969 under the Utah Inter-local Cooperation Act of 1965. Its service area includes the Utah Strip section of the Navajo Reservation and small portions of the Southern Ute Reservation lands. The area consists of sparsely populated cities or unincorporated areas defined as Census Designated Places (CDPs), with many distressed communities that struggle to provide basic services to their residents. The semiarid climate is a challenge, with hot, dry summers, cold winters, and only a few inches of rain each year. The main industrial history of SEUALG's service area includes mining, ranching, agriculture, power plants, and oil production. The mining industry has a rich history as a strong employer within the area. Unfortunately, with foreign competition lowering prices, a decreased demand for coal and uranium, and underground problems with mines, massive layoffs and closed mines have occurred across the SEUALG area. Severe droughts over the last decade have also caused lower crop production and decreased herd sizes. The result of these problems has been the loss of employment for a once-thriving workforce and a new landscape of abandoned and blighted properties with numerous environmental hazards, creating lingering **brownfield challenges**. Considering the area's industries, the potential environmental hazards affecting the residents include **benzene, toluene, ethylbenzene, trichloroethene, underground storage tanks (USTs), petroleum hydrocarbons, chlorinated volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), metals, uranium tailings, lead-based paint (LBP), and asbestos-containing materials (ACM).**

Each coalition member has identified a specific **target area for this project, consisting of census tracts 49007000500, 49037978100, and 49019000302.** Census tract 49007000500 is in the city of Helper in Carbon County, once a thriving coal mining hub that served as a key rail stop for transporting coal from nearby mines. The community grew around the railroad and coal industry, with extensive infrastructure including coal-loading tracks, rail yards, and maintenance facilities. Today, remnants of this history remain in the form of abandoned coal cars and rail spurs adjacent to Main Street. These areas likely contain residual coal waste, metals, PAHs, and petroleum-based contaminants typical of former mining and rail corridors. Census tract 49037978100 encompasses the city of Monticello in San Juan County, a small rural community

¹ US Census: 2019–2023 American Community Survey

adjacent to legacy uranium milling operations. The area includes abandoned industrial buildings and vacant lots with potential radiological and hazardous material concerns. Census tract 49019000302 includes the community of Thompson Springs in Grand County, a once-active railroad town now characterized by abandoned motels, gas stations, and deteriorating infrastructure.

All three census tracts are sparsely populated, **each with fewer than 4,000 residents**, and share common indicators of sensitive populations. These include higher-than-average percentages of youth and elderly residents, significant American Indian populations, and low median household and per capita incomes. These conditions, combined with the legacy of extractive industries and limited local capacity, have resulted in a landscape of underused and potentially contaminated properties. Brownfield funding will allow the Coalition to assess these sites, engage communities, and lay the groundwork for redevelopment across southeastern Utah.

c. Description of the Priority Brownfield Sites: A windshield survey has identified at least **12 potential brownfield sites in the SEUALG target area, 8 potential sites in the Monticello target area, and 10 potential sites in the Grand County target area**. Beyond the three priority sites listed below, other potential brownfield properties include filling stations, gas stations, vacant industrial facilities, power plants, and commercial facilities. Potential environmental hazards include **USTs, petroleum hydrocarbons, VOCs, PAHs, metals, uranium tailings, LBP, and ACM**. These three priority sites were selected due to the immediate effect they would have on the economic development of their communities. Due to the number of potential brownfield sites, SEUALG needs additional coalition resources and EPA funding to address these properties in a feasible and effective manner.

The **first priority site** is the **Old Railroad Hotel** located at 255 South Main Street in Helper. Constructed 1913–14, the building quickly became a central hub for the community, serving not only as a hotel but also as housing for the US Post Office and the offices of one of Helper’s early newspapers. Its strategic location on Main Street made it a favorite lodging site for traveling salesmen and, notably, for railroad workers who stayed at the hotel while waiting for their next train assignment. The building sits directly adjacent to land historically used for railroad and coal transport operations, with no physical barriers separating the property from former coal-loading tracks and rail infrastructure. This proximity strongly suggests that fill material beneath and around the site may contain coal fragments, tailings, and associated metals from decades of coal handling and rail maintenance. Combined with the building’s age and operational history, these conditions increase the likelihood of contamination from **coal-related activities, petroleum hydrocarbons, PAHs, and heavy metals on this mine-scarred land**. Additional environmental concerns include **LBP, ACM, VOCs** and contaminants associated with older buildings, railroad, and commercial uses. Today, the structure is vacant, and the owner is supportive of revitalization efforts, **granting site access for assessment**.

The **second priority site** is the **City of Monticello Office Building (MOB)** located at 17 North 100 East Street in Monticello. This site will serve as the Monticello priority site (non-lead member). The one-story, brick, 6,150-square-foot building with a boiler room and storage area sits in the middle of the downtown square. Built in the mid-1900s, the building was later expanded with six additional office spaces and then again to house the police department. The building was originally used as the Monticello School District Administration Building until the mid-1980s, when the City took over for their city offices. Due to the age of the building, there is potential for **LBP and ACM**. The MOB is located in the heart of downtown, surrounded by a high foot-traffic

area, neighborhoods, and businesses. **SEUALG has site access from the owner for site assessment.**

The **third priority site** is the **Thompson Springs Schoolhouse (TSS)** located at 260 North Thompson Canyon Road in the CDP of Thompson Springs. This site will serve as the Grand County priority site (non-lead member). This one-story building, built in the 1920s, sits unsecured on 0.57 acres and is composed of wood siding with boards over the windows. Due to the age of the building, it potentially has **ACM and LBP**. The building had a coal-fired furnace and may be impacted by **PAHs and metals**. The TSS building was originally located approximately five miles north of its current location as a schoolhouse for the town of Seego Canyon until the mine shut down. The building was moved to the current location in approximately 1945 and used as a schoolhouse in Thompson Springs until 1965. It was then used for storage. The building is vacant and resides within a residential and agricultural neighborhood. **SEUALG has site access from the owner for site assessment.**

d. Identifying Additional Sites: Coalition members will focus on identifying additional eligible sites for assessment throughout the target areas' three census tracts. In preparation for this grant application, Coalition members conducted a windshield survey of the target areas and identified **over 30 potential brownfield sites**. During this grant project, a more in-depth, grant-funded site inventory and evaluation ranking criteria process will be established, as the Coalition members will work diligently with target-area residents to identify and prioritize sites within distressed communities. Those properties will be researched further by Coalition members using the property appraiser's website. The evaluation criteria used to determine the order in which sites will be assessed will be based on community need, project partner and resident input, redevelopment goals, and US Census data to ensure distressed communities are benefiting from the project through eventual brownfield redevelopment. In the event all target areas have been fully addressed with grant funding, the Coalition will work with project partners and residents **throughout the geographic boundary** of the four counties to identify additional abandoned and underused properties. Once identified, the Coalition will apply the already established evaluation ranking criteria, **with sites that most benefit distressed populations in the target areas receiving priority**.

Revitalization of the Target Areas. e. Reuse Strategy and Alignment with Revitalization Plans: The SEUALG service area formerly thrived with mining, ranching, agriculture, power plants, and oil production. As drought and foreign competition drowned out local sources for the economy, the area underwent drastic changes from a once-vibrant collection of rural communities to a plague of neglected and vacant buildings and businesses. These deteriorating reminders of the once-strong local economy and vibrant workforce now symbolize the rising unemployment and blight. In response to these issues, SEUALG collaborated with area businesses, local governments, residents, community leaders, and nonprofits to establish several strategies and goals for the area in its **2023 Comprehensive Economic Development Strategy (Comprehensive Plan)**. SEUALG shares the same economic vision for partnering agencies within its plan as the **City of Monticello General Plan (General Plan) and the Helper City Plan**. Goals include creating a direction for retaining and generating better-paying jobs, fostering diversified economies, implementing processes for stable economies, and maintaining and improving the quality of life in southeast Utah.

The **Railroad Hotel** priority site will be redeveloped through a **community-driven process** that honors Helper's historic character and Main Street vision. The owner and project partners will engage local residents, businesses, and stakeholders to identify the most beneficial and desired future for the property. The site's prominent location on Main Street positions it as an anchor for

downtown activity, supporting the city's goals of creating a vibrant, walkable corridor with enhanced connectivity, public spaces, and opportunities for new businesses and events. The redevelopment of the **MOB** priority site into **updated office space** will produce a safer, healthier, and more efficient office environment for the City's workers and residents who visit the facility to conduct business, while upgrading greenspace for residents to enjoy throughout the year. The redevelopment of this site works to meet the goals of the Comprehensive Plan by **removing blight and environmental hazards** from this distressed community, and the upgrades align with the General Plan's goal of improving municipal infrastructure and public spaces. The **TSS** redevelopment will create **much-needed office space** for the Thompson Special Service District (former Water District) which has been forced to share a small room in the Grand County Fire Department Building within this community. Creating a modern and efficient workspace for the workers of the Thompson Special Service District will allow them to run the City's services more efficiently, benefiting the local residents. This reuse will meet the goals of the Comprehensive Plan by **attracting new businesses and adding local jobs while removing blight and environmental hazards** associated with past land uses. Redevelopment of these brownfield priority sites aligns with the Comprehensive Plan to better leverage community assets, clean up blight and environmental hazards, and provide needed local jobs, so that the SEUALG may continue to support economic development and growth in these distressed areas, creating hope and prosperity now and for generations to come.

f. Outcomes and Benefits of Reuse Strategy: The redevelopment of the three priority sites generates an opportunity to build toward Coalition and SEUALG goals as outlined in the plans. The priority sites are in prime locations; however, SEUALG lacks the necessary resources to assess and redevelop the sites. By using EPA Brownfield Assessment Coalition Grant funds to assess and plan for potential cleanup of any found contamination on these sites, Coalition partners will make significant progress toward revitalization. Redevelopment of the priority sites into commercial spaces, community spaces, and municipal office spaces will create **economic benefits** such as an increased tax base and new local employment opportunities through construction jobs upon redevelopment of the sites (20+ jobs created). Revitalization will also prompt many new **noneconomic benefits**. For example, the redevelopment of **the MOB** will also preserve and enhance **greenspace**, and residents will benefit from enhanced recreational opportunities and an outdoor community gathering space. **This redevelopment will also provide the chance to incorporate energy-efficient design, stormwater management, and drought-tolerant landscaping to improve resilience to extreme weather and water scarcity.** To build a resilient community that will benefit residents, the SEUALG will work to ensure developers are using **energy-efficient measures** in their designs, promote sustainability, and encourage use of **renewable energy like solar lighting or wind energy**. A Brownfield Revitalization Plan has been budgeted in this grant and will include how to **improve local resilience to the impacts of future extreme weather events and natural disasters** the target areas might face and ensure developments remain focused on the goal of resilient reuse for generations to come. Revitalization of all three sites will create walkability to local retail for food and daily necessities and an area free of blight and environmental hazards, **providing residents with a new sense of community and empowerment for their future**. The three priority sites are ready for assessment and once planned redevelopment is complete, there will be measurable results for the local economies.

Strategy for Leveraging Resources. g. Resources Needed for Site Reuse: Coalition members are eligible and positioned to secure additional Federal and State funding, and this EPA grant will help unlock further investment by generating the assessments and planning needed to pursue those

resources. The following table shows the available state and federal grant sources all members of the coalition can pursue to further brownfield redevelopment throughout their target areas.

	Agency	Funding Purpose
Federal	Community Development Block Grant	Purpose: To support a range of eligible activities including economic development, community development, housing, downtown activities, and particularly the removal of slum areas and blight.
Federal	Environmental Protection Agency	Purpose: Cleanup and Revolving Loan Fund Grants for remediation of assessed properties.
State	Brownfield Remediation Program (Utah Department of Environmental Quality)	Purpose: Provide assistance/oversight for the remediation of hazardous substances or petroleum at industrial, commercial, or institutional brownfield sites to prepare them for redevelopment.
State	Rural County Grants	Purpose: To grow rural businesses.
State	SEUALG Revolving Loan Fund	Purpose: To assist with the purchase of land, construction and renovation, and working capital to aid job creation in the community.

h. Use of Existing Infrastructure: SEUALG and the Coalition have determined the existing infrastructure (water, sewer, streets, broadband, and buildings) is sufficient throughout the target areas, including the priority sites, for redevelopment. In the event additional infrastructure improvements are needed, the Coalition partners will look to state and federal funding.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community’s Need for Funding: The geographic area of the SEUALG has gone from a thriving and prosperous mining, agricultural, ranching, and oil-producing area to a landscape of abandoned and dilapidated lots and properties. With the amount of blight within each of these Coalition communities, **sensitive populations** will not flourish. **SEUALG and the Coalition members do not have the funding to address and assess these properties in a safe and effective manner.** The **small population** of the combined target areas for this grant is **9,963**.² The target areas suffer from **low income** with an average **median household income of \$68,328 and a per capita income of \$33,666**, significantly less than the US (\$78,539; \$43,289).²

SEUALG works hard to help provide quality services to their service area. However, their budget faces significant challenges when it comes to discretionary spending on new projects. SEUALG has no option to raise taxes for increased project work, leaving few options and little ability to increase the budget. County and City budgets are earmarked for essential services that citizens depend upon, which leaves little for added expenses from environmental assessments without external aid. Brownfield funds will allow these Coalition target areas to provide resources, identify environmental hazards, and generate revitalization to produce opportunities for a prosperous future for these distressed communities.

b. Health or Welfare of Sensitive Populations: The **target areas’ sensitive populations are the elderly and the impoverished.** The vulnerability of the target areas starts with the **elderly, exceeding 28%** (US 20%).² The three target areas vary regarding poverty populations with **CT 49007000500** having the highest poverty level for all families of **28% (US 13%) and 30% of all children under the age of 18 (US 16%)**.² In addition, the target areas have a higher population of **American Indian residents at 4%** (US 1%).²

² US Census: 2019–2023 American Community Survey

Welfare issues affecting the target areas are **lack of high school education and high unemployment**. The target areas have **less than a high school educational attainment in the 52nd percentile**, with an **unemployment rate in the 68th percentile**.³ Low educational attainment and lack of job opportunities that meet the education levels can lead to criminal activity. Blighted, vacant structures throughout the target areas also create venues for illicit activities. Unemployment, a high population of residents aged out of the workforce, and a lack of education combined with high poverty levels and reliance on government assistance show a desperate need for redevelopment and revitalization in these distressed communities to create a prosperous future for residents. The assessment of the priority sites and eventual redevelopment will bring local jobs, grow small businesses, revitalize greenspace, increase walkable access to new food and retail opportunities created from redevelopment, and protect property values while cleaning up the blight and abandoned areas. All these improvements will contribute to the SEUALG's overall strategy to increase the residents' quality of life.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Residents of the target areas face a heightened risk of serious health conditions due to persistent environmental hazards and long-term disinvestment. Sensitive populations, including youth, elderly, and low-income families, are especially vulnerable to these risks. Brownfield priority sites contribute to increased exposure to contaminants, with dilapidated buildings and abandoned properties presenting concerns such as LBP, ACM, and other hazards from historic land uses. Additional risks stem from abandoned filling stations, agricultural, mining, and oil manufacturing sites, which may harbor chemicals, petroleum hydrocarbons, VOCs, PAHs, metals, and uranium tailings.

According to CDC PLACES data, the estimated **prevalence of cancer (excluding skin cancer) among adults aged 18 and older in the Helper target area is 10%** as of 2022 (US 8%). Asthma rates are also elevated, with **12% of adults currently living with asthma (US 8%)**. These rates reflect the ongoing impact of environmental exposures and poor air quality, particularly in communities with aging infrastructure and limited access to healthcare. County-level data further highlights this concern, with **Carbon County reporting an adult asthma rate of 15% and Emery County 11%, both exceeding the Utah state average of 10%**.⁴ Elevated asthma rates have been known to correlate with poor air quality and exposure to VOCs and PAHs from abandoned industrial sites.

Data on birth outcomes is limited at the census tract level, but the County Health Rankings confirm that low birth weight is a tracked concern across all four counties. In rural areas like Grand and San Juan counties, data is often suppressed when fewer than 10 low birthweight births are recorded during the reporting period. This reflects population size rather than risk level. Despite limited tract-level data, contaminants such as lead and PAHs present in priority sites are known contributors to adverse birth outcomes, including low birth weight and developmental delays.⁵ Contaminants throughout the target areas can have a significant impact on these health issues. Brownfields funding at the priority sites will contribute to improving overall health conditions by addressing uncertainty and paving the way to remove environmental harms, creating new greenspace, providing for infill development that is walkable to community resources, and generating green, resilient infrastructure.

d. Economically Impoverished/Disproportionately Impacted Populations: The target areas are home to sensitive populations that are both economically impoverished and disproportionately impacted by historic industrial and commercial activities. These communities, especially the

³ Environmental and Residential Population Indicators <https://tinyurl.com/22pxcvec>

⁴ CDC PLACES

⁵ <https://www.cdc.gov/environmental-health-tracking/php/data-research/reproductive-birth-outcomes.html>

American Indian communities, have endured decades of disinvestment following the decline of mining, oil production, and agriculture, leaving behind vacant, blighted properties and environmental hazards that threaten health and quality of life. Sensitive populations are concentrated in these areas and bear the brunt of these conditions. Historic land uses have left behind contaminants, and these hazards disproportionately affect low-income households that lack resources to relocate or mitigate exposure.

The proposed reuse strategy directly addresses these inequities by identifying and reducing environmental threats through comprehensive site assessments and reuse planning for contaminants at priority sites. Redevelopment will remove blight and abandoned structures that contribute to neighborhood decline. It will create access to community assets, improving livability for residents who cannot afford to relocate. The projects will generate local employment opportunities through construction and redevelopment and foster small business growth in revitalized commercial spaces. It will also enhance health outcomes by eliminating exposure risks, improving air quality, and providing safe, resilient infrastructure. By leveraging EPA Brownfields funding, SEUALG will transform environmental liabilities into community assets, ensuring that these at-risk populations benefit from cleaner, safer neighborhoods, economic opportunity, and improved quality of life.

Community Engagement. e. Project Involvement & f. Project Roles: The following project partners will assist in the Coalition Assessment Project by providing input and guidance on site identification and prioritization, future reuse planning of sites, and grant outreach and community education. Non-lead coalition members will be engaged and informed through monthly coalition meetings where they will discuss projects for assessment, approve budgets for work assignments, and discuss outreach events. The decision-making process between the project partners will be conducted via vote at monthly coalition meetings.

Name of org.	Entity’s mission	Point of contact	Specific involvement in the project or assistance provided
Southeastern Community Action Partnership (Nonprofit)	Help foster community connections	Julie Rosier (Walker) jwalker@seualg.utah.gov	Assistance/Decision Making: future site reuse planning, community outreach, and education activities
Utah State University Eastern	Prepare people with a focus on efficiency, innovation, and excellence	Brad Watson Brad.watson@usu.edu	Assistance/Decision Making: site inventory, community outreach and education
Regional Growth Association	Assist in creating and deploying economic growth and diversification	Stuart Clason stuart@utrga.org	Assistance/Decision Making: site identification, site inventory, and community outreach and education
Active Re-entry	Assists individuals with disabilities to achieve or maintain a self-sufficient, productive life	Terri Yelonek terri@arecil.org	Assistance/Decision Making: future site reuse planning, community outreach, and education activities

Downtown District Alliance	Dedicated to building a dynamic and diverse community that is the regional center for culture, commerce and entertainment	Paula Ingram pingram@seualg.utah.gov	Assistance/Decision Making: site identification, future site reuse planning, and site inventory assistance
Utah League of Cities and Towns	Works with small cities to help with growth through connections	Christine Watkins cwatkins@seualg.utah.gov	Assistance/Decision Making: future site reuse planning, community outreach, and education activities
Carbon County Chamber of Commerce	Committed to fostering a robust local economy and cultivating business connections	Barbie Haeck bhaeck@carbcountychamber.net	Assistance/Decision Making: future site reuse and planning and community outreach
Moab Chamber of Commerce	Committed to growing our local economy while improving the business climate	Cassie Oliver director@moabchamber.com	Assistance/Decision Making: site identification, site reuse planning, and community outreach
San Juan County Chamber of Commerce	Accelerate business growth through connections and advocacy	Bayley Hedglin bhedglin@usu.edu	Assistance/Decision Making: future site reuse and planning and community outreach

g. Incorporating Community Input: SEUALG recognizes the importance of including community residents and stakeholders throughout project planning and implementation, especially those most affected by the project. The SEUALG governing board committed its intent to seek a Brownfield Assessment Coalition Grant at its December 11, 2025 meeting. A Community Involvement Plan (CIP) will be created to outline the planned community engagement activities, schedule, project background, and key players. The CIP will be available for review at each non-lead coalition members’ main office, the SEUALG office, and on SEUALG’s brownfield webpage and will ensure engagement with the target areas’ community. To educate target-area residents on the Brownfield Program and help identify potential brownfield sites in the target areas, SEUALG will perform community outreach and solicit and review the community-member-suggested brownfield sites during quarterly meetings. The **Brownfield Project Team** will review and evaluate comments and community input during quarterly meetings, record all community member suggestions and information, and post them on SEUALG’s Brownfield Program webpage, as an alternative to in person engagement. Priority will be given to sites that most benefit **sensitive populations** in the target areas. All suggestions and input will be addressed on an individual basis within two weeks and promptly posted to SEUALG’s Brownfield Program webpage for further public review. SEUALG’s CIP will incorporate several forms of media. Brownfields updates will be posted to the SEUALG’s Brownfield Program webpage quarterly. SEUALG will provide resident interaction via the website and social media as a supplement to in-person community engagement. For those without internet access, SEUALG will disseminate Brownfield Project information through press releases, local newspapers, and signage in government buildings and will update organizations and community members at **12 community education meetings** held throughout the target areas. This method will allow those residents who do not have access to the internet to learn about the project. All promotional materials will be available, and the names and

contact information of SEUALG’s Brownfield Project Team will be posted on SEUALG’s Brownfield Program webpage, facilitating community-member contact with the Brownfield Project Team. If needed, translation services will be made available for all community education/meeting events.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs: SEUALG is requesting \$1.5 million for this EPA Brownfield Assessment Coalition grant to address sites throughout their target area.

All tasks outlined below will be funded by the EPA and are considered eligible costs.

Task 1: Outreach	
a.	<i>Project Implementation:</i> Community Involvement Plan (CIP), outreach materials, Brownfield (BF) project webpage, and social media posts will be developed by the SEUALG’s BF Project Manager with assistance from the Qualified Environmental Professional (QEP). SEUALG staff will lead the community/educational meetings discussing project plans and updates. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.
b.	<i>Anticipated Project Schedule:</i> CIP created in Q1. Community/educational meetings held Q2 in Y1–4 in each coalition member’s target area. BF webpage and outreach materials created in Q1 and posted throughout the grant project.
c.	<i>Task/Activity Lead:</i> SEUALG: Jade Powell, Deputy Director, BF Project Manager
d.	<i>Outputs:</i> CIP, BF webpage, 12 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports.
Task 2: Site Inventory & Assessment	
a.	<i>Project Implementation:</i> The SEUALG’s BF Project Director will work with target-area residents during outreach events to add to the site inventory. Identified abandoned and underused properties will be researched further by SEUALG staff using GIS and the property appraiser’s website. QEP will work with coalition member staff to create an evaluation ranking tool to determine the order the sites will be addressed. The QEP conducts Environmental Site Assessments (ESAs), starting with the priority sites listed in this application. ASTM-AAI-compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs will include the Sampling and Analysis Plan (SAP). Prior to assessment, site access agreements and property eligibility determinations approval will be obtained. National Historic Preservation Act Section 106 consultations will be addressed when applicable.
b.	<i>Anticipated Project Schedule:</i> Meeting held in Q1 will continue the preliminary inventory process. Evaluation ranking process and assessments begins in Q2 and continues throughout the grant.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from SEUALG: Geri Gamber, Executive Director, BF Project Director.
d.	<i>Outputs:</i> Evaluation ranking tool, site inventory list, 30 Phase I ESAs, 1 Generic QAPP, 19 Phase II ESAs including SAP, site access agreements, property eligibility determinations, Section 106 determinations (if applicable).
Task 3: Remediation Planning	
a.	<i>Project Implementation:</i> Projects identified for cleanup. The QEP will prepare the Analysis for Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Plans, which include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks. The QEP will assist the SEUALG in hosting charrettes/visioning sessions. A planner will create the following EPA-approved planning documents: BF Revitalization Plans, Site Reuse Assessments, Market Study, and Site Reuse Vision.
b.	<i>Anticipated Project Schedule:</i> Plans and charrettes begin in Q6 and will continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from SEUALG: Geri Gamber, Executive Director, BF Project Director.

d.	<i>Outputs: 10 ABCAs, 5 vision sessions/charrettes, 2 Site Reuse Assessments, 3 BF Revitalization Plan, 1 Market Study, 1 Site Reuse Vision.</i>
Task 4: Programmatic Support	
a.	<i>Project Implementation: SEUALG will procure a QEP to assist with the BF Grant project. The SEUALG’s BF Project Finance Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. The QEP will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the four-year term of the grant. The travel budget allows for three staff to attend three BF training conferences/workshops.</i>
b.	<i>Anticipated Project Schedule: Procure QEP in Q1. ACRES & quarterly reporting begins in Q1 and continues throughout the grant. Annual reporting and forms created in Q5, Q9, Q13, and final closeout.</i>
c.	<i>Task/Activity Lead: SEUALG: Kim Wells, Fiscal Director, BF Finance Director.</i>
d.	<i>Outputs: ACRES database reporting, 4 annual financial reports, 16 quarterly reports, programmatic support for the four-year grant period. Three staff attend three conferences.</i>
Task 5: Administrative Indirect Cost: a. – d. See below for the cost breakdown.	

e. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.* The budget for this project includes travel, supplies, conference registration (other) administrative and contractual costs. **Of the budget, 60% will be spent on site-specific work and 30% for area-wide planning activities.**

Task 1 Outreach: Contractual: CIP \$3,500 (25 hrs × \$140); BF webpage, outreach brochure/handouts, social media posts \$2,100 (14 hrs × \$150); 12 community/educational meetings \$21,780 (\$1,815 per mtg.; 11 hours per meeting to include preparation and execution × \$165). Supplies: \$900 (\$500 [500 printouts at \$1 each]; \$300 [3 display board printouts at \$100 each]; pens, markers, paper \$100).

Task 2 Site Inventory & Assessment: Contractual: BF site inventory and evaluation ranking tool creation \$18,000 (100 hrs × \$180); 30 Phase I ESAs \$5,000 each for a total of \$150,000; 1 Generic QAPP \$6,000; 19 Phase II ESAs including SAP at \$34,500 each for a total of \$655,500.

Task 3 Remediation Planning: Contractual: 10 ABCAs \$82,500 (\$8,250 each); 5 vision sessions \$10,000 (\$2,000/meeting); 2 Site Reuse Assessments \$84,000 (\$42,000 each [Senior Planner: 56 hrs × \$200; PM Planner: 101 hrs × \$175, Support Personnel: 105 hrs × \$125]); 1 Market Study \$37,000 (Senior Planner: 50 hrs × \$200; PM Planner: 90 hrs × \$175, Support Personnel: 90 hrs × \$125); 3 BF Revitalization Plans \$270,000 (\$90,000 each [Principal Planner: 77 hrs × \$250; Senior Planner: 160 hrs × \$200; PM Planner: 150 hrs × \$175, Support Personnel: 100 hrs × \$125]); 1 Site Reuse Vision \$43,300 (Senior Planner: 75 hrs × \$200; PM Planner: 76 hrs × \$175, Support Personnel: 120 hrs × \$125).

Task 4 Programmatic Support: Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting, \$26,520 (156 hrs × \$170). Travel: 3 staff to attend 3 conferences for a total of \$17,100 (flights at \$750, 3 nights in hotel at \$250/night, incidentals and per diem at \$100 per day × 4 days × 3 staff × 3 events). Other: Conference registration \$1,800 (\$200 per event per person).

Task 5 Administrative Indirect Cost: Other: \$70,000 includes the costs of operating and maintaining facilities, and general administration consisting of the salaries of executive officers, personnel administration, and accounting. (4.67% of the allowable 5% to administer the grant project)

Category	Tasks					Totals
	<i>Outreach</i>	<i>Site Inventory & Assessment</i>	<i>Remediation Planning</i>	<i>Programmatic Support</i>	<i>Administrative Indirect Costs</i>	
Travel				\$17,100		\$17,100
Supplies	\$900					\$900
Contractual	\$27,380	\$829,500	\$526,800	\$26,520		\$1,410,200
Other				\$1,800	\$70,000	\$71,800
Total Budget	\$28,280	\$829,500	\$526,800	\$45,420	\$70,000	\$1,500,000

f. Plan to Measure and Evaluate Environmental Progress and Results: To ensure this EPA Brownfield Project is on schedule, SEUALG’s internal Brownfields Team, which will include the QEP, will meet quarterly to track all **outputs identified in 3.d.** using an Excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the project’s schedule to ensure the grant project will be completed within the four-year time frame. Site-specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs, and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. The outputs and outcomes will be aligned with EPA’s 2022-2026 Strategic Plan. In the event the project is not being completed in an efficient manner, SEUALG has countermeasures in place to address this problem such as making monthly calls to its EPA Project Officer and, if needed, implement a Corrective Action Plan to get the project back on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability. a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: SEUALG is a nonprofit planning organization dedicated to promoting job creation and economic well-being in Southeast Utah. SEUALG has been successfully managing state, federal, and private grants for the past fifty years for those communities they serve. SEUALG staff are more than capable of carrying out the programmatic, administrative, and financial responsibilities of this grant, and will come together to form the Brownfields Project Team. **Geri Gamber**, Executive Director of SEUALG, will serve as the **Brownfield Project Director**. She will oversee the completion of grant administrative and financial requirements. She has over a decade of experience in her current role, managing an executive team, employees, and volunteers. She promotes economic development across Carbon, Emery, Grand, and San Juan counties and serves on local boards to manage three nonprofits. She oversees the scope of work for 68 grants currently and works with elected officials to meet the needs of the community. Additionally, she finds funding for regional projects, collaborates with federal partners to support the local community, and fosters business support and business development. She will be joined by **Jade Powell**, SEUALG Deputy Director, who will serve as the **Brownfield Project Manager**. Mr. Powell will handle the day-to-day grant activities and will be the liaison between Coalition members and SEUALG. Mr. Powell has been with SEUALG for nine years. He served as the Planning and Community Development Program Manager for five years. He focuses on growing energy diversification of the area, economic and community development, and manages the Planning and Community Development Department. They will be joined by **Kim Wells**, the SEUALG Fiscal Director, who will serve as the **Brownfield Finance Director**. Ms. Wells

oversees all SEUALG grants, managing invoicing and receiving funding. She has extensive experience in her previous roles as a personal banker and loan officer. She will be responsible for financial oversight and completing draw downs through the ASAP.gov system. A qualified environmental professional (QEP) will assist with the technical portions of the project.

The Coalition will be supported by the **Brownfield Advisory Board (BAB)**. The proposed BAB will be a committee that includes representatives from each Coalition member and each project partner organization. The BAB will advise on the implementation of this grant and use of funds in respect to the Memorandum of Understanding (MOU) agreed upon by Coalition partners. The Coalition partners will work together to identify sites for assessment and support local communities; fund assessment needs; work with private, public, nonprofit, and local stakeholders to create awareness of the coalition and their associated resources; and provide regular reporting for granting agency requirements. SEUALG will hold, administer, and disperse funding in a way that abides by the Coalition's MOU and best practices. The BAB will work to ensure adequate representation from the Coalition members and other vital parties, so the sensitive population is represented. The Coalition will welcome the perspective of members who have brownfield assessment, clean-up, and development knowledge and experience and will work collaboratively to address the brownfield sites across the region. The BAB will meet once per quarter, and decisions will be made via a vote between members.

d. Acquiring Additional Resources: SEUALG will hire a qualified QEP to support the technical and reporting aspects of the Brownfield Coalition Assessment Grant, adhering to EPA's "Professional Service" procurement process and local contracting requirements. Throughout the project, additional resources or contractors will be acquired as needed. Redevelopment will emphasize growth within the target areas, creating local jobs for residents. SEUALG recognizes the importance of ensuring that the benefits of this grant extend beyond environmental improvement to meaningful economic and social impacts.

Past Performance and Accomplishments f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements (1) Purpose and Accomplishments: SEUALG received a \$210,000 grant from the Economic Development Administration (EDA) in 2023 for planning economic development activities throughout Carbon, Emery, Grand, and San Juan counties. The grant is on track for closeout on March 31, 2026. The outputs of the grant will be plans for building four entrepreneurial working centers of entrepreneurs, one in each SEUALG county. The grant is also being used to build quality partnerships and a process of sustainable utilities within the SEUALG service area. In 2024, SEUALG received a \$838,000 Community Development Block Grant (CDBG) Small Cities Grant, which has been continuously awarded annually for over 30 years. The 2025 grant is set to close out on December 31, 2025, and will have assisted seven communities with qualifying projects throughout the SEUALG service area. The items purchased with the CDBG funding for each city include fire trucks, fire equipment, and elevators.

(2) Compliance with Grant Requirements: SEUALG has a history of over 50 years of compliance with grant work plans, schedules, and terms and conditions, and has an excellent history of timely reporting with all award agencies. SEUALG is on schedule with the EDA grant for the creation of building four ecosystems throughout the SEUALG service area and is in compliance with the annual CDBG funding requirements. SEUALG and staff are skilled in project management and will monitor all grant activities to ensure compliance with all financial reporting requirements. Their ability to successfully manage different grant systems will ensure the Brownfield Team can update ACRES and work with ASAP.gov for draw downs.



Southeastern Utah Association of Local Governments, UT

**FY26 Brownfield Coalition Assessment Grant
Threshold Criteria**

Threshold Criteria

1. Eligibility of Lead and Non-Lead Coalition Members

- a. The Southeastern Utah Association of Local Governments (SEUALG) is eligible to apply for the EPA Brownfields Assessment Coalition Grant as a regional form of government as described in the Resolution for Establishment. **Please see attached Resolution for Establishment of SEUALG.** Non-lead members of this coalition are the City of Monticello, Utah, and Grand County, Utah. Both entities are local units of government pursuant to 2 CFR § 200.64 and are eligible to participate in this project.
- b. **SEUALG and the non-lead coalition members** are not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Target Areas

All target areas are unique, do not overlap, and are in three distinct jurisdictions.

- SEUALG (lead member): census tract (CT) 49007000500 located in the city of Helper
- City of Monticello (non-lead member): CT 49037978100 located in the City of Monticello
- Grand County (non-lead member): CT 49019000302 located in the Census Designated Place (CDP) of Thompson Springs

3. Non-lead Member(s) that Never Received an EPA MARC Grant

Both non-lead members, City of Monticello and Grand County, have never received an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant.

4. Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members

- a. SEUALG, as the lead coalition member, attests that it has the legal authority to receive and administer EPA Brownfields Assessment Coalition Grant funds on behalf of the non-lead coalition members, the City of Monticello and Grand County, to conduct the proposed grant activities. This authority is granted through SEUALG's organizational structure and governing documents, which authorize regional program administration and expenditure of funds for multi-jurisdictional projects.
- b. Not Applicable.

5. Coalition Agreement

Letters signed by each non-lead coalition member citing the agreement to participate in the EPA Brownfield Assessment Coalition Grant are attached.

6. Community Involvement

SEUALG recognizes the importance of including community residents and stakeholders throughout project planning and implementation, especially those most affected by the project. The SEUALG governing board committed its intent to seek a Brownfield Assessment Coalition Grant at its December 11, 2025 meeting. A Community Involvement Plan (CIP) will be created to outline the planned community engagement activities, schedule, project background, and key players. The CIP will be available for review at each non-lead coalition members' main office, the SEUALG office, and on SEUALG's website and will ensure engagement with the target areas' community. To educate target-area residents on the Brownfield Program and help identify potential brownfield sites in the target areas, SEUALG will perform community outreach and

solicit and review the community-member-suggested brownfield sites during quarterly meetings. The **Brownfield Project Team** will review and evaluate comments and community input during quarterly meetings, record all community member suggestions and information, and post them on SEUALG's Brownfield Program webpage, as an alternative to in person engagement. Priority will be given to sites that most benefit **sensitive populations** in the target areas. All suggestions and input will be addressed on an individual basis within two weeks and promptly posted to SEUALG's Brownfield Program webpage for further public review. SEUALG's CIP will incorporate several forms of media. Brownfields updates will be posted to the SEUALG's Brownfield Program webpage quarterly. SEUALG will provide resident interaction via the website and social media as a supplement to in-person community engagement. For those without internet access, SEUALG will disseminate Brownfield Project information through press releases, local newspapers, and signage in government buildings and will update organizations and community members at **12 community education meetings** held throughout the target areas. This method will allow those residents who do not have access to the internet to learn about the project. All promotional materials will be available, and the names and contact information of SEUALG's Brownfield Project Team will be posted on SEUALG's Brownfield Program webpage, facilitating community-member contact with the Brownfield Project Team. If needed, translation services will be made available for all community education/meeting events.

7. **Expenditure of Existing Grant Funds**

All coalition members affirm that they do not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

8. **Contractors and Named Subrecipients**

Not Applicable.