



CITY OF CASA GRANDE | STRONGER UNITED

510 E. Florence Blvd., Casa Grande, Arizona 85122
(520) 421-8600 | www.CasaGrandeAZ.gov

1. Application Identification:
 - City of Casa Grande
 - 510 E Florence Blvd
 - Casa Grande, AZ, 85122
2. Website URL
 - www.casagrandeaz.org
3. Funding Requested:
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested: \$500,000
4. Location
 - Casa Grande, Arizona
5. Target Area and Priority Site Information
 - The Target Area will encapsule the downtown, warehouse and commercial districts and nearby neighborhoods, and surround most brownfields.
 - The addresses of the priority sites proposed in the Narrative are:
 - Casa Grande Hotel, 201 W Main Ave
 - Shonessy House, 115 W Main Ave
 - Irwin Bldg, 121 W Florence Blvd
 - Pettyman's Market, 114 W Main St
 - Gas and Grocery, 15672 W Jimmie Kerr Blvd
 - Auto Repair, 826 E Jimmie Kerr Blvd
 - Joharra Dairy Farm, 275 S Noble St
 - Please see the attached one-page map that visually depicts the target area and priority sites.
6. Contacts:
 - Project Director
 - Dan Coxworth, AICP, Planning & Development Director, City of Casa Grande
 - 520-421-8600 ext. 1190
 - daniel_coxworth@casagrandeaz.gov
 - 501E Florence Blvd, Casa Grande, AZ, 85122-4191
 - Highest-Ranking Elected Official
 - Lisa Navarro Fitzgibbons, Mayor of City of Casa Grande
 - 520-421-8600
 - lfitzgibbons@casagrandeaz.gov
 - 501 E Florence Blvd, Casa Grande, AZ, 85122-4191
7. Population
 - The current population of Casa Grande is 68,927.

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Founded in 1879, the mission of the City of Casa Grande is to provide a safe, pleasant community for all citizens.



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8. Other Factors

1.

Information on the Other Factors	Page #
Community population is 15,000 or less.	
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
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).	
The priority site(s) is in a federally designated flood plain.	3, 4, 5
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3, 4, 5
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 area(s).	
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

9. Letter from the State Environmental Authority

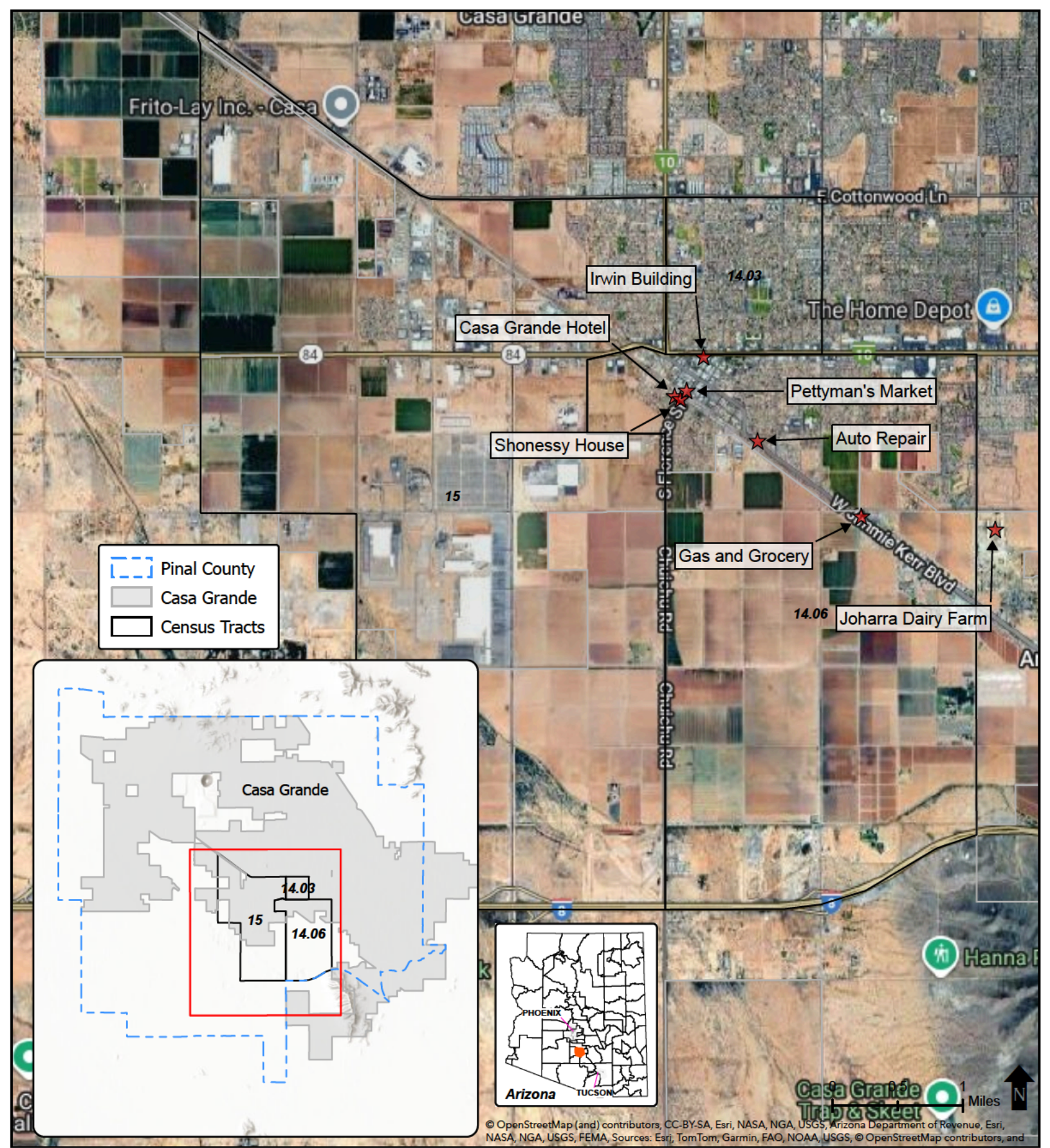
Please see attached letter from the Arizona Department of Environmental Quality.

10. Releasing Copies of Applications

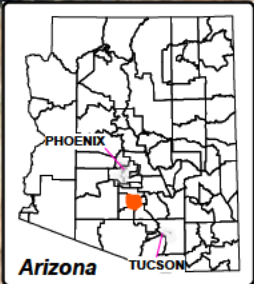
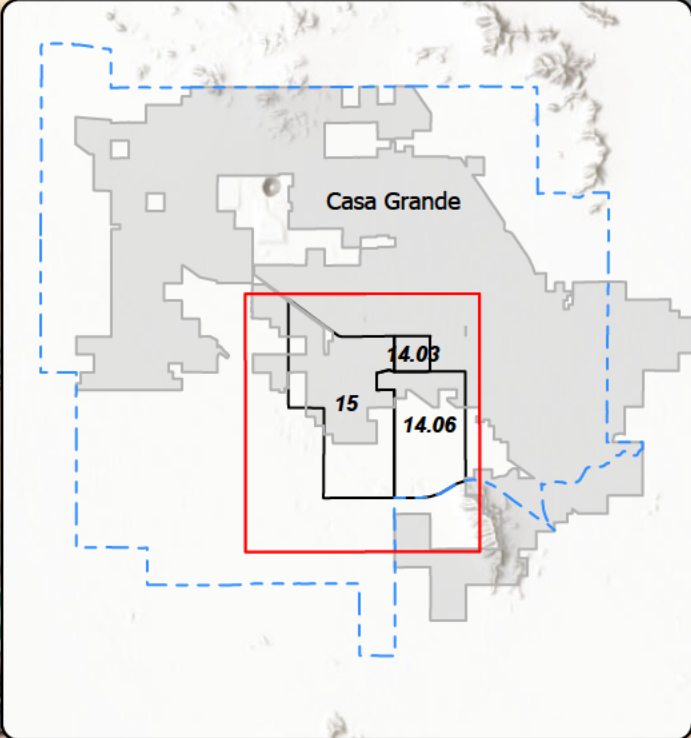
Not applicable.

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- Pinal County
- Casa Grande
- Census Tracts



Casa Grande Trap & Skeet 1 Miles

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Katie Hobbs
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY



Karen Peters
Deputy Director

January 5, 2026

City of Casa Grande
Daniel Coxworth
Planning & Development
510 E. Florence Blvd
Casa Grande, AZ 85122

Dear Mr. Coxworth,

The Arizona Department of Environmental Quality (ADEQ) Brownfields Program is pleased to provide a letter of support for the City of Casa Grande Brownfields Community-wide Assessment Grant application to the U.S. Environmental Protection Agency (EPA) to address Brownfields sites in their community.

They will prioritize sites with significant environmental and public health risks, specifically in the Historic Downtown Redevelopment Area and the surrounding neighborhoods. The reuse strategy will align with municipal land use and revitalization plans.

ADEQ supports these important Brownfields projects and we look forward to providing the communities and stakeholders with additional services and funding opportunities.

Sincerely,

Travis Barnum

Travis Barnum
Brownfields Coordinator

Phoenix Office

1110 W. Washington St. | Phoenix, AZ 85007
602-771-2300

Southern Regional Office

400 W. Congress St. | Suite 433 | Tucson, AZ 85701
520-628-6733

azdeq.gov

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

1.a. Overview of Brownfield Challenges and Description of Target Area

Founded in 1879, the City of Casa Grande, AZ (the City) is characterized by its blend of historic small-town charm, rich cultural heritage, and a welcoming community that balances tradition with modern vibrancy. The City has a deep mining, rail, and agricultural past, with industrial roots in the late 1800s mining boom and arrival of the Southern Pacific Railroad, later expanding into warehouses and agricultural processing. The City grew steadily for decades with a primarily industrial economy but is now experiencing explosive growth due to the City's efforts to attract employers in the semiconductor, EV battery, healthcare, and logistics sectors. The City population (69k) has grown 30% in the last five years alone. Casa Grande's economy is pivoting to these new industries from its industrial past that left aging underused industrial buildings and rail corridors with numerous underused and potentially contaminated sites. Brownfields in Casa Grande range from rail yards to older buildings containing asbestos and lead-based paint, scrapyards, former car repair and gas stations, and dump sites.

The geographic boundary for grant activities is the City of Casa Grande. The Target Area for the grant is historic downtown Casa Grande and the original townsite, where concentrated vacancy and blight constrain development needed to accommodate and serve the existing and growing populations. The Target Area is 19.2 square miles with a population is 14,529. The residents of this area are disproportionately affected by poverty, older homes that are likely to contain asbestos and lead paint, low incomes, high crime rates, poor health outcomes, and shorter life expectancy¹. Community-indicated needs center on affordable, safe housing, economic opportunities, walkable neighborhoods and places to recreate/gather.

The Target Area is made up of commercial areas surrounded by residential neighborhoods, forming a vital area for community-serving redevelopment to accommodate growth. The Target Area contains numerous dilapidated and underused buildings. 12.6% of the buildings in the Target Area remain vacant², representing 2.42 square miles of underused land preventing valuable infill development that could meet this community's needs for housing, jobs, and open/gathering spaces within walking distance of existing low-income neighborhoods and new residents. Casa Grande brownfields are blighted and negatively impacting investment, safety, and livability. Casa Grande is requesting a \$500,000 EPA Brownfield Community-Wide Assessment (CWA) Grant to address vacancies, establish infill, walkability and open spaces, and improve mixed residential and commercial uses in the urban core during this time of booming population growth. The grant will also foster further investment, reduce exposure to environmental contaminants and chronic blight, and increase safety and vitality to the City.

1.b. Description of the Priority Brownfield Site(s)

Of the estimated 11 sites preliminarily identified, several priority brownfield sites are described below; more sites will

Name/ Address of Priority Site	Past/Current Use	Current Site Conditions/ Reason for Prioritization	Potentially Related Environmental Issues
Casa Grande Hotel, 201 W Main Ave 1898	This was an adobe rooming house then hotel serving railroad passenger traffic. It is currently vacant. 0.28 acre	The City owned historic building is vacant and boarded up, with deteriorating roof tiles and paint. It is on the National Register of Historic Places and adjacent to a residential neighborhood. Developers have expressed interest in retail/restaurant reuse, but assessment is needed to evaluate environmental conditions and cleanup needs.	Suspected asbestos, lead paint, ground contamination from proximal railroad including creosote and chemical spills, and mold.
Shonessy House 115 W Main Ave 1900	This was one of the oldest homes in Casa Grande (1890) with cultural significance. It is currently vacant. 0.36 acre	This vacant historic building owned by the City across the street from the Casa Grande Hotel brownfield is boarded up and surrounded by chain link and barbed wire fence, blighting the area and creating a safety hazard for the neighborhood. Assessment and reuse planning are needed to bring it back to productive use.	Known asbestos, suspected lead paint, railway related ground contamination, and mold, the building is slated to be redeveloped into retail/ restaurants as soon as next year.
Irwin Bldg 121 W Florence Blvd 1963	This was previously an insurance firm. It is currently mostly vacant. 0.38 acre	This downtown building is used to house a small business and underutilized with unused suites. Needs assessment for reuse. This building is privately owned.	Commercial building in the City's downtown with potential asbestos and lead based paint.

¹ 2023 American Community Survey 5-yr data (obtained from data.census.gov)

² Percent of all business addresses that were vacant in the second quarter of 2025 [Valassis Lists]. (www.policymap.com)

Name/ Address of Priority Site	Past/Current Use	Current Site Conditions/ Reason for Prioritization	Potentially Related Environmental Issues
Pettyman's Market 114 W Main St 1929	This served as retail in downtown. It is currently vacant. 0.06 acre	Vacant commercial building located on downtown's Main Street. Needs assessment for reuse. This building is privately owned.	Building in the City's downtown with potential railway contamination, asbestos and lead based paint.
Gas and Grocery 15672 W Jimmie Kerr Blvd 1983	This was a previous gas station and grocery store. It is currently vacant. 1.73 acres	This is a boarded up, vacant building. Needs assessment for reuse. This building is privately owned.	Historic uses indicate possible ground contamination and underground storage tank(s).
Auto Repair 826 E Jimmie Kerr Blvd 1957, 1964	This previously served as retail and auto repair. It is now vacant. 0.59 acre	This is a commercial building in need of repair. Needs assessment for reuse. This building is privately owned.	Historic uses indicate ground contamination. Age indicates lead-based paint and asbestos.
Joharra Dairy Farm 275 S Noble St 1995	This was an industrial dairy. It is currently vacant. 43 acres	There are numerous old structures on the parcel. Needs assessment for reuse. This building is privately owned.	Suspected petroleum and metals from past industrial dairy operations and asbestos.

1.c. Identifying Additional Sites

Since seven priority brownfield sites are identified above and the City intends to assess as many as 11 priority brownfield sites with this grant, several additional properties in Casa Grande will be identified for use of the grant after award. These properties will be identified throughout the City by performing a brownfields inventory, engaging partners and property owners to identify and nominate sites, and employing the Brownfield Advisory Committee (BAC) to prioritize assessments for brownfield properties in (1) the underutilized urban core, and (2) census tracts that are at or above the threshold for one or more environmental, socioeconomic or other burdens. The City does not have a current brownfields inventory. The value of establishing the inventory is to not only define the scope of the brownfields in Casa Grande but to align resources for cleanup and/or to market properties to developers and businesses seeking to relocate to the area. Casa Grande's BAC will meet to evaluate nominated sites on community redevelopment criteria including economic development potential, historic property preservation, housing potential, recreation and tourism opportunities, community benefit, public health impacts, environmental impacts, catalyst site potential, and stakeholder support.

Revitalization of the Target Area

1.d. Reuse Strategy and Alignment with Revitalization Plans

The Target Area reuse strategy centers on supporting infill development to support the jobs, housing, and service needs of this growing community while preventing urban sprawl, enhancing livability, and celebrating and preserving Casa Grande's history. Casa Grande is located between the state's major metropolitan areas of Phoenix (30 minutes) and Tucson (45 minutes), both of which boast a population of 5.5 million people. As these metro areas continue to grow rapidly, urbanization impacts the growth of Casa Grande. According to the Arizona Office of Economic Opportunity, Casa Grande is projected to double in population from 57,518 in 2020 to 118,395 by 2050. In 2012, the City began to proactively plan and communicate the community's intention for the redevelopment of the original townsite dated from 1890 through community planning.

Plan/Year	Effort By	Citizen Participation	Quantitative Goals
Life on Main Master Plan (2012)	City of Casa Grande with stakeholder and public input	Public workshop 1.5 day stakeholder facilitated session, existing conditions to future vision Presented the final concept	Buy properties in Historic Downtown Set vision for future dev and land uses Revitalize brownfields Shonessy House and Casa Grande Hotel (See 1.b above) Create plaza for public space
Casa Grande 2030 General Plan (2021)	City of Casa Grande with public input	Extensive public outreach, workshops and feedback Ratified by voters in May 2021 with 87% approval	Redevelop for a mixed-use downtown Infill Development, Strategic Public Investments, Diverse Housing, Environmental Responsibility, and Local Economic Growth

The plans outlined in the table seek to guide population growth to established areas with efficient urban services and infrastructure while facilitating the creation of a vibrant and lively urban core for the city and the region. To advance these strategies, the City acquired five

blocks of the Target Area slated for redevelopment in 2012, including the two historic buildings described in Section 1b. Roughly 15 years later, in fall of 2025, the City has entered into a development agreement using Low Income Housing Tax Credits (LIHTC) to build 220 apartments with adaptive reuse of these key brownfield properties with retail, restaurant and gathering spaces. The City and LIHTC partner held a neighborhood open house meeting and a public hearing at the planning and zoning commission while seeking a conditional use permit to gain community input on the plan. If funded, the CWA grant funded property assessments will be valuable for the redevelopment to move forward so the historic assets can be adapted and tie Casa Grande's downtown to its past. Construction may well begin in 2026. In 2025, the City received a grant for a neighborhood plan in its historic Evergreen District, a federally designated historic district next to the Target Area. The plan will serve as a guiding document to support a residential neighborhood near downtown and uphold the City's vision for

a downtown designed for housing, residents, and business. Securing a timely CWA grant for the City of Casa Grande while the community has such momentum will be instrumental in addressing key environmental concerns and complementing sustainable growth efforts in a meaningful way.

The CWA grant aligns with and advances these land use and revitalization plans by providing funds to conduct needed environmental site assessments and cleanup planning to address vacancies, establish infill, walkability, and open spaces, and improve mixed residential and commercial uses in the urban core. The funding can help attract developers, investors, and spur property owners seeking to redevelop, reuse or renovate properties in the Target Area. The opportunity is well-timed due to the exploding population growth and the momentum driven by complementary efforts underway in Casa Grande.

Portions of the Target Area are in a Federally Designated Flood Plain and the City has submitted a Hazard Mitigation Grant to FEMA to address the flooding with the **Casa Grande Downtown Area Drainage Master Study/ Plan and Design Project**. Casa Grande has also committed to incorporate energy efficiency measures and is partnering on an **Energy Efficiency and Conservation grant with Pinal County** to install additional battery electric vehicle charging stations within the Target Area boundary.

1.e. Outcomes and Benefits of Reuse Strategy

Target area revitalization aims to stimulate social and economic development and establish the urban core vitality envisioned by the city. The primary outcomes of land reuse with the new grant funding will be assessing, clean up and redeveloping many of the numerous vacant buildings in the target area into properties that provide economic and community benefits, creation of affordable/workforce housing, workforce development and job creation, preservation of historic properties, and attraction of investors and businesses. An estimate of housing and job creation anticipated with roughly 500 acres (urban portion of the Target Area) of urban land for mixed-use or housing development assuming a typical commercial employment density of 14 jobs per acre, the revitalized vacancies have the potential to create up to 7,000 retail or office jobs, and/or assuming a housing density of 7 units per acre³, up to 3,500 units of workforce housing. The City plans to modify development regulations to require open spaces in proposed development⁴. This supports local planning initiatives to increase the vibrancy of the urban core, improve community livability/accessibility, and attract a talented workforce that desires lively and walkable neighborhoods. The primary objective of the grant is to assess brownfield conditions as one component of beginning to reposition sites for redevelopment consistent with local planning objectives and market conditions. A secondary project goal is to implement projects that will further local resilience to extreme weather events, flooding, water scarcity, and natural disasters by encouraging resilience centered construction as a redevelopment outcome, such as durable materials and water sealing.

The City of Casa Grande will require brownfield redevelopment projects to use renewable energy or energy efficiency measures according to the City's Building Division adopted 2018 International Energy Code, including incorporation of energy efficiency technologies in site reuse and remediation. Revitalization plans as conceived will not cause the displacement of residents or businesses. All the priority brownfields identified are either severely underutilized, occupied by blighted vacant buildings, or are undeveloped.

Strategy for Leveraging Resources

1.f. Resources Needed for Site Reuse

The City of Casa Grande is eligible for and will seek leveraging of additional resources from various sources below for brownfield assessments (A), cleanup (C), and/or redevelopment[®] if the EPA CWA grant is awarded. The CWA grant will stimulate further investment in Casa Grande by creating a realistic and exciting reuse vision and sharing the vision to seek funding and financing. Casa Grande is positioned to seek funds for community priorities from the following sources.

Casa Grande Capital Improvements Program (CIP): Funds community capital projects over \$100,000 with a lifespan of 10+ years; updated annually. (A, R)

Community Development Block Grant (CDBG): Casa Grande receives CDBG funding annually, it supports projects in low-income areas. Funds are mostly noncompetitive, awarded by rotation, and require that at least 51% of beneficiaries are low to moderate income. The City applies funds for brownfield redevelopment. (A,C,R)

Economic Development Administration (EDA) Economic Adjustment Assistance (EAA): Offers grants (\$10,000–\$3 million) for planning, infrastructure, and facilities to support economic growth and resiliency, especially in Opportunity Zones including Census tract 15. Grants may cover project-related infrastructure upgrades. (R)

Arizona Department of Emergency and Military Affairs (ADEMA)/FEMA: Provides funding to mitigate downtown flood hazards through stormwater studies and infrastructure improvements, aiding long-term flood resilience and redevelopment. (R)

ADEQ Brownfield Assistance Program: Grants (\$200,000–\$400,000/year statewide) for cleanup of brownfield properties, given on a first-come basis. ADEQ coordinates with EPA grantees for fund access. (A,R,C)

³ [https://metro council.org/Transportation/Planning-2/Key-Transportation-Planning-Documents/Transportation-Policy-Plan/The-Adopted-2040-TPP-\(1\)/Land-Use-Illustrations/Density-of-Development-Examples.aspx](https://metro council.org/Transportation/Planning-2/Key-Transportation-Planning-Documents/Transportation-Policy-Plan/The-Adopted-2040-TPP-(1)/Land-Use-Illustrations/Density-of-Development-Examples.aspx)

⁴ 2030-General-Plan

ADEQ UST State Lead Program: Assists property owners with underground storage tank cleanup, offering up to \$25,000 per tank removal and \$15,000 per site for contamination excavation, plus technical and regulatory support. (A,R)

HUD Lead Hazard Reduction (LHR) Grant Program: Provides states, cities, and tribes with funds to control lead paint hazards and prevent lead poisoning in homes with children under six. (A,R)

Sun Corridor Metropolitan Planning Organization (SCMPO): Coordinates regional transportation planning and allocates funds for local projects within Casa Grande. (R)

Pinal Alliance for Economic Growth Incentives: Includes **New Market Tax Credits** for investment in low-income areas, **Build to Suit/Incentive Lease** programs, and **Private Activity Bonds** for investors. (R)

1.g. Use of Existing Infrastructure

Existing water, sewer, transportation, telecommunications, electrical, and gas infrastructure will support redevelopment of priority brownfields. The City has applied for an ADEMA grant to mitigate known flood hazards in the Target Area, which will assist with ongoing revitalization efforts. Casa Grande can access CDBG Funds along with general revenue and capital improvement funds for infrastructure upgrades if needed. In addition, the Target Area is partnering with Pinal County to install additional battery electric vehicle (BEV) charging stations in the Casa Grande Downtown Target Area, supporting sustainable transportation and economic growth. Casa Grande is home to Lucid Motors, a major electric vehicle manufacturer located in the City, positioning the community as a regional hub for electric vehicle adoption and innovation. All project sites will be in free, publicly accessible locations. The priority sites are located in an urban area and have access to public infrastructure. Depending on final redevelopment plans onsite infrastructure will need upgrades to support new land uses. This will be financed by the developer. This project supports economic development, downtown revitalization, sustainable transportation, and regional mobility while reducing transportation-related emissions.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a. The Community's Need for Funding

Low Income Indicator	Casa Grande	Pinal County	Arizona	US
Median Household Income	\$66,354	\$77,588	\$76,872	\$78,872
Poverty Rate	14.1%	10.9%	12.8%	12.4%
2023 American Community Survey 5 yr data (data.census.gov)				

Casa Grande is unable to draw on other sources to carry out environmental assessments, remediation, and reuse of Target Area properties. The City does not possess brownfield or professional environmental personnel or expertise. There are no other brownfield grants accessible to Casa Grande in the area. There is no funding available in the annual City budget for addressing

community slum and blight, environmental contamination, or health disparities that afflict residents living in areas with high poverty and long-term disinvestment because the community is low-income (please see table). The City's budget has decreased due to a dip in state shared revenues resulting from an incorporation of nearby San Tan and decreased construction sales tax. Over 40% of Target Area residents are housing cost-burdened, spending >30% of income on housing.⁵ The area's lower income and housing cost pressures result in less spending and restricting local business revenues, which results in less investment in brownfield development, making external resources essential to revitalization.

EPA brownfield grant funds are needed to pay for property assessments for the oversized vacancy rates in properties in the underutilized urban core, reduce uncertainty associated with environmental contamination, establish walkability and open spaces, and improve mixed residential and commercial along with resources, and attract developers, private investment, and capital to properties that would otherwise go years or decades without action. The funding is timely as it will be used to support ongoing revitalization in the target area through remediation and subsequent reuse in the Target Area and will help advance the City's urban core revitalization plans.

2.b. Health or Welfare of Sensitive Populations

Sensitive Population	% Casa Grande	%Target Area	% Arizona	% Poverty Target Area	% Poverty Casa Grande
Children (<18)	23.2	25.4	21.9	37.2	19.3
Seniors (65+)	20.3	13.0	18.6	20.1	9.6
People w/ 1+ Disabilities	17.3	18.9	13.6	NA	NA
Source data from Census: US Bureau of the Census (2019-2023), data.census.gov.					

The Target Area includes vulnerable populations such as children, older adults, and people living with disabilities, that are experiencing poverty, with higher-than-average rates of chronic diseases and environmental health risks from contamination. Children and the elderly are especially vulnerable to pollution and contaminants like those associated with

older housing which is more available in the target area. Extreme weather events and wildfire also disproportionately impact the Target Area residents, contributing to extreme heat events (99.6 d)⁶, drought (relatively high), and diesel particulate matter (83)⁷. Sensitive populations in the Target Area have more poor health outcomes in response to environmental conditions. Sensitive Target Area residents who are living in the area's older deteriorating housing which may be poorly sealed

⁵ 2023 American Community Survey 5-yr data (obtained from data.census.gov)

⁶ Heat and Health Index rank in 2024 [CDC: Downloaded from the CDC http://www.policymap.com

⁷ Diesel Particulate Matter Level In Air [Environmental Protection Agency (EPA)], http://www.policymap.com

and lack insulation or modern HVAC experience exacerbated adverse health impacts from extreme heat and hazardous air quality both indoors and out.

The EPA brownfield grant will help renovate older buildings in the Target Area into code compliant, safe housing free of asbestos and lead-based paint, increase opportunities, and bring resources into the urban core. It will catalyze the assessment, reuse and/or redevelopment of other brownfield properties when they represent threats to the health and welfare of sensitive populations. This will be a criterion for prioritization of grant funding that the Brownfield Advisory Committee will consider for every property that is nominated for an assessment. Moreover, the City has committed to incorporating accessibility into redevelopment for populations living with one or more disabilities in Casa Grande.

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

Residents of Casa Grande, and especially the Target Area, experience a greater than normal incidence of disease and adverse health conditions. Pinal County is designated as an Arizona Medically Underserved Area and Medically Underserved Population for low income by the Arizona Department of Health Services largely due to provider recruitment issues. The infant mortality rate is 6.5/100k as compared to 5.7 in Arizona and the teen birth rate is 28.3/1000 compared to 20.2 in Arizona⁹. The incidence of certain chronic diseases is more than 2/3 higher in the Target Areas than elsewhere (see table). The community is burdened by lack of walkability and recreational parks as well as high ozone and particulate matter 2.5.¹⁰ The assessment and cleanup planning performed with this grant, as well as subsequent brownfield reuse and redevelopment will remove environmental contaminants and reduce exposure to toxics by the residents. The City’s plans to restore the urban core with residential and commerce will bring more amenities to benefit the community, including improved accessibility, walkability and open spaces. The grant will also provide better access to services like affordable housing, health care, improved transit and access to healthy food. In this way it is expected that the grant will help identify and reduce poor health outcomes.

Indicator	Casa Grande	US Cities ⁸
Adult Diabetes	15.2%	11.6%
High Blood Pressure	34.9%	31.6%
Obesity	38.7%	33%
Firearm Suicides	16.8/100k	7.8/100k
Frequent Physical Distress	16.9%	13.1%

2.d. Economically Impoverished/Disproportionately Impacted Populations

Casa Grande’s urban center faces extreme building vacancies, aging buildings, and limited economic diversification, leading to lower incomes and higher poverty rates than state or national averages. Residents in the Target Area census tracts experience greater unemployment, food insecurity, reduced income, and lower home values and ownership rates compared to families in Arizona or the US (see upper table).

Indicator	Target Area	Casa Grande	AZ	US
Unemployment 5 Yr ¹¹	5%	3.6%	3.1%	3.3%
Household w SNAP	25.3%	13.1%	10.1%	11.8%
Median Income	\$53,450	\$66,354	\$76,872	\$76,538
Median Home Values	\$159,000	\$258,200	\$358,900	\$303,400
Homeownership Rate	54.7%	70.8%	67%	65%

2023 American Community Survey 5-yr data (data.census.gov)

% Older Homes	Target Area	Casa Grande
Built before 1950	9.8%	2.2%
Built before 1980	55.8%	21.6%

Lower income Target Area residents live closer to brownfields and are therefore disproportionately exposed to older buildings with more contaminants, such as lead, asbestos, radon, mold, poor insulation and sealing, etc. Target area residents have disproportionately older homes, which affects home values (see lower table for age of housing and upper table for home values and ownership).

With a history of heavy industry including rail and heavily trafficked roads, Pinal County experiences a higher environmental burden than 75% of the US. Contaminants of concern in the Target Area include diesel particulate matter, railway contamination including creosote, air toxics cancer risk, chemical spills, coal and lead mines, impaired surface water, and asbestos and lead-based paints typically found in older building stock prevalent throughout the area. The percentage of housing units built before 1980 demonstrates how common regulated building materials are in current housing. Abandoned and deteriorating brownfields, as well as prior gas stations and materials containing hazardous substances, pose obvious safety hazards throughout the Target Area. The census tracts that comprise the Target Area also rank high for extreme weather events including drought, flooding, and extreme heat days. This grant will help get properties ready for reuse with jobs, businesses, places to gather/recreate, and amenities that directly address community needs. New living wage jobs in businesses established on former brownfields will enable residents to obtain health care and to afford clean, modern housing, also developed on former brownfields. Vacant and underused sites will be prepared for use as new job training facilities that can help the project area catch up to its urban counterparts. Brownfield redevelopment will also result in identification and removal of contaminants that contribute to the cumulative disproportionate environmental burden carried by the area.

Community Engagement

2.e-f. Project Involvement/Project Roles

⁸ Casa Grande, AZ - City Overview | City Health Dashboard
⁹ Casa Grande Primary Care Area 2021 Statistical Profile
¹⁰ ATSDR Geospatial Research, Analysis & Services Program (GRASP) 11/3/2024
¹¹ 2023 American Community Survey 5-yr data (obtained from data.census.gov)

Stakeholder engagement will be led by the City and the consultant and communicate with key community stakeholders. The community partners in the table below have pledged to participate in outreach efforts, form a BAC, and assist with grant implementation activities, such as site selection, supporting reuse of the brownfield sites, and area-wide planning. Casa Grande will seek a diverse set of community members to serve on the City's BAC to provide direct community input to the assessment program.

Name of organization/ entity/	Entity's Mission	Name of contact	Specific Involvement in the project or assistance provided
Pinal Alliance for Economic Growth	Connect businesses with the region's economic resources and solutions for development.	Patti King, Executive Manager pking@pinalalliance.org	The Alliance will attend meetings, promote grant, support future use of prioritized sites, and provide expertise.
Industrial Development Authority	Promotes industry and trade by inducing manufacturing, industrial, and commercial enterprises to locate and remain in Casa Grande.	Brett Benedict [REDACTED]	The IDA will attend meetings, provide expertise, offer outreach/ publicity, assist with site selection, support future use of sites, and potentially serve on BAC.
Casa Grande Main Street (nonprofit)	To support the vision of Historic Downtown by enhancing the economic vitality, promoting and marketing the District, fostering partnerships and acting as the lead advocate for Historic Downtown and its historic preservation.	Holly Nash, Executive Director downtown@cgmailbox.com	Main Street will attend meetings, provide meeting space and expertise, offer outreach/publicity, assist with site selection, potentially serve on BAC, and promote grant services.
Casa Grande Chamber of Commerce	The Greater Casa Grande Chamber of Commerce promotes economic growth, networking opportunities, and local business in the Casa Grande, AZ, area.	Renee Louzon-Benn, Executive Director president@casagrandechamber.org	The Chamber will attend meetings, provide meeting space and expertise, offer outreach/ publicity, and assist with site selection.
Casa Grande Historic Preservation Committee	The Historic Preservation Commission works towards recognizing and preserving historic buildings and sites in Casa Grande.	Jaclyn Samowski, Senior Planner jaclyn_samowski@casagrandeaz.gov	The Committee will provide expertise, support future use of prioritized sites, and assist with site selection.
Western Pinal Assn of Realtors	Local association of real estate agencies in Casa Grande.	Amanda Geiger, Association Executive cgrar@cgmailbox.com	The Association will attend meetings, provide meeting space, provide expertise, offer outreach/publicity, and promote grant.
Pinal County Health Dept	The Public Health Department's mission is to work towards promoting, protecting, and improving health and the well-being of all in our community.	Merissa Mendoza, Director Merissa.Mendoza@pinal.gov	The Health Department will attend meetings, provide expertise, and potentially serve on BAC.
Pinal Partnership	Mission is to improve research, planning and coordination of private and public efforts related to infrastructure, natural resources and community development in Pinal County.	Craig MacFarland craig@pinalpartnership.com	The Partnership will attend meetings, provide expertise, offer outreach/ publicity, assist with site selection, support future use of sites, and potentially serve on BAC.
Sun Life Health (FQHC)	Helping all people achieve their healthiest lives.	Samantha Reinhard, Dir of Community Outreach sreinhard@slfhc.org	The Center will attend meetings, provide meeting space, provide expertise, offer outreach/ publicity, may serve on BAC.
Casa Grande Brownfield Advisory Committee	Not yet established. A local forum to discuss and guide assessment, cleanup and redevelopment of properties affected by env contamination.	To be determined	The BAC will attend BAC meetings and apply community priorities to assessing criteria to recommend assessments and conduct outreach.

2.g. Incorporating Community Input

Casa Grande will implement extensive outreach including forming a Brownfields Advisory Committee (BAC) with stakeholders representing different lenses to prioritize sites and guide revitalization. Public meetings, mailings, press releases, and media articles will ensure communication and input from residents and partners. The City, along with the consultant, will implement a program of meaningful community outreach and engagement that both informs and includes input from local community partners. The program will include (1) Listening to collective voices and different opinions; (2) Educating residents on facts, solutions, and resources for brownfield revitalization; and (3) Establishing a Brownfields Advisory Committee (BAC) comprised of business and property owners, bankers, realtors, developers, and longtime residents from the Target Area. The BAC will assist in evaluating properties for assessment and will be encouraged to provide Target Area communities with the ideas, interests and concerns expressed by community members of all ages and backgrounds in Target Area Communities. The City's robust public involvement program will include holding up to 14 BAC and community meetings including multiple public meetings in each of the Target Area communities to engage stakeholders and leaders; mailings, press releases, website

updates; and newspaper articles in local publications. Public information events will ensure outreach efforts include sensitive populations and/or those who live and work in brownfield-impacted areas

In addition to at least 2 BAC meetings/year, Casa Grande anticipates hosting at least three community and Target Area resident outreach events during the first year and one or more events per year thereafter, to share project information (such as factsheets and site nominations) at ongoing outreach events including online events. The City will also use a project-specific webpage to post project information, fact sheets, meeting announcements, minutes, and other info. The webpage will be hosted on the City's website. Information about the project will be shared via semi-annual or quarterly newsletters prepared by the City that will be disseminated by the project partners that have offered to do so. Efforts will be made reach residents without internet access and those who have difficulty reading or do not read English. Social media and online forums will also be used to advertise upcoming meetings. Casa Grande and the BAC will consider all community comments received about the project and respond, as necessary, through the project website or other appropriate communication, and address at meetings as necessary. Time permitting, every attempt will be made to respond to questions during meetings at the event and comment cards will be solicited to follow up if this is not possible. Although most project communications will be published in English, Casa Grande will provide material in Spanish and interpretation at meetings as needed. In addition, the City's meetings are ADA-compliant, and all project literature will state that residents may request alternative formats.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks and Activities

3a. Project Implementation; 3b. Anticipated Project Schedule; 3c. Task/Activity Lead; and 3d. Outputs: The project has been organized into the following five tasks below. No subawards or participant support costs are anticipated.

<p>Task 1: Cooperative Agreement (CA) Management</p> <p>a. Implementation:</p> <ul style="list-style-type: none"> Casa Grande will manage all aspects of the project, including coordination with the EPA, cooperative agreement oversight, procuring the Qualified Environmental Professional (QEP), and other key stakeholders. Reporting will include: 1) Quarterly Progress Reports (QPRs); 2) Assessment, Cleanup and Redevelopment Exchange System (ACRES) updates; 3) Annual/Final Federal Financial Reports (FFRs); and 4) a Final Performance Report documenting accomplishments, expenditures, outputs, outcomes, and success stories. The budget also includes costs for up to 2 people from the City to attend up to 2 brownfield conferences during the grant period. Resources to complement the grant will come from the City including staff time with expertise in planning, business dev, GIS, and finance and whose salaries will not be charged to the grant. <p>b. Schedule: Management/Reporting will be ongoing throughout the 4-year implementation period (Q1-Q16). QEP procurement (Q1-Q2), BAC development (Q3), QPRs (Q1-Q16), ACRES updates (for each completed ESA), FFRs (Y1-Y4) and Final Performance Report (Q14-16). Attendance at a State or Regional Workshop and/or the National Brownfield Conference is anticipated.</p> <p>c. Lead: This task will be led by the City with support from the QEP.</p> <p>d. Outputs: Agendas/minutes from meetings with property and business owners; project schedule; 13 QPRs and 1 Final Report; 4 FFR Reports; ACRES Updates (ongoing); 2 brownfield conferences attended by City staff.</p>
<p>Task 2: Community Outreach</p> <p>a. Implementation:</p> <ul style="list-style-type: none"> This task includes: (1) Conducting 8 BAC meetings and up to six public meetings/events; (2) Preparing and publishing public notices, factsheets, nomination forms, and meeting materials; (3) Creating a City brownfields grant webpage; and, (4) Conducting outreach and engagement work to inform Target Area participants and solicit input throughout grant implementation (see Section 2.g). The City will complete site ED requests for priority sites to verify the eligibility of using petroleum (ADEQ) and/or hazardous substance funding (EPA). The City will contribute staff time for oversight of this task and is not requesting grant funds for personnel/fringe for this task. Community partners will outreach to their clients. <p>b. Schedule: Factsheets and project webpage will be developed before the end of the second quarter (Q2) of the project. A BAC kick-off meeting will be held during the second quarter (Q2) and convened semi-annually thereafter. One to two community open houses, events or presentations will also be held each grant year (Y1-Y4).</p> <p>c. Lead: This task will be led by the City and the BAC with support from a QEP or other consultant experienced with brownfield-related outreach.</p> <p>d. Outputs: Factsheets; press releases/articles; webpage content (updated regularly); 8 BAC meetings and up to 6 public meetings including preparation of presentations, agendas, minutes, etc. Also includes Prioritization and Site Selection Tech Memos from BAC meetings and Brownfields Site Nomination forms.</p>
<p>Task 3: Brownfield Site Inventory</p> <p>a. Implementation:</p> <ul style="list-style-type: none"> The City will develop a city-wide brownfield inventory that will be updated throughout the project. Inventory data will be integrated with existing databases to serve as a long-term planning tool and support revitalization efforts beyond the grant period. This allows for inventory updates as well. The City will contribute GIS expertise, storage of the inventory, and meeting space during the inventory implementation. Community partners and BAC will outreach to clients and property owners.

b. Schedule: The inventory will be completed during the first year (Q2-Q3) of the grant and presented to the BAC for prioritization during Q3. Inventory updates and site selection will continue over the 4-year period(Y1-4). This includes conducting review of public records, compilation of data from EPA and ADEQ and the Pinal County Assessor, desktop review of results, and production of tables and maps.

c. Lead: The city will direct the QEP on this technical deliverable.

d. Outputs: Brownfield Inventory Data Package; GIS files; tables; and figures.

Task 4: Phase I/II Environmental Site Assessments (ESAs) and Regulated Building Material (RBM) Surveys

a. Implementation:

- This task will include environmental assessment of priority brownfield sites, including preparing a project-wide Quality Assurance Project Plan (QAPP), up to 11 Phase I ESAs and up to 7 Phase II ESA or RBM Surveys including Sampling Analysis Plans (SAPs) and Health and Safety Plans (HASPs). Phase I ESAs will be completed in accordance with All Appropriate Inquiries and ASTM E1527. Eligibility forms will be prepared for review/approval by EPA (and ADEQ for petroleum sites) prior to conducting assessments.
- The City will contribute staff time for oversight of this task and is not requesting grant funds for personnel/fringe for this task.

b. Schedule: This task will start in the first year (Q2-3) of the project and be performed throughout the grant.

c. Lead: The city will direct the QEP on this technical deliverable.

d. Outputs: QAPP, access agreements, SAPs/HASPs, up to 11 Phase I ESAs, and up to 7 Phase II ESA or RBM Surveys.

Task 5: Site-Specific Cleanup/Reuse Planning and Area-Wide Planning (AWP)

a. Implementation:

- This task will include cleanup planning or reuse planning on 5 sites. Cleanup planning will include Analysis of Brownfield Cleanup Alternatives (ABCAs) summarizing cleanup options and cost estimates. Site-specific reuse plans will be developed based on site needs and may include conceptual reuse plans, infrastructure evaluation, or redevelopment roadmaps. An area-wide plan will evaluate existing conditions, goals, and opportunities for a high priority node or corridor selected by the BAC with community input.
- The City and community partners will contribute staff time/expertise and meeting space for planning activities. They will also apply themselves to leveraging resources needed for reuse.

b. Schedule: Year 1: 1 ABCA/Site Reuse Plan | Year 2: 2 ABCAs/Site Reuse Plans + 1 AWP | Year 3: 2 ABCAs/Site Reuse Plans

c. Lead: The city will direct the QEP on this technical deliverable.

d. Outputs: Up to 5 ABCAs or Site Reuse Plans. 1 AWP for brownfield impacted areas prioritized by the BAC and the City.

3.e. Cost Estimates: The budget for all tasks uses an average rate of \$150/hr for QEP/consultant services and each task includes an average combined rate of \$50/hr for City labor (\$30/hr personnel costs + \$20/hr fringe costs = \$50/hr).

Site Assessment and Cleanup: \$324,500 (65% of the budget) is allocated to assessment of properties and \$100,000 (20%) is allocated for cleanup/reuse planning. The cost basis for consultant services is determined by industry standards and survey data.

Task 1 – Cooperative Agreement Management: Total Budget= \$31,650

Travel/Other: \$4,000 for City Personnel + Fringe costs (\$50/hr x 80 hrs) for management and reporting and assumes 2 staff attend two three-day brownfield conferences (\$250/person/4 conferences = \$1000), includes airfare (\$300/person/conference = \$1,200 total) and hotel, meal, and incidental costs at federal per diem (\$245/person/day/conference = \$2,950 total). No administrative costs will be charged to the grant. **Contractual:** \$22,500 (150 x \$150/hr) for QEP assistance with reporting and eligible CA management tasks.

Task 2 - Community Outreach: Total Budget = \$25,350

Personnel + Fringe: costs totaling \$2,400 (48 hours x \$50/hr). **Contractual:** \$21,750 (145 hrs x \$150/hr) for QEP to assist the City with community outreach. **Expenses:** \$1,200 for meeting material production.

Task 3 - Brownfield Site Inventory: Total Budget = \$18,000

Contractual \$18,000 (120 hrs x \$150/hr) for QEP to develop inventory.

Task 4 - Phase I/II ESAs and RBM Surveys: Total Budget = \$324,500

Contractor(s): \$324,500 to complete: (1) 11 Phase I ESAs [including access agreements and Health and Safety Plans (HASPs)] at an average cost of \$5,000/site (\$55,000 total); (2) QAPP at a cost of \$3,500; (3) Phase II ESAs and/or RBM Surveys at up to 7 high priority brownfield sites [including HASPs, SAPs] at an average cost of \$38,000/site (\$266,000).

Task 5 - Cleanup and Reuse Planning: Total Budget = \$100,000

Includes \$100,000 for Consultant to complete up to 5 ABCAs/Site Specific Reuse Plans at an average cost of \$8,000/site (\$40,000 total) and completion of AWP for one priority focus area at a cost of \$60,000.

Budget Categories	1: Cooperative Agreement Management	2: Community Outreach	3: Inventory and Prioritization	4: Phase I and II ESAs/RBM Surveys	5: Cleanup and Reuse Planning	Total
Personnel + Fringe	\$4,000	\$2,400	\$0	\$0	\$0	\$6,400
Travel	\$4,150	\$0	\$0	\$0	\$0	\$4,150
Other (Conf fees)	\$1000	\$0	\$0	\$0	\$0	\$1,000
Expenses	-	\$1,200	\$0	\$0	\$0	\$1,200
Contractual	\$22,500	\$21,750	\$18,000	\$324,500	\$100,000	\$487,250
Total Budget	\$31,650	\$25,350	\$18,000	\$324,500	\$100,000	\$500,000

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

To ensure completion of all activities within the grant period, the City will track progress using a dedicated excel spreadsheet to establish a project schedule with milestones as part of the Cooperative Agreement (CA) Work Plan. The status and estimated date of completion of outputs identified in 3.b Anticipated Project Schedule for each task, as well as anticipated short- and long-term outcomes will be tracked and reported to EPA via Quarterly Progress Reports (QPRs), ACRES and the Project Close-Out Report. QPRs will list goals accomplished and activities planned for the next quarter. Any significant deviations in schedule will be discussed with the EPA Project Officer to develop corrective actions. **Outputs:** Between meetings and QPRs, outputs will be tracked on a project spreadsheet including: 1) number of potential brownfield sites identified/ prioritized, 2) # of Phase I ESAs, 3) # of Phase II ESAs, 4) # of RBM Surveys, 5) # of Plans, and 6) # of community meetings and success stories. Sites assessed will be linked to parcel data, to allow for efficient tracking and analysis of project outcomes using the City's GIS. This will also enable the number of parcels and acreage associated with each assessment to be accurately tracked. **Outcomes:** The following short- and long-term outcomes will be tracked: 1) # of sites cleaned up, 2) # of sites for which property title transfers are facilitated, 3) # of sites and acres of land redeveloped, 4) # of acres of parks/greenspace created, 5) \$ of private investment and other leveraged funding, 6) # of jobs created or retained from redevelopment projects, and (7) increased property value and tax revenue. All final outputs and outcomes will be reported in the ACRES database throughout the project, and in the Closeout Report.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

4.a and 4.b Organizational Capability and Structure:

Casa Grande demonstrates strong organizational capacity through a successful history of managing federal grants and contracts, as well as serving as a fiscal agent to a regional entity, positioning it well for a Community-Wide Assessment Grant. The City will use a functional organizational structure to manage cooperative agreement oversight, QEP procurement, grant and budget fidelity, and technical activities such as community engagement and environmental assessments. A project management team with over 50 years of combined experience will be led by Daniel Coxworth, with Mary Allen overseeing the grant. Early procurement of a Qualified Environmental Professional (QEP) is planned to expedite activities. The City will hold regular meetings with the implementation team for the duration of the grant to ensure timely and successful expenditure of the funds and completion of the grant's technical, administrative, and financial requirements along functional lines. Mr. Coxworth will head up the functional structure and work closely with the QEP on cooperative agreement management, community outreach, brownfield site inventory, environmental site assessments and regulated building material surveys, and cleanup, reuse and area wide planning. He will also work closely with Ms. Allen on cooperative agreement oversight of grant expenditures, tracking, and reporting. The functions will reflect the grant supported tasks and activities; outputs and outcomes will be tracked in excel spreadsheets and Tyler fiscal software. City departments that will provide support for grant implementation will include Planning, Community Development, Transit, Finance, and Grant Management.

c. Description of Key Staff:

Daniel Coxworth, Planning and Development Director, will oversee this grant and be the primary point of contact for EPA and community partners. He has 20 years' experience with community development and land use planning. Mr. Coxworth directs a department of 27 employees in Planning, Building, Community Development and Transit. He previously worked as Development Services Director for Cochise County and Administrator of the Sierra Vista Metropolitan Planning Organization. He holds an MPA from Bowie State University and a B.A. from the University of Texas. In addition, Mr. Coxworth served as the Brownfields Project Manager on FY22 and FY19 Brownfields Cochise County Assessment Grants previously awarded by EPA. He will manage the day-to-day grant implementation and assist in securing a Qualified Environmental Professional (QEP) to oversee technical aspects of the grant. Mary Allen, Casa Grande Community Development Manager, has 25 years' experience with grant administration and has access to staff with expertise in planning, business development, GIS, finance, and grant management. Ms. Allen will manage all aspects of the Casa Grande Brownfield Program, including submission of all funding drawdowns to EPA. The City has proactive succession plans should unforeseen events take place, that will

eliminate project delays and ensure reassigned staff have appropriate qualifications and experience. Using a qualifications-based procurement process in conformance with 2 CFR 200.317–326, Casa Grande will contract with a QEP to assist in grant implementation as soon as the grant is awarded. Early procurement of a QEP will position the City for expedited activities upon execution of the Cooperative Agreement (CA) between the City and EPA.

d. Acquiring Additional Resources:

In the event more than one QEP is required to assist with grant implementation, the City will select additional consultants in conformance with 2 CFR 200.317–326 likely from firms that responded to the initial solicitation. ADEQ will be utilized to review bids from these firms and will advise the City as to which firms might be appropriate to contract with to provide desired services. Procurement staff also abide by the National Institute of Governmental Purchasing code of ethics, which ensures a level playing field in contractor selections and avoids conflicts of interest.

Past Performance and Accomplishments

4.f. Has Not Received an EPA Brownfields Grant but has Received Other Federal Assistance Agreements: The City of Casa Grande has successfully implemented various federal grants that are similar in scope and complexity to a Community-Wide Assessment Grant.

4.f.(1) Purpose and Accomplishments

- The City of Casa Grande received a competitive federal grant award in the amount of \$1,250,000 in 2022 (project end date 9/30/2027); \$852k has been expended to date) from the **Community Oriented Policing Services grant from the United States Department of Justice**. The grant funds the hiring of ten new police officers to advance community policing efforts and enhance the City's capacity to prevent and disrupt crime and violence.

Outputs: Quarterly financial reports, job postings, meeting minutes from joint meetings with Police Dept, Human Resources and Community Development, position hiring requisitions and orientation materials.

Outcomes: The City will ultimately hire ten officers and retain them for a period of three years following the conclusion of the grant term to improve community policing capacity.

Measures of Success: The City is acting to advance the practice of community policing by increasing staffing and staff retention to increase local law enforcement capacity to prevent and halt crime. The City does not anticipate excess funds or extensions.

- The City of Casa Grande Fire Department received a competitive **Staffing for Adequate Fire and Emergency Response (SAFER) Grant in the amount of \$1,705,986 from the U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA)** in 2019. This grant provided funding directly to the city to increase the number of firefighters, helping the community meet industry minimum staffing standards and achieve 24-hour staffing to ensure adequate protection from fire and fire-related hazards, as well as fulfilling the traditional mission of the Fire Department.

Outputs: Quarterly financial reports, job postings, meeting minutes from joint meetings with Fire Dept, Human Resources and Community Development, position hiring requisitions and orientation materials.

Outcomes: The City successfully recruited, onboarded and trained ten new firefighters. No excess funds or extensions.

Measures of Success: The City was able to meet industry minimum staffing standards during this period and achieve 24-hour staffing to ensure adequate protection from fire and fire-related hazards.

- The City received a **HOME grant for the Owner-Occupied Housing Rehabilitation Program** in 2024. The grant was awarded by the Arizona Department of Housing as a pass-through from the U.S. Department of Housing and Urban Development (HUD) for \$440,000 to administer the Owner-Occupied Housing Rehabilitation Program and the completion of six housing rehabilitation projects for qualified homeowners. The program requires program application, contractor procurement, inspections, and payment processing.

Outputs: Quarterly reports, RFQs for procured contractors, program promotion webpage and flyers, reports of required inspections of completed projects, and invoices.

Outcomes: The City successfully completed all six rehabilitation projects within the grant period.

Measures of Success: The City was able to engage and assist six low- to moderate income homeowners in making repairs and improvements to address health and safety issues, code violations and enhance livability. No excess funds or extensions.

4.f. (2) Compliance with Grant Requirements:

The City of Casa Grande is a highly performing grantee. The City has demonstrated first-rate performance in grant management by fully complying with scopes of work, meeting milestones, submitting reports timely, tracking and reporting progress toward expected results, satisfying the terms and conditions in the agreements, and managing funds appropriately without enforcement or corrective actions. Independent audits have confirmed proper expenditures and spend down with program fidelity. Moreover, Casa Grande serves as the **Sun Corridor MPO's Fiscal Agent** and MPO staff are employees of the City. This further signifies the City's strong financial stewardship and contract compliance.

Threshold Criteria Responses

(1) Applicant Eligibility

- a. A statement of applicant eligibility if a city, county, State, or Tribe (see Section 2.B.(1).)
 - The City of Casa Grande is eligible to apply for the EPA Brownfields Community-Wide Assessment Grant as a city that is eligible for funding.
- b. Casa Grande is not exempt from Federal taxation under section 501 (c) 4 of the Internal Revenue Code.

(2) Community Involvement

The City of Casa Grande recognizes the importance of including community residents and stakeholders throughout project planning and implementation, especially the residents in the Target Area most affected by the project. Casa Grande will implement extensive outreach including forming a Brownfields Advisory Committee (BAC) with stakeholders representing different lenses to prioritize sites and guide revitalization. Public meetings, mailings, press releases, and media articles will ensure communication with residents and partners. The City will implement a program of meaningful community outreach and engagement that both informs and includes input from local community partners. The program will include (1) Listening to collective voices and different opinions; (2) Educating residents on facts, solutions, and resources for brownfield revitalization; and (3) Establishing a Brownfields Advisory Committee (BAC) comprised of business and property owners, bankers, realtors, developers, and longtime residents from the Target Area. The BAC will assist in evaluating properties for assessment and will be encouraged to provide Target Area communities with the ideas, interests and concerns expressed by community members of all ages and backgrounds in Target Area Communities.

The City's robust public involvement program will include holding up to 14 BAC and community meetings including multiple public meetings in each of the Target Area communities to engage stakeholders and leaders; mailings, press releases, website updates; and newspaper articles in local publications. Public information events will ensure outreach efforts include sensitive populations and/or those who live and work in brownfield-impacted areas. The City will also use a project-specific webpage to post project information, fact sheets, meeting announcements, minutes, and other info. The webpage will be hosted on the City's website. Information about the project will be shared via semi-annual or quarterly newsletters prepared by the City that will be disseminated by the project partners that have offered to do so. Social media and online forums will also be used to advertise upcoming meetings.

(3) Expenditure of Existing Grant Funds

The City of Casa Grande does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

(4) Contractors and Named Subrecipients

- Contractors
Not Applicable. A contractor has not been procured.

- Named Subrecipients

Not Applicable. A subrecipient had not been named.