



**Application Information Sheet**

**(1) Applicant Identification**

**Applicant:** City of Yuma; One City Plaza, Yuma, Arizona 85364

**(2) Website URL:** <https://www.yumaaz.gov>

**(3) Funding Requested:** Community-Wide Assessment; \$500,000

**(4) Location:** This grant will serve communities located in the City of Yuma. Yuma County, Arizona.

**(5) Target Area and Priority Site Information:** This is a community-wide assessment but two priority sites have been identified: **Yuma Industrial and Transportation Corridor** (approximate center point: **32.70060,-114.6065**) and the **Old Airport/32nd Street Redevelopment Area** (approximate center point:**32.6795,-114.5910**). A map will be included as a separate one-page attachment.

**(6) Contracts**

**a. Project Director:** Cynthis Blot, Assistant Director of Community development Neighborhood Services and Economic Development, Office: 928-373-5017, Cell: 928-955-3611, FAX: 928-373-5184; [Cynthia.blot@yumaaz.gov](mailto:Cynthia.blot@yumaaz.gov)

**b. Chief Executive/Highest-Ranking Elected Official:** Mayor Douglas J. Nicholls; One City Plaza, Yuma, AZ, 85364. Phone: 928-373-5002. Email: [douglas.nicholls@yumaaz.gov](mailto:douglas.nicholls@yumaaz.gov)

**(7) Population:** The population of the City of Yuma is 103,550 p (US Census, 2024)

**(8) Other Factors:**

<b>Other Factor</b>	<b>Narrative Page #</b>
Community population includes towns < 15,000 residents (Somerton, Wellton)	n/a
Priority sites are adjacent to irrigation canals/aqueducts (body of water)	p. 2
Priority sites located in federally designated floodplain areas.	n/a
Reuse will incorporate renewable energy potential or efficiency improvements.	n/a

Project includes area-wide planning for multiple connected brownfield sites.	p. 2-2
At least 30% of project budget is dedicated to planning/reuse activities/	p. 9-10
Project strengthens local resilience to extreme heat, drought, and flooding.	n/a

**(9) State Environmental Authority Letter:** A current letter from the **Arizona Department of Environmental Quality (ADEQ)** acknowledging Yuma County’s intent to conduct Brownfields assessment activities is attached.

**(10) Releasing Copies of Applications:** This application **does not include** Confidential Business Information (CBI).

## **(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**1.a. Overview of Brownfield Challenges and Description of Target Area:** The geographic boundary for the “City of Yuma Community-Wide Brownfields Assessment” (“YCWBA”) is the incorporated city limits of the City of Yuma (“COY”), in Southwest Arizona. All EPA-funded grant activities will be conducted within this boundary during a 48-month period of performance. The City of Yuma’s economy has long been anchored by agriculture and agricultural support services, transportation and logistics, military-adjacent activities, manufacturing and light industrial uses, automotive and fuel-related services, and legacy commercial corridors. These historically common land uses have contributed to the presence of dozens of properties that exhibit characteristics consistent with brownfield sites, including vacancy, underutilization, and environmental uncertainty. These conditions have discouraged private investment, constrained redevelopment opportunities, and contributed to blight. COY has identified several target areas where brownfield challenges are concentrated and where focused assessment activities can catalyze revitalization. These include portions of older commercial corridors, and former industrial or agriculture (ag)-industrial areas located near transportation infrastructure and utility networks. These areas are estimated to contain potentially 40 to 60 parcels citywide that are vacant, underutilized, or operating below their highest potential due in part to real or perceived environmental uncertainty. Many of these parcels are small to mid-sized commercial or industrial properties held by individual owners and/or small businesses who lack the financial capacity to independently conduct Phase I or Phase II environmental site assessments. Environmental uncertainty contributes to cumulative negative impacts on surrounding neighborhoods, including blight, reduced property values, and constrained reinvestment. EPA studies revealed unresolved brownfield conditions suppress nearby property values, while assessment and remediation can increase surrounding values by 5–15 percent and catalyze reinvestment. The YCWBA will help address these challenges by providing the resources necessary to systematically identify, prioritize, and assess brownfield sites within the city limits. The grant will support informed decision-making, improve redevelopment readiness, and create a clearer pathway for cleanup, reuse, and reinvestment.

**1.b. Description of the Priority Brownfield Site(s):** COY estimates approximately 20–30 known or suspected brownfield properties including former service stations, auto-oriented commercial parcels, light industrial facilities, warehouses, and aging commercial buildings. These properties share common conditions: prolonged vacancy or underutilization, suspected petroleum or hazardous substance contamination, aging structures, and limited reinvestment due to the cost and uncertainty of environmental assessment. A preliminary review of parcel locations indicates that approximately 60–70 percent of priority sites are located in census tracts with lower median household incomes and higher residential density, and many are located within one-quarter mile of housing, schools, childcare facilities, or community services. COY has identified two priority brownfield site areas for initial assessment activities. These areas were selected because they represent clusters of brownfield conditions, are located in designated reinvestment districts, and have the greatest potential to catalyze redevelopment once environmental conditions are clarified. The Yuma Industrial and Transportation Corridor (approximate center point: 32.7060, -114.6065) includes rail-adjacent industrial and logistics properties east and southeast of downtown. Historical uses in this corridor include trucking operations, fueling, warehousing, and light manufacturing. Suspected petroleum contamination, solvents, and aging infrastructure have limited redevelopment despite the corridor’s proximity to major transportation routes and existing utilities. This area is prioritized due to its potential to support employment-generating industrial, logistics, or clean-tech reuse once environmental conditions are known. The Old Airport / 32nd Street Redevelopment Area (approximate center point: 32.6795, -114.5910) consists of former airport-related and aging commercial parcels along a key east–west corridor within the City.

Properties in this area often include obsolete buildings, vacant lots, and suspected petroleum or hazardous materials concerns associated with past commercial and transportation uses. Environmental uncertainty has slowed reinvestment in an area identified by the City for corridor revitalization and commercial redevelopment. Much of the City of Yuma is interlaced with irrigation infrastructure operated by the Yuma Mesa Irrigation & Drainage District and related systems. Smaller laterals and drains run through or near many older industrial and commercial areas, even when major canals are not immediately adjacent.

**1.c. Identifying Additional Sites:** COY will use a structured, transparent process to identify additional eligible brownfield sites within the incorporated city limits. The City will lead this process in coordination with the Greater Yuma Economic Development Corporation (“GYEDC”) and other stakeholders who bring expertise, local knowledge and community trust to the assessment and planning process. Relevant COY departments including COY Community Development & Neighborhood Services Department (Planning and Zoning), Economic Development, Public Works, and Code Enforcement—will be engaged in the site identification and prioritization process. External partners will include GYEDC as well as other community-based organizations, corridor stakeholder groups, business associations, and individual property owners to ensure site selection reflects both technical eligibility requirements and community priorities. The process will begin with development and refinement of a citywide brownfields inventory using existing property and planning records, code enforcement data, prior corridor studies, and information obtained through stakeholder outreach and community input. Potential sites will be screened to confirm they meet the EPA definition of a brownfield, that site access can be reasonably secured, and that proposed activities are eligible under EPA Assessment Grant requirements. Sites subject to active enforcement actions, ongoing remediation, or other disqualifying conditions will be excluded. The City will retain final authority over eligibility determinations. Additional sites will be prioritized based on clearly defined criteria, including location within designated target areas, proximity to residential neighborhoods and community-serving uses, redevelopment potential, alignment with adopted land use and economic development plans, access to existing infrastructure, and the degree to which environmental uncertainty is a barrier to reuse. The City and GYEDC will also consider whether assessment activities could catalyze corridor-level revitalization or address cumulative impacts associated with clusters of underutilized properties. This approach ensures assessment resources are allocated efficiently, transparently, and in direct support of the City’s revitalization goals while maintaining compliance with EPA requirements and the defined geographic boundary.

**1.d. Reuse Strategy and Alignment with Revitalization Plans:** The reuse strategy for the priority brownfield sites is informed by the COY’s adopted land use, economic development, and revitalization plans, which emphasize reinvestment in existing urban areas, efficient use of infrastructure, and the revitalization of underutilized properties. While specific reuse outcomes will be refined following completion of environmental assessments, the City anticipates that assessed sites will support a range of uses consistent with surrounding land uses and community priorities, including commercial, industrial, mixed-use, housing, and community-serving facilities. Environmental assessment is a foundational component of this reuse strategy, as it provides the information necessary to evaluate feasibility, inform cleanup decisions, and reduce risk for developers and property owners. By aligning assessment activities with adopted plans, the City ensures that EPA-funded work directly supports implementation of existing community goals rather than speculative redevelopment concepts. The partnership with GYEDC further strengthens this alignment by integrating market analysis, stakeholder coordination, and reuse planning expertise into the assessment process.

**1.e. Outcomes and Benefits of Reuse Strategy:** Assessment-enabled redevelopment is reasonably expected to support 100–250 permanent jobs over time and catalyze \$10–25 million in private investment within five to ten years, based on site characteristics and reuse potential. Redevelopment of assessed sites is also anticipated to increase surrounding property values by 5–15 percent, strengthening the local tax base and improving market confidence. Within 24 months of completing assessments, the City anticipates that at least three priority sites will be positioned to support property transfer, redevelopment proposals, or applications for cleanup or infrastructure funding. Reuse of assessed sites will reduce blight, improve neighborhood conditions, and support more efficient use of existing infrastructure, while reducing pressure for greenfield development. From a resilience perspective, reuse planning will evaluate opportunities to incorporate adaptive reuse, improved stormwater management, energy-efficient systems, and climate-responsive design to reduce vulnerability to extreme heat and localized flooding. By the end of the grant period, the City expects to complete assessments or reuse planning for 8–12 sites, with at least 30 percent evaluated for energy efficiency, renewable energy readiness, or climate-adaptive design. Together, these outcomes will position the City of Yuma to advance equitable, resilient redevelopment aligned with adopted plans and community priorities. The project will also include feasibility analysis and market evaluation to assess opportunities for value-added agricultural, bio-based, and clean-energy uses within the City of Yuma. Leveraging the City's proximity to one of the nation's most productive agricultural regions, this analysis will evaluate the suitability of assessed brownfield sites to support biofuel feedstock aggregation, bio-based processing, clean manufacturing, or related supply-chain activities, consistent with the concept of a Biofuel Development Opportunity (BDO) Zone. The analysis is expected to generate a strong return by reducing environmental and market uncertainty and positioning priority sites to attract 10–20 times the initial investment in follow-on public and private capital. The \$50,000 investment is anticipated to support \$5–15 million in private-sector redevelopment per successful site, enable family-wage employment in bio-based and clean manufacturing industries, and expand the long-term tax base through productive reuse of underutilized brownfield properties.

**1.f. Resources Needed for Site Reuse:** Completion of environmental assessments through this grant is expected to position priority sites to compete for additional funding sources, including EPA Brownfields Cleanup Grants, state and local economic development programs, and private investment. The COY has experience leveraging assessment funding to attract follow-on resources, and the proposed project is designed to stimulate additional investment by reducing uncertainty and clarifying redevelopment pathways. While specific funding commitments will be pursued following assessment, the grant will serve as a critical catalyst for assembling the resources needed to advance site cleanup and reuse.

**1.g. Use of Existing Infrastructure:** The priority sites identified for assessment are generally located in areas with existing infrastructure, including roads, utilities, and buildings, which supports cost-effective redevelopment. By focusing on sites that can leverage existing infrastructure, the project will reduce the need for costly extensions of services and maximize the return on prior public investments. Where infrastructure upgrades are necessary to support reuse, the City will identify these needs through planning and pursue appropriate funding sources to implement improvements in coordination with redevelopment efforts.

## **(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**2.a. The Community's Need for Funding:** The Yuma community faces long-standing challenges related to economic distress, legacy land uses, and limited access to capital for environmental assessment and redevelopment. According to U.S. Census Bureau data, approximately **16–18 percent**

**of the City of Yuma residents live below the federal poverty level**, exceeding state and national averages, and several census tracts within the identified target areas report **median household incomes well below Arizona benchmarks** (U.S. Census Bureau, ACS 5-Year Estimates). In addition, a substantial share of households in these areas are **rent-burdened**, spending more than 30 percent of income on housing, which limits the ability of residents and small property owners to invest in property improvements or environmental due diligence (ACS 5-Year Estimates). Many properties within the target areas have remained vacant or underutilized for extended periods due to real or perceived environmental contamination. Housing vacancy rates in portions of the City exceed countywide averages, reflecting patterns of disinvestment and underutilization consistent with brownfield conditions (ACS Housing Characteristics). Small businesses (3,070 in Yuma) and individual property owners often lack the financial capacity to independently fund Phase I or Phase II Environmental Site Assessments, which commonly cost tens of thousands of dollars. As a result, properties cannot be marketed, transferred, or redeveloped, creating a structural barrier to reinvestment. The need for EPA Brownfields funding is especially acute in areas characterized by **lower household incomes, higher residential density, and elevated housing cost burdens**, where environmental uncertainty further suppresses market activity and property values relative to surrounding areas (ACS 5-Year Estimates).

**2.b. Health or Welfare of Sensitive Populations:** Sensitive populations reside within and adjacent to the target areas identified for focused brownfields activities. Within the City of Yuma, approximately 29 percent of residents are under the age of 18 and roughly 15 percent are age 65 or older, populations that are more vulnerable to environmental stressors and exposure risks (U.S. Census Bureau, ACS). In addition, many households in the target areas include pregnant individuals and residents with chronic health conditions, including asthma and other respiratory illnesses, which are prevalent in communities experiencing long-term disinvestment and environmental burden (Arizona Department of Health Services; ACS). Many of these residents live in neighborhoods where brownfield sites are located within close proximity to homes, schools, childcare facilities, parks, and community services, increasing concern about exposure pathways and cumulative health impacts. Long-vacant or deteriorating properties in the City have been associated with unmanaged dust, illegal dumping, deteriorated structures, and unsafe physical conditions, all of which can exacerbate respiratory conditions and limit safe outdoor activity—particularly during periods of extreme heat and poor air quality common in Yuma (EPA; ADHS). In addition to physical health risks, the presence of blighted and abandoned properties contributes to psychological stress, reduced neighborhood cohesion, and diminished perceptions of safety, which can further affect overall community well-being.

**2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:** Available public health indicators suggest that populations within portions of the City of Yuma experience higher-than-average rates of health conditions that may be exacerbated by environmental stressors, particularly respiratory and chronic illnesses. Yuma County consistently reports elevated rates of asthma and other respiratory conditions, especially among children and older adults, compared to statewide averages (ADHS; U.S. Census Bureau, ACS). These conditions are more prevalent in neighborhoods characterized by lower incomes, higher residential density, and proximity to legacy commercial and industrial land uses. Within the City's brownfield target areas, clusters of vacant or underutilized properties are located near residential neighborhoods, schools, childcare facilities, and community services, raising concerns about cumulative exposure to unmanaged dust, degraded building materials, petroleum residues, and other potential contaminants. While direct causal relationships between individual brownfield sites and specific health outcomes cannot be established without detailed investigation, the concentration of potentially contaminated properties in close proximity to sensitive

populations increases the likelihood that environmental conditions may contribute to heightened health risks over time.

**2.d. Economically Impoverished and Disproportionately Impacted Populations:** Socioeconomic indicators demonstrate that many residents in the proposed areas face economic and structural vulnerabilities that can heighten exposure to environmental risks and limit the ability to respond to or mitigate those risks. Within the City of Yuma, 15.3 percent of residents live below the federal poverty level, and 15.0 percent of residents under age 65 lack health insurance (U.S. Census Bureau ACS 2019–2023). In addition, 46.3 percent of residents age five and older speak a language other than English at home, and approximately 19.0 percent of residents are foreign-born, underscoring the importance of culturally responsive and language-accessible engagement strategies in redevelopment and environmental decision-making (ACS 2019–2023). At the county level, Yuma County’s poverty rate is estimated at 16.5 percent, exceeding statewide and national averages and reflecting broader regional economic challenges that affect households’ capacity to avoid or address environmental burdens (ACS 2019–2023). These conditions are often concentrated in areas with a legacy of industrial, commercial, and transportation-related land uses, where residents may experience cumulative impacts from proximity to underutilized or potentially contaminated properties, heavy-duty vehicle traffic, and aging infrastructure. Federal environmental screening further supports the designation of these communities as disproportionately impacted. Yuma County is identified on the U.S. Environmental Protection Agency’s Disadvantaged Community County List, based on indicators that include elevated ambient diesel particulate matter in at least one census tract and other environmental and socioeconomic stressors used to inform federal program targeting (U.S. EPA, Disadvantaged Community County List, 2023). In rail- and freight-adjacent corridors, these conditions can suppress property values, deter private investment, and limit access to quality housing, green space, and employment opportunities. Brownfield sites located in these areas may perpetuate inequities by constraining neighborhood revitalization and reinforcing environmental uncertainty. Without targeted intervention, these conditions are likely to persist. By enabling environmental assessments and supporting reuse planning that aligns with community priorities, the project will help reduce environmental burdens, promote equitable development, and increase the likelihood that revitalization benefits existing residents rather than displacing them.

**2.e. Project Involvement:** The COY will implement this project in collaboration with a range of local organizations, entities, and stakeholders that bring expertise, local knowledge, and community trust to the assessment and planning process. Project partners will include City departments responsible for planning, economic development, and public works, as well as GYEDC. Additional involvement will be provided by community-based organizations, neighborhood groups, property owners, and other stakeholders with a direct interest in brownfield redevelopment. These organizations will support project activities by assisting with site identification, providing input on prioritization criteria, participating in community engagement efforts, and helping to communicate project goals and progress to residents and stakeholders. Their involvement will ensure that assessment activities are informed by local perspectives and that redevelopment planning reflects community needs and priorities.

**2.f. Project Roles:** The COY, as the applicant and fiscal agent, will retain overall responsibility for grant oversight, compliance, and coordination with EPA. The City will work in partnership with GYEDC, which will manage the day-to-day project implementation. GYEDC’s role will include coordinating site identification and prioritization, facilitating community engagement activities, supporting reuse and market analysis, and overseeing consultant work related to environmental assessment and planning. Community organizations and stakeholders will be meaningfully involved in decision-making related to site selection and reuse considerations through structured engagement

processes, including meetings, workshops, and feedback mechanisms. Property owners will be engaged as appropriate to secure site access and provide historical information that may inform assessments. This collaborative structure ensures that decisions are transparent, inclusive, and responsive to community input.

Name of Organization/Entity	Point of Contact	Specific Involvement in the project or assistance provided
Greater Yuma Economic Development Corporation	Amber Shek, COO, ashek@greateryuma.org , 910-330-7087	Project management

**2.g. Incorporating Community Input:** COY will maintain open and ongoing communication with residents and stakeholders throughout the project. Community engagement will be aligned with key project phases, including site identification, prioritization, assessment, and reuse planning. Engagement activities will include Brownfields community discussion groups, public meetings, stakeholder interviews, surveys, and online feedback tools. The City has experience organizing and facilitating Brownfields-focused community discussion groups and stakeholder working sessions, which will be used to gather local knowledge on historical site uses, environmental concerns, and community redevelopment priorities. During the assessment phase, the City will provide updates and solicit input at major milestones, including completion of Phase I assessments and prior to Phase II activities, through in-person and virtual meetings. Online surveys and web-based comment opportunities will be used to broaden participation. Community input will be documented, reviewed, and incorporated into project decision-making, including site prioritization and reuse planning. Feedback loops, such as public summaries and follow-up communications, will demonstrate how community input influenced project outcomes. This structured engagement approach ensures residents play an active role in shaping redevelopment efforts that affect their neighborhoods.

### **(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**3.a. Project Implementation:** COY will implement the proposed Community-Wide Assessment Grant through an integrated set of activities encompassing **Task 1: Project Management; Task 2: Assessments and Planning; Task 3: Community Engagement; Task 4: Phase I and Phase II Site Assessments; and Task 5: Market and Feasibility Studies** to reduce environmental uncertainty and advance redevelopment readiness for brownfield sites within the incorporated city limits. COY will serve as the applicant and fiscal agent and will oversee compliance with all EPA cooperative agreement requirements. GYEDC will serve as a project manager assisting with day-to-day coordination, site prioritization support, stakeholder engagement, reuse and market feasibility studies, and coordination with consultants. EPA-funded activities will begin with project initiation and coordination, including refinement of the citywide brownfields inventory, confirmation of site eligibility, and establishment of prioritization criteria consistent with community needs and adopted plans. Assessment activities funded through this grant will include completion of Phase I Environmental Site Assessments to evaluate historical uses and identify recognized environmental conditions, followed by Phase II Environmental Site Assessments at selected sites where further investigation is warranted. Where contamination is identified and cleanup planning is appropriate, EPA funds may also support the development of cleanup planning documents, including Analyses of Brownfield Cleanup Alternatives (ABCA). Planning activities may include reuse planning, market feasibility analysis, and evaluation of infrastructure needs to support redevelopment. Community engagement activities will be conducted

throughout the project period to ensure meaningful participation in site selection, prioritization, and reuse considerations. Engagement activities may include public meetings, stakeholder interviews, surveys, and alternative engagement methods designed to reach residents and stakeholders who may not be able to participate in traditional in-person meetings. If participant support costs are used to support community liaisons, the City will establish procedures to determine allowable stipend amounts, document eligibility, and ensure proper accounting and compliance with EPA requirements. Non-EPA resources, including City staff time and expertise, will complement EPA-funded activities by supporting program oversight, coordination with partners, and integration of assessment results into broader economic development and revitalization efforts.

**3.b. Anticipated Project Schedule:** The proposed Community-Wide Assessment Grant will be implemented over a 48-month period, beginning July 1, 2026, and ending June 30, 2030. Project activities will be phased to support systematic site identification, environmental assessment, community engagement, and reuse planning. Initial activities will focus on project initiation, refinement of the citywide brownfields inventory, site eligibility confirmation, prioritization, consultant procurement, and early community outreach. Phase I Environmental Site Assessments will be conducted for priority and additional sites, followed by Phase II Environmental Site Assessments where warranted. Later phases will include cleanup planning activities, reuse and market feasibility planning, integration of findings into redevelopment strategies, continued community engagement, and project closeout. This phased schedule allows flexibility to respond to site-specific conditions while ensuring timely completion of all grant-funded activities.

Project Phase	Timeframe	Activities
<b>Project Initiation &amp; Coordination</b>	Months 1–6 (Jul–Dec 2026)	Project kickoff; refine citywide brownfields inventory; confirm site eligibility; establish prioritization criteria; procure consultants; initiate community engagement
<b>Phase I Assessments</b>	Months 7–24 (Jan 2027–Jun 2028)	Complete Phase I ESAs for priority and additional sites; secure site access; continue stakeholder outreach and public engagement
<b>Phase II Assessments &amp; Cleanup Planning</b>	Months 25–36 (Jul 2028–Jun 2029)	Conduct Phase II ESAs at selected sites; prepare cleanup planning documents (e.g., ABCA), as appropriate
<b>Reuse Planning &amp; Project Closeout</b>	Months 37–48 (Jul 2029–Jun 2030)	Finalize reuse and market feasibility plans; integrate findings into redevelopment strategies; conduct final engagement activities; reporting and closeout

**3.c. Task/Activity Lead:** COY will serve as the lead entity responsible for overall project oversight, grant administration, financial management, and compliance with EPA cooperative agreement requirements. GYEDC will serve as the lead for day-to-day project management, site prioritization, community engagement coordination, and reuse planning activities. Qualified environmental professionals procured through competitive processes will lead technical assessment activities, including Phase I and Phase II Environmental Site Assessments and cleanup planning tasks, as appropriate. This structure ensures that technical work is performed by qualified professionals while

leveraging GYEDC's experience in economic development, stakeholder coordination, and planning to support effective implementation and alignment with community goals.

**3.d. Outputs:** Anticipated outputs include a refined citywide brownfields inventory; site eligibility determinations and prioritization criteria; completion of Phase I and Phase II Environmental Site Assessments at priority and additional sites; Quality Assurance Project Plan approval and required ACRES updates; community engagement materials and documentation of stakeholder input; and market and feasibility studies evaluating reuse potential, infrastructure needs, and redevelopment

<b>Project Activity</b>	<b>Anticipated Outcomes</b>
Project initiation and coordination	Executed cooperative agreement; project work plan; procurement documents; consultant contracts
Citywide brownfields inventory refinement	Updated brownfields inventory identifying priority and additional sites eligible for assessment
Site eligibility confirmation and prioritization	Documented site eligibility determinations; site prioritization criteria and ranked site list
Community engagement and outreach	Public meetings and/or virtual sessions; stakeholder interviews; surveys; documented community input summaries
Phase I Environmental Site Assessments	Completion of Phase I ESAs for multiple priority and additional sites, including identification of recognized environmental conditions
Phase II Environmental Site Assessments	Completion of Phase II ESAs at selected sites to characterize environmental conditions and extent of contamination
Cleanup planning (as appropriate)	Analyses of Brownfield Cleanup Alternatives (ABCA) or equivalent cleanup planning documents
Reuse and market feasibility planning	Reuse plans; market feasibility studies; infrastructure and redevelopment readiness analyses
Reporting and Project closeout	Interim and final EPA reports; documentation of assessment findings and redevelopment pathways. Final project report; transition of assessed sites toward cleanup or redevelopment funding opportunities

readiness.

**3.e. Cost Estimates:** The proposed \$500,000 Community-Wide Assessment Grant budget supports five integrated project tasks and associated administrative costs necessary to implement assessment, planning, and community engagement activities in compliance with EPA requirements. Personnel (\$60,000) and fringe benefits (\$10,800) support City of Yuma and GYEDC staff time for grant administration, project management, coordination with EPA and ADEQ, site prioritization, community engagement, and oversight of consultants. Travel (\$10,000) supports local and regional travel for site visits, community meetings, stakeholder coordination, and participation in EPA brownfields trainings. Supplies (\$10,000) support outreach materials, meeting materials, and data collection tools associated

with planning and community engagement activities. Contractual costs (\$394,200) fund procurement of qualified environmental and planning consultants to conduct Phase I and Phase II Environmental Site Assessments, prepare Quality Assurance Project Plans, complete cleanup planning documents where appropriate, and conduct reuse, market, and feasibility studies. Of this amount, \$75,000 is dedicated to Market and Feasibility Studies (Task 5) to evaluate redevelopment potential, infrastructure needs, and market readiness for assessed sites. Other direct costs (\$4,500) support minor project-related expenses such as communications, records management, and engagement logistics. No funds are requested for equipment or construction, and no indirect costs are claimed. The budget is reasonable, cost-effective, and directly supports completion of all proposed tasks and deliverables within the project performance period.

Budget Categories		Project Tasks						Total
		Task 1: Project Management	Task 2: Assessments & Planning	Task 3: Community Engagement	Task 4: Phase I and II Site Assessments	Task 5: Market & Feasibility Studies	Admin Costs	
Direct Costs	Personnel	\$20,000	\$10,000	\$8,000	\$12,000	\$5,000	\$5,000	\$60,000
	Fringe Benefits	\$3,600	\$1,800	\$1,440	\$2,160	\$900	\$900	\$10,800
	Travel	\$2,000	\$1,500	\$4,000	\$2,500	\$0	\$0	\$10,000
	Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supplies	\$2,000	\$3,000	\$5,000	\$0	\$0	\$0	\$10,000
	Contractual	\$15,000	\$20,000	\$15,000	\$240,500	\$69,100	\$45,100	\$404,700
	Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Other	\$2,000	\$500	\$2,000	\$0	\$0	\$0	\$4,500
<b>Total Direct Costs</b>	\$44,600	\$36,800	\$35,440	\$257,160	\$75,000	\$51,000	\$500,000	
<b>Indirect Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total Budget</b>	\$44,600	\$36,800	\$35,440	\$257,160	\$75,000	\$51,000	\$500,000	

**3.f. Plan to Measure and Evaluate Environmental Progress and Results:** The City of Yuma will track, measure, and evaluate project progress using a structured system aligned with EPA reporting requirements. Progress will be monitored through the completion of defined outputs, including the number of sites assessed, reports completed, and planning documents produced. Quarterly performance reports will document activities conducted, milestones achieved, challenges encountered, and corrective actions taken, if necessary. Environmental progress and results will also be tracked through ACRES

reporting, which will capture site-specific assessment and cleanup planning data. This system will enable the City to evaluate progress toward reducing environmental uncertainty, advancing redevelopment readiness, and supporting longer-term outcomes such as cleanup and reuse. Evaluation findings will be used to inform ongoing project implementation and ensure continuous improvement throughout the period of performance.

#### **(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**4.a.–4.c. Organizational Capacity, Structure, and Key Staff:** The COY has the organizational, administrative, and financial capacity to successfully manage and oversee an EPA Community-Wide Brownfields Assessment Grant and to comply with all applicable federal requirements. As a general-purpose unit of local government, the City routinely administers state and federal funding supporting planning, infrastructure, public services, and economic development initiatives. The City maintains established financial management systems, procurement policies, internal controls, and audit procedures that ensure compliance with 2 CFR Part 200, including requirements related to cost allowability, record retention, reporting, and oversight of subrecipients and contractors. Grant oversight for this project will be coordinated through the City's administrative and finance functions under the direction of the City Administrator or designee, who will ensure timely execution of the cooperative agreement, adherence to the approved workplan, and compliance with EPA reporting and financial requirements. The City will retain responsibility for fiscal management, reimbursement requests, performance reporting, and coordination with EPA regional staff. To support effective project implementation, the City of Yuma will partner with GYEDC as a project manager. GYEDC brings extensive experience managing complex economic development, planning, and federally funded initiatives, including coordinating multi-stakeholder projects, overseeing consultants, conducting market and reuse analysis, and facilitating community engagement. GYEDC will manage day-to-day project activities, coordinate site prioritization and stakeholder engagement, support reuse planning, and oversee qualified environmental professionals conducting assessment and cleanup planning activities. Key staff supporting the project include City personnel responsible for grant oversight and financial management, as well as GYEDC staff with expertise in project management, economic development, and planning. Technical environmental work will be performed by qualified environmental professionals, procured in accordance with federal and local procurement requirements, ensuring that all assessments and planning activities meet EPA standards.

**4.d. Acquiring Additional Resources:** The City of Yuma has established procedures to acquire additional expertise and resources necessary to complete the proposed project. Environmental assessment and cleanup planning services will be procured through competitive processes consistent with applicable procurement regulations. Oversight procedures will be used to monitor GYEDC's performance and ensure compliance with grant requirements. This approach allows the City to leverage specialized expertise while maintaining appropriate oversight and accountability.

**4.f. Has Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Financial Assistance Agreements:** COY, has demonstrated strong capacity to successfully implement EPA Community-Wide and site-specific Brownfields Assessment Grants, having been awarded and fully expended EPA grants in FY2012 (\$400,000), FY2015 (\$400,000), and FY2021, with the most recent grant formally closed out in 2024. Through these awards, COY worked closely with the U.S. EPA and the Arizona Department of Environmental Quality (ADEQ) to conduct community-wide inventories, assess priority and additional sites, and advance area-wide and site-specific revitalization planning. Accomplishments include completion of site eligibility determinations; multiple Phase I and Phase II Environmental Site Assessments covering more than 25 acres; sustained working group coordination; public meetings and multi-day planning charrettes; development of community vision strategies; and preparation of site marketing and redevelopment materials. The City completed all required quarterly reports and ACRES entries, complied with all grant terms and conditions, required no corrective actions, and consistently adhered to approved work plans, schedules, and budgets.



Katie Hobbs  
Governor

ARIZONA DEPARTMENT  
OF  
ENVIRONMENTAL QUALITY



Karen Peters  
Deputy Director

January 26, 2026

GYEDC

Attention: Amber Shek  
1351 S Redondo Center Dr.  
Yuma, AZ 85365

Re: Letter of Support for the FY26 Assessment Brownfields Grant


Dear Ms. Shek,

The Arizona Department of Environmental Quality (ADEQ) acknowledges that the City of Yuma intends to apply for FY26 U.S. EPA Brownfields Community-Wide Assessment Grant funding. ADEQ understands that City of Yuma plans to carry out environmental assessment and related activities within Yuma County's jurisdiction.

ADEQ serves as the State's environmental oversight authority for Brownfields activities and is aware of the City's intent to pursue FY26 federal Brownfields funding. ADEQ also acknowledges that the City and its partners may conduct Phase I and Phase II Environmental Site Assessments and other eligible assessment-related tasks in accordance with federal and state requirements.

This letter is not a determination of site eligibility and does not represent a commitment of State resources. It simply confirms ADEQ's awareness that the City of Yuma intends to apply for federal Brownfields Assessment Grant funding in the FY26 competition cycle.

Sincerely,

DocuSigned by:  
  
96EF868B3B9D497...

Tina LePage, Remedial Projects Section Manager  
Waste Program Division



**Date:** January 26, 2026

U.S. Environmental Protection Agency Region 9

**RE: Letter of Support – City of Yuma Community-Wide Brownfields Assessment Grant**

On behalf of the **Greater Yuma Economic Development Corporation (GYEDC)**, I am pleased to express strong support for the **City of Yuma’s application for a Community-Wide Brownfields Assessment Grant**. GYEDC recognizes the importance of addressing environmental uncertainty associated with underutilized and potentially contaminated properties and supports the City’s efforts to advance redevelopment and economic revitalization.

GYEDC is the region’s designated economic development organization and works closely with the City of Yuma, Yuma County, and a broad range of public, private, and nonprofit partners to support business attraction, site readiness, infrastructure development, and workforce-aligned economic growth. We regularly collaborate with local governments to translate planning and assessment efforts into actionable redevelopment strategies that attract investment and create quality jobs.

If awarded, GYEDC will support the City’s with conducting environmental assessments, engaging the community, and advancing reuse and market feasibility planning for brownfield sites within the incorporated city limits. GYEDC stands ready to coordinate with the City and its selected consultants to help ensure that assessment findings are integrated into broader economic development strategies. GYEDC’s experience supporting market analysis, reuse planning, and stakeholder coordination will complement the City’s leadership and oversight of the grant.

We are committed to working collaboratively to help ensure that brownfields assessment activities lead to redevelopment outcomes that benefit existing residents, strengthen local employment opportunities, and align with adopted community and economic development plans.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'G. Lavann', with a stylized flourish at the end.

Greg Lavann

GYEDC

President & CEO

glavann@greateryuma.org

ATTACHMENT 1  
THRESHOLD CRITERIA RESPONSE

# THRESHOLD CRITERIA

## U.S. EPA BROWNFIELD ASSESSMENT GRANT APPLICATION

Submitted by City of Yuma, AZ, and Greater Yuma Economic Development Corp.

**Applicant Eligibility:** The applicant for this EPA Coalition Assessment Grant is the City of Yuma, AZ. The City of Yuma and coalition partner, Greater Yuma Economic Development Corp, both fulfill the definition of an "eligible entity" by being a recognized political subdivision as defined by the State's legislative definition of a political subdivision per 40 CFR stats. 35.6016 (a) (31). Another coalition partner, Greater Yuma Economic Development Corp (GYEDC), became a not- for-profit organization in 1985 and remains a 501 (c) (6) not for-profit.

**Community Involvement:** Community involvement is one of the fundamental concepts of Yuma's 2022 General Plan and is a primary component of the on-going Old Town South Revitalization effort. The citizens of Yuma were encouraged to participate in the implementation of the General Plan in a number of ways, including workgroup participation, as commission and board members, and through Voter Ratification, and the City of Yuma hosted ten different open house or public hearing events during the planning process. Similarly, as part of the Old Town South Revitalization process, the City has held two public information and planning workshops where community members were invited to join the City and its project partners and be active participants in the decision-making process. The project website also includes a Community Forum section where community members can share their ideas for the revitalization project at any time.

Yuma is committed to continuing this trend of community involvement throughout the implementation of an EPA Assessment grant. The City created a coalition which included representatives from community organizations that advocate for under-represented populations, the development community, local labor and workforce development specialists, higher learning institutions, and key governmental bodies. This same coalition intends to continue to meet regularly to provide input into project progress and guide site prioritization.

The City of Yuma will continue to use multiple outreach strategies on a regular basis to solicit additional community involvement in the revitalization project, including notices in the local newspaper, notifications and updates on the City and project websites and on social media, through public service announcements on local TV and radio stations, and through public information and planning workshops. The goal of these outreach strategies will be to solicit public input and to educate the community about brownfield assessment project goals. The City and our coalition partners will also hold annual community-wide meetings to discuss the project scope and progress and make adjustments, as necessary.

The community will be kept informed throughout the entire project through public meetings, flyers and other publications, and through project updates posted onto

coalition members' websites when created after grant award. The distribution of flyers and other publications and the use of public meetings will ensure that the City communicates with and solicits input from the widest range of citizenry possible, including those without internet access. As in the past, we will re-create our former project website which included an "In The News" section where users can find links to articles and news clips updates on the grant progress. This section of the website will be kept up-to-date as additional progress is made.

The City of Yuma does not have any open Assessment Grant or Multipurpose grant. A contractor has not been procured and no subrecipients have been named.