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R09-26-A-025

Gila County Finance Department
1400 E. Ash Street, Globe, Arizona 85501
Fax: (928) 425-7056

January 28, 2026

(1) Applicant Identification

Gila County, Arizona
1400 E Ash Street
Globe, AZ 85501-1483

(2) Website URL

- Gila County: <https://www.gilacountyaz.gov/>;
- Town of Superior: <https://superioraz.gov/>;
- City of Globe: <https://www.globeaz.gov/>;
- Town of Miami: <https://miamiaz.gov/>;
- Copper Corridor Blight Busters: <https://www.cbblightbusters.com/>.

(3) Funding Requested

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

(4) Location

- a) Cities/Towns: Globe, Miami, Superior, Kearny, Hayden, and Winkelman
- b) Counties: Southern Gila County and North Central Pinal County
- c) State: Arizona

(5) Coalition Members' Target Areas and Priority Site Information

- Lead Coalition Member: Gila County, AZ
 - Target Area: Gila County Fairgrounds
 - Priority Sites: Eight sites located at 900 E. Fairgrounds Rd., Globe
- Non-Lead Coalition Member: Miami, AZ
 - Target Area: Miami Municipal Boundary
 - Priority Sites: Orphan Street Corridor Sites (5 sites)
 - 506 West Orphan Street, Miami
 - 518 West Gibson Street, Miami
 - Lot next to 504 West Gibson Street, Miami

- Lot next to 510 & 512 West Gibson Street, Miami
- Lot next to 231 & 241 N. Chisholm Ave, Miami

- Non-Lead Coalition Member: Globe, AZ
 - Target Area: Downtown Globe, Gila County Census Tract 11
 - Priority Sites
 - Murphy Hotel, 291 Broad Street, Globe
 - Amster Building, 100 N. Broad Street, Globe

- Non-Lead Coalition Member: Superior, AZ
 - Target Area: Superior Municipal Boundary
 - Priority Sites:
 - Superior Library, 99 North Kellner Ave, Superior
 - Superior Senior Center, 360 West Main Street, Superior

Map: See Attached

(6) Contacts

a. Project Director

Aimee Staten
 Grants Administrator
 1400 E Ash Street
 Globe, AZ 85501-1483
 928-402-4392
 astaten@gilacountyaz.gov

b. Chief Executive/Highest Ranking Elected Official

Steve Christensen
 Gila County Board of Supervisors Chair, District 1
 Gila County - Tommie Cline Martin Complex
 707 S Colcord Road
 Payson, AZ 85541
 928-474-7101
 schristensen@gilacountyaz.gov

(7) Population

- Gila County: 53,272
- Globe: 7,249
- Miami: 1,541
- Superior: 2,407

(8) Other Factors

Provided Information on Other Factors	Page #
Community population is 15,000 or less.	1,5
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.	2
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.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	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 sites within the target areas.	10
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	-

(9) Letter from the State Environmental Authority

A letter of acknowledgement the Arizona Department of Environmental Quality is attached.

(10) Releasing Copies of Applications

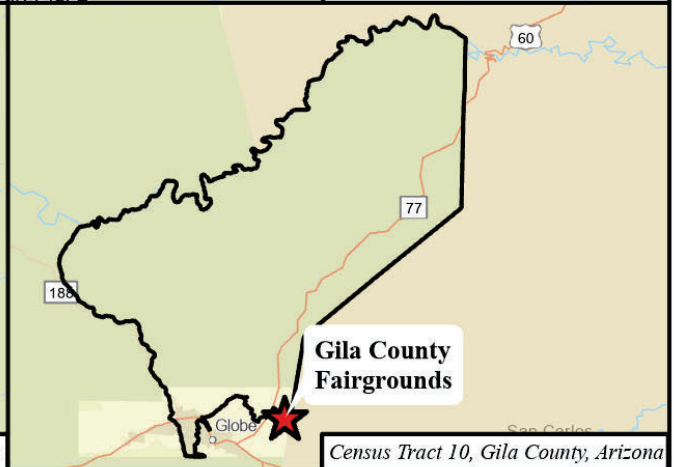
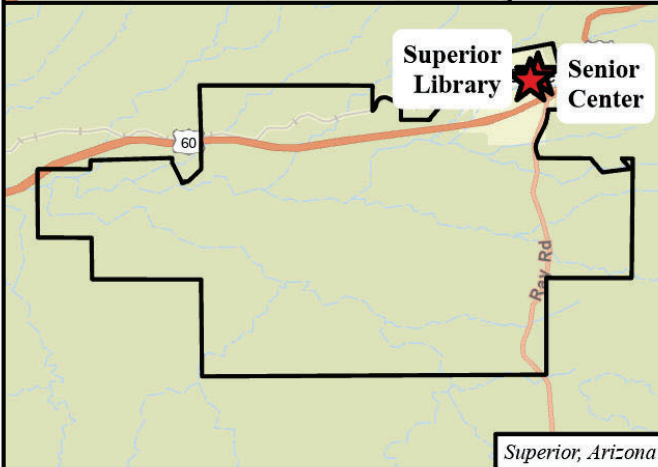
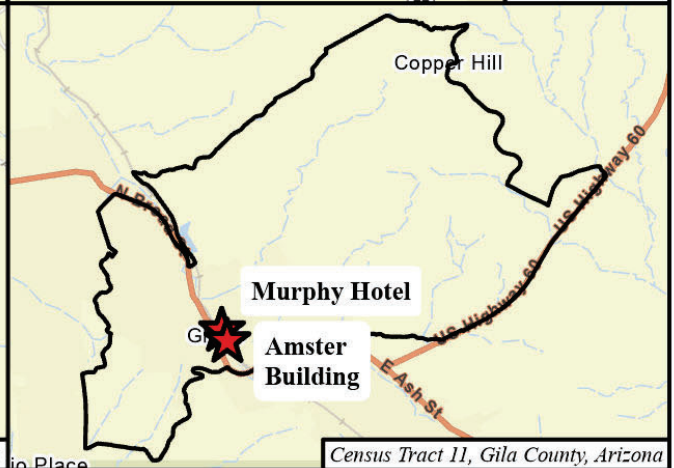
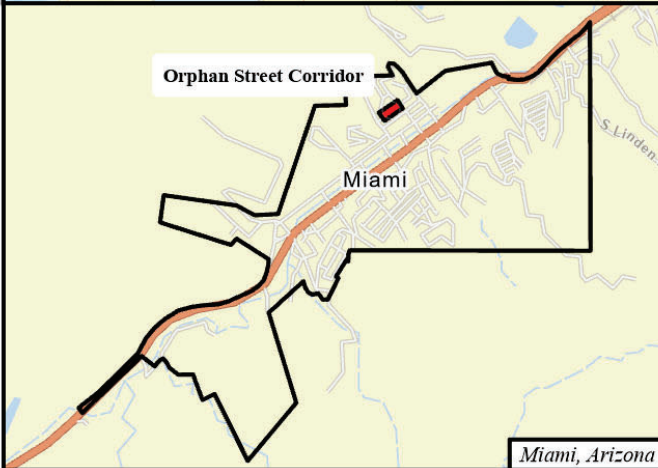
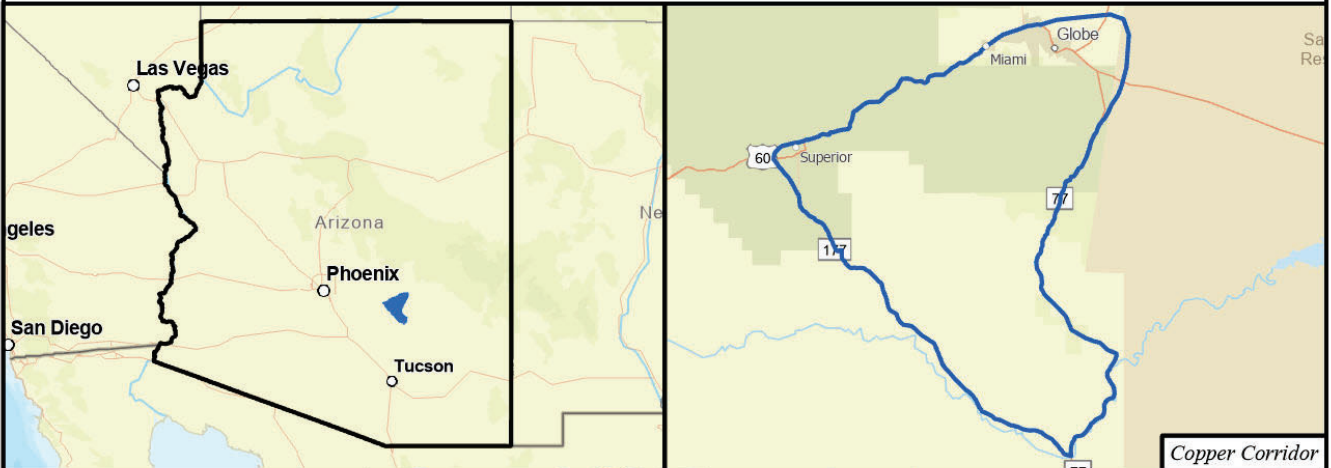
Not Applicable

Grant Implementation Area

Gila County, Arizona

Legend

- ★ Priority Sites
- Copper Corridor - Geographic Area
- Target Area Boundaries





Katie Hobbs
Governor

ARIZONA DEPARTMENT
OF
ENVIRONMENTAL QUALITY



Karen Peters
Deputy Director

January 6, 2026

Aimee Staten
Grants Administrator
Gila County
1400 E. Ash Street
Globe, AZ 85501

Re: Fiscal Year 2026 Copper Corridor Brownfields Coalition Assessment Grant Support Letter

Dear Mrs. Staten,

The Arizona Department of Environmental Quality (ADEQ) Brownfields Program is pleased to provide a letter of support for the Copper Corridor Brownfields Coalition Assessment Grant (FY26) application to the Environmental Protection Agency (EPA) for the assessment of hazardous substances in and around the historic and active copper corridor. This will include conducting property inventories, planning, and Phase I and/or Phase II Environmental Site Assessments in those communities.

ADEQ fully supports the coalition of communities in Gila County and Pinal County which include the towns of Globe, Miami, Superior, and Gila County. Several of these communities have a proven track record of utilizing Brownfields funds to decrease blight, grow economic development opportunities and create jobs. At the same time some of the rural communities in the copper corridor have not yet been able inventory and/or assess blighted and/or under used properties. The award of this grant would help revitalize these small communities and eventually provide needed economic benefits to our state.

The assessment grant would help with planning redevelopment which in turn will attract new opportunities to improve job growth, access to healthy food and health care, decrease blight and provide the ADEQ Brownfields program with future site-specific cleanup opportunities.

Sincerely,

Travis Barnum

Travis Barnum, Brownfields Coordinator
Waste Program Division

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

Coalition Members, Target Areas, and Brownfields

a. Coalition Members

Gila County is the lead member of the Copper Corridor Blight Busters (CCBB) Brownfields Coalition, which includes three non-lead members: the Town of Miami, Town of Superior, and the City of Globe. Each of these entities is a local government serving small, rural communities in southern Gila County, Arizona, all with populations less than 10,000. While these communities are deeply impacted by the legacy of historically poor mining practices and the resulting blight, they face significant barriers to independently applying for and managing federal brownfields grants.

Recognizing that they are stronger together, the CCBB Brownfields Coalition was formed in 2019, bringing the communities together to collectively eliminate local blight issues. The non-lead coalition members lack the administrative capacity and resources required to successfully pursue and oversee complex grant programs. Their municipal staff are small, often with individuals performing multiple roles across departments, and their budgets are limited due to reduced sales tax revenues. For example, the Town of Superior has only \$40,000 allocated for its *clean and lien* program, which is insufficient to address the scale of blighted properties in the area.

The Copper Corridor is rich in mineral resources, and the local mines offer job opportunities; however, there is little workforce housing due to the preponderance of blight. Similarly, Miami and Globe have experienced workforce population declines as the significantly low safe residential property inventories have caused the workforce to migrate outside of the Copper Corridor to secure affordable housing. This further strains their ability to generate revenue and maintain essential services. These local governments also lack dedicated grant management staff and do not have the technical expertise or financial resources to meet the rigorous requirements of federal brownfields programs, such as environmental site assessments, reporting, and compliance. Previous efforts to address blight have relied on limited local funding and volunteer initiatives, which are not sustainable for the long-term remediation and redevelopment needed in their communities. Additionally, many properties in these towns do not qualify for existing state brownfields funding, which often requires local government or non-profit ownership.

By participating in the CCBB Brownfield Coalition led by Gila County, the Town of Miami, Town of Superior and City of Globe can leverage the county's experience, administrative infrastructure, and grant management capacity to pursue EPA assessment funding. This collaborative approach ensures that critical brownfields sites in these communities can be inventoried, assessed, and prioritized for cleanup, helping to overcome the barriers that have prevented progress and laying the groundwork for revitalization throughout the Copper Corridor.

b. Overview of Brownfield Challenges & Description of Target Area

The Copper Corridor, a historic mining region in south-central Arizona spanning southern Gila County and north-central Pinal County, is the geographic boundary for this grant. Located about 120 miles from Phoenix and roughly 50 miles from available workforce housing, it includes the communities of Globe, Miami, Superior, Kearny, Hayden, and Winkelman. Mining began in 1878 with silver discoveries and shifted to copper by the late 1800s, making the area one of the world's richest ore regions. The population grew rapidly from 1880 to 1935, but mine and smelter closures in the late 20th century triggered economic decline, population loss, and widespread abandonment. Environmental impacts from historic mining and concerns over contamination and hazardous building materials have discouraged reinvestment. Populations today remain far below historic highs; Miami fell from 7,693 residents in 1930 to 1,541 today, while Superior declined from 4,975 in 1970 to 2,407. Vacancy rates exceed the national average of 11.6 percent, reaching 16.2 percent in Globe, 25.1 percent in Miami, and 18.5 percent in Superior.

The region still contains some of the world's most significant undeveloped copper resources, particularly the Resolution Copper deposit near Superior, which could supply up to 25 percent of U.S. copper demand and generate billions in economic benefit. However, limited workforce housing and weak commercial infrastructure constrain progress. Copper Fox Metal, BHP, Resolution Copper, and Freeport-McMoRan are pursuing new or expanded operations, including BHP's potential restart of dormant Globe-Miami mines, Resolution's major underground project, Freeport-McMoRan's improvements to the Miami smelter, and Copper Fox Metal's planned soft start in late 2027. These projects are expected to create about 2,900 mining jobs and 400 additional support jobs, all in a region with a severe housing shortage. Globe typically has only 30 to 50 homes for sale and 10 to 15 rentals available. Miami averages fewer than 10 rentals and 20 to 30

homes for sale. Superior has the lowest rental inventory, with recent listings showing a single available rental and 27 homes for sale.

Local zoning regulations further limit housing supply by increasing development costs and extending review timelines, especially in Globe. Although Arizona will introduce reforms in 2026 allowing accessory dwelling units without added restrictions, statewide prohibitions on inclusionary zoning and rent control shift local governments toward incentive-based approaches. Redevelopment is further challenged by deteriorated structures that often require around \$100,000 in asbestos and lead abatement, based on previous brownfields projects in the Copper Corridor.

The target areas (TA) for assessment include the geographic boundary of the Town of Miami (TA1), which has 51 brownfield sites; Gila County Census Tract 11 in Globe (TA2), which includes downtown and the areas heavily damaged by 2025 flooding and contains more than 60 sites; the geographic boundary of the Town of Superior (TA3), which has 20 remaining sites in need of assessment; and the Gila County Fairgrounds within Census Tract 10 (TA4, the lead member TA), which covers much of unincorporated Gila County north of Globe. Many downtown properties across Globe, Miami, and Superior are vacant, deteriorated, or impacted by legacy mining contamination, title complications, and hazardous materials. Catastrophic flooding in September 2025 delivered more than 20 feet of water in some areas, causing more than \$33 million in damage and spreading mud, debris, and contaminants from abandoned sites into business districts, neighborhoods, and waterways. The floods further damaged already compromised buildings, displaced hazardous materials including hundreds of residential propane tanks in Globe, raised public health risks, and increased remediation costs, making properties even less marketable.

Communities throughout the Copper Corridor are collaborating with private developers to create workforce housing. Developers have noted that addressing site contamination and enabling modern amenities would significantly reduce investment risk. A brownfields assessment grant would help remove site-related uncertainties, support safe redevelopment, and strengthen the region's capacity to meet critical housing and economic development needs.

c. Description of the Priority Brownfield Sites

Miami (TA1) has a site inventory of 51 sites and includes numerous abandoned gas stations and commercial and residential properties targeted for acquisition. Primary contaminants of concern include asbestos, lead, and petroleum products. The Orphan Street Corridor, a series of five priority sites (506 W. Orphan St, 518 W. Gibson St., Lot next to 504 W. Gibson St., Lot next to 510 & 512 W. Gibson St., Lot next to 231 & 241 N. Chisholm Ave), was identified through redevelopment planning implemented by using the last EPA brownfields assessment grant. Through community-led visioning and activities to identify priority reuse opportunities, the Corridor was selected for recreational redevelopment due to its proximity to the historic Keystone Stairs, a well-used community exercise area. Located on a steep hillside where past structures were lost to fires and floods, the corridor is well suited for recreation. The site overlooks downtown Miami and holds historic significance, as miners once used the Keystone Stairs to travel between town and the mine. A recent community-led preservation project has stabilized the stairs to preserve this historic asset. These publicly and privately owned properties form a focused list of priority redevelopment sites capable of catalyzing near-term revitalization and long-term community investment.

Globe (TA2) has a site inventory of 60 sites. These sites are concentrated in the downtown business corridor and include an old hotel, vacant historic storefronts with varied past uses, and newer commercial buildings heavily damaged by the September 2025 floods. The Murphy Hotel (291 Broad Street) is one of Globe's priority sites. It is a three-story, 12,000-square-foot building on a 0.16-acre parcel in the downtown core that was severely impacted by the September 2025 floods. Built in 1910 and vacant since 1970, the hotel is a key redevelopment opportunity because tourism is a major economic driver in Globe, yet downtown lacks hotel accommodations. While the flood caused extensive damage, it also creates an opportunity for reinvestment and revitalization. Another Globe priority site is the city-owned Amster Building (100 N. Broad St.), constructed in 1909 and operated as a CVS Pharmacy until February 2025. Located downtown on a 0.12-acre parcel, the two-story building is approximately 5,000 square feet. Both sites are in the Globe Downtown Historic District, which is named in the Globe 2035 General Plan as a priority for redevelopment. Both may contain asbestos and lead.

Superior (TA3) has a site inventory of more than 20 sites consisting mainly of old commercial buildings and abandoned, dilapidated residences. Two priority sites, the Superior Library (99 N. Kellner Ave) and Superior Senior Center (360 W. Main St.) were identified but not assessed under the previous grant due to funding limitations. Both require Phase I ESAs and, at minimum, asbestos and lead surveys, with Phase II assessments completed if needed. The library, built in 1957, is on a 0.10-acre parcel. The Senior Center, owned by the Town since 1989, sits on a 0.28-acre parcel and includes two buildings constructed in the 1950s, each approximately 3,500 square feet. Both facilities are heavily used by youth and seniors. Developers have indicated that supporting family-oriented amenities would significantly reduce risk and make workforce housing investments more attractive.

The Gila County Fairgrounds (TA4) has an inventory of eight sites (all have the same address of 900 E. Fairgrounds, Road, Globe). Gila County owns and operates the Gila County Fairgrounds, established in 1964 on a donated 160-acre site that has evolved into a regional fairground. As a critical community amenity with structures more than 60 years old, the Fairgrounds likely contain hazardous materials such as asbestos and lead, limiting renovation efforts. The County has identified eight structures for hazardous materials assessment prior to planned improvements. These sites are a priority because of the Fairgrounds use as a community amenity. The grounds are also used in times of extreme weather events when surrounding ranchers need to temporarily relocate their animals.

d. Identifying Additional Sites

Within the Coalition's geographic region, additional sites will be identified through existing inventories and ongoing community engagement. The TAs already maintain baseline inventories of vacant, abandoned, and blighted properties compiled from prior assessments and local records. Building on this foundation, the Coalition will work with local officials, community organizations, private housing developers, and residents to identify additional sites that pose significant barriers to revitalization. The last assessment grant activities prioritized publicly owned sites. For this grant, prioritization parameters will be defined by the Coalition based on the levels of blight, property owner interest, redevelopment potential, and the presence of hazardous materials such as asbestos or lead-based paint. Additional factors will include impacts from recent disasters, investment potential, and readiness for cleanup and reuse. Through regular partnership meetings and public outreach, including listening sessions and stakeholder engagement, the coalition will ensure site selection reflects community priorities and maximizes the impact of grant resources, allowing assessment funding to catalyze broader revitalization across the Copper Corridor.

Revitalization of the Target Areas

e. Reuse Strategy and Alignment with Revitalization Plans

Reuse of the priority sites aligns directly with local revitalization plans as described below.

TA1: The Town of Miami's future land use vision emphasizes a creative mix of uses in the downtown and surrounding commercial areas, along with new family-oriented housing and amenities to support anticipated growth from the regional copper mining industry. In 2023 and 2024, the Arizona State University Sustainable Cities Network partnered with the Town to develop an overarching vision now being advanced to attract residents and visitors. Results described in the *Miami Downtown Revitalization Plan, May 2024*, concluded that tourism in Miami is an underutilized economic opportunity and a key driver of downtown revitalization. Miami's compact scale supports walkability, connectivity, and a vibrant mixed-use downtown that aligns with the Town's placemaking goals. Based on public outreach, five priority sites, collectively known as the Orphan Street properties, were identified adjacent to the downtown district. These are adjacent to the Keystone Stairs, an amenity mentioned in the Downtown Revitalization Plan of historic significance. Redevelopment of these sites as community-based amenities would benefit current residents and help attract future families to Miami.

Several properties in Miami present redevelopment opportunities if blight is addressed. Severe flooding in September 2025 exacerbated conditions and deeply impacted the community. In response, Town officials worked with residents to inventory blighted properties. Both publicly and privately owned sites were identified as priority redevelopment locations within the town core for their potential to catalyze near-term revitalization and long-term investment. Town officials are actively engaging private property owners to advance targeted sites and pursue strategic public-private partnerships.

TA2: A catastrophic flash flood in September 2025 devastated historic downtown Globe, destroying businesses, collapsing walls, inundating interiors with up to 20 feet of water, and displacing propane tanks that

created hazardous conditions. More than 60 businesses were impacted, overwhelming residents, requiring extensive volunteer-led cleanup, and raising long-term concerns about rebuilding costs and economic recovery. In response, the City is prioritizing assessment of the former Murphy Hotel and the Amster Building, both located in the most heavily damaged downtown area, to accelerate redevelopment. The Murphy Hotel is an ideal site for a new downtown hotel, advancing Globe's cultural tourism goals and its strategy to attract young professionals under the *Globe 2035 General Plan*. Implementation Strategy LU-1, I-4 calls for a mix of lodging, retail, dining, arts, and entertainment to strengthen the City's economic base. The Amster Building is well suited for mixed-use redevelopment, providing commercial and retail space for businesses displaced by the floods. Redevelopment of these two properties in Globe's Historic Downtown area would signal recovery and serve as a visible catalyst for a stronger, more resilient downtown.

TA3: The Town of Superior has identified renovation and expansion of the Senior Center and Library as priorities to serve its aging population and young families expected with workforce growth. In addition to workforce housing, the Town recognizes the need for amenities such as an expanded digital library, telehealth services, and early childhood support. *Superior's March 2022 General Plan* emphasizes reducing blight and updating existing buildings, with Objective 4 of the Land Use and Development section calling for expanded civic facilities and community amenities.

TA4: The Gila County Fairgrounds serves as a vital hub for communities across the Copper Corridor, hosting public events, competitions, and recreational activities. To stay relevant and continue meeting regional needs, the aging fairgrounds complex requires significant renovation, a priority identified in the *2018 Gila County Comprehensive Master Plan*. Additionally, evaluating the eight highest-priority buildings will help accelerate redevelopment efforts and strengthen the fairgrounds' capacity to serve surrounding communities.

f. Outcomes and Benefits of Reuse Strategy

TA1: Town of Miami –Assessing the five priority Orphan Street Corridor sites would make 1.4 acres of land available for redevelopment and accelerate redevelopment of another 40 acres for recreational and family-oriented uses. Located adjacent to downtown Miami, these properties offer the opportunity to create a shared public-private space that serves as a community health and wellness hub. Planned redevelopment would benefit current residents, attract future workforce families, and serve as a visible symbol of growth and a regional destination. Potential elements include public park and playground space, a gymnasium, indoor exercise and activity areas, family recreation space, a health and wellness clinic, and dining options, with an emphasis on expanding family amenities and promoting a healthy community.

TA2: City of Globe – Assessing these buildings would increase the likelihood of redevelopment for new lodging. The City collects a 3-percent bed tax on hotel stays, and redevelopment of the former Murphy Hotel (4,000-square-foot per floor) as a downtown hotel would generate new tax revenue. Property taxes are currently at \$3,992 while the property sits vacant. It is estimated the property value and taxes would double with redevelopment. Redeveloping the 5,000-square-foot Amster Building would create mixed-use space for businesses displaced by the September 2025 flooding, which caused tens of millions of dollars in damage to Globe's downtown and shuttered once-thriving businesses. Removing lead and asbestos and redeveloping a flood-damaged building strengthens local resilience by eliminating health hazards, rebuilding with modern flood- and disaster-resistant materials, and creating a safer, more durable community asset prepared to withstand future extreme weather events. Reuse of both the Amster Building and Murphy Hotel will incorporate energy-efficiency improvements, including modern HVAC systems, insulation upgrades, LED lighting, and weatherization measures in accordance with Arizona's statewide energy efficiency codes that are enforced through Globe's Building Safety Codes. Redevelopment of these two centrally located properties would demonstrate the City's resilience and downtown recovery, with a new hotel serving as a catalyst to bring visitors back to the heart of Globe.

TA3: Town of Superior – The library and senior center each provide 3,500 square feet of usable space, for a combined total of 7,000 square feet. Modernizing and renovating these facilities would significantly enhance community use by expanding digital resources and creating private telehealth rooms for residents who face challenges traveling to medical appointments. Upgrades would also incorporate county mandatory energy-efficiency standards. With a more efficient layout, the library could host larger events, accommodate more visitors, and increase overall usage. Collectively, these improvements would help make the area more attractive for private investment, particularly in workforce housing development.

TA4: Gila County –The Gila County Fairgrounds includes numerous buildings, including eight former horse stables the County plans to redevelop. Redevelopment will require assessment of contaminants and, if necessary, cleanup, as the age of the structures suggests the presence of hazardous materials such as asbestos and lead-based paint. The Fairgrounds is a vital asset for the Copper Corridor, supporting local traditions and serving as an economic and social hub. It also provides emergency shelter during disasters, such as the September 2025 flooding. Redeveloping these aging structures is essential to continue hosting the Gila County Fair—with livestock, exhibits, food, and entertainment, while also supporting community events, such as fundraisers, food access initiatives, rodeos, and gem and mineral shows. Planned upgrades include improving ADA accessibility, which will broaden access and increase overall fairground usage.

Strategy for Leveraging Resources

g. Resources Needed for Site Reuse

Gila County and its coalition partners are all local governments and therefore eligible for a broad array of funding opportunities including those discussed here. If assessment needs exceed available grant funds, coalition members will seek targeted brownfields assessments through the Arizona Department of Environmental Quality or EPA. The County must obtain EPA-compliant asbestos surveys before it can access ADEQ abatement funding, and this grant will provide the early-stage assessment work needed to meet those federal and state requirements and open these additional funding pathways. For cleanup, ADEQ will serve as a key resource through its abatement program, particularly for nonprofit and local government owned properties such as the Superior Library, the Senior Center, and Orphan Street Corridor sites in Miami. ADEQ’s Orphan Tank Removal Fund will support eligible underground storage tank removals. Gila County and its coalition partners may also pursue additional EPA brownfields assessment, cleanup, or revolving loan funds.

The County and its partners will seek redevelopment funding from federal, state, philanthropic, and private sources that become available once environmental due diligence is complete. Because most of these entities require environmental assessments or clearances before committing funds, this grant will help meet those prerequisites and unlock a broader range of financing opportunities. Potential sources for all priority sites include the State Historic Preservation Office’s Historic Preservation Fund, the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), and the U.S. Department of Transportation (USDOT), the Arizona Community Foundation, and state tax incentives. In Superior, Resolution Copper has provided financial support for community initiatives and would be approached for assistance with brownfields redevelopment. In Miami, the Town will seek support from Freeport-McMoRan, which owns and operates much of the surrounding land. By delivering the environmental assessments and asbestos surveys required to access these programs, this grant will help attract additional public and private funding to complete remediation and advance long-term reuse planning at priority properties.

h. Use of Existing Infrastructure

Existing infrastructure within the target areas includes electric service, natural gas, public water, sanitary sewer, and broadband. All priority sites currently have access to these essential services. In some locations, onsite structures may be suitable for reuse; however, any future redevelopment would require the developer to reinstall or upgrade on-site infrastructure as necessary. All properties are accessible via existing roadway networks. Should additional infrastructure improvements be required, Gila County, in coordination with the designated coalition partner, will work with the Arizona Department of Transportation for roadway needs and the Water Infrastructure Finance Authority of Arizona for water and wastewater improvements. Electrical infrastructure coordination will occur with the appropriate local utility provider.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding

Gila County and its coalition partners lack the local funding necessary to conduct brownfields assessments and cleanup activities and, therefore, rely on EPA Brownfields resources to advance critical redevelopment efforts. Our small rural communities

continue to experience the impacts of historical mining practices and resulting blight, and they face significant barriers to independently

	Gila County	Globe	Miami	Superior	AZ	US
Total Population	53,272	7,249	1,541	2,407	7,151,502	331,449,281
Median Household income	\$59,089	\$66,545	\$44,286	\$42,050	\$81,486	\$81,604
<i>US Census (Population: 2020), All other data: 2023 ACS 5-year estimates</i>						

applying for and administering federal brownfields grants. In recognition that they are stronger working together, the CCBB Brownfields Coalition was formed in 2019 to collaboratively pursue resources, build shared capacity, and address these longstanding environmental and economic challenges. The coalition communities face significant economic and demographic challenges that leave no local resources for brownfields work. With small populations and low household incomes, available funding is limited to meeting basic community needs. As shown in the table, Gila County and its coalition partners have median household incomes far below state and national averages, coupled with poverty rates that are substantially higher. Every coalition partner community has a population under 8,000, limiting tax revenue and local capacity.

Historically, mining has shaped these communities' economies, but Arizona law allows mines to self-assess property values for taxation. This results in limited tax revenue, which is distributed on a per capita basis, further disadvantaging our small communities and leaving them unable to address mining-related impacts. Compounding these challenges, recent natural disasters have eliminated any discretionary funding. The June 2021 Telegraph Fire stripped vegetation from surrounding mountains, causing severe flooding during subsequent storms. Miami was devastated in July 2021, and in September 2025, Globe experienced catastrophic flooding after several inches of rain fell in hours, causing the river to rise six feet. Three lives were lost, and downtown Globe sustained an estimated \$23 million in damage to roads, bridges, and utilities. More than 300 homes were impacted, including 64 that were destroyed, displacing 187 households. In the months following the flooding, the mayors of Globe and Miami reported ongoing repairs to sewer lines and roadways, undertaken amid significant municipal budget shortfalls. Disaster recovery remains the highest local funding priority, leaving no available resources for brownfields assessment, cleanup, or redevelopment.

b. Health or Welfare of Sensitive Populations

The Copper Corridor is home to several sensitive populations that face heightened health and welfare challenges. These communities have disproportionately high poverty rates, aging populations, and significant youth poverty compared to state and national averages. Miami's overall poverty rate exceeds 32%, more than double the national average, and youth poverty in Miami is over 57%. Gila County as a whole has a poverty rate of 17.8%, with nearly 30% of residents aged 65 or older, which is well above the national average of 18%. These factors indicate a population that is economically vulnerable and less able to absorb health risks associated with environmental contamination.

	Gila County	Globe	Miami	Superior	AZ	US
% 65 and over	30.4%	21.7%	23.0%	35.6%	19.7%	18.0%
Poverty	17.8%	18.3%	32.5%	15.8%	11.7%	12.1%
Poverty under 18	27.4%	14.8%	57.4%	18.9%	14.6%	15.5%
<i>US Census 2023 ACS 5-year estimates</i>						

Economic hardship and limited access to healthcare exacerbate health disparities. Older adults and children are particularly susceptible to the effects of hazardous substances commonly found on brownfield sites, such as heavy metals, asbestos, and petroleum contaminants. Exposure to these pollutants can lead to respiratory illnesses, neurological disorders, and other chronic conditions. In communities where resources are already stretched thin, these health risks compound existing challenges, including food insecurity, limited transportation, and inadequate housing and degrading infrastructure. The Globe 2035 General Plan identified a top community issue that hinders quality of life in Globe as the condition of infrastructure. And this plan was created before the floods destroyed so many downtown buildings. A brownfields grant will directly assist with bettering the infrastructure of the community by making buildings safe.

A brownfields assessment grant will play a critical role in identifying and reducing these threats. By conducting environmental site assessments, the coalition can pinpoint properties that pose contamination risks and prioritize cleanup efforts. This proactive approach will help prevent exposure to harmful substances, reduce public health hazards, and create opportunities for redevelopment that improve housing, economic stability, and community resilience. Ultimately, the grant will support healthier living environments for vulnerable populations in the Copper Corridor.

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

Due to the small population of the TAs, only county-level data are available to assess disease prevalence and adverse health conditions. According to the CDC PLACES database, Gila County demonstrates significantly higher rates of chronic illness compared to national averages. Asthma prevalence (age-adjusted) is 11.6%,

exceeding the U.S. rate of 9.8%. Cancer prevalence is even more concerning at 11.7% in Gila County versus 7.9% nationally, underscoring a disproportionate cancer burden in our community.

Environmental factors may contribute to these elevated rates. Arsenic exposure through inhalation, ingestion, or skin contact can cause respiratory irritation, gastrointestinal distress, and increase risks of lung, bladder, and skin cancers (osha.gov/arsenic/hazards). Asbestos remains a major contaminant of concern at priority brownfield sites due to the age and deterioration of structures. When asbestos-containing materials decay or are disturbed, fibers become airborne, creating a serious inhalation hazard. This grant will enable targeted efforts to identify and mitigate these environmental threats, reducing potential exposure to asbestos, a known carcinogen that also exacerbates respiratory conditions such as asthma. By addressing these hazards, we aim to lower environmental risk factors linked to cancer and respiratory disease, improving long-term health outcomes for Gila County residents.

d. Economically Impoverished/Disproportionately Impacted Populations

Arizona’s policy for distributing mining-related tax revenue creates an uneven outcome for Copper Corridor communities. State law allows mining companies to self-assess the value of their property for taxation, and the resulting tax revenue is then allocated statewide according to population. This means that larger cities receive most of the funding, while smaller Copper Corridor communities receive very little even though they experience the greatest impacts from both historic and current mining activities.

For nearly a century, copper smelters in Miami and Hayden released pollutants such as lead, arsenic, sulfur dioxide (SO₂), and particulate matter (PM10), resulting in widespread residential and industrial contamination. The entire community of Hayden is designated an EPA Superfund Alternative Site under an administrative settlement among EPA, ADEQ, and ASARCO. Approximately 250 properties in Hayden and Winkelman required residential yard cleanups, which have been completed; however, no current site-wide cleanup plan is in place. The region remains a Nonattainment Area for SO₂ and PM10—pollutants associated with respiratory and cardiovascular disease and increased mortality, particularly among children, seniors, and individuals with chronic conditions.

Recent testing has also identified PFAS contamination in drinking water. Samples from three water systems in the Copper Corridor, including Globe and Miami, exceeded EPA limits, increasing cumulative exposure risks. This grant will support site assessments and reuse planning to identify and address contaminants such as asbestos, lead, and arsenic at priority brownfields. Redevelopment will reduce exposure pathways, improve air and soil quality, and create safer spaces for housing and community use, directly addressing public health threats linked to historic industrial activity.

Community Engagement

e. Project Involvement, f. Project Roles

Name of Entity/Entity’s Mission	Point of Contact	Specific Involvement
Town of Superior, AZ: local government, non-lead coalition member	Mila Besich, Mayor mila@superioraz.gov	Superior TA3 – community outreach/ feedback, site selection decision making, redevelopment plan input
Miami, AZ: local government, non-lead coalition member	Alexis Rivera, City Manager townmanager@miamiaz.gov	Miami TA1 - community outreach/ feedback, site selection decision making, redevelopment plan input
Globe, AZ: local government, non-lead coalition member	Connie Callaway ccallaway@globeaz.gov	Globe TA2 - community outreach/ feedback, site selection decision making, redevelopment plan input
Rebuild Superior, Inc.: non-profit, action-driven organization that is the champion for economic and community needs of residents in Superior and the surrounding areas.	Manny Guzman, Executive Director manny@rebuildsuperioraz.org	Community outreach/feedback, help engage property owners in Superior for site assessments
Arizona Department of Environmental Quality: To protect and enhance public health and the environment in Arizona.	Travis Barnum Barnum.travis@azdeq.gov	Participate in outreach events to illustrate the “bridge” between assessment and cleanup. Assist with cleanup decision making.

Copper Corridor EDC: to attract, create, and retain quality jobs and businesses; to support community leadership and community events; and to solicit funds and other resources to advance the area’s economic development.	Mila Besich, Executive Director mila@superioraz.gov	Assist with finding funding and developers for site reuse
Southern Gila County EDC: leading strategy is for business retention and expansion and downtown development.	Linda Oddonetto, Executive Director loddonetto@globeaz.gov	Assist with finding funding and developers for site reuse
Superior Chamber of Commerce: organization of business owners fostering growth in Superior.	Jessie Arroyos, Executive Director superiorazchamber@outlook.com	Property and business owner outreach
Globe/Miami Chamber of Commerce: dedicated to uplifting its partners, highlighting events, connecting people.	Angel Ruiz, Executive Director visitorinfo@globemiamichamber.com	Property and business owner outreach
Local First Arizona: dedicated to driving inclusive community and economic development throughout Arizona.	Jenna Rowell, Director of Rural Development jenna@localfirstaz.com	Assist with grant identification and application support. Reuse decision making supporting community housing, water, utilities.
Kraus-Anderson: A private developer and construction company	Daniel Zimmerman Daniel.zimmerman@krausanderson.com	Will assist with community marketing to advance municipal initiatives and will submit bids for both the development and construction of the Murphy Hotel.

g. Incorporating Community Input

Community involvement will be a cornerstone of this project. Upon receiving award, Gila County will develop a comprehensive Community Involvement Plan (CIP) to guide engagement throughout the grant period. Coalition members will meet shortly after award to shape the CIP, ensuring it reflects local priorities and provides meaningful opportunities for input. The coalition will convene quarterly meetings to review progress, select sites, and address community concerns.

Gila County will enhance the CCBB Brownfields Coalition web site (<https://www.ccbblightbusters.com>) as a central information hub, featuring updated site reports, coalition contacts, and interactive tools such as a “Nominate a Site” function and a public comment form. Dedicated links will be added for specific redevelopment efforts to ensure transparency and accessibility.

Public outreach will begin with announcements in local newspapers, including The Globe Miami Times and Superior Sun. Within six months of the award, the Coalition will host a public meeting in Globe, the largest city in the Copper Corridor, with additional meetings held alongside existing community gatherings such as chamber of commerce, council, and board meetings. Targeted outreach will include events for realtors and financial institutions, as well as pop-up engagement at local festivals, fairs, and farmers’ markets. While in-person engagement is preferred, virtual options will be available to maximize participation. The Gila County grant coordinator will track and share public comments with the coalition, recommend ways to incorporate feedback, and provide responses, ensuring community input is meaningfully integrated into decision-making.

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

Description of Tasks/Activities and Outputs: Gila County is requesting \$1,500,000 to complete the following tasks. Gila County is not using funds for participant support costs or subawards. Additionally, there are no non-EPA grant resources needed to implement the tasks and activities.

Task 1: Programmatic
<i>a. Project Implementation:</i> EPA Funded: procure a QEP, ongoing project management (ACRES, quarterly reporting; oversight), submittal of eligibility requests, attend 2 EPA & 2 Arizona brownfields workshops

(all coalition members), coordinate with coalition members, drawdown request, contractor invoice payments. Non-EPA Funded: Work plan development, coalition member time for conference attendance.
<i>b. Anticipated Project Schedule:</i> Workplan completion upon award of the cooperative agreement. QEP Procurement – months 1-4. Quarterly reports submitted within 30 days after reporting period and ACRES reporting conducted for site updates. Continuous project oversight, obtaining site access, and submitting site eligibility forms.
<i>c. Task/Activity Lead:</i> Gila County with assistance from QEP, conference attendance by all coalition members
<i>d. Outputs:</i> 1 QEP, 1 work plan; 16 quarterly progress reports; updated property profile forms in ACRES, 4 annual financial federal reports, 1 final closeout report, attendance at 4 conferences.
Task 2: Outreach
<i>a. Project Implementation:</i> EPA Funded: CIP, Grant public kick-off meeting, CCBB Brownfields Coalition meetings, pop-up events, update website Non-EPA Funded: Coalition member time for community outreach.
<i>b. Anticipated Project Schedule:</i> CIP months 4-6, public kick-off meeting within six months of cooperative agreement, CCBB meetings quarterly, pop-up events as needed, regular website updates throughout the grant.
<i>c. Task/Activity Lead:</i> Gila County with assistance from coalition members and QEP
<i>d. Outputs:</i> 1 kick-off meeting, 16 coalition meetings, updated website
Task 3: Assessment
<i>a. Project Implementation:</i> EPA Funded: Completion of QAPP, Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) for EPA approval. Phase I ESAs conducted in accordance with All Appropriate Inquiry & ASTM E1527-21. Phase II ESAs conducted in accordance with ASTM E 1903-19. Regulated building material surveys (RBMS) will be completed in accordance with National Emission Standard for Hazardous Air Pollutants (NESHAP). Non-EPA Funded: None.
<i>b. Anticipated Project Schedule:</i> 1 st Phase I ESAs completed in months 4 – 45 with 8 completed in year 1, 10 each in years 2 and 3, and 3 in year 4. QAPP submittal in months 4-6. SAPs/HASPs months 6 – 45. Priority site assessments will occur during months 6-18. Assessments on other sites following approval will commence throughout the grant period. Anticipate 4 Phase II ESAs or RBMS in year 1, and 10 each in years 2-4.
<i>c. Task/Activity Lead:</i> QEP with Gila County guidance
<i>d. Outputs:</i> 31 Phase I ESA reports, 34 SAPs w/HASPs, 10 Phase II ESA reports, 24 RBMS reports
Task 4: Cleanup & Reuse Planning
<i>a. Project Implementation:</i> EPA Funded: Cleanup and reuse will be evaluated following the results of Phase II ESA/RBMS data based on potential reuse scenario(s). Remedial actions are evaluated on cost, intended use, feasibility, and effectiveness in protection of human health and environment. Completion of cleanup plans that include the components of an analysis of brownfields cleanup alternatives (ABCA). Orphan Street Corridor Revitalization Plan in Miami (TA1), site reuse assessments, infrastructure evaluations, resource roadmaps. Non-EPA Funded: Coalition member time for attendance at reuse engagements.
<i>b. Anticipated Project Schedule:</i> Corridor and site-reuse studies will begin in months 12-18 of the cooperative agreement and end by month 45. Cleanup plans completed as needed within 90 days after Phase II/RBMS completion.
<i>c. Task/Activity Lead:</i> Gila County and coalition members with QEP assistance
<i>d. Outputs:</i> 5 ABCAs, 4 infrastructure evaluations, 1 Orphan Street Corridor Revitalization Plan, 6 site reuse assessments, 2 resource roadmaps

e. Cost Estimates

Gila County and its coalition partners are applying for a \$1,500,000 brownfields assessment coalition grant. This grant will not use participant support costs or subawards. Gila County is not requesting funds for indirect costs. Sixty percent of funding (\$900,000) is allocated for site-specific tasks including Phase I and II environmental site assessments and site-specific cleanup planning. Additionally, 30% (\$450,000) of funds will be spent on reuse planning. All costs were calculated based on our last assessment grant activities, QEP estimates, and EPA planning fact sheets.

Budget Categories		Project Tasks (\$)					Total
		Task 1: Programmatic	Task 2: Outreach	Task 3: Assessment	Task 4: Cleanup & Reuse Planning	Administrative Costs	
Direct Costs	Personnel	\$16,000	\$8,000		\$8,000	\$5,000	\$37,000
	Fringe Benefits	\$5,760	\$2,880		\$2,880	\$1,800	\$13,320
	Travel	\$25,060	\$700				\$25,760
	Supplies		\$2,220				\$2,220
	Contractual	\$26,400	\$32,500	\$872,000	\$485,000		\$1,415,900
	Other	\$4,000	\$1,800				\$5,800
Total Direct Costs		\$77,220	\$48,100	\$872,000	495,880	\$6,800	\$1,500,000
Indirect Costs		-	-	-	-	-	-
Total Budget		\$77,220	\$48,100	\$872,000	\$495,880	\$6,800	\$1,500,000

Task 1 – Programmatic Activities \$77,220: Personnel: 400 hours (100/year) @ average rate of \$40/hour = **\$16,000** for financial and performance reporting, coordination with EPA, QEP oversight * **Fringe:** Calculated at 36% of personnel = **\$5,760** * **Travel:** 2 National Brownfields Conferences for 2 county staff and 3 non-lead coalition members: \$6,000 flights (5 people @ \$600/flight x 2 conferences), \$12,500 hotel (\$250 x 3 nights x 5 people x 2 national conferences = \$7,500 PLUS \$250 x 2 nights x 5 people x 2 AZ conferences = \$5,000), \$4,080 per diem (\$68 [federal per diem rate] x 4 days x 5 people x 2 national conferences = \$2,720 PLUS \$68 x 2 days x 5 people x 2 AZ conferences = \$1,360), \$2,480 misc. transportation (\$400 for roundtrip transportation to and from airport and hotel x 2 national conference = \$800 PLUS 2317 miles @ \$0.725/mi [IRS federal mileage rate] for Arizona workshop travel = \$1680) = **\$25,060** * **Contractual:** QEP for assistance with programmatic reporting @ average rate of \$150/hour x 176 hours = **\$26,400** * **Other:** **\$4,000** for national conference registrations (\$400/registration x 5 attendees x 2 conferences).

Task 2 – Outreach \$48,100: Personnel: 200 hours @ average rate of \$40/hour = **\$8,000** to plan and attend community engagement activities, Coalition quarterly meetings * **Fringe:** Calculated at 36% of personnel = **\$2,880** * **Travel:** mileage at \$0.70/mile (IRS federal mileage rate) x 1,000 miles for driving around CCBB region = **\$700** * **Supplies:** \$220 for printing (brochures 880 x \$0.25 each = \$220), \$2,000 for website domain and hosting (\$500/year x 4 years) = **\$2,220** * **Contractual:** QEP for community outreach, developing presentation materials, quarterly coalition meetings @ \$150/hour x 150 hours = \$22,500 plus \$10,000 for ArcGIS inventory linked to CCBB website = **\$32,500** * **Other:** Food for meetings (\$200 per lunch for 10 people x 9 meetings) = **\$1,800**.

Task 3 – Site Assessments \$872,000: Contractual: 31 Phase I ESAs @ \$5,000 each = \$155,00 * 10 Phase II ESAs averaged @ \$35,000 each = \$350,000 * 24 Building material investigations @ \$15,000 each = \$360,000. *1 QAPP @ \$7,000. Costs were estimated from costs from last grant.

Task 4 – Cleanup & Reuse Planning \$495,880: Personnel: 200 hours @ average rate of \$40/hour = **\$8,000** for QEP oversight, cleanup planning, reuse planning involvement. * **Fringe:** Calculated at 36% of personnel = **\$2,880** * **Contractual:** 1 Miami Corridor Revitalization Plan @ \$100,000, 6 Site Specific Reuse Plans @ \$40,000 each = \$240,000, 4 infrastructure evaluations @ \$18,000 each = \$72,000, 2 resource roadmaps @ \$19,000 = \$38,000 (all reuse planning costs estimated from EPA planning fact sheets), 5 ABCAs @ 7,000 each = \$35,000 (cost from last grant, totals **\$485,000**).

Administrative Costs \$6,800: Administrative costs are calculated for work plan modification, financial reporting, disbursement requests, invoice payment and tracking. Calculated @ \$40/hr x 125 hrs = \$5,000. Fringe @ 36% = \$1,800. Totals: **\$6,800**. Administrative costs are below the 5% maximum allowed.

f. Plan to Measure and Evaluate Environmental Progress and Results

The grant administrator will conduct monthly reviews to ensure activities align with the approved work plan and that key outputs, as milestones, remain on schedule. Progress will be tracked using an Excel spreadsheet, and any delays or issues will be addressed promptly through corrective actions. Gila County will document and monitor all activities, and the grant administrator will meet quarterly with CCBB Brownfields Coalition to evaluate performance and make necessary adjustments.

Measures of success will include the number of community engagement activities; environmental assessments initiated and completed (at least two per TA); an EPA-approved QAPP and updates; cleanup plans and/or ABCAs developed; properties advancing toward redevelopment; cleanup and redevelopment dollars leveraged; jobs created or supported; and properties where cleanup has begun or been completed. Because the scope and cost of Phase II ESAs depend on Phase I findings, these metrics will be tracked accordingly.

For each parcel supported by EPA funds, a site-specific property profile will be entered into EPA's ACRES database. Quarterly progress reports will be submitted to the EPA Region 9 Project Officer through ACRES within 30 days of the end of each reporting period. Reports will summarize work plan updates, progress toward grant objectives, task status, milestones, and schedules, site identification, cleanup and redevelopment activities, expense summaries by category, and leveraged funding. Electronic copies of all completed Phase I and Phase II ESAs, cleanup plans, ABCAs, cleanup reports, and redevelopment plans will be emailed to the EPA Project Officer within one week of completion. EPA and other stakeholders will be invited to any groundbreaking and ribbon-cutting activities.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Capacity, b. Structure, c. Description of Key Staff

Gila County has the organizational capacity and internal controls necessary to successfully manage a Brownfields Coalition Grant, as demonstrated by its effective performance under a previous EPA award. The County employs 533 staff, including a 10-person Finance Department that supports grant management. Gila County's annual budget is \$158.3 million, with \$9.8 million in federal funds and \$282.6 million in combined federal, state, and local funds managed annually. The County is structured with the three-person Gila County Board of Supervisors that is the governing body that provides oversight to county departments. It oversees county operations through a combination of budget authority, policy approval, administrative structure, public meetings, and intergovernmental coordination. The County Manager is appointed by the Board of Supervisors to manage day-to-day operations of the County and implement and administer the policies, ordinances, and resolutions approved by the Board of Supervisors. At the twice-monthly Board meetings, the County Manager updates the Board on departmental and administrative issues. All brownfield grant activities will be subject to the review and approval of the Board of Supervisors, ensuring transparency, fiscal accountability, and alignment with County policies.

Cathy Melvin, Executive Assistant to Supervisor Woody Cline (District 3), will serve as Project Manager and ensure compliance with all EPA programmatic requirements. She will provide overall grant oversight and strategic direction and coordinate with the County Manager and Board of Supervisors. Day-to-day grant administration will be handled by Aimee Staten, Gila County Grant Administrator, who will coordinate project activities, maintain schedules, manage contractor coordination, and oversee required reporting and documentation. Non-lead coalition members will actively contribute technical expertise and local knowledge and will participate in decision-making processes, including the identification and approval of assessment sites within their respective communities. The Coalition will meet quarterly throughout the life of the grant. This collaborative governance structure, combining County oversight, Board-level authority, and community-driven participation, positions the Copper Corridor Brownfields Coalition to effectively implement the proposed grant and achieve measurable environmental and redevelopment outcomes.

Cathy Melvin has secured and managed major federal and state funding since 2005, including workforce development and environmental programs. Her experience includes overseeing a \$1.2 million Workforce Investment Act program, developing a \$6.2 million U.S. Department of Labor green jobs grant, securing a \$300,000 welfare-to-work grant recognized with a national innovation award, and helping form CCBB and secure the FY21 \$600,000 EPA Brownfields Coalition Assessment grant. Aimee Staten holds a Bachelor of Science in business and has seven years of experience administering major federal programs, including FEMA CARES Act, and ARPA. She has successfully written and managed grants such as FEMA Hazard Mitigation, BUILD Transportation, Rural Broadband, RISE, and the prior EPA Brownfields Coalition grant. Financial oversight will be provided by Maryn Belling, Gila County Director of Finance, who has more than 25 years of experience in public and nonprofit finance. She has served the County for seven years and provided financial oversight for the previous EPA Brownfields grant. She holds master's degrees in administration and English and a bachelor's degree in Business Management.

d. Acquiring Additional Resources

All procurement procedures are governed by the Arizona Revised Statutes, which are regulated by the State Legislature and monitored by the Arizona Auditor General. Gila County purchasing procedures and policies are written in accordance with both state agencies' direction and have been adopted by the Gila County Board of Supervisors. They are in full compliance with federal requirements under 2 CFR §200. This process is regularly used to solicit proposals and bids for county projects and ensures transparency and fairness. All bid opportunities are publicly posted on the County's website at https://www.gilacountyaz.gov/government/finance/procurement/current_bids.php. To strengthen local economic impact and community representation, Gila County encourages the use of local subcontractors during the solicitation process. This approach will be applied when selecting a QEP to complete grant activities. Should staff turnover occur or additional consultants or subcontractors be required, Gila County will use the same competitive procurement process followed during the initial QEP selection. In addition to formal procurement, the Coalition will leverage support from community partners identified in Section 2e and utilize services provided by the Technical Assistance to Brownfields (TAB) program as needed.

Past Performance and Accomplishments

e. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

Gila County received an FY21 EPA Brownfields Coalition Assessment Grant (Cooperative Agreement No. 98T22801) for \$600,000. With this funding, the County and its coalition partners completed grant activities on 14 sites, including 11 Phase I ESAs, 13 Phase II ESAs, which included hazardous building material surveys, three ABCAs, one solar feasibility study and one community planning assessment.

These accomplishments were documented in ACRES. Five sites went on to obtain ADEQ support through its asbestos abatement program (Bullion Plaza, \$110,000 abatement; Superior High School \$250,000 abatement; Kearny Town Hall \$110,000 abatement; Winkelman ABCA \$8,600; and Willow House ABCA, \$8,600). All of the sites have made an impact in their communities. Two prime examples are the Michaelson Building in Globe and the Superior High School in Superior. The City of Globe received \$1.3 million in congressionally directed spending from USDA for renovations at the Michaelson Building and \$150,000 in City and County funding for IT infrastructure and furnishings.

At the Superior High School, asbestos and lead surveys, an ABCA, and a solar study were completed. This allowed the Town (the owner) to apply for and get ADEQ funding for abatement. The long-term redevelopment goal for the former high school campus is to have all city services in one location, reducing facility maintenance. To date, the town administrative offices have moved into the building as has the Superior Enterprise Center. The Superior Enterprise Center's goal is to be a transformative catalyst to diversify Superior's economy through business services and workforce training - a one-stop shop for resources, training and information. A hub of connectivity and learning, the Center strives to enrich the community through engagement, education and opportunity. It hosts the Hive, a hub for digital learning and innovation, providing free workshops and services to community members and hands-on welding training led by experienced instructors and supported by local industry. The senior center and library will be moving to the high school next. This project was highlighted by Mayor Mila Besich in multiple sessions at the 2025 National Brownfields Training Conference in Chicago. To highlight our successes, the Coalition created a website, <https://www.ccbrightbusters.com>, where detailed information on all of the sites assessed with grant funds can be found.

(2) Compliance with Grant Requirements

Gila County complied with all terms and conditions outlined in the cooperative agreement and adhered to the approved workplan. During the grant period, which is now closed, one budget modification and a one-year extension were requested and approved by EPA, extending the grant end date to September 30, 2025. The budget modification was necessary because personnel costs were lower than anticipated, allowing funds to be reallocated to the contractual category to support site assessments. The extension was requested primarily due to a delayed start caused by pandemic-related backlogs and operational challenges. Throughout the grant period, progress was consistently achieved and documented in quarterly reports, all of which were submitted on time to the EPA Project Officer via email. Site data was entered into ACRES property profiles as required, and the final report was submitted in December 2025. All federal financial reports were completed and submitted on schedule. By September 30, 2025, the full \$600,000 in grant funds had been expended in accordance with the approved budget and federal requirements.

**Coalition Assessment Grant Threshold Criteria
Gila County, Arizona**

- 1) **Eligibility of Lead and Non-Lead Coalition Members**
 - a. Gila County: Lead Member is a county and is an eligible applicant according to Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) § 104(k)(1) and 2 CFR § 200.1.
 - b. Town of Miami: Non-lead member is a city and an eligible applicant according to CERCLA § 104(k)(1) and 2 CFR § 200.1.
 - c. City of Globe: Non-lead member is a city and an eligible applicant according to CERCLA § 104(k)(1) and 2 CFR § 200.1.
 - d. Town of Superior: Non-lead member is a city and an eligible applicant according to CERCLA § 104(k)(1) and 2 CFR § 200.1.

- 2) **Target Areas:** Information provided in Application Information Sheet as required by the grant guidelines.

- 3) **Non-lead Member(s) that Never Received an EPA MARC Grant.** None of the Non-Lead Coalition members have been awarded an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) grant.

- 4) **Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members**
 - a. Gila County attests it has the legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.
 - b. Arizona Revised Statute 11-952 provides Gila County the legal authority to expend grant funds outside of its geographic boundary.

- 5) **Coalition Agreement:** A letter from each non-lead coalition member agreeing to be part of the coalition is attached.

- 6) **Community Involvement:** Community involvement will be a cornerstone of this project. Upon receiving award, Gila County will develop a comprehensive Community Involvement Plan (CIP) to guide engagement throughout the grant period. Coalition members will meet shortly after award to shape the CIP, ensuring it reflects local priorities and provides meaningful opportunities for input. The coalition will convene quarterly meetings to review progress, select sites, and address community concerns. Gila County will enhance the CCBB Brownfields Coalition web site (<https://www.cbblightbusters.com>) as a central information hub, featuring updated site reports, coalition contacts, and interactive tools such as a “Nominate a Site” function and a public comment form. Dedicated links will be added for specific redevelopment efforts to ensure transparency and accessibility. Public outreach will begin with announcements in local newspapers, including The Globe Miami Times and Superior Sun. Within six months of the award, the Coalition will host a public meeting in Globe, the largest city in the Copper Corridor, with additional meetings held alongside existing community gatherings such as chamber of commerce, council, and board meetings. Targeted

outreach will include events for realtors and financial institutions, as well as pop-up engagement at local festivals, fairs, and farmers' markets. While in-person engagement is preferred, virtual options will be available to maximize participation. The Gila County grant coordinator will track and share public comments with the coalition, recommend ways to incorporate feedback, and provide responses, ensuring community input is meaningfully integrated into decision-making.

7) **Expenditure of Existing Grant Funds:** None of the coalition members have an open EPA brownfields assessment or multipurpose grant.

8) **Contractors and Named Subrecipients:** Not Applicable.