

Application Information Sheet

January 28, 2026

(1) Applicant Identification

City of Globe
150 North Pine Street
Globe, Arizona 85501

(2) Website URL:

www.globeaz.gov

(3) Funding Requested

- a. Grant Type: Cleanup
- b. Federal Funds Requested: \$ 3,961,395.00

(4) Location:

Globe, Gila County, Arizona

(5) Property Information:

Health Haven Building
621 South 5th Street
Globe, Arizona 85501

(6) Contacts

- a. Project Director
 - Name: Connie Callaway
 - Title: Grants Manager
 - Address 150 North Pine Street
 - Globe, Arizona 85501
 - Phone: 1-928-940-9668
 - Email Address: ccallaway@globeaz.gov

- b. Chief Executive/Highest Ranking Elected Official
 - Name: Paul Jepson
 - Title: City Manager
 - Address 150 North Pine Street
 - Globe, Arizona 85501

Phone: 1-602-672-6024
 Email Address: ptjepson@globeaz.gov

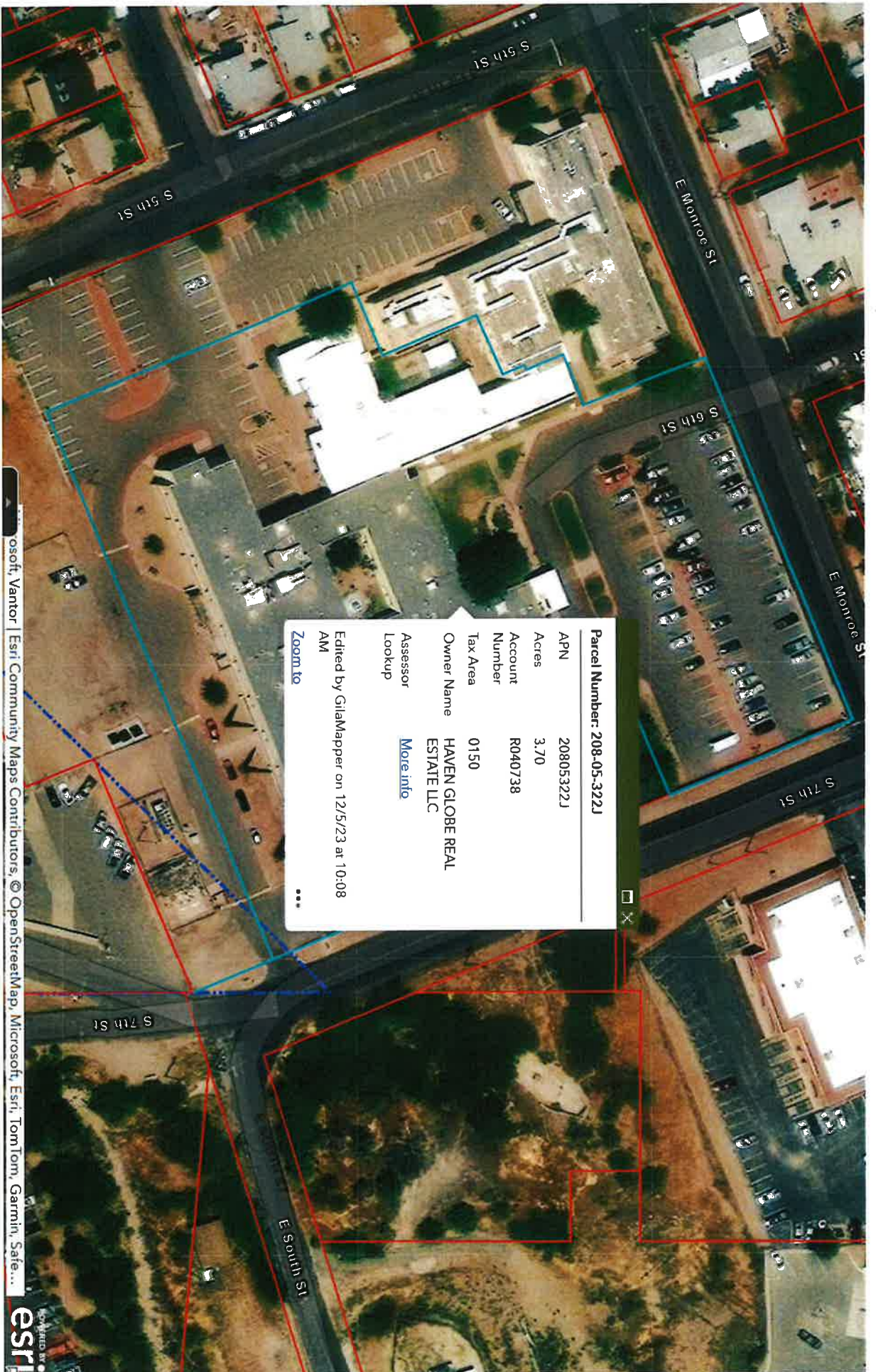
(7) Population: 7,249 per the 2020 US Census

(8) Other Factors

Other Factors	Page #
The community population is 15,000 or less.	2
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	2
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	N/A
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.	N/A

(9) Releasing Copies of Applications

Not Applicable



Parcel Number: 208-05-3221

APN	20805322J
Acres	3.70
Account Number	R040738
Tax Area	0150
Owner Name	HAVEN GLOBE REAL ESTATE LLC
Assessor Lookup	More info

Edited by GilMapper on 12/5/23 at 10:08 AM

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(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

Nestled in the foothills of the Pinal Mountains, Globe, Arizona, established in the mid-1870s and incorporated in 1907, grew from early silver discoveries into one of the region's most productive copper mining hubs, home to major operations such as the Old Dominion and Inspiration-Miami mines. Its long mining history left behind environmental degradation, abandoned industrial parcels, and aging, structurally compromised buildings that now contribute to a substantial inventory of brownfield sites. Known in its early years for Wild West lawlessness and figures like Billy the Kid, Globe today attracts tourists drawn to its historic architecture, cultural landmarks, and proximity to Besh-Ba-Gowah and the Tonto National Forest. However, older building stock, unused industrial sites, underground storage remnants, and lingering hazardous materials continue to pose environmental and redevelopment challenges. While mining remains a key employer and tourism is growing, many properties still bear the impacts of the past industry, constraining economic revitalization, conditions compounded further by damage from the 2025 floods.

Prior to the flood, Globe maintained a brownfield inventory estimated at more than 60 sites, including former industrial facilities, vacant commercial properties, obsolete fuel storage areas, and neglected residential parcels. Following the 2025 disaster, the number of sites meeting brownfield criteria has increased substantially, although the city is still assessing the full scope. Many properties remain unsafe to access, complicating environmental evaluations, and many businesses have not yet reopened, leaving contamination concerns unquantified. The city's brownfield challenges are now layered; Pre-existing contamination from historic mining and smelting; Legacy pollution from abandoned commercial and residential sites; Flood-related deposition of contaminated materials across the urban core; Building degradation exposing hazardous substances; Displacement of potentially hazardous tanks and debris; and a significant increase in unknown or newly suspected sites requiring assessment

Given Globe's role as both a historic mining community and an emerging tourism destination, addressing these brownfield conditions is essential for restoring community health, rebuilding local business corridors, protecting waterways, and returning damaged properties to productive reuse.

b. Description of the Proposed Brownfield Site(s)

The brownfield site Health Haven Building at 621 South 5th Street, Globe, Arizona, 85501, consists of approximately 2.38 acres and includes a vacant 48,000 square-foot, two-story building with a full basement and associated parking areas. Constructed in 1951, the building originally served as an extension of Gila General Hospital and later operated as a medical doctor's office and physical therapy unit. The facility was vacated in 2014 and has since experienced deferred maintenance.

The site is located within a residential area, with residences immediately north and west and a senior care center and nursing facility directly adjacent to the east and south, increasing the significance of potential exposure risks. Due to its age, construction period, and long-term healthcare use, the building contains asbestos-containing materials, lead-based paint, and mold resulting from roof leaks and water intrusion.

Various environmental investigations have been conducted at the site and funded by Gila County's EPA Brownfields Coalition Assessment Grant, of which Globe is a coalition member. After a Phase I ESA was conducted in 2024, asbestos and lead surveys and a microbial assessment were conducted. These surveys identified asbestos above 1% in materials tested throughout areas of the basement, first floor, and second floor. A total of 1,491 testing combinations of suspected lead-based paint were tested using X-ray fluorescence (XRF) throughout the building during the lead-based paint survey. Of the 1,491 testing combinations, 19 materials were identified to be LBP (greater than or equal to 1.0 milligrams per centimeter squared (mg/cm²)). Based on the XRF readings, 19 samples from the surveyed Site were determined to be hazardous. The microbial air sampling results indicate that there are elevated spore concentrations throughout the interior of the building, and visible water damage and/or suspect microbial spore growth was noted on various surfaces throughout the building.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

The reuse strategy for the former Health Haven building builds on its transition from private ownership to the Southern Gila County Economic Development Corporation in 2023 and its subsequent donation to the City of Globe following completion of a Phase I ESA. This restored public control demonstrates clear site eligibility, long-term stewardship, and project readiness, all of which strongly align with EPA Brownfields Cleanup Grant evaluation criteria. The city's decision to convert the building into housing for residents aged 50 and older, with preference for veterans and individuals with disabilities, is rooted in documented community needs. The 2022

Gila County Housing Survey identified severe shortages of suitable and affordable housing with energy-efficient measures, including appliances, to build to the rising costs, and limited inventory, especially for older adults, fixed-income households, and the local workforce. As a landlocked community with minimal vacant land and an aging housing stock that is increasingly difficult to rehabilitate without public investment, Globe requires infill strategies like this to stabilize neighborhoods and support equitable growth. Meaningful community engagement further shaped the reuse approach, with residents, service providers, and stakeholders consistently identifying senior, veteran, and disability-focused housing as a top priority. The property's location near senior care services and established neighborhoods further underscores the need to remediate contamination and reduce exposure risks for sensitive populations.

The cleanup and reuse plan also aligns closely with the community's revitalization goals by converting a long-underutilized structure into a safe, supportive, and service-adjacent housing asset. The cleanup strategy will address asbestos, lead, mold, and moisture intrusion, bringing the building to a stabilized grey shell condition that removes major barriers to redevelopment and enables a qualified developer to complete interior build-out. This approach ensures EPA cleanup funds directly catalyze private investment, reduce blight, and return the property to productive use promptly. Revitalizing the Health Haven building strengthens the Fifth Street corridor, preserves scarce land resources by reusing an existing structure, and improves public health outcomes by eliminating exposure pathways in an area with vulnerable residents nearby. By combining survey-driven planning, strong public engagement, compatible surrounding land uses, and demonstrated long-term stewardship, the project is positioned to deliver measurable community benefits, support economic stability, and advance Globe's broader revitalization and housing objectives.

d. Outcomes and Benefits of Reuse Strategy

The reuse of the Health Haven Building will produce immediate, measurable outcomes by transforming a long-vacant, contaminated 48,000-square-foot structure into 48 new age-restricted housing units for residents age 50 and older, including veterans and individuals with disabilities. These units directly relieve pressure on a severely constrained housing market documented in the 2022 Gila County Housing Survey, which identified low inventory, rising costs, and a lack of options for fixed-income and older adults. The timing of this project is especially critical, as Globe faces an anticipated influx of approximately 5,500 new employees beginning in 2026, driven by Resolution Copper Company hiring about 3,500 workers and Capstone Copper hiring about 2,000 between 2026 and 2027. By bringing these 48 units online quickly through infill redevelopment, the project functions as a strategic "release valve," freeing existing single-family homes and rental units for workforce households, reducing displacement risk, and stabilizing housing costs across the community. Cleanup activities will also eliminate asbestos, lead, and mold hazards, improving public health outcomes for nearby residents and adjacent senior care facilities. The redevelopment also strengthens the City of Globe's fiscal position by adding approximately 48 new households to the local consumer base. Assuming a conservative \$15,000 in taxable retail spending per household annually, these 48 households would generate approximately \$720,000 in new taxable retail sales each year, which at Globe's combined local sales tax rate of approximately 8.9 percent would yield an estimated \$64,000 per year in new, recurring sales tax revenue to support city services and reinvestment.

The project also generates measurable community and economic benefits by strengthening Globe's capacity for aging in place, improving access to nearby healthcare and supportive services, and increasing consumer activity in surrounding corridors and downtown businesses. Households headed by adults aged 50 and older typically spend an estimated 25 to 30 percent of their annual income on taxable goods and local services such as groceries, dining, personal services, healthcare-related retail, and household goods, meaning the new residential base will provide reliable demand that supports small businesses and reinforces downtown economic stability. If a developer opts to add a third story after cleanup, unit capacity could increase to 68 to 72 units, representing a 40 to 50 percent expansion, and up to 16 ADA-accessible units, significantly amplifying both housing supply and long-term financial feasibility. This expanded scenario would further improve workforce readiness by making additional single-family homes available for families affected by the projected employment boom, creating a community-wide stabilization effect rather than a localized one. Redeveloping within the existing footprint ensures faster delivery than ground-up construction, avoids greenfield impacts, increases Globe's tax base, reduces long-distance commuting for incoming workers, and supports broader revitalization goals by reducing blight and catalyzing reinvestment along the Monroe Street corridor.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

To date, the Health Haven Building has already benefitted from significant assessment work, with \$71,800 invested through the FY22 EPA Coalition Copper Corridor Grant to complete environmental due diligence,

(Phase I ESA and asbestos & lead surveys). While assessment needs have largely been met, the city is eligible for additional assessment assistance. If necessary, the city will apply for a targeted brownfields assessment through EPA Region 9 or the Arizona Department of Environmental Quality (ADEQ) brownfields program.

f. Resources Needed for Site Remediation

If the cleanup grant is insufficient to fully address abatement needs, Globe will seek additional funding via federal sources such as the U.S. Department of Housing and Urban Development (HUD). Additionally, the ADEQ Statewide Remediation of Hazardous and Regulated Materials contract may be leveraged as a procurement mechanism to acquire environmental consulting, assessment, and cleanup services. This allows Globe to procure pre-qualified abatement contractors. The ADEQ may also provide technical oversight assistance.

g. Resources Needed for Site Reuse

For redevelopment of the former Health Haven Building, Globe is seeking funding from various sources for which it is eligible, including HUD (Community Development Block Grants), USDA Rural Development, the Arizona Community Foundation, and the State Historic Preservation Office. Local mining industry partners will also be approached, including Resolution Copper and Capstone Copper.

h. Use of Existing Infrastructure

The Health Haven Building is well-positioned to leverage existing municipal infrastructure, reducing project costs and supporting sustainable redevelopment. The property is fully integrated into the City of Globe’s established water and wastewater systems, providing immediate access to potable water and sewage treatment without the need for extensive new construction. The site is also connected to existing natural gas and electrical service. The site is accessible via Monroe Street, a fully paved and maintained roadway, which provides safe ingress and egress for residents, visitors, and service providers. Adequate street access also supports construction and cleanup activities, allowing for efficient delivery of materials, equipment, and personnel without disrupting the surrounding neighborhood. The city will preserve and adaptively reuse the building, maintaining the architectural character of the structure while modernizing its functionality. This approach honors the building’s history and minimizes environmental impact by leveraging existing structural assets rather than pursuing new construction. For interior infrastructure, specific requirements will be identified following completion of detailed architectural and engineering design plans. These plans will guide upgrades to HVAC, plumbing, electrical systems, and technology integration to meet modern standards for safety, efficiency, and accessibility. By leveraging existing infrastructure, the project minimizes additional public investment, promotes cost-effective redevelopment, and strengthens the site’s readiness for long-term occupancy and reuse. These measures ensure that the Health Haven Building can be safely and efficiently integrated into the community while supporting sustainable urban reuse.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding

The City of Globe does not have funding for brownfields cleanup due to its small population and low income. Globe has a small tax base based on a population of only 7,249 people. Median household income further illustrates local economic constraints compared with broader benchmarks. The following table highlights these disparities:

Geography	Median Household Income (2023 ACS 5-yr)	
Globe-Miami CCD (Gila County)	\$66,197	In addition to income disparities, the cost of living further demonstrates the community’s need for EPA Brownfields Cleanup Grant funding. The overall cost of living in Globe is
City of Globe, AZ	\$53,297	
State of Arizona	\$81,486	

slightly higher than both the national and Arizona averages, with a cost-of-living index of approximately 102, where 100 represents the national average. According to recent cost-of-living estimates, basic expenses such as services, transportation, and groceries in Globe often meet or exceed statewide averages, even as housing costs remain relatively lower than in other urban areas. Transportation costs, for example, are notably higher in the City of Globe than in Arizona as a whole, placing additional strain on household budgets. These local cost pressures, when combined with limited income growth, constrain residents’ ability to absorb additional expenses such as environmental cleanup, remediation, or private redevelopment investment. Without EPA assistance, the environmental hazards at the Health Haven Building would likely remain unaddressed, perpetuating blight, reducing property values, and hindering opportunities for economic growth and improved quality of life. Federal cleanup funding is necessary not only to mitigate environmental risk but also to level the economic playing field

for this community, ensuring that cleanup and redevelopment can proceed in a way that addresses the long-term economic revitalization.

b. Health or Welfare of Sensitive Populations

Sensitive populations in Globe face elevated health and welfare risks because the environmental hazards present at the Health Haven Building can create direct exposure pathways through airborne particles, dust, and moisture intrusion. Asbestos-containing materials, lead-based paint, and mold from roof leaks and water intrusion are particularly concerning for older adults and people with chronic health conditions because exposure can worsen respiratory illness and other health complications. Globe has an older population than the state overall, with about 21.7 percent of residents age 65 and over compared with 19.6 percent statewide in Arizona, which means a larger share of residents are in an age group that typically has reduced lung function and higher sensitivity to poor indoor air quality. Economic conditions also increase vulnerability and limit the ability of residents to avoid or mitigate environmental risks. In Globe, about 18.3 percent of residents live below the poverty line, compared with about 12.8 percent statewide in Arizona. Lower-income households often have fewer options for relocation, fewer resources for home repairs, and more difficulty accessing consistent medical care, which can amplify the consequences of exposure to asbestos fibers, lead dust, and mold spores. The Health Haven Building’s proximity to senior care and nursing facility further heightens concern because it places medically fragile individuals in close proximity to a deteriorated structure. Cleanup is therefore important to eliminate exposure pathways, reduce health risks for older adults and other medically vulnerable residents, and ensure the property can be safely returned to productive use.

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

Communities with higher rates of chronic disease and adverse health conditions experience compounded risks when environmental hazards are present, making cleanup and remediation priorities critical. In Gila County, where the Health Haven Building is located, chronic lower respiratory disease mortality is elevated compared with many Arizona counties. Due to the low population, health data is not available specific to Globe. The age-adjusted mortality rate for chronic lower respiratory diseases, including conditions such as chronic obstructive pulmonary disease (COPD), is approximately 55.7 deaths per 100,000 population, higher than the state average of 42.0 per 100,000. Diabetes prevalence in Gila County is estimated at 11.0 percent of adults, also above the Arizona statewide average of 10.0 percent. Heart disease mortality is 206 per 100,000 in Gila County, exceeding the state rate of 182 per 100,000. Obesity among adults is estimated at 31.5 percent, higher than the state average of 29.0 percent. The City of Globe mirrors these trends, with diabetes prevalence at 11.2 percent, adult obesity at 32.0 percent, and an older adult population (age 65+) of 21.7 percent compared with 16.0 percent statewide. Additionally, poverty in Globe affects 18.3 percent of residents, higher than the state average of 12.9 percent. Together, these indicators demonstrate that the community already experiences a greater-than-normal incidence of disease and adverse health conditions, making residents particularly sensitive to environmental exposures.

Health Condition	Gila County (%)	City of Globe (%)	Arizona State Average (%)
Chronic Lower Respiratory Disease Mortality (per 100,000)	55.7	N/A	42.0
Diabetes Prevalence (Adults)	11.0	11.2	10.0
Heart Disease Mortality (per 100,000)	206	N/A	182
Obesity (Adults, BMI ≥30)	31.5	32.0	29.0
Population Age 65+	18.5	21.7	16.0
Poverty Rate	17.0	18.3	12.9

These chronic health conditions and demographic characteristics are particularly relevant when considering the potential impacts of environmental contamination from hazardous building materials in the Health Haven Building. Residents with compromised respiratory function, cardiovascular conditions, diabetes, or obesity are more susceptible to airborne hazards from asbestos, mold, and lead dust. Older adults, low-income households, and minority populations, including Hispanic and Native American residents, who together comprise a significant portion of the City of Globe’s population, face heightened vulnerability. Without cleanup, these environmental risks could exacerbate preexisting health conditions, contributing to worsened outcomes and increased public health disparities.

Under Arizona Department of Health Services (ADHS) guidance, exposure to asbestos fibers, lead dust, and mold spores primarily through inhalation pathways poses significant health risks, particularly for seniors and individuals with underlying health conditions. These known and potential environmental hazards prevent safe occupancy and discourage private investment, meeting the EPA definition of a brownfield site. The city aims to

remediate the site to residential levels, providing potential future developers with site use parameters of 50 and older housing with veteran and disabled housing preference. Cleanup of the site will eliminate exposure pathways, protect nearby sensitive populations, and remove barriers to redevelopment, enabling adaptive reuse consistent with EPA Brownfields Program goals. EPA-funded cleanup is therefore essential to mitigate these intersecting risks. Remediation will remove or contain hazardous materials, eliminate exposure pathways, and protect sensitive populations from adverse health impacts. By addressing both environmental hazards and community health vulnerabilities, the project will reduce disease burden, improve quality of life, and foster long-term resilience for Globe’s most at-risk residents.

d. Economically Impoverished/Disproportionately Impacted Populations

The proposed EPA Brownfields Cleanup Grant and reuse strategy for the Health Haven Building will directly address the environmental and socioeconomic threats faced by economically stressed and disproportionately impacted populations in Globe. With 18.3 percent of residents living below the federal poverty level, compared to 12.8 percent statewide, many households do not have the financial means to relocate or remediate environmental hazards on their own. Globe also has a higher share of older adults, with 21.7 percent of residents age 65 or older compared to 19.6 percent statewide, making the community particularly sensitive to airborne contaminants such as asbestos fibers, lead dust, and mold spores commonly found in deteriorating structures. These conditions intersect with the city’s limited land availability and aging housing stock, increasing residents’ exposure risks and reducing opportunities for newer, healthier housing. Cleanup of the Health Haven Building will eliminate these hazards and prevent further spread into surrounding residential areas, including nearby senior housing and a nursing care facility, significantly reducing the risks borne by individuals with limited incomes, disabilities, and chronic health conditions.

The grant will also help identify and mitigate ongoing environmental threats by funding environmental assessment, cleanup planning, and removal of regulated materials, ensuring that contamination is properly documented, safely remediated, and prevented from exposing future occupants. The reuse strategy—redeveloping the property into age-restricted, veteran-preferred, and disability-accessible housing—supports those most affected by environmental and economic stress by providing safe, affordable units in a location that minimizes transportation burdens and improves access to healthcare and essential services. By converting a long-vacant and blighted property into productive use, the project will also reduce negative environmental conditions such as water intrusion, mold growth, and physical deterioration that contribute to neighborhood decline. The creation of 48 new residential units will free up existing single-family homes for workforce families, alleviating pressure on Globe’s already limited housing market and reducing indirect environmental burdens associated with longer commutes and overcrowded housing. In these ways, the cleanup and reuse strategy works together to reduce exposure risks, strengthen neighborhood stability, and ensure that environmental and economic benefits accrue directly to the residents who have historically been most impacted by deteriorating buildings and limited economic opportunity.

Community Engagement

e. Project Involvement. f. Project Roles

Community engagement has been intentionally structured to respond to these needs and ensure that cleanup decisions reflect lived experience. Engagement began prior to the City of Globe’s ownership during the 2023 donation of property from the Southern Gila County Economic Development Corporation and continued through the city acquisition. Early discussions focused on concerns related to long-term vacancy, building deterioration, and potential exposure risks associated with asbestos, lead-based paint, and mold. These conversations established strong local support for remediation and reuse that prioritizes safe housing options rather than continued blight.

Following the acquisition, the city conducted housing needs surveys and public outreach to better understand community priorities. Survey responses consistently indicated demand for age-restricted housing, reflecting the fact that more than 21 percent of Globe’s population is age 65 or older, and many residents live on fixed incomes. Engagement also included coordination with nearby residents and service providers, including an adjacent senior care and nursing facility, recognizing the heightened sensitivity of nearby populations to environmental exposure.

Public City Council meetings continue to provide transparent updates and opportunities for community input, while planned cleanup notifications and safety briefings will ensure residents are informed and protected during remediation. These engagement activities are directly tied to community needs by focusing on those most affected by environmental hazards and housing shortages.

By aligning community engagement with documented economic, health, and demographic challenges, the city ensures that cleanup outcomes advance environmental justice. EPA Brownfields Cleanup Grant funding is essential to remove hazards that disproportionately affect low-income, aging, and medically vulnerable populations and to prepare the site for reuse that expands housing choice, improves neighborhood conditions, and supports long-term community stability. This integrated approach demonstrates both need and readiness, strengthening the project’s alignment with EPA evaluation criteria.

Organization / Entity	Mission	Type of Involvement	Point of Contact
Southern Gila County Economic Development Corporation	Leading strategy is for business retention and expansion, and downtown development.	Outreach and economic development support	Linda Oddonetto, Executive Director Email: loddonetto@globeaz.gov
ADEQ Brownfield Program	To protect and enhance public health and the environment in Arizona.	Assist with cleanup decision-making. Cleanup oversight.	Travis Barnum, Program Coordinator Email: barnum.travis@azdeq.gov
Arizona Department of Health Services	State regulatory authority providing standards and oversight for asbestos, lead-based paint, and mold mitigation	Assist with providing health information to neighboring residents.	Jennifer Botsford, Bureau Chief of Environmental Health Email: jennifer.botsford@azdhs.gov
Globe/Miami Chamber of Commerce	dedicated to uplifting its partners, highlighting events, and connecting people.	Business outreach for building reuse and local services.	Angel Ruiz, Executive Director Email: visitorinfo@globemiamichamber.com.
City of Globe Community Development Department	Community advisors provide input on cleanup impacts and reuse priorities. The Globe Community Development Department manages building safety, planning, zoning, and code compliance to enhance the city's quality of life	Manages building safety, planning, zoning, and code compliance. They address unsafe structures to reduce blight.	Katrina Estrada, Permit Technician Email: kestrada@globeaz.gov
Heritage Health Care Center (adjacent Senior Care and Heritage Nursing Facility)	Representative of health-sensitive populations located adjacent to the site	Coordination on safety, communication, and reuse planning	Renee Goodwin, Executive Director Email: not for public use Voice: 928.425.3118
Local First Arizona	dedicated to driving inclusive community and economic development throughout Arizona.	Assist with facilitating public engagement via surveys, public meetings, and feedback sessions with the residents and neighborhood stakeholders	Jenna Rowell, Director of Rural Development Email: jenna@localfirstaz.com
Kraus-Anderson	A private developer and construction company	Community marketing to advance municipal initiatives and will submit bids for both the development and construction of the former Health Haven structure.	Daniel Zimmerman, Business Development Director Email: daniel.zimmerman@krausanderson.com

g. Incorporating Community Input

Community input has been actively incorporated into the planning, cleanup, and reuse strategy for the Health Haven Building to ensure that project outcomes directly reflect local needs and priorities. Engagement began prior to City ownership during the 2023 donation of the property and included informal discussions with nearby residents, service providers, and community stakeholders concerned about the long-term vacancy, building deterioration, and potential health risks posed by asbestos, lead-based paint, and mold. These early conversations informed the City’s decision to pursue federal cleanup assistance rather than allow continued deterioration or demolition without remediation. Following acquisition by the City of Globe, community input was formalized through housing needs surveys, public meetings, and ongoing coordination with neighborhood stakeholders. Survey responses consistently indicated a strong preference for age-restricted housing, reflecting the community’s aging population, limited housing inventory, and desire for options that allow residents to remain in Globe as they age. Veterans and disability advocates emphasized the importance of accessible design, proximity to services, and

safe indoor environments, which directly influenced the proposed reuse concept and the scope of cleanup activities. Input from health-sensitive populations was also integrated into project planning. The Health Haven Building is adjacent to a senior care and nursing facility, and coordination with facility administrators highlighted the need for clear communication, careful scheduling, and strict exposure controls during cleanup to protect residents with underlying health conditions. This feedback informed the City's approach to cleanup notifications, safety briefings, and contractor requirements. Public City Council meetings continue to provide a transparent forum for sharing project updates and receiving feedback on cleanup timelines, funding strategies, and redevelopment goals. Comments received during these meetings have reinforced community support for remediation that prioritizes public health, removes environmental hazards, and prepares the site for safe reuse rather than continued blight. Community input will continue to guide implementation throughout the cleanup process and into reuse planning. Feedback will be used to refine accessibility features, housing configuration, and integration with surrounding senior services. By embedding community perspectives into decision-making, the city ensures that cleanup outcomes advance environmental justice, protect vulnerable populations, and deliver lasting public benefit consistent with EPA Brownfields Cleanup Grant objectives.

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

a. Proposed Cleanup Plan

The objectives of the proposed remedial actions are to eliminate human exposure risks from lead, asbestos, and mold, and upon completion of the actions demonstrated herein, the site would be available for redevelopment for use by the greater community. As of January 23, 2026, the City of Globe received a comprehensive Analysis of Brownfields Cleanup Report (ABCA), demonstrating an exhaustive list of subject building materials that contain lead, asbestos, or suspect mold at or above levels known to be harmful to human health through both short and long-term exposure. The site consultant identified approximately 350,000 square feet of building materials containing lead, asbestos, and mold in excess of the EPA guidelines for safe material conditions. Materials containing suspected lead-based paint were tested using X-Ray fluorescence (XRF) throughout the building. Of 1,491 testing combinations, 19 materials were identified to be LBP (greater than or equal to 1.0 milligrams per centimeter squared (mb/cm²)). Based on the XRF readings, 19 samples from the surveyed site were determined hazardous. Of the multiple areas of the building sampled for asbestos, including stairwells, floors throughout the building, restrooms, walls throughout the building, ceilings throughout the building, fireproofing throughout the building, and the basement, as well as on the roof. Asbestos was detected above 1% in materials tested throughout areas of the basement, first floor, and second floor. The microbial air sampling results indicate that there are elevated spore concentrations throughout the interior of the building, and visible water damage and/or suspect microbial spore growth was noted on various surfaces throughout the building. The ABCA identified various alternatives for cleanup, and were measured against five criteria: effectiveness, implement ability, cost, reasonableness, and resilience against extreme weather events. Roof leaks and mold has grown in areas of two of the stories of the building. Of the cleanup alternatives considered, the selected remedial actions include the Site buildings abatement of ACM, and LBP abatement or stabilization. The building would be ready for extensive renovation and/or partial demolition following the completion of abatement activities. The Site would be ready for its intended future purpose and would prevent exposure of Site contaminants to humans and the environment and allow the community to expand growth.

The cleanup plan includes EPA and ADEQ Certified 3rd party oversight responsible to monitor the selected abatement contractor and to provide empirical evidence of proper safe practices and demonstration of the removal or encapsulation of lead and asbestos abatement via industry standard tests. The third-party oversight will be responsible for the daily documentation of remedial activities as well as delivering results of remediation activities demonstrating proper methods utilized and full remediation/encapsulation of lead and asbestos removal. A qualified EPA/ADEQ certified abatement contractor will be selected to abate. As many interior soft finishes (non-structural walls/doors/ceilings/millwork) are demonstrated to be either lead-containing or lead based or required to be removed to access areas of ACM locations, it is prudent to remove all interior soft finishes leaving space in gray shell condition. Structural components such as cement walls and elevator shafts will be stabilized and encapsulated where lead based or lead containing paint exists. Basement walls are primarily structural and concrete, dictating that lead abatement will consist of stabilization and encapsulation. Exterior lead containing painted walls are to be stabilized and a LBC encapsulant will be applied to lead containing exterior walls. As ceiling elements are oversprayed by lead paint, all ceiling elements such as conduit, plumbing, and ductwork will be removed completely leaving a clean, construction ready surface. Once site has been completely abated and verified by the 3rd party oversight to be free of hazardous materials, Globe will engage a pre-design consulting service to help the Town build community consensus in advance of future public redevelopment initiatives. These services include facilitating citizen workshops and supporting updates to strategic public development plans. Plan

enhancements may focus on optimizing tax revenue, real estate strategies, and lease structures for subject Site. This firm will also assist with community marketing, including site conceptual renderings, to advance municipal initiatives strategically targeted towards master developers and qualified contractors.

Description of Tasks/Activities and Outputs

b. Project Implementation, c. Anticipated Project Schedule, d. Task/Activity Lead, e. Outputs

The City of Globe is requesting \$3,961,395 for contractual and construction cleanup costs. No EPA resources are requested for the city’s time.

Task 1: Programmatic
b. Project Implementation: EPA Resources: None. Non-EPA Resources: Program management, fiscal grant management, quarterly reporting (QR) and work package updates in ACRES, federal financial reports (FFRs), federal requirement monitoring (BABA, Davis-Bacon, etc.), QEP and licensed cleanup contractor procurement, final grant reporting.
c. Anticipated Project Schedule: QEP will be procured within 3 months of cooperative agreement start, abatement contractor will be procured within 6 months of cooperative agreement start, abatement is anticipated in the fall of 2027. Quarterly reports will be submitted within 30 days after the quarter. FFRs will be completed within 30 days of fiscal year end. ACRES will be updated as tasks are completed.
d. Task/Activity Lead: Globe with QEP assistance
e. Outputs: 1 work plan, 16 quarterly reports, procurement for 1 QEP and 1 abatement contractor, 4 FFRs, updated site work package in ACRES, 1 final report
Task 2: Community Outreach
b. Project Implementation: EPA Resources: None. Non-EPA Resources: Globe will complete two public meetings and social media posts.
c. Anticipated Project Schedule: First public meeting will be held within 6 months of cooperative agreement start and before abatement begins. 2 nd public meeting within one month of abatement completion. Social media posts beginning at grant announcement and monthly during the abatement.
d. Task/Activity Lead: Globe
e. Outputs: 2 public meetings with notes, social media posts
Task 3: Cleanup
b. Project Implementation: EPA Resources: Finalize ABCA; Develop QAPP for air monitoring. Develop bid specification document; abatement of hazardous building materials with QEP oversight; disposal of ACM at landfill, final abatement reporting Non-EPA Resources: QEP and cleanup contractor oversight
c. Anticipated Project Schedule: Finalize ABCA within one month of QEP selection. Bid Specification development by QEP within 4 months of QEP selection, including on-site bid walk. Abatement anticipated to begin fall of 2027 with 12 weeks of abatement activities. Final report complete within 60 days post abatement.
d. Task/Activity Lead: QEP (technical expertise) & Contractor (technical expertise) with Globe oversight
e. Outputs: 48,000 square feet of building space for redevelopment, volume of impacted material disposed of at an approved landfill facility. 1 final ABCA, 1 set of bid specifications, 1 site-specific QAPP, 1 final report

f. Cost Estimates

The City is only requesting grant funds for the physical cleanup at the site and QEP oversight. Cleanup costs were determined by the city based on current market rates for services and cost estimates from the consultant used for assessment activities, remediation contractors, and community engagement consultants. Abatement activities include mobilization, permitting, transportation and disposal of waste. No funding for indirect costs is requested. Additionally, Globe is not requesting any funding for its own staff time as that will be donated in kind to the project.

Cleanup: \$3,961,395:

Contractual: \$90,520: Cleanup oversight: Project Manager 100 hours @ \$150/hour = \$15,000 for QEP project management and reporting * Cleanup

		Project Tasks (\$)	
Budget Categories		Cleanup	Total
Direct Costs	Personnel	-	-
	Fringe	-	-
	Travel	-	-
	Equipment	-	-
	Supplies	-	-
	Contractual	\$90,520	\$90,520
	Construction	\$3,870,875	\$3,870,875
	Other	-	-
Total Direct Costs		\$3,961,395	\$3,961,395
Indirect Costs		-	-
Total Budget		\$3,961,395	\$3,961,395

oversight: Field Technician 750 hours @ \$90/hour = \$67,500 for abatement oversight and monitoring (field) * Laboratory: \$3,000 for laboratory analysis * Per Diem: 65 days x 68/day (current federal per diem rate) = \$4,420 for 1 field technician * Lodging: 65 nights x \$150/night = \$9,750 for 1 field technician * Vehicle: \$90/day x 65 days = 5,850 for 1 field truck. Cost estimates were developed by Gila County's QEP during ABCA development.

Construction: \$3,870,875: Based on estimates provided by licensed abatement contractors and QEP: Abatement, temporary shoring, hauling, and disposal of impacted building materials= \$3,961,395 (includes 20% contingency)

g. Plan to Measure and Evaluate Environmental Progress and Results

The program manager will conduct monthly reviews of the grant project to monitor progress and ensure compliance with key milestones. An Excel spreadsheet will be used to track output progress. In the event of any delays, the city will coordinate with the EPA project officer to implement corrective actions and maintain the project timeline. The city will track and report project outputs, outcomes, and other metrics in its quarterly reports and within the ACRES system. ACRES will be regularly updated both during and after the grant period to ensure comprehensive documentation of all activities, outputs, and outcomes. Deliverables, including the final ABCA, QAPP, bid specifications, and the final abatement report, will be submitted to the EPA project officer for review and approval. Project outputs will include completion of a finalized ABCA, one site-specific QAPP, selection of a QEP, selection of an abatement contractor, measurement of the volume of hazardous materials removed from the building, amount of lead containing stabilized paint, and submission of a final abatement report. Expected outcomes will include the total square footage of building space prepared for redevelopment, reduction in hazardous contaminant levels, creation of jobs, increased local tax revenue, number of housing units developed. These metrics will serve as key indicators of environmental progress and project success, aligning with the goals of the grant and the long-term vision for the site's redevelopment.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Structure b. Description of Key Staff

The City of Globe operates under a council–manager form of government that provides clear lines of authority, accountability, and decision-making for grant-funded projects. The City Manager serves as the chief administrative officer and is responsible for overall municipal operations, ensuring that cleanup work is integrated into established city processes rather than managed as a standalone effort. The City's Finance Department centralizes grant financial management, including budgeting, accounting, procurement, and compliance functions, using established internal controls and procedures aligned with federal requirements under 2 CFR Part 200. This structure supports consistent documentation, strong fiscal oversight, and timely grant reporting throughout the cleanup period.

Grant administration and fiscal controls are coordinated through the Finance Department, which manages procurement, contracting, invoice review, reimbursement requests, and financial reporting. Implementation responsibilities are distributed across City departments based on technical roles, with Public Works supporting site access, field coordination, and integration with any nearby infrastructure needs, and Community Development supporting coordination between cleanup decisions and the City's redevelopment and housing priorities. The city routinely administers multiple federal, state, and private grants within overlapping performance periods, and responsibilities are assigned across departments to provide continuity and avoid single-point dependency. When specialized expertise is required, the city procures qualified consultants and contractors under clearly defined scopes of work and deliverables, with city staff providing active oversight of schedule, budget, and performance.

Day-to-day project management for the EPA Brownfields Cleanup Grant will be led by **Connie Callaway**, who has eighteen years of grant management experience and has been with the city for four of those years. She holds a master's degree in international business and finance and will serve as the primary point of contact and responsible official for coordinating schedules, managing consultants and contractors, tracking deliverables, and maintaining project documentation. Connie will work closely with the Finance Department to ensure procurement steps, invoicing, and reimbursement documentation are complete and compliant, and will coordinate internally with Public Works and Community Development staff to maintain site access, safety coordination, and alignment with reuse objectives. This structure ensures that technical work, administrative requirements, and community-facing coordination move forward in parallel and remain on schedule.

Senior oversight and executive accountability will be provided by **Linda Oddonetto**, who currently holds the assistant city manager position with eleven years of experience with the city, leading the economic development

side of the city. She will ensure the project remains aligned with City priorities, resolve cross-department issues, and support timely decisions needed to keep the project on track. Linda will provide high-level oversight of compliance, risk management, and performance reporting, ensuring the city maintains strong grant stewardship and meets all EPA requirements. Together, this staffing approach combines consistent day-to-day management with senior leadership oversight, backed by established financial controls and departmental coordination, positioning the City to execute the cleanup efficiently and transition the property into productive reuse as planned.

c. Acquiring Additional Resources

The City of Globe has a proven ability to acquire, coordinate, and effectively utilize additional resources to support grant-funded projects and maximize public benefit. The city routinely supplements federal grant funding with state, private, donated, and local resources to ensure projects are fully implemented, maintained, and aligned with long-term community goals. This approach reduces reliance on a single funding source and strengthens overall project outcomes. For environmental, infrastructure, and redevelopment projects, the City leverages on-call professional service contracts, including engineering, environmental consulting, and construction management. These contracts allow the City to deploy technical expertise rapidly, without the delays or costs of permanent staffing increases. On-call engineers serving as project managers ensure that grant-funded activities are supported by experienced professionals while maintaining cost efficiency and schedule control. Globe will follow EPA 560-F-24-204, dated December 2025, *Brownfields Grants: Guidance on Competitively Procuring a Contractor*. RFPs will define scope, technical specifications, and performance requirements; proposals will be evaluated on qualifications, past performance, cost, and EPA compliance. Contracts will include health and safety provisions and adherence to the approved Work Plan. Globe will competitively retain a QEP for technical oversight, QA/QC, and EPA reporting. In addition to formal procurement, Globe will leverage support from community partners identified in Section 2e and use services provided by the Technical Assistance to Brownfields (TAB) program as needed to support implementation, compliance, and successful project delivery.

Past Performance and Accomplishments

e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments

The City of Globe has successfully managed multiple federal assistance agreements and non-federal funding sources, demonstrating strong administrative capacity, fiscal accountability, and compliance with grant requirements. While the City has not previously received a standalone EPA Brownfields Grant, it has a proven record of executing federally funded projects that involve complex reporting, reimbursement procedures, and performance tracking.

Current federal grants include the Federal Safe Streets and Roads for All demonstration grant, which is actively being implemented in the downtown historic corridor. This is a demonstration grant in the downtown historical corridor to provide an opportunity to temporarily implement traffic safety and traffic calming features, to collect traffic data to determine potential safety improvements. The city is in good standing with this grant and remains fully compliant with all reporting and reimbursement requirements. Data collection, documentation, and coordination with federal partners are occurring on schedule, demonstrating the city's ability to manage performance-based grants that require timely submittals and ongoing oversight. The city administering an EPA Waterline Replacement Grant, which is currently in contracting phase. This grant will provide the opportunity to systematically replace the waterline infrastructure that is in disrepair due to years of damage and disrepair. All pre-award requirements, procurement steps, and coordination activities being completed in accordance with federal guidelines, positioning the project for smooth execution and compliance once construction activities begin. In addition, the city has successfully managed grants through the Arizona Department of Emergency Management and Military Affairs, including Border Security and Anti-Human Trafficking funding for the Police Department. This grant will allow our police department to implement equipment and personnel to monitor and have new edge technology to battle crime. These grants required detailed reporting, equipment tracking, and reimbursement documentation, all of which have been completed in a timely and compliant manner.

(2) Compliance with Grant Requirements

Across these programs, the City has consistently demonstrated sound execution of federal grants, including accurate data reporting, on-time reimbursement requests, and adherence to grant conditions. All three grants are in compliance with grant requirements. This track record provides strong assurance that the City of Globe has the systems, experience, and staff capacity necessary to successfully manage EPA Brownfields Cleanup Grant funding while remaining fully compliant throughout the project period.

Threshold Criteria

- (1) **Applicant Eligibility:**
 - a. The City of Globe is eligible as an incorporated city.
 - b. The City of Globe is not exempt from Federal taxation under section 501(c)(4).
- (2) **Previously Awarded Cleanup Grants:** The site has not received funding from a previously awarded EPA brownfields cleanup grant.
- (3) **Expenditure of Existing Multipurpose Grant Funds:** The City of Globe does not have an open EPA brownfields multipurpose grant.
- (4) **Site Ownership:** The City of Globe is the sole owner of the site.
- (5) **Basic Site Information:**
 - a. Site Name: Health Haven Building
 - b. Site Address: 621 South 5th Street, Globe, Arizona, 85501
- (6) **Status and History of Contamination at the Site:**
 - a. Hazardous Substances or Petroleum Contamination: hazardous substances
 - b. Operational History and Current Use: Medical hospital, medical offices, and currently closed and secure due to contamination.
 - c. Environmental Concerns: Asbestos-containing building materials and lead-containing paint in the structure.
 - d. How Site became Contaminated: Constructed with asbestos-containing building material and lead-containing paint.
- (7) **Brownfields Site Definition:** The site is: a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.
- (8) **Environmental Assessment:** Asbestos and lead surveys were completed at the Health Haven Building. The site consultant identified approximately 230,616 square feet of building materials containing lead, asbestos, and mold in excess of the EPA guidelines for safe material conditions. Materials containing suspected lead-based paint were tested using X-Ray fluorescence (XRF) throughout the building. Of 1,491 testing combinations, 19 materials were identified to be LBP (greater than or equal to 1.0 milligrams per centimeter squared (mb/cm²). Based on the XRF readings, 19 samples from the surveyed site were determined hazardous. Of the multiple areas of the building sampled for asbestos, including stairwells, floors throughout the building, restrooms, walls throughout the building, ceilings throughout the building, fireproofing throughout the building, and the basement, as well as on the roof. Asbestos was detected above 1% in materials tested throughout areas of the basement, first floor, and second floor.
- (9) **Site Characterization:** The site is eligible to be enrolled in a voluntary response program: Attach a current letter from the appropriate State or Tribal Environmental Authority (or equivalent State or Tribal regulatory oversight authority). The letter clearly indicates that the information is for the FY26 Cleanup Grant application and not a

previously submitted application. The letter affirms that the applicant has requested, or will request, State or Tribal oversight for the site(s). Based upon the environmental site assessment(s) performed to date and information provided by the applicant, the site(s) has /had a sufficient level of site characterization for the remediation work to begin; or additional assessment is needed to sufficiently characterize the site(s) for the remediation work to begin.

- (10) **Enforcement or Other Actions:** There are no known ongoing or anticipated environmental enforcement or other actions related to the site.
- (11) **Sites Requiring a Property-Specific Determination:** The site does not need a Property-Specific Determination.
- (12) **Threshold Criteria Related to CERCLA/Petroleum Liability:** The site is contaminated with hazardous substances.
 - a. Property Ownership Eligibility – Hazardous Substance Sites
 - iv. Sites with Hazardous Building Material that is Not Released into the Environment.

The City of Globe affirms that there has been no release and there is no threat of release of the hazardous substances from the building materials into the outdoor environment based on site conditions.
- (13) **Cleanup Authority and Oversight Structure:**
 - a. Cleanup Oversight: The city attests it will enter the site into ADEQ’s Voluntary Response Program to affirm the site has been fully characterized and cleaned up to regulatory cleanup levels in order to obtain a No Further Action
 - b. Access: Access to adjacent and/or neighboring properties is not anticipated at this time.
- (14) **Community Notification:**
 - a. Draft Analysis of Brownfield Cleanup Alternatives (ABCA): A draft ABCA (July 2025 and Revised January 23, 2026, to reflect roofing asbestos) was made available for the community to comment on with the draft application.
 - b. Community Notification Ad: Community notification was made in the Arizona Silver Belt during the period January 13-19, 2026, announcing the intent to apply for a cleanup grant and inviting the public to comment on the draft grant application and draft ABCA. The ad also announced a public meeting being held on January 14, 2026, at the City of Globe Council Chambers.
 - c. Public Meeting: An in-person meeting was held on January 14, 2026, from 10:00 M - 2:00 PM at the City of Globe Council Chambers.
 - d. Submission of Community Notification Documents: Attached are copies of the draft ABCA, newspaper ad that demonstrates solicitation for comments 14 days prior to application submittal to the EPA, meeting sign-in sheet, and meeting summary including comments and responses.
- (15) **Contractors and Named Subrecipients:**
 - a. Contractor: NA
 - b. Named Subrecipients: NA



Katie Hobbs
Governor

ARIZONA DEPARTMENT
OF
ENVIRONMENTAL QUALITY



Karen Peters
Deputy Director

December 17, 2025

Connie Callaway
City of Globe – Grants Manager
150 North Pine St
Globe, AZ 85501

Re: City of Globe – Health Haven - Brownfields Cleanup Grant Support Letter

Dear Ms. Callaway,

The Arizona Department of Environmental Quality (ADEQ) Brownfields Program is pleased to provide a letter of support for the City of Globe's Brownfields Cleanup Grant (FY26) application to the U.S. Environmental Protection Agency (EPA).

ADEQ believes that the FY26 Brownfields Cleanup Grant will support the Brownfields assessment work already performed at the site. ADEQ Brownfields Program is pleased to provide a letter of support for the City of Globe to the EPA for the cleanup of hazardous substances at the site located at 621 South 5th Street, Globe, Gila County, AZ 85501.

ADEQ's understanding is the City of Globe will enter the site into ADEQ's Voluntary Response Program to affirm the site has been fully characterized and cleaned up to regulatory cleanup levels in order to obtain a No Further Action and/or Project Complete letter for the site.

ADEQ fully supports the City of Globe Brownfields Cleanup Grant application with this important Brownfields project and we look forward to providing the community with additional services and funding opportunities as needed.

Sincerely,

Travis Barnum

Travis Barnum, Brownfields Coordinator
Waste Program Division

Phoenix Office

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

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