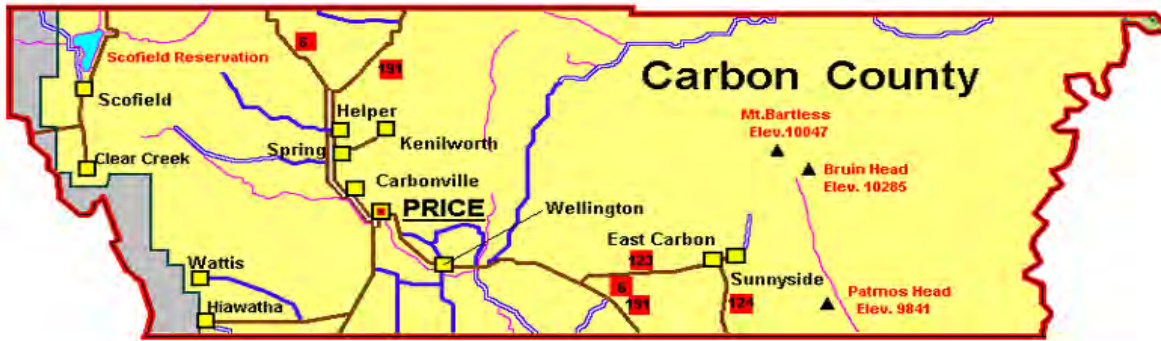


NEWSLETTER

Carbon County Property Reuse & Revitalization Program

- Price
- Helper
- Wellington
- East Carbon



MAJOR PROJECT MILESTONES & EVENTS

October 2018
Grant money first available from EPA

March 2019
First meeting of Brownfield Advisory Committee (BAC)

June 2019
Completed Brownfield Site Inventory & second BAC meeting

August 2019
Public information meetings

February 2020
State of the grant presentation to County Commissioners

April 2020
Phase II ESA Report for USU Eastern mountain bike racecourse completed

July 2020
Phase I ESA Report for JNR Bros ServiceMaster completed

October 2020
RBM Survey Report for Roadhouse Hotel completed

January 2021
Completed Area-Wide Plan (zoning & regulatory analysis) for Helper

News from Main Street!

Eleven properties nominated by owners have so far received a free environmental assessment using a \$600,000 Brownfield Assessment Grant awarded to Fremont County in 2018 by the U.S. Environmental Protection Agency (EPA). These include the historic City Hall building in **Helper** and the current city hall buildings in both **Wellington** and **East Carbon**. Other properties include a mountain bike racecourse owned by USU Eastern, a ServiceMaster business and the building used by the Boys and Girls Club in **Price**, a former manufacturing facility and a hotel in **Helper**, and former health clinic, the City’s Community Center building, and a former auto salvage business in **East Carbon**. The grant is being used to assist owners reuse and redevelop properties and buildings, secure funding for new businesses, and sometimes sell properties that would otherwise sit idle or be underutilized.

Who was responsible for the project?

The lead for the project is Carbon County. Coalition members include the cities of Price, Helper, Wellington and East Carbon. Stantec is the consultant who assists the Coalition, completed an inventory of properties, performs community outreach and engagement, and completes the environmental assessments.

What do the properties have in common?

All the properties that have been assessed during this grant are “brownfields.” A brownfield is defined as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” These properties were often, though not always, underutilized, vacant or abandoned and in need of renovation or tender loving care to facilitate their reuse. Sometimes these properties were for sale but there was some question about their history or previous use. The environmental assessments helped to provide answers so owners could proceed with plans to revitalize properties to benefit the community.

Want to learn more?

Visit <https://www.carbon.utah.gov/Business/Economic-Development/Brownfield> for additional information. This website contains success stories of other properties that have been redeveloped using these grants, fact sheets for property owners and community members, a project schedule, a graphic that shows the process for the steps in each assessment, and YouTube videos that further describe the environmental site assessment process.



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What type of assessments are available?

One or more of the following assessments are currently available:

- **Phase I Environmental Site Assessment (ESA)** - A Phase I ESA is a research study intended to assess the environmental condition of a property and identify potential areas where petroleum or hazardous substances may have been released. A Phase I ESA determines if any recognized environmental conditions (“RECs”) exist on the property.
- **Phase II ESA** - A Phase II ESA involves a physical study where environmental samples (soil, groundwater, etc.) are collected and analyzed to characterize the type, distribution and extent of substances in the environment (if present).
- **Regulated Building Material (RBM) Survey** - A RBM Survey involves a physical study where samples of potentially hazardous building materials are collected and tested to confirm if regulated substances are present. The hazardous building materials may include asbestos and/or lead-based paint.

What type of cleanup is required?

The EPA Brownfields Grant is not an enforcement program. Therefore, unless there is a threat to public health and safety, property owners are not required to cleanup their properties. The information from the free assessments that were performed with the grant were intended to provide owners with information to assist them with finding financing, buyers and/or partners who could assist with future development.

How can you enroll your property for a free assessment?

To enroll your property or building in the program for a **FREE** environmental assessment. Just go to the following website and click on the link that says “Site Nomination Form”:

<https://www.carbon.utah.gov/Business/Economic-Development/Brownfield>

After you complete the two-page Site Nomination Form, send it to Rita Vigor, Economic Development Specialist at Carbon County (rita.vigor@carbon.utah.gov). You will typically hear back within two weeks regarding whether your site is approved for an assessment. Once approved, you will be asked to sign a two-page Site Access Agreement with Carbon County. The agreement will give you specific information about the type of assessment that is appropriate for your property. That’s it! Easy Peezy!!

What properties are eligible?

Commercial and industrial properties are eligible for an assessment. They can be owned by the government (city, county, etc.), a non-profit organization, or a private party. There cannot be a legal or regulatory order requiring cleanup of the property (state and federal superfund sites are not eligible) and the owner cannot be potentially responsible for contamination that might be present. For example, if someone purchased a gas station but never owned or operated it, the property would be eligible for an assessment. However, the original owner or operator of gas station would not be eligible for an assessment of the property.

Disclaimer: Although this project has been funded wholly or in part by the EPA, the contents of this document do not necessarily reflect the views and policies of the EPA.

PROPERTY SHOWCASE



Old City Hall, Helper



Mountain Bike Race Course, Price



Roadhouse Hotel, Helper



Hunt's Dismantlers, East Carbon



City Hall, Wellington



Renegade Industrial, Helper