



1. Applicant Identification
Salt Lake City Corporation
Division of 451 State St #148
Salt Lake City, UT 84101

2. Funding Requested
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested: \$464,800

3. Location
 - a) Salt Lake City b) Salt Lake County c) Utah

4. Property Information
Former Schovaers Electronics: 22 South Jeremy Street, Salt Lake City, Utah 84104

5. Contacts
 - a. Project Director
Name: Cara Lindsley, Deputy Director
Phone number: 801-718-5754
Email address: cara.lindsley@slcgov.com
Mailing address: 451 South State Street Room 118 Salt Lake City, Utah 84111

 - b. Chief Executive/Highest Ranking Elected Official
Name: Erin Mendenhall, Mayor
Phone number: 801-535-7704
Email: erin.mendenhall@slcgov.com
Mailing address: 451 South State Street Room 306

6. Population Salt Lake City, UT: 200,133 (US Census: 2016-2020 American Community Survey)



7. Other Factors

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
Secure firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	N/A
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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 proposed site(s) is in a federally designated flood plain.	N/A
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	Pg. 2
The reuse strategy or project reuse of the proposed site(s) considers climate adaptation and/or mitigation measures.	N/A
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	N/A

8. Releasing Copies of Applications Not Applicable.



Threshold Criteria

1. Applicant Eligibility

Salt Lake City Corporation (the City) is eligible to apply for the EPA Brownfields Cleanup Grant as a local government as defined under 2 CFR 200.64.

2. Previously Awarded Cleanup Grants

The City affirms that the Former Schovaers site located at 22 South Jeremy Street has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

The City affirms that the Former Schovaers site located at 22 South Jeremy Street has not received funding from a previously awarded EPA Multipurpose Grant.

4. Site Ownership

Salt Lake City Redevelopment Agency, which is a department/division of the Salt Lake City Corporation, acquired the property on **November 4, 2022**, through simple fee title and will retain ownership while the Brownfields Cleanup Grant funds are disbursed for clean-up and the property is repurposed for small business and non-profits.

5. Basic Site Information

- a) Site Name: Former Schovaers
- b) Site Address: 22 South Jeremy Street, Salt Lake City, Utah, 84104
- c) Current Site Owner: Salt Lake City Redevelopment Agency under the responsibility of Salt Lake City Corporation as a city department.

6. Status and History of Contamination at the Site

- a) The site is contaminated with hazardous substances.
- b) 22 South Jeremy Street is a 0.34 acre site that was residential homes until 1956 when a 6,000 square-foot appliance store was built. Originally an electrical supply company was housed on the property which then transitioned to a wholesale upholstery business. The site operated as an electroplating facility (Schovaers Electronics) from 1977 to April 2017 and was an appliance repair shop until October 15, 2022 and has since been a vacant and derelict site.
- c) The site has soil and ground water impacts in the form of hexavalent chromium and Volatile Organic Compounds (VOCs) that are above the industrial and/or residential EPA Regional Screening Levels (RSLs). Groundwater had been impacted by trichloroethene (TCE) above maximum contaminant levels (MCLs). There has also been long term industrial use due to an electroplating shop and impacts from a north adjoining property.
- d) The site shows evidence of historical (over 40 years) releases from the industrial operation that included leaking and spilling, solvent use, waste storage and disposal, wastewater discharge system and staining. The north-adjointing property has documented improper disposal of Trichloroethane (TCA) on or near the property line.¹ The overall vertical and

¹ Terracon (July 2022). Phase I Environmental Site Assessment, 22 South Jeremy Street Salt Lake City, Salt Lake County, Utah. July 8, 2022.



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lateral extents of contamination have been generally identified, with the VOC-impacted soils occurring beneath the building along a sump and sewer lateral. The VOC-impacted groundwater occurs in the same general area and the western portion of the site. Soils with elevated hexavalent chromium concentrations occur in the western and northeastern areas of the site within the upper portion of the soil profile.

7. Brownfields Site Definition

The City affirms that the site is:

- NOT listed (or proposed for listing) on the National Priorities List (NPL);
- 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
- NOT subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications

The following site assessment reports have been completed for the site at 22 South Jeremy Street:

- Phase I Environmental Site Assessment, August 31, 2015
- Phase II Environmental Site Assessment, February 8, 2016
- Phase I Environmental Site Assessment, February 14, 2018
- Phase II Environmental Site Assessment, August 13, 2018 (final issued January 9, 2019)
- Analysis of Brownfield Cleanup Alternatives, December 31, 2018
- Phase I Environmental Site Assessment, July 8, 2022

9. Site Characterization

b. The Former Schovaers site at 22 S Jeremy Street is eligible to be enrolled in the state voluntary response program. A letter from the State of Utah Voluntary Cleanup Program is included in this application that:

- i. affirms that the site is eligible to be enrolled in the Utah Voluntary Cleanup Program;
- ii. indicates that the site intends to be enrolled in the Utah Voluntary Cleanup Program; and
- iii. indicates that there is a sufficient level of site characterization from the environmental site assessment performed to date for the remediation work to begin and that the cleanup action will include limited groundwater monitoring.

10. Enforcement or Other Actions

The City is not aware of any ongoing or anticipated environmental enforcement actions relating to the property at 22 S Jeremy Street.

11. Sites Requiring a Property-Specific Determination

The City affirms that the Schovaer site at 22 S Jeremy Street does not require property-specific determination to be eligible for EPA Brownfields Grant funding.

12. Threshold Criteria Related to CERCLA/Petroleum Liability



a. Property Ownership Eligibility – Hazardous Substance Sites

i. EXEMPTIONS TO CERCLA LIABILITY

(1) Indian Tribes

Not Applicable.

(2) Alaska Native Village Corporations and Alaska Native Regional Corporations

Not Applicable.

(3) Property Acquired Under Certain Circumstances by Units of State and Local Government

Not Applicable.

ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY

(1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002

Not Applicable.

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

(a) Information on the Property Acquisition

(i) The City acquired the property by negotiated purchase from a private owner.

(ii) The City acquired the property on **November 4, 2022**.

(iii) The City is the sole owner of the property and has fee simple title.

(iv) The City purchased the property from the previous owner: Party of Six LLC, owners Bob and John Schovaers.

(v) The City does NOT have familial, contractual, corporate, or financial relationships or affiliations with any prior owners or operators of the site.

(b) Pre-Purchase Inquiry: Environmental professionals interviewed Bob and John Schovaers as part of the most recent Phase I assessment on July 8, 2022. The owners operated an electronics store between 1977 and 2017. This electronics store manufactured printed circuit boards, and is listed in city directories as a sign, engraver, and gravure platemakers. After 2017 the “Party of Six LLC” was owned jointly by Bob, John and their siblings and they rented the property to Dependable Appliance in 2019 to the present. Dependable Appliance is a sales and service facility. The Schovaers were aware of the following assessments on the property:

(i) The following environmental site assessments were performed prior to purchase:

- Phase I Environmental Site Assessment, Schovaers Electronics, Terracon Consultants, Inc., 2015.



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- Phase II Environmental Site Assessment, North Temple Brownfields Assessment, Terracon Consultants, Inc., 2016.
- Phase I Environmental Site Assessment, Schovaers Electronics, Terracon Consultants, Inc., 2018.
- Phase II Environmental Site Assessment (Final), Salt Lake County Brownfields Assessment Terracon Consultants, Inc., 2018.
- Analysis of Brownfield Cleanup Alternatives (ABCA), Schovaers Electronics, Terracon Consultants, Inc., 2018. Updated September 2022.
- Phase I Environmental Site Assessment, Schovaers Electronics, , Terracon Consultants, Inc., July 8, 2022.

(ii) Terracon Consultants performed the Phase I and Phase II Environmental Site Assessments. Phase 1 ESAs performed by Terracon are conducted by Environmental Professionals as defined in Section 312.10 of 40 CFR .

(iii) The most current Phase I Site Investigation (July 8, 2022) was conducted by Kelly M. Shaw (Assistant Project Manager) and Tina Cheney (ESA Group Manager). Tina stated that she, to the best of her knowledge, meets the definition of Environmental Professional as defined in Section 312.10 of 40 CFR at the time of the report. This Phase I ESA was conducted within 180 days of the acquisition of the property.

(c) Timing and/or Contribution Toward Hazardous Substances Disposal

All disposal of hazardous substances at the site occurred before the City acquired the property. The City has not caused or contributed to the release of any hazardous substances on the property. The City has not, at any time, arranged for the disposal of hazardous substances at the property or transported hazard substances to the property.

(d) Post-Acquisition Uses

From 2019 to the present, the property has been rented to Dependable Appliance, an appliance repair business. The appliance company went out of business and the property has been vacant since October 15, 2022. The property has not been used by the City since taking ownership.

(e) Continuing Obligations

(i) There are no known continuing releases at this time. Based on the planned cleanup and reuse of the site and typical Utah VCP Program requirements, any residual impacts to soil and groundwater remaining after cleanup activities will be managed through deed restrictions and a Site Management Plan, thus fulfilling the City's continuing obligations in regard to current releases of known hazardous substances found at the site.

(ii) The City will exercise appropriate care with hazardous substances found at the site by taking reasonable steps to prevent any future releases. The planned cleanup activities will further prevent threatened future releases. The City intends to utilize cleanup grant funds to remove impacted soils, treat impacted groundwater, and install a vapor mitigation system, effectively limiting exposure potential and the potential for future releases associated with impacted site media. Based on the planned reuse of the site and typical Utah VCP program requirements, any residual impacts to soil and groundwater remaining after cleanup activities will be managed through deed restrictions and a Site Management



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Plan, thus fulfilling the City's continuing obligations in regard to future releases of known hazardous substances found at the site.

(iii) The City will exercise appropriate care with hazardous substances found at the site by taking reasonable steps to prevent or limit exposure to any previously released hazardous substance. The planned cleanup activities will further prevent threatened future releases. The City intends to utilize cleanup grant funds to remove impacted soils, treat impacted groundwater, and install a vapor mitigation system, effectively limiting exposure potential and the potential for future releases associated with impacted site media. Based on the planned reuse of the site and typical Utah VCP program requirements, any residual impacts to soil and groundwater remaining after cleanup activities will be managed through deed restrictions and a Site Management Plan, thus fulfilling the City's continuing obligations in regard to past releases of known hazardous substances found at the site

The City confirms its commitment to:

- (i) Comply with any necessary land use restrictions and not impede the effectiveness or integrity of any institutional controls,
- (ii) Assist and cooperate with those performing the cleanup, and provide access to the property,
- (iii) Comply with information requests and administrative subpoenas they may be issued in connection with the property, and
- (iv) Provide all legally required notices.

13. Cleanup Authority and Oversight Structure

Salt Lake City will comply with all applicable federal and state laws and ensure that the cleanup project protects human health and the environment.

- a. The City intends to enroll the site in Utah's Voluntary Cleanup Program and will hire a qualified environmental consultant with brownfields experience prior to implementing remediation activities. The consultant will provide the technical expertise required to conduct, manage, and oversee the cleanup, The City will comply with competitive procurement provisions of 2 CFR §§ 200.317 through 200.327 and ensure that this technical expertise is in place prior to beginning cleanup activities.
- b. The site is bound on its east side by Jeremy Street and on its south side by a segment of the Folsom Trail system. Both of these are on adjoining properties owned by the City and as such, are accessible during cleanup activities. In the event that access becomes necessary to the north and/or west adjoining properties, the City has an existing access agreement with the north adjoining property and can obtain a similar agreement for the west adjoining property.

14. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives

Salt Lake City announced their intent for cleanup funding for the 22 South Jeremy Street site and the proposed redevelopment on **November 1, 2022**. A draft ABCA for the site and this proposal was made available at this time for public review and comment. These documents will summarize information about:

- the site and contamination issues, cleanup standards, and applicable laws.
- the cleanup alternatives considered.



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- the proposed cleanup.

b. Community Notification Ad

A request for public input was published on **November 1, 2022** on Salt Lake City Corporations website <https://www.slcc.gov/attorney/public-notice/> and the state's, <https://secure.utah.gov/pmn-admin/index.html>. A copy of this grant application, including a draft ABCA was made available for public review and comment.

c. Public Meeting

Brownfield and revitalization presentations were made to the City via Zoom on **November 9, 2022, at 6:00 pm** during a special Salt Lake City Council meeting. This meeting was streamed live and recorded for future use. Meeting will include documentation of participants. Comments will be received until **November 15** and further discussion will be addressed by Salt Lake City in following City Council meetings.

d. Submission of Community Notification Documents

The following community notification document are included as an attachment to this proposal:

- A copy of the draft ABCA(s).
- A copy of the ad that demonstrates notification to the public and solicitation for comments on the application and that notification to the public occurred at **14 days** before the application was submitted to the EPA.
- Comments or a summary of the comments received.
- Salt Lake City's response to public comments.
- Meeting notes or summary from the public meeting(s).
- Meeting sign-in sheets/participant list.

15. Contractors and Named Subrecipients

Not Applicable.



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields i. Overview of Brownfield Challenges and Description of

Target Area: Salt Lake City is the capital and largest populated city in the state of Utah. Indigenous peoples are believed to have lived in the valley for thousands of years. In 1847 pioneers settled, incorporated the city, and named it for the large salty lake to the west. European immigration, mining booms, and the construction of the first transcontinental railroad brought economic growth to the area. World War II brought demand of metal ore from the surrounding mountains. Active ore processing and smelting industry supported the manufacture of munitions yet created vast areas that were contaminated by their by-products. By the mid-1980s, heavy industry was replaced by mercantile sectors. Today the Salt Lake area focuses more on hospitality, manufacturing, healthcare services, technology, financial, and software industries. The effects of decades of smelting, mining, and other heavy industry contributed to brownfield challenges such as economic instability, widescale disinvestment, and a surplus of aging, vacant commercial, and industrial properties including many in the area of the cleanup site.

The site is in the geographic boundary of Salt Lake City limits in the target area of North Temple Corridor (CT 1026). This 319-acre area serves as a gateway between the Salt Lake International Airport and downtown. The site is near the intersection of two major interstate hubs often referred to as the spaghetti bowl. There are also many rail lines that crisscross this area including a TRAX airport light rail line. With the industrial nature of the area and many derelict sites this has long been a blighted area. The target area encompasses some of Salt Lake City's most socioeconomically **underserved communities** with numerous properties affected by contaminants associated with hazardous substances, particulate matter, and petroleum. Salt Lake City is working to attract development by promoting site improvements to transform this corridor into a vibrant, walkable, transit-oriented contributor to a more healthy and welcoming community. This effort has been started by construction efforts toward a new multi-use trail that connects the downtown safely across the many rail lines and interstates to join the already beautiful Jordan River Parkway. This clean-up grant will allow the former Schovaers Electronics Site (**Former Schovaers Site**) at 22 South Jeremy Street to compliment the new Folsom Trail with small business and residential affordable housing units.

ii. Description of the Proposed Brownfield Site(s): The specific cleanup site for this application is the **Former Schovaers Site**, which is a 0.34-acre parcel located at 22 South Jeremy Street in Salt Lake City. This is a mixed industrial area that is being converted to a walk friendly community. The religious diversity of this area includes several churches within a two-mile distance of the site, whose proximity is endangering families. Franklin Elementary School is one mile from the site and although the Folsom Trail generally offers a safe route to school, the run-down sections like the Former Schovaers Site places children in close proximity to crime hot spot areas and historical hazardous waste. These factors also affect several of Utah's major gathering places that are located within a few miles of the Former Schovaers Site including the Utah State Fair Park to the northwest, the Salt Palace Convention Center, the Vivint Arena, and shopping centers such as the Gallivan Center and City Creek to the east. With major transportation hubs including I-15, I-80, and UTA's Intermodal Hub this site limits the value and increases incidence of crime and disease in this dense urban residential area. The current 6,000 square foot commercial building at the site was constructed in 1956. It was originally occupied by an electrical supply company and then a wholesale upholstery business. There is also a 672-square foot garage, paved parking areas with staining, weeds, and a sump. The site was later used as an electroplating facility by Schovaers Electronics from 1977 to 2017 and had since been occupied by an appliance repair business that



recently closed its doors and left the site vacant since October 15, 2022. Phase I Environmental Site Assessments (ESAs) and Phase II ESAs of the site were conducted under two prior EPA Brownfields Assessment Grant projects. Trichloroethene (TCE) and hexavalent chromium were detected in soil and groundwater samples and believed to be due to seepage from the former Schovaers facility and off-site sources such as a plating company to the north that specialized in decorative plating of chrome, copper, nickel, gold, and brass. This company has been documented for improper disposal of these toxic chemicals. Other industries in the area included an autobody shop, a forge, and a chemical company.

b. Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans:

The site includes approximately 100 feet of frontage along the recently completed initial segment of the Folsom Trail, a paved multi-use path that will ultimately connect downtown Salt Lake City with the existing Jordan River Parkway trail system. **Salt Lake City (SLC) will reuse the existing site to begin establishing a node of small-scale trail-oriented commercial spaces suited for local small businesses.** For decades, the presence of railroads, freeways, and industrial facilities have made it difficult for all residents, including those who are underserved, to safely walk or bike from their neighborhoods to the downtown area. To incorporate community input in the development of revitalization plans for the area, Salt Lake City has used equitable engagement strategies to intentionally reach **underserved community members** with targeted outreach for online surveys, pedestrian intercept surveys, focus groups, interviews, presentation at community events, and dedicated community open houses. Project partners (Section 2.b.) are assisting locating funding opportunities, engaging in the planning process, and reaching out and involving the community and local business in the redevelopment of this site. Residents and Project Partners are invested in engaging business and community development that will turn derelict sites, like the Former Schovaers Site into a jewel along the Folsom Trail that could house businesses such as sidewalk cafés, bike shops, or eclectic bookstores. The intended use of this property is to include several shops of this nature. This will bring jobs to an area that has thus far inhibited employment growth and land value. This strategy aligns with the **2015 Salt Lake City Pedestrian & Bicycle Master Plan** and the **2022 Reimagine Nature Master Plan**. Improvements will allow connectivity and walkability between the city's east and west sides, which will promote walking, bicycling, and better air quality. Related improvements including the daylighting of City Creek, parks, and public spaces will further encourage these activities. Local partners are planning social rides and events that encourage a healthy carbon free lifestyle. These plans will help revitalize the North Temple Corridor and connect to transit stations, safe bicycle lanes, drought aware landscaping, energy efficient design, public art, and related smart growth design practices. The cleanup site is not located in a flood plain therefore no flood plain management/mitigation will need to be considered during the redevelopment.

ii. Outcomes and Benefits of Reuse Strategy: Cleanup and reuse of this site is a vital component of the overall approach for revitalizing the target area. Due to the historically industrial nature of the Former Schovaers Site and the recent closing of the appliance shop, **there is no displacement of residents and/or businesses. Repurposing the site for trail-oriented commercial space** will serve as a catalyst for redevelopment of four to five local small businesses along the evolving Folsom Trail system and within the North Temple Corridor area. This will lead to increased employment opportunities for at least a hundred people assuming there are 20 to 25 employees per business. Employment opportunities would be open to anyone from the high school student who wants their first job mixing smoothies and iced coffee to a master bike mechanic who wants to mentor and share his love of cycling with the community. This in turn will encourage the



community to live, play, shop, and work within walking or biking distance of their homes. with scooter services enhancing the availability of **energy efficient** and enjoyable transportation for any income level. **Salt Lake City’s current policy is that all new buildings using their funds will meet standards of energy-efficient, all-electric, and climate friendly standards to maintain high efficiently and operate without on-site fossil fuel combustion.**¹ Communities that come together to share their diversity are more likely to have youth who will be encouraged to graduate high school and go on to higher education. Property values in the area will increase with (economic benefit) improved walkability, access to existing TRAX light rail and Frontrunner commuter rail stations along the North Temple Corridor, and connectivity to both the west and east sides of the Salt Lake Valley (non-economic benefit). In turn, these types of outcomes will create a heightened sense of community and reduce crime rates spurring further development of the trail system and leading to additional health benefits associated with more active lifestyles. Businesses will thrive in the area and people will be drawn to this new lifestyle and thus draw a greater tax base to Salt Lake City.

c. Strategy for Leveraging Resources i. Resources Needed for Site Characterization: As part of previous site investigations under two prior Brownfields Assessment Grants in the area, the overall extent and degree of contamination was sufficiently characterized to develop a Draft ABCA with a preferred cleanup approach, which will form the basis to formulate a Voluntary Cleanup Program Remedial Action Plan. At this time, it is not anticipated that funding will be needed for further characterization of the **Former Schovaers Site**.

ii. Resources Needed for Site Remediation: EPA funding requested in this application will be sufficient to complete the remediation of the **Former Schovaers Site**. Salt Lake City will spearhead the cleanup process and hire a qualified environmental consultant to manage remediation efforts. The total cost of the clean-up required is \$426,000 and does not fit into the City’s available funding for site redevelopment. The partnership with the EPA will fulfil Salt Lake City’s goal of remediation and allow them to move on to the reuse phase of development.

iii. Resources Needed for Site Reuse: Following the cleanup of the site, funds will be required to redevelop the site for reuse. To adaptively reuse the existing building, the City estimates construction costs at around \$1 million. Salt Lake City will work with the Salt Lake City Redevelopment Agency (SLCRDA) to fund the site redevelopment via tax increment reimbursement, as SLCRDA is authorized by Utah State Code 17C to collect tax increment from portions of Salt Lake City that are established as SLCRDA project areas. The site is located in SLCRDA’s “North Temple Project Area,” where SLCRDA is authorized to collect tax increment for the period 2012-2037. The SLRDA reinvests North Temple Project Area tax increment back into the area to encourage economic growth, support local businesses, and remove barriers to redeveloping environmentally contaminated properties.

iv. Use of Existing Infrastructure: The target area including the **Former Schovaers Site** has existing infrastructure in place such as water, sewer, and power. The City believes that the existing infrastructure will meet the demands for the planned redevelopment. In the event infrastructure funds are needed, the City will work with the SLCRDA to fund any improvements through tax increment financing.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need i. The Community’s Need for Funding: The community includes a high percentage of minorities (69% compared to a state average of 22%).² A large population are

¹ Sustainable Development Policy, <https://slcrda.com/>

² US Census: 2016-2020 American Community Survey



primarily **Hispanic** who struggle with Linguistic Isolation at 4% compared to a state average of 2%.² The **Former Schovaers Site** is located in a low-income community within Census Tract 1026, which is one of six designated Opportunity Zones in Salt Lake City based on distressed economic conditions.³ The **median household income within this community is \$49,417**, which is only 76% of the median household income for the United States (64,994), 66% of the median household income for Utah (\$74,197), and 64% of the median household income for Salt Lake County (\$77,128).⁴ The community's **per capita income is \$22,668**, which is only 58% that of City, 65% that of the County, and 64% that of the US.⁴ Within this community, the percentage of **households below the poverty level is 21%**, which is more than double the percentages for the County (9%) and State (9%).⁴ Unfortunately, the lack of employment is also higher in this area at 13% compared to a state average of 4% and a national average of 5%.⁴ Under these conditions, residents are unable to afford increases in taxes to fund redevelopment projects and will continue to suffer from blight and lack of meaningful investment. The City cannot fund the clean-up that is required to make the **Former Schovaers Site** safe for the planned development. The burden of inflation and ongoing effects of the COVID-19 pandemic on this impoverished and underserved community have made raising taxes an impossibility. The assistance of an EPA Brownfields Cleanup Grant will benefit the sensitive populations by enabling redevelopment of the site, which in turn will spur additional much-needed revitalization in the area.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: The target area's sensitive populations include **Hispanics (40%), impoverished persons (20%), families (11%), and youth (23%)**.⁴ These numbers are significantly higher than the national averages at 29% Hispanics, 12% impoverished persons and 9% families and 22% youth.⁴ Within the target area, the percentage of households receiving food stamps/SNAP assistance (11%) is nearly twice the rate of the County (6%) and State (6%).⁴ The poverty rate among female-headed families with children under age 18 is 42%, as compared to 24% in the US, and of these, 100% of the affected children in the area are under the age of 5 years.⁴ In addition to socioeconomic stressors, the area is identified by the Climate and Economic Justice Screening Tool as disadvantaged in six categories including Climate Change (expected population loss rate, low income, and higher education non-enrollment), Clean Transit (diesel particulate matter exposure and traffic proximity and volume), Legacy Pollution (proximity to NPL/Superfund sites), Clean Water and Wastewater Infrastructure (wastewater discharge), Health Burdens (asthma and low life expectancy), and Workforce Development (unemployment and high school degree non-attainment).

A welfare issue that affects the Former Schovaers Site area is a **high crime rate**. Business owners and residents in the North Temple target area are extremely frustrated with the rising crime levels.⁵ With **City crime rates being 253% higher and violent crimes rates 138% higher than the national average**, it is easy to see why this underserved community is in need of redevelopment.⁶ The cleanup and repurposing of vacant sites like Schovaers will eliminate vagrant areas that are dark, debris ridden, and unsafe for residents. Instead, new business and housing will make this section of trail clean and attractive. The remediation of the Former Schovaers Site and the redevelopment into new businesses creating viable job opportunities will also create an environment that will lessen criminal activity and promote healthier lifestyle changes for generations to come.

³ Opportunity Zones database at <https://opportunitydb.com/zones/49035102600/>.

⁴ US Census: 2016-2020 American Community Survey

⁵ Crime Article: <https://www.fox13now.com/news/local-news/north-temple-area-residents-frustrated-by-crime>

⁶ Salt Lake City Crime Rates: <https://www.areavibes.com/salt+lake+city-ut/crime/>



(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Populations in the target area are subject to the significant air pollution that occurs within the Salt Lake Valley, with impacts primarily from particulates, ozone, and air toxins. Associated negative health effects, particularly for sensitive populations, include **asthma**, **cancer**, heart attacks, infant mortality, cardiovascular disease, and lung disease, among others. Aside from air pollution, indices for Environmental Justice Indicators (EJIs) for other variables in the target area are also well above normal as compared to statewide and nationwide benchmarks. These variables include proximity to traffic volume, lead paint, Superfund sites, Risk Management Plan (RMP) facilities, hazardous waste management facilities, underground storage tanks, and wastewater dischargers. Rankings from these indicators in the target area range from the 96th to 99th percentiles statewide, and from the 89th to 99th percentiles nationwide.⁸ These conditions are exacerbated by the presence of contaminants at the site and other nearby brownfield sites, which may lead to exposure to heavy metals including hexavalent chromium, petroleum hydrocarbons, VOCs, Semi-volatile Organic Compounds (SVOCs), asbestos, and universal hazardous materials. Exposure to these contaminants may result in a range of health effects including dizziness, headache, nausea, liver/kidney damage, brain damage, central nervous system impairment, and **cancer**.

The overall **cancer** death rate in the target area, for example, is 163 per 100,000 population, well above the state (119/100,000) rate.⁷ Additionally, the Climate and Economic Justice Screening Tool ranks the target area in **the 93rd percentile for persons with asthma, the 96th percentile for low life expectancy, the 93rd percentile for low income, and the 96th percentile for higher education non-attainment**. Hexavalent Chromium and VOCs including trichloroethene (TCE) were found in the assessment testing of the Former Schovaers Site and are known carcinogens. **For air toxics cancer risk and respiratory hazard index, the area ranks high as compared to Utah (97th percentile), EPA Region 8 (96th percentile), and nationally (85th percentile).**⁸ Using a Cleanup Grant to remediate the hexavalent chromium and VOCs at the site will remove the threat of adverse conditions that contribute to **cancer** and **asthma** and also eliminate the migration of VOCs to the community as they use the site and adjoining public spaces.

(3) Promoting Environmental Justice: Within days of taking office, President Joe Biden signed the Justice 40 initiative that made it a goal that 40 percent of the overall benefits of certain Federal investments flow to underserved communities that are marginalized and overburdened by pollution. Residents in the Former Schovaers Site target area—including youth, single parent households (mostly female), and minorities (most notably, Hispanic)—endure a disproportionate share of **low income, persistent high poverty, high unemployment, underemployment, and related socioeconomic marginalization’s relating to disproportionate environmental stressor burdens** due to the legacy of pollution and proximity to Superfund sites. This neighborhood is impacted by the historic toxicity from not only the site and other nearby properties with long histories of heavy industrial activities, but also proximity to major transportation hubs such as I-15, I-80, western North Temple Street, and rail lines. This exceedance of pollution has decreased property values, limited employment, increased the incidence of crime, and contributed to declining physical and mental health for area residents.

Cleanup of the site and adaptive reuse of the existing building for neighborhood-scale commercial use will help foster an enhanced sense of community and increase redevelopment interest in the area, which in turn will promote environmental justice by increasing land value while providing affordable and sustainable housing. Small businesses will provide greater access

⁷ Utah Department of Health-Community Snapshot Report generated 9/30/22 from ibis.health.utah.gov

⁸ EPA EJ Screen Report (Version 2.0)



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to jobs that provide health-promoting benefits such as health insurance, medical leave, long-term retirement, greater access to health care, and preventative screenings. The ongoing redevelopment of adjoining open space with a paved trail and aboveground stream will increase the accessibility and walkability in the area which in turn will promote Environmental Justice (EJ) via a more active community lifestyle and greater community engagement while reducing isolation and behaviors associated with adverse health outcomes.

b. Community Engagement i. Project Involvement & ii. Project Roles: The following project partners will assist in EPA Brownfield Cleanup project through the process of **cleanup and future development** of the Former Schovaers Site at 22 South Jeremy Street. They will coordinate to achieve community **outreach** by sharing progress with area residents and updating the current master plans for Reimagine Nature and City Pedestrian & Bicycle.

Name of Org	Point of Contact	Specific involvement in the project or assistance provided
Utah Transit Authority	Patti Garver, Manager of Environmental and Grant Services, pgarver@rideuta.com	Utah Transit Authority provides integrated mobility solutions to service Utah’s connections, improve public health, and enhance quality of life. They are helping by finding Funding Sources and have actively supported the Folsom Trail System Development.
Seven Canyons Trust	Brian Tonetti, Executive Director, brian@sevencanyonstrust.org	Seven Canyons Trust is a local, grassroots nonprofit organization that work to uncover and restore the buried and impaired creeks in the Salt Lake Valley. They have been invaluable in the planning Support for City Creek Daylighting along Folsom Trail. They will continue to advise and educate on how this greenway and businesses at the Former Schovaers Site can invite community involvement.
Salt Lake City Public Lands Department	Tom Millar, Planning Manager, tom.millar@slcgov.com	SLC Public Lands Department is a section of SLC government that safeguards the city’s public lands. They are assisting in the planning and Folsom Trail System Development according to the Reimagine Nature Master Plan, community involvement and outreach, and funding through bonds and fundraising efforts.
Neighborworks Salt Lake	Maria Garcia, CEO, maria@nwsaltlake.org	Neighborworks is a non-profit neighborhood housing service that creates opportunities through housing, resident leadership, youth involvement, and economic development. They are educating through Community Outreach, Site Cleanup/Redevelopment, and encouraging preservation and collaboration. Their goal is to revitalize the neighborhoods to include diversity and pride in community and are excited to include the Former Schovaers Site in their efforts.
River District Business Alliance	Daniel Stenger, Co-Chair dstanger@bridgeig.com	This alliance mission is to energize business development that strengthens the community. They will help with area businesses outreach, redevelopment, and the Folsom/Jordan River Trails interconnect. They will be a valuable asset in networking businesses for the Former Schovaers Site.

iii. Incorporating Community Input: A Community Involvement Plan (CIP) will be created to describe the project’s planned community-engagement activities, schedule, background, and key players. Residents can review the CIP online at Salt Lake City’s website, social media page and in hard copy at the Salt Lake City/County Building. Salt Lake City staff will continue to inform the community on site redevelopment. All information gathered from the members of the community, local organizations, and entities during community outreach meetings will be presented at the annual public meeting and will be responded to within one month of the meeting taking place.



Public meetings will be held once a year throughout the grant period to inform and engage members of the public, and periodic updates will be made during regularly scheduled council meetings. Salt Lake City will use multiple forms of media to provide alternatives to in-person community engagement in the event of social distancing or other COVID-19 restrictions in effect. Additionally, project updates and other grant project-related documents will be provided on social media pages and email distribution lists. The target-area residents and property owners will be encouraged to join an email distribution list and follow the project on social media to remain informed of the latest news of the project’s progress and upcoming events. Partners will be encouraged to disseminate information to those without internet access. Project partners committed to outreach assistance will be asked to help to publicize project progress, events, and accomplishments. If non-English speaking members of the community are present, translations will be made available through verbal translation at meetings and written translations in meeting notes, fliers, and outreach.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan: Based on the previous investigations, site soil is contaminated with hexavalent chromium while groundwater is contaminated with VOCs, and subsurface soil gas is also impacted by VOCs. To address the contamination in these media, a draft ABCA was developed for the site and evaluated five alternatives including a no-action alternative. With consideration of effectiveness, implementability, and relative costs, the recommended cleanup alternative is a combination of several options including impacted soil removal (both inside and outside the building), treatment of VOCs in groundwater by chemical oxidation, and installation of a vapor mitigation system (VMS) to mitigate the potential for exposure to VOCs in the building by sub-slab vapor intrusion.

Shallow soils (within the upper 12 inches) that are impacted by hexavalent chromium will be removed for proper offsite disposal and replaced with imported non-impacted fill; this will occur outside the building in the western and northeastern portions of the site. Similarly, VOCs-impacted soils will be removed from inside the building in the former plating shop area, along with the associated sump, sewer lateral segment, and impacted soils surrounding these features. Dissolved VOCs in groundwater will be treated by in-situ chemical oxidation using activated persulfate or another suitable oxidant, which will be directly applied in open excavations prior to backfilling and injected downgradient from the excavations via direct-push methods in the western portion of the site. A VMS will be installed in the building and will involve sub-slab vapor depressurization under the existing floor slabs. These actions will effectively eliminate the potential for exposure to impacted soils, remove ongoing sources of impact to groundwater, treat residually impacted groundwater downgradient from the source removal areas, and allow reuse of the existing building while addressing the potential for vapor intrusion.

b. Description of Tasks/Activities and Outputs

Task 1: Outreach	
i.	<i>Project Implementation:</i> Salt Lake City’s Brownfield Project Director will develop a Community Involvement Plan (CIP), outreach materials, brownfield project website, and social media posts with the assistance of the environmental consultant (consultant). Salt Lake City staff will lead the community meetings to keep the public informed on project plans and updates.
ii.	<i>Anticipated Project Schedule:</i> CIP created within 3 months of award (upon completion a more concrete schedule will follow). Annual Community Meetings will be held during the 2 nd quarter of each year of the grant project. Website and Outreach Materials created in the 1 st quarter and posted quarterly throughout the grant project.
iii.	<i>Task/Activity Lead:</i> Salt Lake City: Cara Lindsley, Brownfield Project Director



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iv.	<i>Outputs:</i> CIP, Brownfield Website, 4 Community Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA required Quarterly Reports.
Task 2: Programmatic Support	
i.	<i>Project Implementation:</i> Salt Lake City will procure an environmental consultant to assist with technical aspects of the grant project. Salt Lake City’s Brownfields Project Manager will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule and terms and conditions. The consultant will assist Salt Lake City in completing ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the four-year term of the grant. Salt Lake City staff travel budget allows for two staff to attend two national/regional/grantee brownfield training conferences/workshops.
ii.	<i>Anticipated Project Schedule:</i> ACRES Reporting begins in the 1 st quarter & Quarterly Reporting begins in the 2 nd quarter and continues throughout the grant project. Yearly Reporting and Forms created in 5 th , 9 th , 13 th quarter, and during final close out.
iii.	<i>Task/Activity Lead:</i> Salt Lake City: Austin Taylor, Brownfield Project Manager
iv.	<i>Outputs:</i> ACRES Database Reporting, 4 Yearly Financial Reports, 16 Quarterly Reports, 4 MBE/WBE Forms, Programmatic Support for the four-year grant period. Two staff to attend two conferences.
Task 3: Planning	
i.	<i>Project Implementation:</i> The City’s Brownfields Project Director will oversee the consultant as they finalize the ABCAs and Abatement Designs, prepare QAPPs and Health and Safety Plans (HASPs), and prepare O&M plans.
ii.	<i>Anticipated Project Schedule:</i> Initiated upon award of the grant 10/2023. QAPP and Final ABCA preparation 03/2024; QAPP approval 06/2024.
iii.	<i>Task/Activity Lead:</i> The consultant will handle the technical aspects of the project with oversight from Salt Lake City: Cara Lindsley, Brownfield Project Director.
iv.	<i>Outputs:</i> 1 ABCA, 1 Abatement Design, 1 Site Specific-QAPPs & HASPs
Task 4: Cleanup	
i.	<i>Project Implementation:</i> The City’s Brownfields Project Manager will oversee the consultant as they manage the proposed site cleanup activities including contractor mobilization, removal of soils impacted by hexavalent chromium and VOCs, confirmation soil sampling, groundwater treatment by chemical oxidation, installation of a vapor mitigation system (VMS) for the building, contractor oversight, and cleanup reporting.
ii.	<i>Anticipated Project Schedule:</i> Field mobilization 07/2024; impacted soil removal, groundwater treatment, and VMS installation complete 07/2026; final remedial action report 10/2026; EPA closeout report 12/2027.
iii.	<i>Task/Activity Lead:</i> The consultant will handle the technical aspects of the project with oversight from Salt Lake City: Austin Taylor, Brownfield Project Manager.
iv.	<i>Outputs:</i> 1 site ready for reuse, 4 remediation jobs created (annualized), 1 cleanup report

c. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.* The budget for this project includes travel, supplies and contractual costs only.

Task 1 Outreach: Contractual: Community Involvement Plan \$3,600 (24hrs x \$150), 4 Community Meetings \$6,000 {(40hrs x \$150), \$1,500 per meeting - incl. drive time & mileage}, Fact Sheets, Addressing Public Comment as necessary and Cleanup Site Signage Information \$3,000 (20hrs x \$150). **Task 2 Programmatic Support:** Contractual: ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the four-year grant period \$19,200 (128hrs x \$150). Travel: Two staff to attend two conferences \$9,000 (flights at \$750, 3 nights in hotel at \$350, 3 days’ incidentals and per diem at \$150 for 2 attendees, X 2 conferences). **Task 3 Planning:** Contractual: Consultant to Finalize



ABCA, Prepare Site Specific QAPP, HASP and landfill permitting for \$9,000 (72hrs x \$125).

Task 4 Cleanup: Contractual:

- **Surficial Soil Removal \$45,000:** [contractor mobilization, soil excavation, transport, and disposal of hexavalent chromium-impacted soil \$10,000 (156 tons at \$64.103/ton). Soil confirmation sampling and landfill laboratory analysis \$2,000 (10 at \$200/sample). Soil import, placement, compaction, and compaction testing \$8,000 (156 tons at \$51.282/ton), Consultant oversight \$25,000 (200hrs x \$125)]
- **Vapor Mitigation System \$160,000:** [pilot testing and design \$30,000; equipment components and installation \$90,000; consultant oversight \$20,000 (160hrs x \$125); O&M \$20,000 (25 years X \$800/year)]
- **VOC-impacted soil, sump, and sewer lateral removal \$30,000:** [contractor mobilization, concrete removal and disposal, soil excavation, transport, and disposal of VOC-impacted soil \$10,000 (30 tons at \$333.33/ton). Soil confirmation sampling and landfill laboratory analysis \$2,000 (10 at \$200 each). Soil import, placement, compaction, compaction testing and concrete placement \$8,000 (30 tons at \$266.66/ton) Consultant oversight \$10,000 (80hrs x \$125)]
- **Groundwater treatment by in-situ oxidation \$141,000:** [GW treatment by oxidation = system design \$12,500; chemicals, mixing, and delivery \$50,000; soil confirmation sampling & oversight \$66,500; oversight & reporting \$12,500]
- **Monitoring well installation \$50,000:** [4 wells at \$2,500 each total of \$10,000), groundwater monitoring and reporting 4 semiannual monitoring & reporting events at \$10,000 per monitoring event for a total of \$40,000]

Category	Tasks				Totals
	<i>Outreach</i>	<i>Programmatic Support</i>	<i>Planning</i>	<i>Cleanup</i>	
Travel		\$9,000			\$9,000
Contractual	\$12,600	\$19,200	\$9,000	\$426,000	\$466,800
Total Budget	\$12,600	\$28,200	\$9,000	\$426,000	\$475,800

d. Measuring Environmental Results: To ensure this EPA Brownfield Grant is on schedule, the City Brownfields Project Team, which will include the consultant, will meet quarterly to track all **outputs identified in 3.b** using an Excel spreadsheet. SLCC will report progress to the EPA via quarterly reports, and project expenditures and activities will be compared to the project schedule to ensure the project will be completed within the anticipated time frame. Site information will be entered and tracked in the ACRES database. Outputs to be tracked include QAPP, ABCA, and cleanup plan development, contractor procurement, quarterly, annual, and closeout reports, and the number of community meetings. The outcomes to be tracked include community participation, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not progressing efficiently, countermeasures are in place to address the problem which include making monthly calls to their EPA Project Officer and, if needed, create a Corrective Action Plan to get back on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability i. Organizational Structure & ii. Description of Key Staff: Salt Lake City Corporation, governed by a full-time mayor and part-time city council, is Utah’s capital city and premiere public employer. They have a qualified and efficient staff, a supportive community, a variety of resources at their disposal, and are prepared to successfully manage and implement all phase of the work required to remediate and revitalize the property at the **Former Schovaers Site**



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located at 22 South Jeremy Street. The **Brownfield Project Director** for this grant will be Cara Lindsley, who will be responsible for overall management of the grant, compliance with the terms and conditions of the Cooperative Agreement, and timely expenditure of funds. Ms. Lindsley became the Salt Lake City Redevelopment Agencies (RDA) Deputy Director for SLC in March of 2022. She has worked with the RDA since 2014 and has a (17 years) background in environmental engineering (licensed Professional Engineer). She has consulted and addressed contaminated soil and groundwater and is drawn to infrastructure projects like daylighting urban creeks and designing public improvements. Austin Taylor will serve as the **Brownfield Project Manager** and will be responsible for management of day-to-day activities including coordination of grant cleanup activities with all involved city departments, project partners, subconsultants, and the community. Mr. Taylor has also served as RDA Project Manager since March of 2022 and has experience with city planning and fund raising for more than 6 years. Ms. Lindsley and Mr. Taylor will be supported by Ann Garcia from the Salt Lake City Corporation Department of Finance, who will act as the **Brownfield Financial Manager** and will be responsible for financial aspects of the grant including drawing down funds through the ASAP system, assistance with budget tracking, invoicing, and arranging payments to the proper entities. Ms. Garcia, who holds both an MBA and a BS in Business Administration, brings to the team 24 years' public service experience with local governments in California. She moved to Utah in March 2022 and has since served as the **Grant Manager** for Salt Lake City Corporation. A qualified environmental consultant will be procured to handle the technical portions of this project.

iii. Acquiring Additional Resources: The City will procure a qualified environmental consultant and sub-consultants to assist with technical and reporting aspects of the Brownfield Cleanup. Procurement procedures will be in compliance with both the local contracting and procurement process, and also with EPA requirements for "Professional Service" including 2 CFR 200 and 1500.

b. Past Performance and Accomplishments i. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments: Salt Lake City previously received an EPA Brownfields Assessment Grant in 2012 in the amount of \$294,220 that was used to assess multiple sites within the North Temple Corridor project area to support evaluation of redevelopment potential and likely site management requirements that would be consistent with the City's redevelopment objectives. Multiple sites including the cleanup site were assessed under this grant, which included development of a GIS-based environmental inventory database; public outreach; development of a Quality Assurance Project Plan (QAPP); completion of seven Phase I Environmental Site Assessments (ESAs); five Sampling and Analysis Plans (SAPs); and five Phase II ESAs. All outputs and outcomes were entered into the ACRES database.

(2) Compliance with Grant Requirements: Assessments under the prior Salt Lake City EPA Brownfields Assessment Grant was started October 1, 2012 and completed March 30, 2016. This grant process complied with all grant requirements, as evidenced by an emailed final report submitted to the City on June 28, 2016. All funds were expended, and all info was entered into the ACRES database. The City has a good history of compliance to grant schedules, adherence to terms and agreements, and timely and efficient reporting requirements to all state, federal, and local agencies.