



# Targeted Brownfields Assessment (TBA) Application

EPA Region 8 accepts applications for environmental assessment assistance at brownfields properties on an ongoing basis. To request Region 8's technical assistance, please complete this application. The information provided will be evaluated to determine if the applicant and site meet the selection criteria for the TBA program. EPA will also evaluate whether funding is available to perform the requested assessment within the desired schedule. Applicants will be contacted promptly after this review. For more information on TBAs, please visit:

[www.epa.gov/region8/brownfields/tba.html](http://www.epa.gov/region8/brownfields/tba.html)

## 1. Applicant Information

Applicant Organization	Ogden City Redevelopment Agency
Contact Person and Title	Brandon Cooper, Deputy Director, Community & Economic Development
Street Address	2549 Washington Blvd., Suite 420
City, State ZIP Code	Ogden, UT 84401
Phone	801-629-8947 (office); 801-389-0183 (mobile)
Fax	801-629-8993
Email Address	brandoncooper@ogdencity.com

## 2. Site Description and History

Site Name	Swift Building
Address	390 W Exchange Rd. Ogden, UT 84401 Weber County Parcel #'s: 14-014-0004, 03-005-0003, 03-005-0005
Acreage	7.34 ac
Lat/Long Coordinates	42.223851, -111.986978
Current Owner's Name	Ogden City Redevelopment Agency
Current Owner's Address	2549 Washington Blvd., Suite 420 Ogden, UT 84401

### A. Please provide a brief description of the property and the specific assessment(s) you wish to have performed (e.g., Phase I, II and/or cleanup planning):

The Swift Building property was historically the meat packing plant for the Ogden Union Stockyards. The original plant building was constructed in 1906, with a larger pork packing plant built in 1916; over time, numerous additions and outbuildings were added to the property. The property was operated as a meat packing plant until 1970. After the closure of the plant, the property was used primarily for the storage of surplus materials, including a large number of marked and unmarked chemical containers. It is estimated that there are approximately 300 containers on-site.

The Ogden City Redevelopment Agency (RDA) purchased the property in 2017 with the immediate goals of addressing the blight, environmental contamination, and safety concerns at the site. Long-term, the RDA intends to redevelop the property and return it to a productive use.

To-date, the RDA has conducted a number of site studies, including a Phase I Environmental Site Assessment (ESA), limited Phase II ESA, limited asbestos survey, and an environmental clean-up audit. Additionally, general site clean-up (non-hazardous materials only) and an asbestos abatement have been performed at the site. The remaining environmental characterization and clean-up expenses for the property are estimated to be \$1.3 million.

The Ogden City RDA is requesting EPA assistance with the characterization of the hazards on-site, and in particular, sampling the large number of marked and unmarked containers and the collection of soil, groundwater and sub slab vapor samples. Once completed, the characterization will be used to guide subsequent clean-up efforts.

**B. When you would like the assessment(s) to be conducted? What is the project timeline?**

The RDA would like the assessment to be conducted as soon as possible. The RDA intends to apply for a loan and subgrant from the Wasatch Brownfields Coalition RLF to fund clean-up efforts, with the goal of submitting a loan application by April 30, 2018. The TBA project would need to be completed by March 31, 2018 to allow the RDA to develop an accurate funding request for the loan application. If this timeframe is not feasible, we would like to work with EPA to develop an updated project schedule that will allow the assessment to be completed as quickly as practicable.

**C. Why would you like the assessment(s) conducted? (TBAs can be used to facilitate property acquisitions, meet EPA grant application requirements, and characterize contamination for environmental cleanup, among other reasons.)**

The RDA would like the assessment to be conducted in order to characterize contamination for environmental clean-up. Characterization is not an eligible expense for the Wasatch Brownfields Coalition RLF, so the TBA program would help the RDA to complete characterization before applying for the RLF funding. EPA's assistance with characterization will be an essential first step in the successful clean-up of the property. The RDA intends to enroll the property in the Voluntary Cleanup Program and further characterization will likely be requested.

**D. Describe the environmental conditions at the site, including potential contaminants and a summary of any known past environmental investigations. Describe the past uses of the site.**

The Swift Building property was historically used as a meat packing plant, from 1906 until 1970. After 1970, the property was occupied by Smith & Edwards and Industrial Research. Smith & Edwards is a military surplus retailer and used the property primarily for storage. Industrial Research used the property for wholesaling equipment and chemicals. Potential environmental contamination has resulted from the storage of industrial equipment, drums, tanks, totes, buckets, generators, engines, old vehicles, and scrap metal.

A Phase I ESA completed in 2014 for the RDA noted the following environmental conditions:

- Potential use, storage, and/or dumping of petroleum products and solvents.
- Improperly stored materials, unknown chemicals, and petroleum products.
- Unlabeled containers and drums containing unidentifiable substances.
- Containers that are open and/or in poor condition, with bulging and corrosion. Some containers are leaking.
- Areas of stained soil and pavement.

A limited Phase II ESA completed in 2017 for the RDA evaluated the magnitude and extent of possible impacts to soil and groundwater on the property. The Phase II ESA provided the following conclusions:

- Soil impacted arsenic is present throughout the site above the EPA commercial RSL of 3.0 mg/kg. Additional characterization and monitoring will be necessary.

- Groundwater does not appear to be impacted with COCs, but the sampling was limited and may not have identified all possible impacts.

An asbestos survey completed in 2017 identified asbestos-containing materials in thermal system insulation, cement board, vinyl tile, and other miscellaneous material. However, an asbestos abatement has since been completed for the property. The asbestos survey also noted the presence of potential PCBs or mercury in fluorescent lighting at the property, which have not been addressed.

**E. Is the applicant the property owner?** Yes

**F. If not, does the applicant have legal permission to enter the property to conduct the site assessment activities?** N/A **Note, applicant will be required to secure access.**

**G. Do you know how and when the contamination occurred?** Yes **If yes, describe. Note, applicants who are responsible for causing contamination are not eligible for assistance under this program.**

Contamination occurred during the property's historic use as a meat packing plant, and during its more recent use for the storage of various materials. Contamination occurred during prior ownership of the property.

**H. Describe any state or federal regulatory involvement at the site related to its environmental condition.**

The property is not identified on the CERCLA SEMS or National Priorities List. Two environmental incidents at the site related to mercury contamination have been reported to the Utah Department of Environmental Quality (UDEQ). The Ogden City RDA intends to enter the property into the UDEQ Voluntary Cleanup Program.

**I. Is there an ongoing or planned state or federal enforcement action or order at the site?** No **If yes, please explain.**

- Is the site on any state or federal environmental lists, such as the National Priorities Lists (NPL) or the Leaking Underground Storage Tanks (LUST) list? No If yes, please explain.
- If petroleum contamination is suspected, has the applicant worked with the State or EPA to determine eligibility\*? No If yes, please explain.

The initial Phase I and Phase II ESAs have indicated that petroleum contamination may exist at the site, but further characterization is needed. In addition, for petroleum contamination that could be present, it appears to be co-mingled with possible hazardous substances based on site history. The initial clean-up audit indicates that the majority of contamination on the property is from hazardous materials, rather than petroleum.

### 3. Property Reuse and Redevelopment

**A. Describe the anticipated reuse or redevelopment of the property.**

The Ogden City RDA anticipates that the property will be redeveloped for general commercial use. It could be used as an extension of the Ogden Business Exchange, which is an adjacent business and light industrial park (also a successful brownfields clean-up project of the RDA), or for complementary commercial development. Redevelopment of the property will also support the clean-up and restoration of the Weber River, which runs along the west edge of the site.

**B. Describe any commitments in place to show this brownfields site will be cleaned up and redeveloped or reused. Please indicate potential or secured funding sources for cleanup and redevelopment.**

The Ogden City RDA has demonstrated its commitment to clean up and redevelop the property by prior and planned investment in the project. The RDA has already funded the property purchase (\$400,000), general site clean-up (\$27,500), and asbestos abatement (\$489,000). Additionally, the estimated clean-up and demolition costs were included in the fiscal impact statement for the project, which the RDA reviewed during its approval of the property purchase. The RDA intends to apply for a loan and subgrant from the Wasatch Brownfields Coalition RLF to help fund clean-up costs. The remaining funding needed for clean-up would be provided through the Ogden City general fund and capital improvements program.

**C. Describe how site reuse/redevelopment will benefit the community (e.g., creation of jobs, green space, parks, sustainable/green redevelopment, a catalyst for further redevelopment in the area, etc). Privately owned sites must provide a substantial public benefit.**

The redevelopment of the property will remove a significant source of blight from the West Ogden neighborhood and from the broader community of Ogden. Successful redevelopment of this property for commercial use will support Ogden City's goals of business attraction, retention, and expansion, which create jobs and increase the community's tax base. This redevelopment project will also have a positive impact on the adjacent Ogden Business Exchange project and will help to catalyze revitalization throughout West Ogden. Finally, clean-up of the Swift Building will protect natural resources (by removing a potential source of contamination immediately adjacent to the Weber River) and redevelopment will improve public access to the river (thanks to an associated river clean-up and restoration project).

**D. Will the property be sold or transferred to a different entity? If so, please describe.**

The Ogden City RDA anticipates that after the environmental clean-up is complete, a public-private partnership will be necessary to redevelop the site. It is likely that the RDA will sell or transfer the property to a private entity as part of a development agreement.

**E. Describe the roles of stakeholders in the project, e.g., community organizations, local government involvement, etc.**

The Ogden City RDA and various divisions of Ogden City (Business Development, Planning, Engineering, etc.) have been involved in the Swift Building project, as well as the broader Ogden Business Exchange redevelopment project. The Utah DEQ has provided oversight and guidance for other clean-up efforts on the Ogden Business Exchange project. EPA was also involved in some early work at the site through a brownfields assessment grant.

**F. Describe efforts directed towards involving the community in site reuse planning activities.**

The community has been involved during the development of the West Ogden Community Plan (adopted in 2014) and the Trackline Economic Development Project Area Plan (created in 2013), both of which will govern the site reuse planning activities.

#### 4. Additional Information

Please email any supporting documentation such as regional and site location maps, photographs, prior site assessment reports and historical environmental information, if available, to the email address provided below.

- Phase I ESA, Historic Ogden Union Stockyard (April 2014)
- Limited Phase II ESA, Swift Property (May 2017)
- Pre-Demolition Asbestos Survey, Swift Building(s) (May 2017)
- Drum Clean-up Cost Estimate, Swift Property
- Historic Site Form, Swift Building (December 2017)
- Memorandum of Agreement, Swift Building (December 2017)

#### 5. Contact Information

To submit your application or for questions, please contact Bill Rothenmeyer, TBA Program Manager:

Email: [rothenmeyer.william@epa.gov](mailto:rothenmeyer.william@epa.gov)

Phone: 303-312-6045

Fax: 303-312-6065

\*The Brownfields Law outlines specific criteria by which petroleum sites may be eligible for brownfields funding. Briefly, these criteria are that the site must be of "relatively low risk," there can be no viable responsible party, the applicant cannot be potentially liable for cleaning up the site, and the site must not be subject to a Resource Conservation and Recovery Act (RCRA) corrective action order. If a party is identified as being responsible for the site and that party is financially viable, then the site is not eligible for brownfields grant funds. For more information, visit [www.epa.gov/oswer/docs/grants/epa-oswer-oblr-11-05.pdf](http://www.epa.gov/oswer/docs/grants/epa-oswer-oblr-11-05.pdf).