



COLORADO  
MUNICIPAL  
LEAGUE



# CML Special Conference

September –22-24, 2021 • Westminster, CO

## Revitalizing your Community Using EPA Brownfield Grants



# Presenters

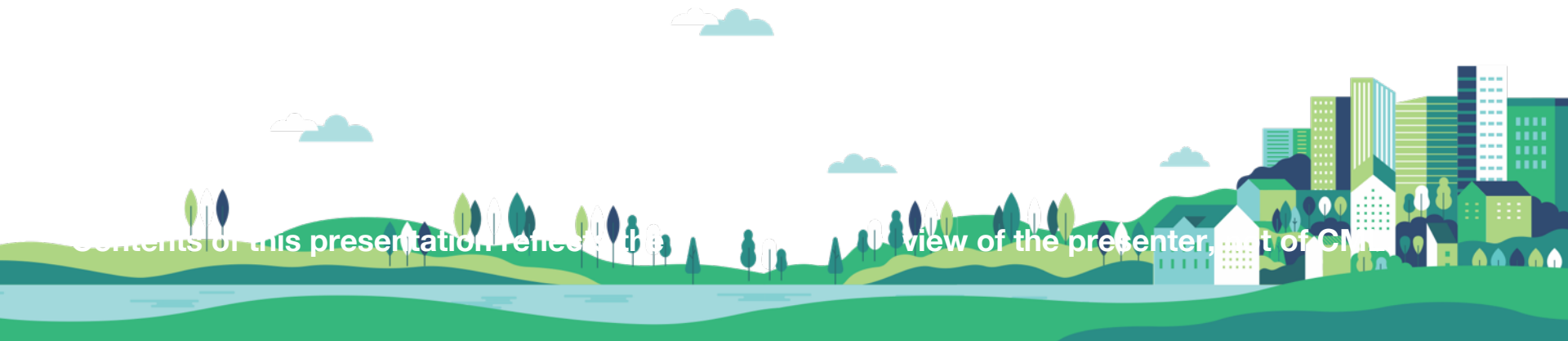
- **Dan Brown, CP, CPG**  
Owner, Partners  
Environmental Consulting,  
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- **Wade Broadhead,**  
**AICP** Planner, City of  
Pueblo, CO
- **Ashley Badesch**  
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- **Debra Figueroa**  
City Manager, Glenwood  
Springs, CO

# Presentation Overview

- The Dilemma of Brownfields
- How to Apply
- Case Study 1: Florence/Pueblo
- Leveraging Brownfields Funds for Community Revitalization
- Case Study 2: Glenwood Springs
- Q&A

# The Dilemma of Brownfields

The contents of this presentation reflect the view of the presenter, not of CML





# What is a Brownfield?

**The U.S. EPA defines a Brownfield as “ a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant”.**



# Brownfields

**If left undeveloped, these sites pose long term liabilities to the Municipality**

- **unrealized tax revenue**
- **crime**
- **safety**
- **environmental justice**
- **maintaining infrastructure**

**Waiting around for the private sector, while maybe a best-case scenario for the Municipality, is costly for all these reasons.**



# Brownfield Funding Programs

The United States Environmental Protection Agency (US EPA) provides Several Programs to Fund Brownfield Planning, Investigation and Remediation

- Assessment Grants (up to \$1,000,000)
- Revolving Loan Fund (RLF) Grants (up to \$1,000,000)
- Brownfield Cleanup Grants (up to \$650,000)
- Multipurpose Grants (up to \$800,000)
- Job Training Grants
- State and Tribal Response Program Grants



# Brownfield Funding Programs

## Assessment Grants

- Community Wide (up to \$400,00)
- Site Specific (\$200,000)
- Assessment Coalition (up to \$1,000,000 new)





# Brownfield Funding Programs

## Who is Eligible?

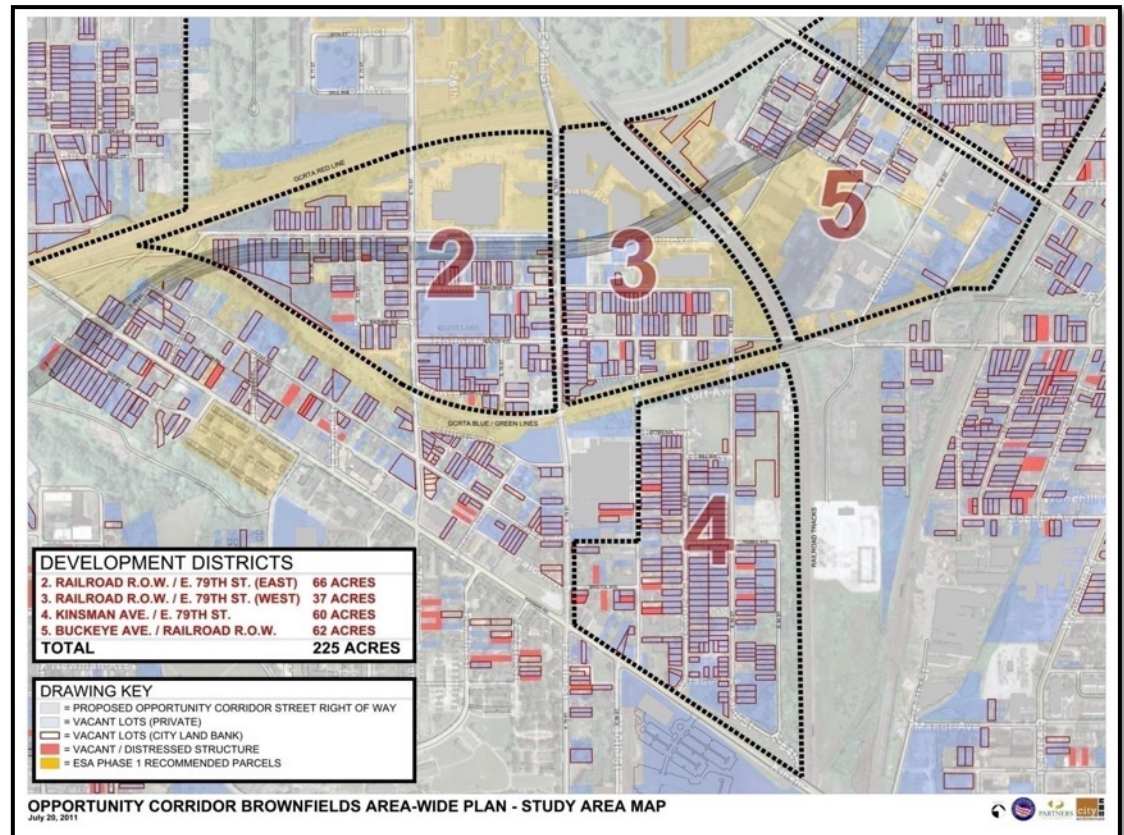
- General purpose unit of local government
- Land Clearance Authority
- Government Entity created by State legislature
- Regional council
- Redevelopment Agency
- State
- Indian Tribe other than Alaska
- Non-profit organizations
- Others...



# Brownfield Funding Programs

## What Can You Use the Grants for?

- Brownfield Inventories
- Brownfield Planning
- Phase I Environmental Site Assessments (ESAs)
- Phase II ESAs
- Remedial Action Plans
- Other...



# How to Apply





# When Can You Apply?

- Solicitations are typically published in October/November with a 60-day window to respond
- Check this site or get on the list serve:  
<https://www.epa.gov/brownfields/solicitations-brownfield-grants>



# Best Practices

It's a very complex application, 44 pages in length, with links to literally hundreds of additional pages, the format changes every year, and it is very competitive, typically oversold by 100%

- Get local approval early (before application posted)
- Engaged a qualified grant consultant that has done it before
- KSU TAB Program  
[\(https://www.ksutab.org/\)](https://www.ksutab.org/)
- Utilize existing resources that already show the community commitment and focus
- Be concise
- Be different



**TAB**

TECHNICAL ASSISTANCE TO BROWNFIELDS

# Other Colorado Resources

- Community Builders  
(<https://communitybuilders.org/our-team/>)
- Colorado Department of Public Health & Environment (CDPHE)  
<https://cdphe.colorado.gov/brownfields>
  - Cleanup Plan Reviews
  - Environmental Site Assessments
  - Tax Credits
  - Revolving loans
  - 1306 brownfields Cleanup Program  
(\$250,000 in statewide cleanup funding)
- Colorado Division of Oil & Public Safety
  - Petroleum Brownfields Program



# Case Study 1: Florence / Pueblo



# Florence / Pueblo Case Studies

**Pueblo 110K Population**

**-\$300K Assessment Grant**

**Deep Industrial History**

**-Steel mill**

**-smelters**

**-rail presence**

**-everything else ever**

**Rebranding With Clean Energy**

**-Largest Solar Farm**





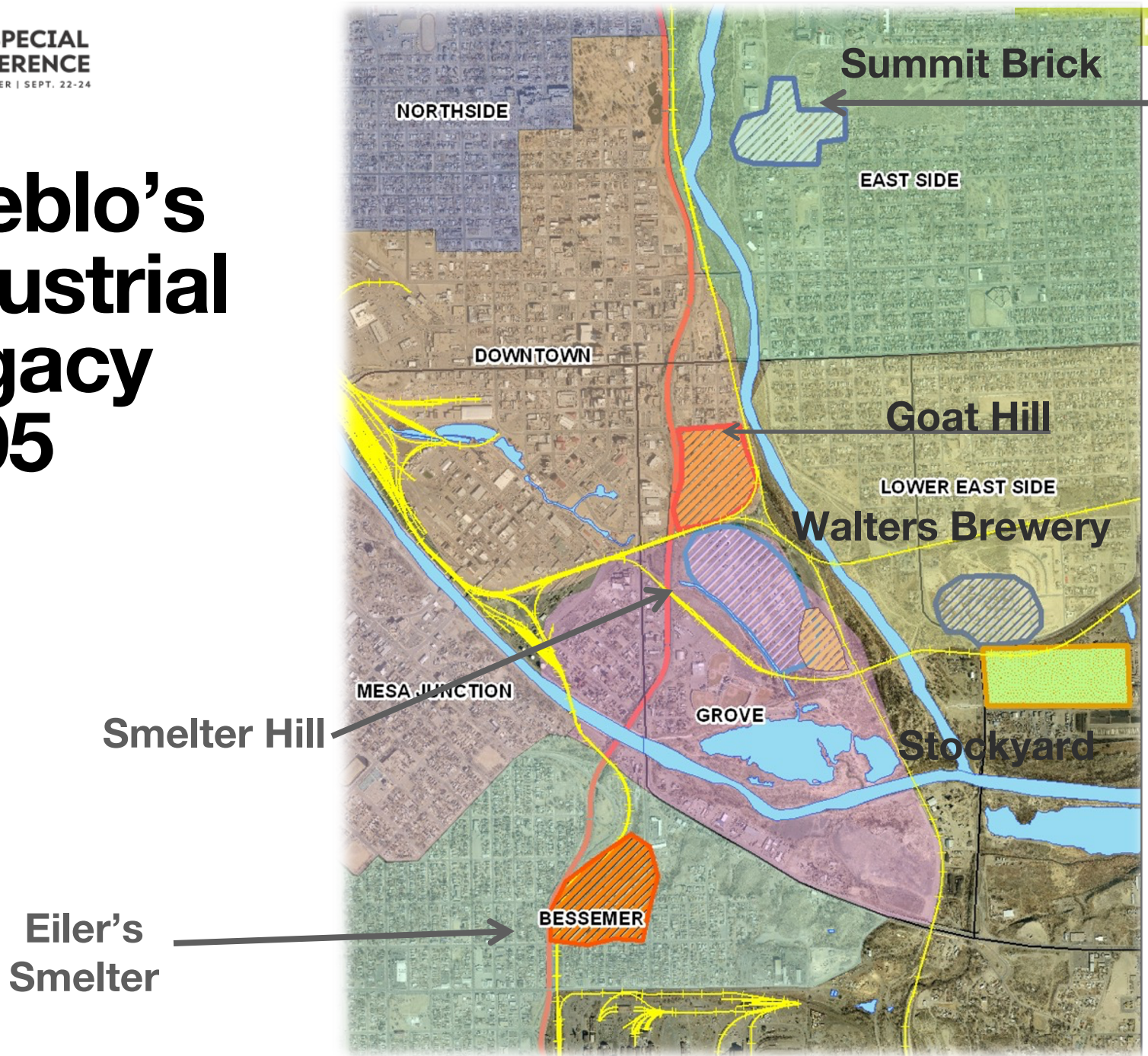
# Pueblo's Industrial Past







# Pueblo's Industrial Legacy 1905





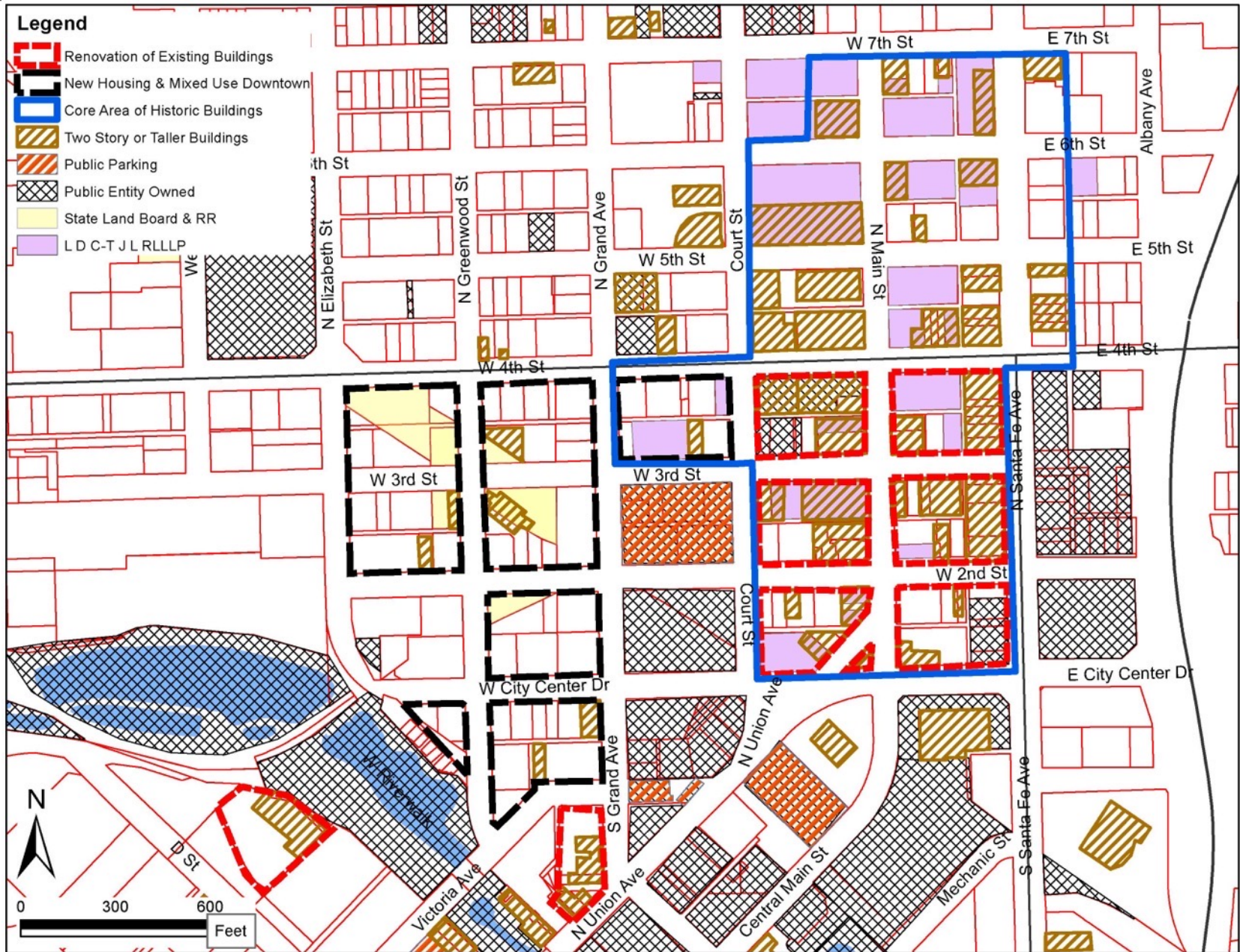
# 2021 Efforts

## Pueblo

- **Downtown Project Area**
- **Keating School**









# Pueblo Industrial Chic



# 2020/21 Florence

## St. Joseph Manor

- County Assessment Grant
- Phase 1 & 2
- VCUP Issues
- “Rehab Ready” Developer Interest w/ CHFA Technical Assistance



# Leveraging Brownfields Funds for Community Revitalization





# What do each of these have in common?



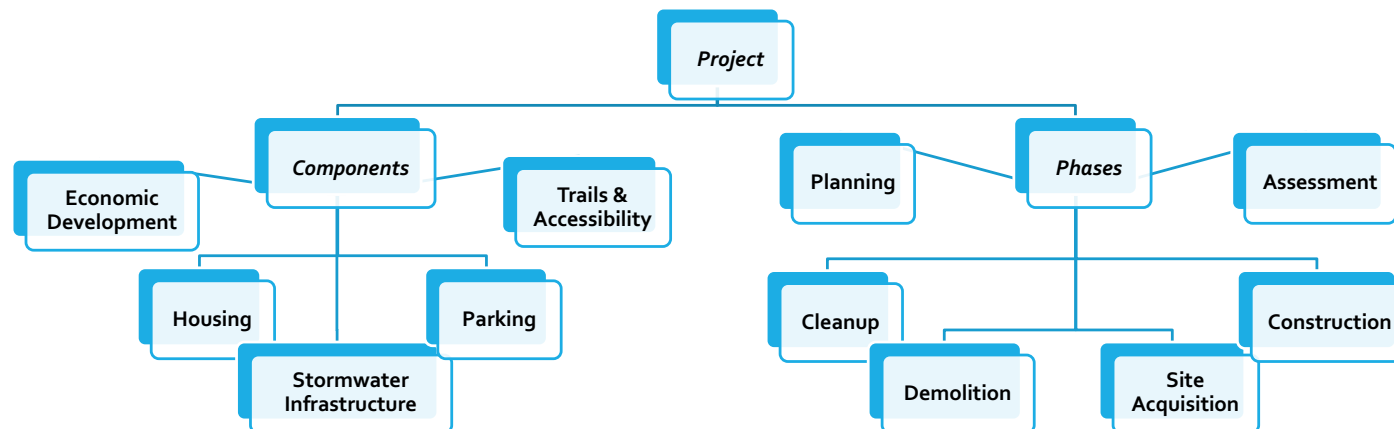


# Layers!



# How to Eat an Elephant

- Prepare a funding strategy
- Put together a team
- Plan for cost-sharing
- Proactively approach grant-writing
- Advocate
- Celebrate Success



# Key Federal Funding Opportunities

- Economic Development: [Economic Development Administration \(EDA\) American Rescue Act Programs](#)
- Infrastructure: [US Department of Transportation RAISE Grant Program](#)
- Housing: [US Housing & Urban Development Choice Neighborhoods Planning & Implementation](#)
- Parks: [National Park Service Land & Water Conservation Fund](#) & [Outdoor Recreation Legacy Partnership Program](#)
- Arts & Culture: [National Endowment for the Arts Grants for Arts Projects](#) & [Our Town](#)
- Stormwater Management & Resilience: [Federal Emergency Management Agency Building Resilient Infrastructure for Communities](#)

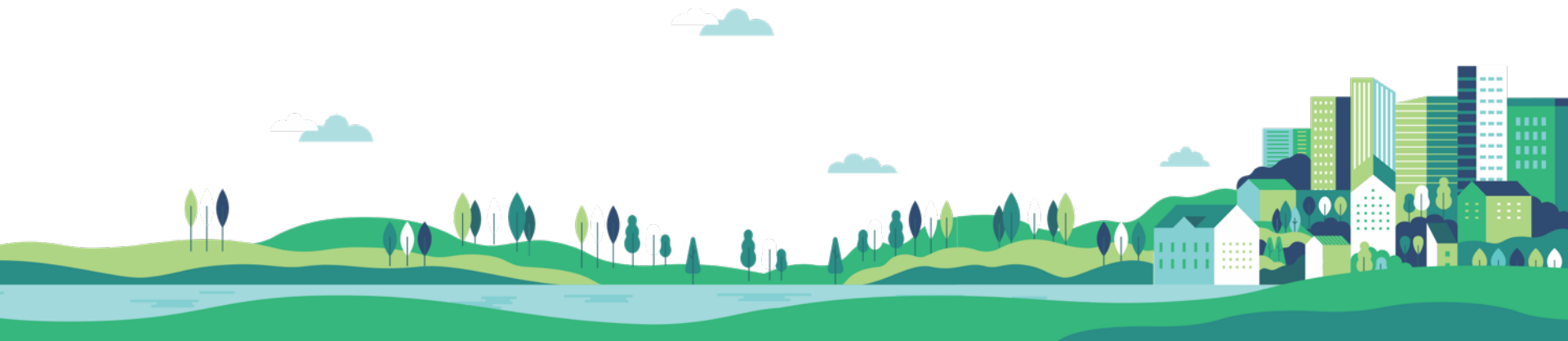


# Key State Funding Opportunities

- Economic Development: [CO Office of Economic Development & International Trade \(OEDIT\) Colorado Community Revitalization Grants](#)
- Infrastructure: [Colorado Department of Transportation \(CDOT\) Revitalizing Main Street Grants](#)
- Housing: [HB21-1271 Department of Local Affairs \(DOLA\) Innovative Housing Strategies: Incentives & Planning Grants](#)
- Parks: [Great Outdoors Colorado \(GOCO\) Community Impact Grants](#)
- Arts & Culture: [Colorado Creative Industries Grants](#)
- Resilience: [DOLA Renewable & Clean Energy Initiative](#)



# Case Study 2: Glenwood Springs

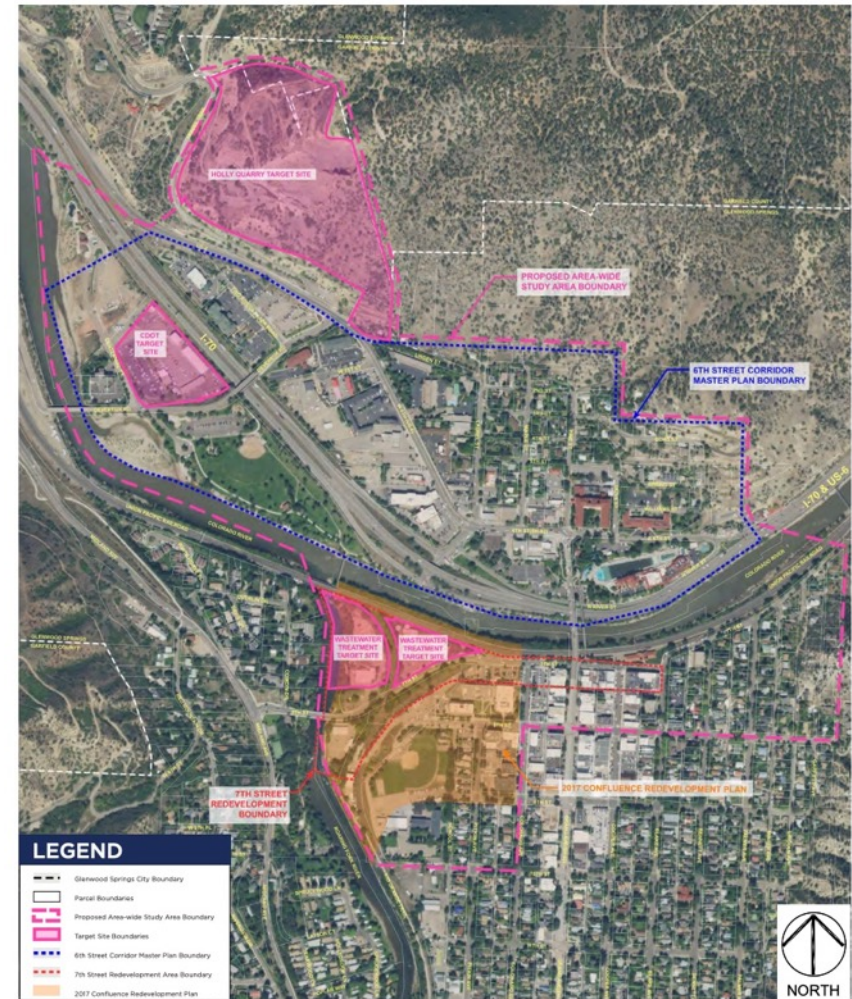




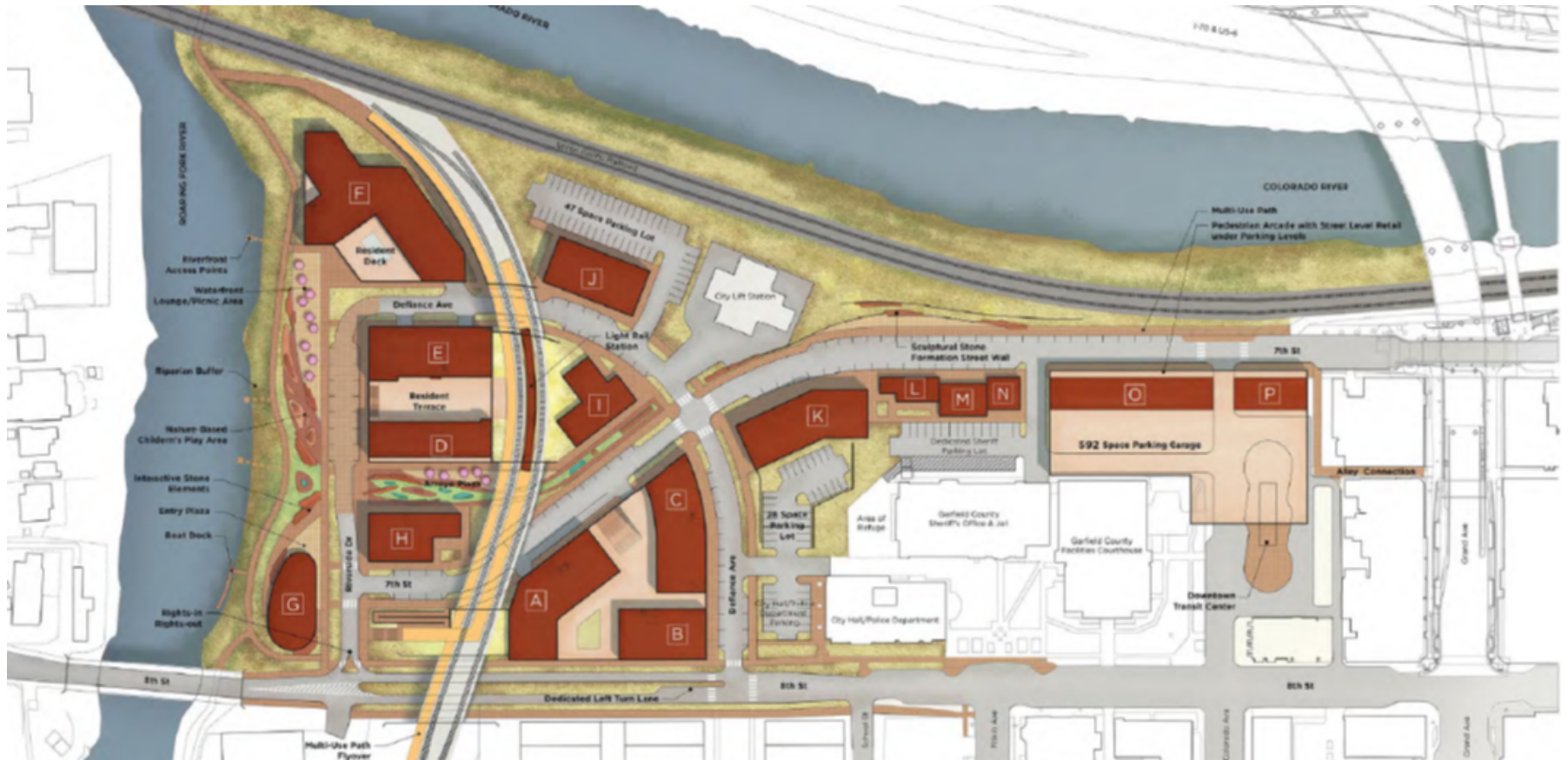
# Glenwood Springs: Confluence Corridor

- Created brownfields revitalization team with key stakeholders
- Selected sites in geographic area with opportunities/plans for redevelopment
- Internal staff team: City Manager, Assistant City Manager, City Engineer, Parks and Rec Director, Finance, Public Works Director
  - Met monthly to determine grant priorities and workflow.
  - Hired landscape architect/urban planning firm
- External teams: Brownfield property owners, City officials, representatives from the Chamber, the DDA, and residents.

Study Area



# Glenwood Springs: Create a Vision





# Glenwood Springs: Create a Vision



CONFLUENCE RIVERFRONT PARK COMMUNITY UPGRADES & AMENITIES PLAN





# Glenwood Springs: Create a Vision



8th Street Civic District & Confluence Area - Widening 8th Street from the east side of the Roaring Fork Bridge to School Street will facilitate multimodal connectivity between planned mixed-use development, housing, and recreational space at the confluence of the Colorado and Roaring Fork Rivers and the civic district.



# Glenwood Springs: Create a Vision

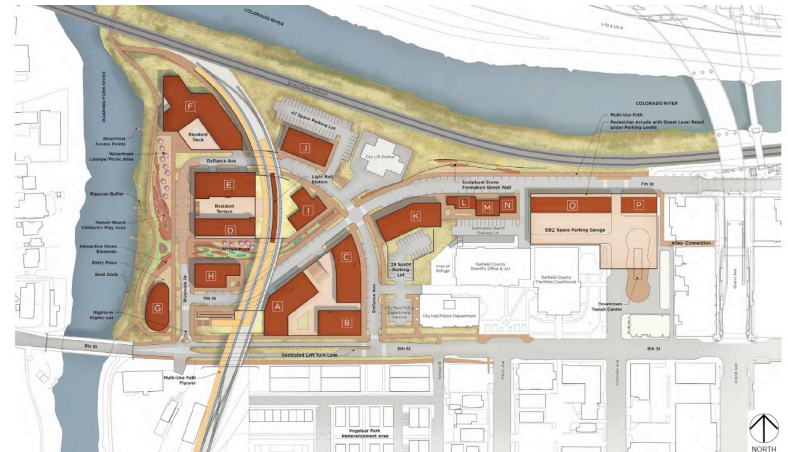


*Improvements to 6th Street should enhance the identity of the area. This rendering envisions an improved streetscape and new building(s) on the south side of 6th, in the vicinity of Laurel Street.*

6th Street Historic District - Reconstruction of East 6th Street from Laurel to Pine Street will improve safety and enhance pedestrian access to tourism destinations and small businesses in Glenwood Springs' downtown historic district.

# Glenwood Springs: Confluence Corridor

- \$5,000,000 in reduced project costs with the Roaring Fork Transportation Authority (RFTA).
- \$200,000 U.S. EPA Brownfields Area-Wide Planning Grant to plan for equitable redevelopment and US EPA Technical Assistance Supporting BF AWP Communities (\$30,000).
- Partnering with the Colorado Brownfields Revolving Loan Fund on their application to the US EPA for Brownfields Cleanup funding.
- \$20,000 NEA Art Works grant for original artwork in the project area.
- \$800,000 Federal Mineral Lease District and Colorado Department of Local Affairs on 7<sup>th</sup> Street Revitalization Project.





# Glenwood Springs: Recycling Center

- Former Western Petroleum gas station.
- Owners cleaned up the site using funds from the CO Division of Oil and Public Safety.
- City bought the site.
- City secured CDPHE Recycling Resources for Economic Opportunity grant to construct a new recycling center.
- Held a ribbon cutting celebration.



# Other Roads to Progress in Glenwood Springs

- \* South Glenwood Transportation Improvements
  - 2017 moratorium on all development
- \* Challenges Included:
  - \* Worst rated bridge in Colorado
  - \* Dangerous intersections resulting in fatalities
  - \* Failed roadways
- \* Using same approach to roadmapping, City secured \$20 million:
  - 27<sup>th</sup> Street Bridge:
    - \$950,000 Colorado Energy and Mineral Impact Assistance Grant;
    - \$500,000 Garfield County Federal Mineral Lease District Grant;
    - \$1,600,000 Federal Highway Administration Off-System Bridge Program
    - \$500,000 Garfield County
  - South Midland Reconstruction
    - \$7 million US DOT BUILD Grant
    - \$850,000 Garfield County
    - \$150,000 Colorado Energy and Mineral Impact Assistance Grant
  - Grand Avenue and 27<sup>th</sup> Street Underpasses (Joint Project with RFTA)
    - \$4 million from Colorado Department of Transportation
    - \$5 million from Roaring Fork Transportation Authority



# Q&A

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