



# Accessing Expanded Brownfields Resources

Presented by The Colorado Brownfields Partnership



**COLORADO**  
Hazardous Materials  
& Waste Management Division  
Department of Public Health & Environment



# WHAT IS A BROWNFIELD?

A brownfield is any property that is abandoned, idled, or underutilized due to **the presence or potential presence** of a hazardous substance, pollutant, or contaminant.





# HOW BROWNFIELDS IMPACT COMMUNITIES



- Blighted Appearance
- Decreased Property Values
- Decreased Tax Base
- Environmental Contamination
- Impede Economic Growth



# PURPOSE OF BROWNFIELDS PROGRAMS



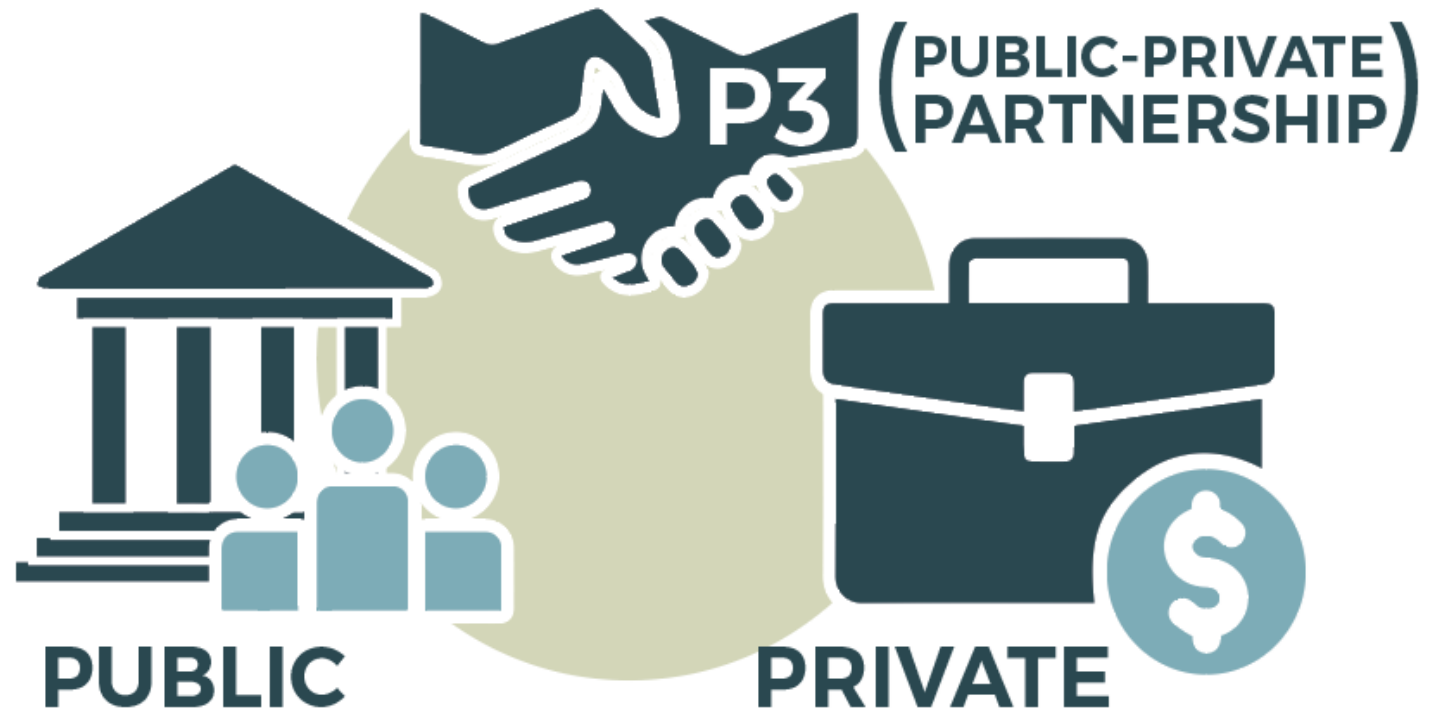
- Remove Contaminants
- Enable Redevelopment and Revitalization
- NOT regulatory



# REDEVELOPMENT SCENARIOS



1. Private-Led
2. Public-Led
3. Public-Private Partnership



# BROWNFIELDS RESOURCE PROVIDERS



- **CDPHE and EPA** provide information, guidance, services and funding for brownfields redevelopment
- **Colorado Department of Labor & Environment (CDLE)** provides information and funding specific to oil/petroleum site cleanup
- **Kansas State University** is EPA's **regional technical assistance (TAB)** provider, offers guidance and EPA application support
- **Colorado Brownfields Partnership**, contracted by CDPHE
  - Education, workshops, planning assistance
  - Brownfields redevelopment coaching, advisory services

# THE BIPARTISAN INFRASTRUCTURE LAW



- The largest single investment in US Brownfields infrastructure
- \$1.5 Billion in additional Brownfield funding over 5 years
  - Including \$1.2 Billion in additional grant funding
  - Waives matching requirement for grants
  - Objective of creating 154,000 jobs and stimulating \$30 billion in public/private funding
- CDPHE Brownfields programs have been awarded increased EPA funding



# EPA SUPPORT & RESOURCES



**Assessment Grants** provide funding for brownfield inventories, planning, environmental assessments, and community outreach. Up to \$1M for Coalitions & \$500k for Community-wide

**Revolving Loan Fund (RLF)** Grants provide funding to capitalize loans that are used to clean up brownfield sites. Up to \$1M/grant for new grantees

**Cleanup Grants** provide funding to carry out cleanup activities at brownfield sites owned by the applicant. Applicants may request \$500k, \$1M, or \$2M

**Multipurpose (MP) Grants** provide funding to conduct a range of eligible assessment and cleanup activities at one or more brownfield sites in a target area. Up to \$800k/grant

# EPA SUPPORT & RESOURCES



**Job Training (JT) Grants** provide environmental training for residents impacted by brownfield sites in their communities. Up to \$500k/grant

**State and Tribal Response Program Grants** provide non -competitive funding to establish or enhance State and Tribal Brownfields response programs. Up to \$2M/grant for states and tribes

**Land Revitalization Technical Assistance** Direct technical assistance from EPA for existing brownfield projects. Includes community visioning and engagement, site design, market studies, and project financial planning. Applications accepted year -round.

# CDPHE SUPPORT & RESOURCES



## CLEAN-UP SUPPORT

**The Targeted Brownfields Assessment (TBA)** is a single application to determine if a site is contaminated, if cleanup is necessary provides a cost estimate for the cleanup and federal liability protections

**The Voluntary Cleanup and Redevelopment Program (VCUP)** provides a roadmap to cleanup and enables access to financial resources in making it happen.



## FINANCIAL RESOURCES

**Colorado Brownfield Cleanup Grants** designed to protect human health and the environment and to enhance the redevelopment potential of these properties. (Competitive Process)

**Revolving Loan Fund** gives access to low-interest, flexible loans for cleanup costs.

**Brownfields Tax Credits** assist in cleanup costs associated with capital improvements or redevelopment. (Renewal in Process)

**Support with** Federal and other Resources

# CBP SUPPORT & ASSISTANCE



## CBP EDUCATION, PLANNING & COACHING SUPPORT

- **Community Workshops** help communities understand brownfields resources, see opportunities, and solve challenges with identified brownfield sites
- **Planning Assistance** supports communities with engagement, visioning and planning for brownfields sites, resulting in actionable strategies
- **On-Call Coaching** to ensure brownfields projects move forward through implementation phases





# ■ WHERE IS YOUR COMMUNITY IN YOUR BROWN FIELDS JOURNEY?



**Exploring Resources**     ready to learn about brownfields resources and how brownfields can help advance community-wide goals

**Site of Concern**     aware of a site with potential environmental concerns; looking for resources to assess conditions and spur redevelopment

**Site Control**     own or are partnering on a site with a concept for redevelopment or reuse that would benefit the community

**Program Development**     have identified a widespread issue; looking to inventory, prioritize, and assist with multiple sites

# CBP SUPPORT & ASSISTANCE



## EXPLORING BROWNFIELD RESOURCES

*The community is curious about Brownfields resources and assistance*

### CBP Assistance Tools

- Informational meetings with staff and elected leaders
- Workshops with community members including property owners



# CBP SUPPORT & ASSISTANCE



## BROWNFIELD SITE OF CONCERN

*Local government or a nonprofit is concerned about a site owned by private owner*

### CBP Assistance Tools

- Informational meetings with staff, property owners about resources for private owners
- Explain assistance resources as incentive for public-private partnership NOTE: CDPHE's Brownfields program is not regulatory





# CBP SUPPORT & ASSISTANCE



## BROWNFIELD SITE CONTROL

*Local government or a non-profit controls or plans to acquire a specific site*

### CBP Assistance Tools

- Informational meetings with staff, seller
- Grant application support
- Community engagement / visioning support
- Real estate assessment of market-supported reuse options
- On-call coaching and troubleshooting





# CBP SUPPORT & ASSISTANCE



## BROWNFIELD PROGRAM DEVELOPMENT

*Local government aware of a wide range of sites with environmental concerns, potentially across county and municipal jurisdictions*

### CBP Assistance Tools

- Informational meetings and workshops with multiple jurisdictions
- Support site inventory, and identification of characteristics
- Help prioritize, e.g. focus geography, site, or contaminant type
- Planning assistance, e.g. small area plan





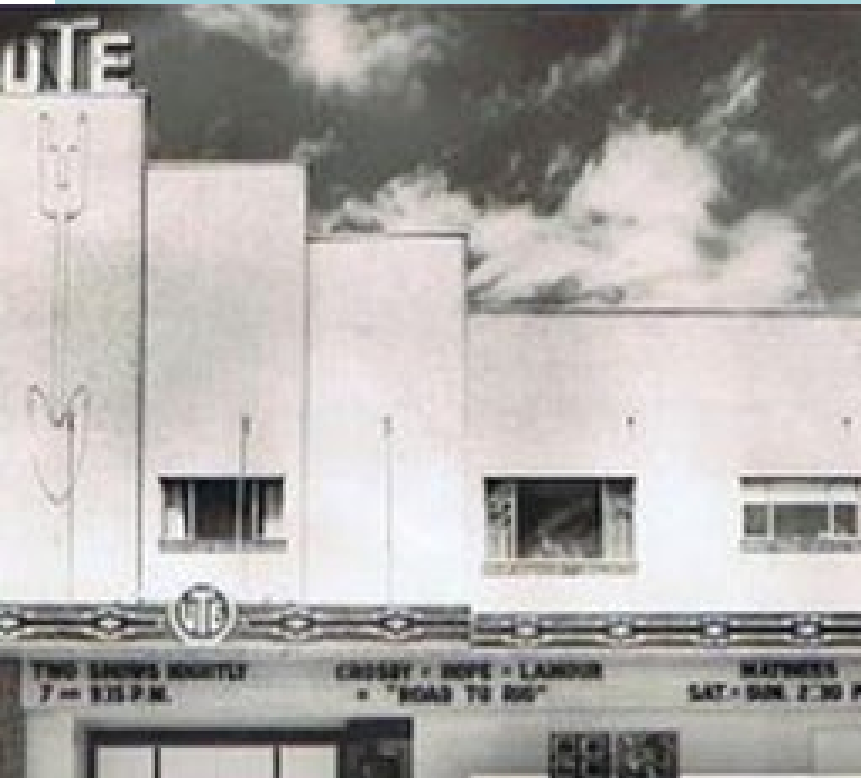


# COLORADO CASE STUDIES





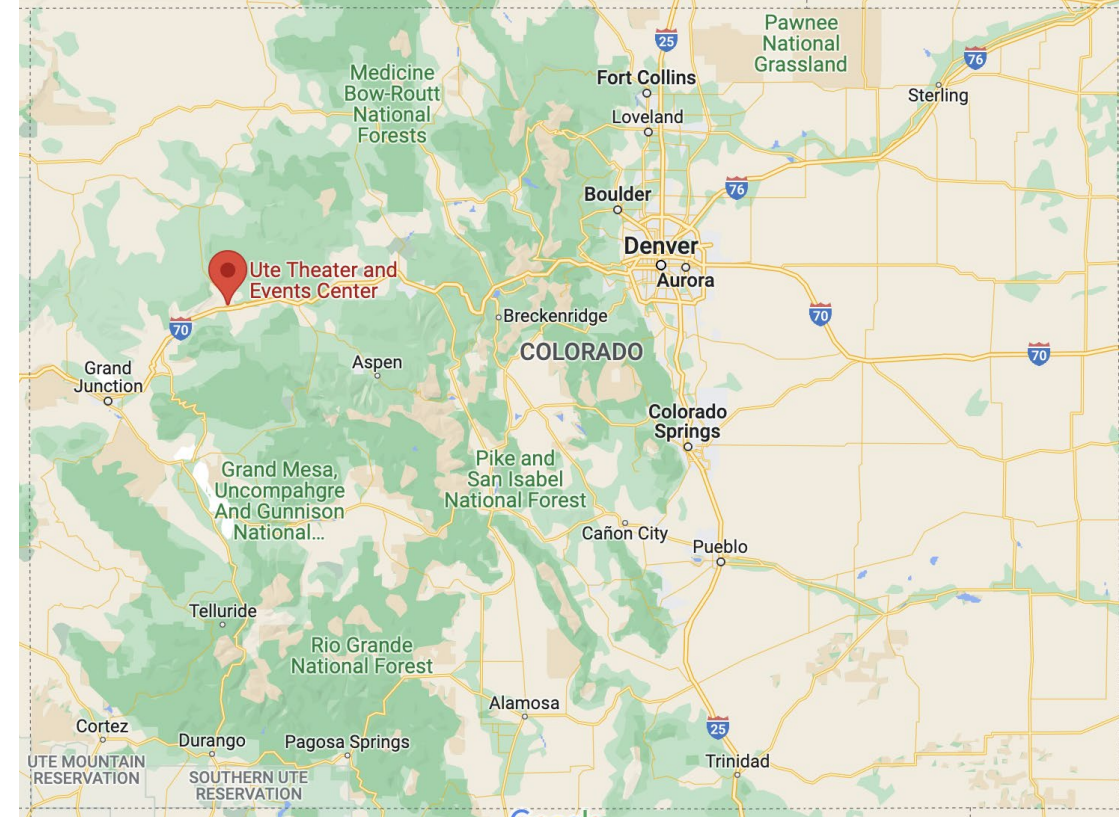
# RIFLE | THE UTE THEATER



# BACKGROUND



- Designed and built in 1947 by town resident, Don Monson
- City of Rifle acquired the building in 2006
- Building is an economic asset due to its location one block north of the main business district



CASE STUDY | RIFLE



# THE CHALLENGE



The 60-year-old theater had many issues:

- Bats residing in the cedar siding
- Leaking roof
- Sagging chairs
- Aged heating and ventilation
- Asbestos



CASE STUDY | RIFLE

# ■ ASSISTANCE & FINANCING



- Colorado Brownfields Partnership provided support through targeted technical assistance program
- CDPHE awarded Rifle with a clean-up grant for asbestos removal
- Rifle, the Downtown Development Authority, and the Visitor Improvement Fund funded interior renovations

CASE STUDY | RIFLE

# RESULTS



- Owned and operated by the City of Rifle
- The New Ute Theatre Society (NUTS) was created in 2009 to assist the City in marketing and operating the theater



CASE STUDY | RIFLE

# FINANCIAL IMPACT



Total New  
Investment:

Value-Added:

Jobs Created:  
(full + part time)

 2,500,000

 \$7,332,000

 +16

- New investment included \$317k in property acquisition, \$80.6k in asbestos abatement, and \$2.1 million in building restoration
- Created one full time job and 15 part time jobs
- Induced over \$7 million dollars of spending in the local economy
- Added \$1,642,470 in property value

CASE STUDY | RIFLE



# SILVERTON | ANVIL MOUNTAIN

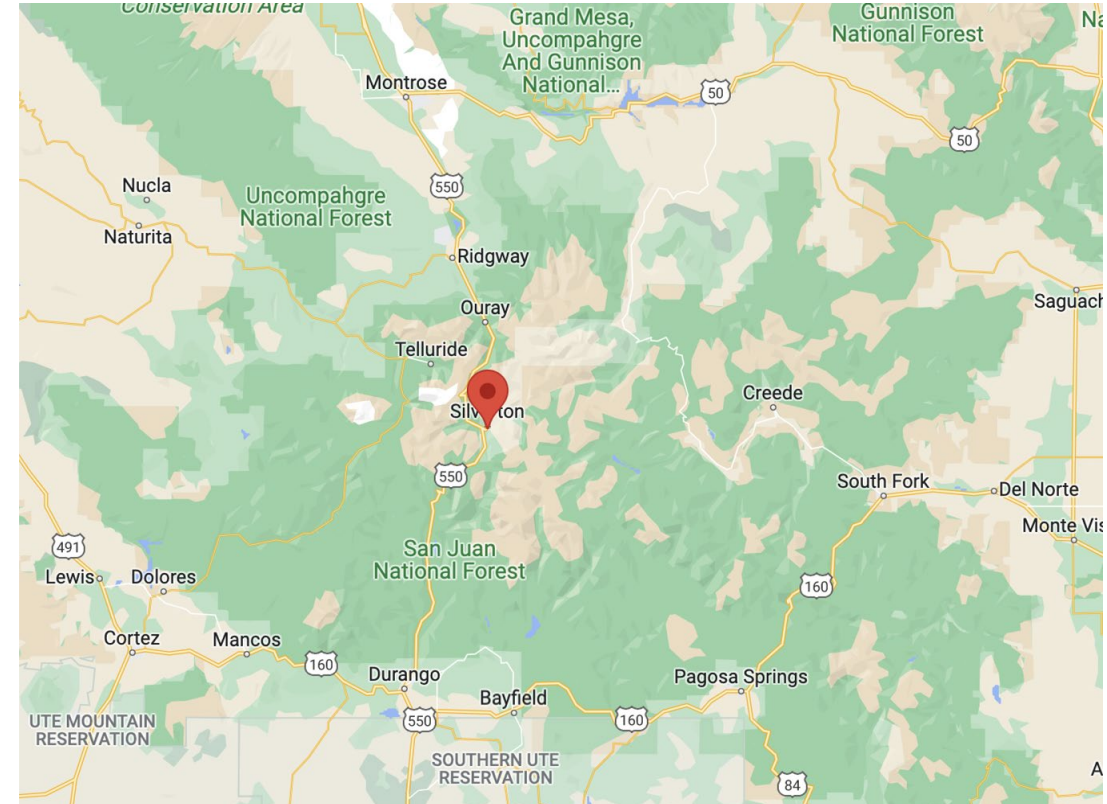




# BACKGROUND



- Martha Rose/Walsh Smelter site:
  - 20-ton smelting plant
  - Ore crushing facility
  - Coal fired blast furnace
- Affordable housing need in Silverton



CASE STUDY | SILVERTON

# THE CHALLENGE



- Soil & groundwater contamination
- Lead, asbestos, barium and arsenic



CASE STUDY | SILVERTON



# ASSISTANCE AND FINANCING



Sources of Funds	Amount	Description
<b>I. Initial Property Purchase:</b>		
Durango Mountain Resort	\$ 200,000	payment in lieu
Colorado Housing Inc.	\$ 60,000	initial planning/preliminary environmental assessments
Housing Solutions for the Southwest	\$ 60,000	initial planning/preliminary environmental assessments
Colorado State Historical Fund	\$ 6,100	archaeological study
<b>I. Initial Property Purchase</b>	<b>\$ 326,100</b>	
<b>II. Brownfield Assessment &amp; Infrastructure Funding:</b>		
EPA Brownfield Grant	\$ 200,000	site cleanup
DOLA Impact Assistance Grant	\$ 194,000	site cleanup
Town of Silverton/Department of Local Affairs Impact Assistance Grant	\$ 106,422	relocation of town raw water supply line
Town of Silverton/ Colorado Department of Housing	\$ 24,000	housing needs assessment
CDPHE/American Recovery and Reinvestment Act (ARRA) Grant	\$ 200,000	site final grading and capping
Colorado Department of Transportation Enhancement Grant	\$ 124,155	trail, landscaping, and historic interpretation
Department of Local Affairs Impact Assistance Grant	\$ 400,000	infrastructure
San Juan County	\$ 500,000	
<b>II. Brownfield Assessment &amp; Infrastructure Funding</b>	<b>\$ 1,748,577</b>	
<b>I. and II. Subtotal</b>	<b>\$ 2,074,677</b>	
<b>III. Construction Funding:</b>		
Department of Local Affairs	\$ 315,000	
Division of Housing	\$ 304,000	
Citizen's State Bank	\$ 1,200,000	
San Juan County	\$ 252,000	
Town of Silverton	\$ 115,000	
<b>III. Construction Subtotal</b>	<b>\$ 2,186,000</b>	
<b>TOTAL FUNDING (I., II. AND III.)</b>	<b>\$ 4,260,677</b>	

Sources: Colorado Department of Public Health and Environment; San Juan County; Interview with Willy Tookie and Kim Buck

CASE STUDY | SILVERTON



# RESULTS



- 12 affordable rental units
  - 8 are restricted by income
- Single family affordable and market rate homes



CASE STUDY | SILVERTON

# FINANCIAL IMPACT



Total New  
Investment:

\$ 3,934,577

Land + Tax Value-  
Added:

+ \$ 1,320,000

Jobs Created:  
(full + part time)

 +6

- New investment included \$1.75 million in environmental services and cleanup and \$2.2 million in construction costs
- Five parcels were sold for market-rate homes for \$150,000
- Two parcels were sold for attainable housing for \$20,000
- Five construction jobs and one permanent, full-time job created

CASE STUDY | SILVERTON

# DENVER | STANLEY MARKETPLACE

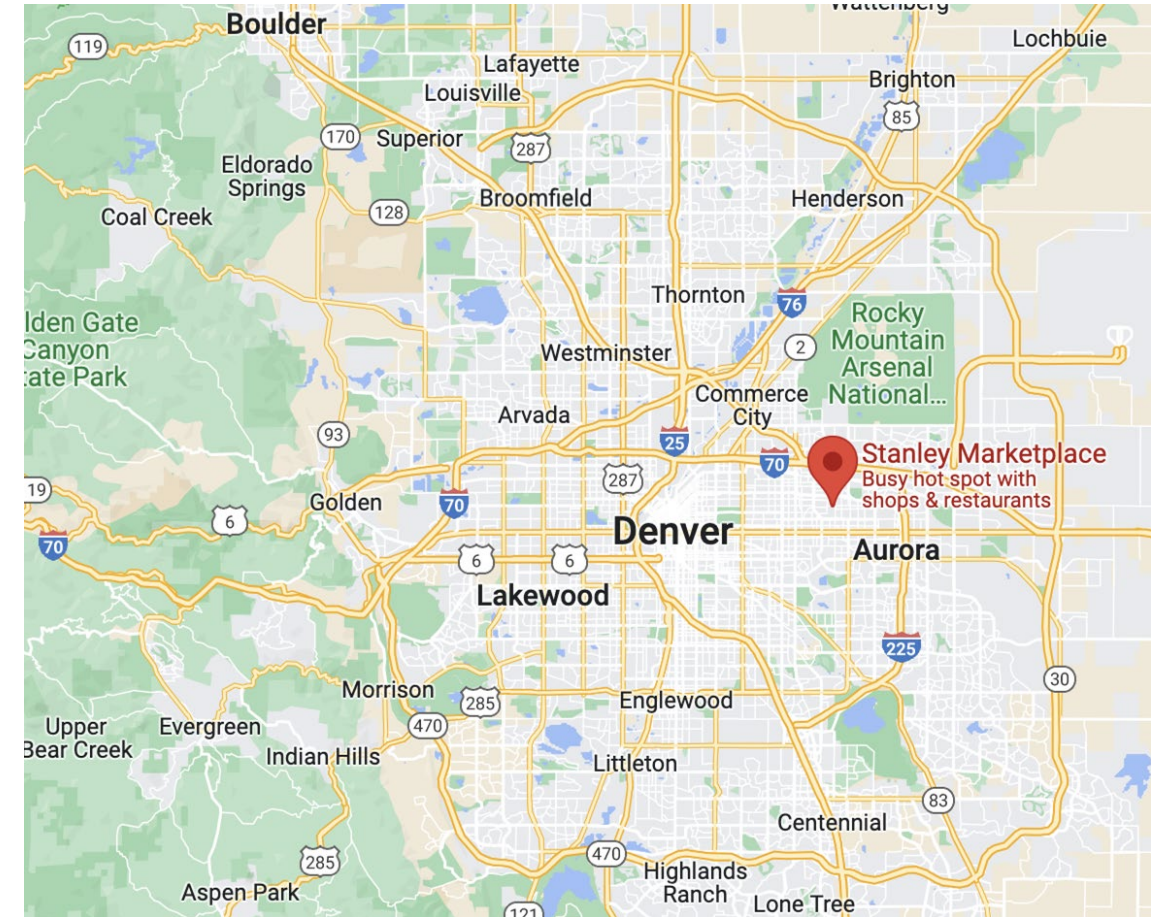




# BACKGROUND



- Previous industrial and aviation site
  - Municipal landfill
  - Wastewater treatment
  - Manufacturing facility
- Desire for neighborhood redevelopment and gathering space



CASE STUDY | STANLEY MARKETPLACE



# THE CHALLENGE



- Soil & groundwater contamination
- Lead, asbestos in drywall
- Asbestos in asphalt



CASE STUDY | STANLEY MARKETPLACE

# ■ ASSISTANCE & FINANCING



- City of Aurora Revolving Loan Fund (RLF) gave \$825,000 loan for asbestos abatement
- CDPHE RLF provided a \$775,000 loan for soil cleanup
- Colorado State Brownfield Tax Credits provided \$525,000
- City of Aurora utilized ~\$13 million in tax increment financing (TIF) to finance site improvements and building renovations
- FirstBank provided a \$15 million loan for redevelopment

CASE STUDY | STANLEY MARKETPLACE

# RESULTS



- Commercial marketplace
- Catalyzed new residential development and parking facilities



CASE STUDY | STANLEY MARKETPLACE



# FINANCIAL IMPACT



- New investment included revolving loan funds, tax credits, TIF funding, and bank lender financing
- 55 new businesses were created

CASE STUDY | STANLEY MARKETPLACE

# CANON CITY | MULTIPURPOSE GRANT



DOWNTOWN CORE: RIVERFRONT MIXED USE ILLUSTRATIVE CONCEPT





# FOX WEST THEATER

# CLEANUP GRANT



COLORADO MUNICIPAL LEAGUE • 2023 ANNUAL CONFERENCE



# ■ FOX WEST THEATER | CLEANUP GRANT



- The 22,000 square foot theater was constructed in 1908 and operated until the 1990s.
- The City of Trinidad used its \$500,000 EPA grant to clean up asbestos, lead based paint, mold and bird droppings.
- The City of Trinidad and Urban Neighborhoods plan to reopen the Fox West Theatre as a center for arts and community events.

CASE STUDY | FOX WEST THEATER, TRINIDAD



# 27 YEARS OF RESULTS



JOB S

4 6 , 6 0 3

NEW JOBS

HOUSING

4 9 , 3 8 6

NEW  
HOUSING  
UNITS

ACRES

17 , 4 2 0

ACRES BEING  
REMEDIED

*We want to help CO communities benefit from the  
unprecedented levels of brownfields assessment & clean up  
funding available over the next 5 years*



# THANK YOU FOR ATTENDING

## Please don't forget to rate the session on the CML Conference App

## Go to session & click on survey