Narrative Information Sheet

IV.D.1. Applicant Identification
McCurdy Schools of Northern New Mexico using the trade name McCurdy Ministries Community Center, 362A S. McCurdy Road, Española, NM 87532

IV.D.2. Funding Requested
IV.D.2.a. Grant Type
Single Site Cleanup

IV.D.2.b. Federal Funds Requested
IV.D.2.b.i., b.ii., b.iii. Funds Requested and Waiver Requests
i. $499,055
ii. McCurdy Ministries Community Center is requesting a cost share waiver.
iii. McCurdy Ministries Community Center is NOT requesting a waiver increase of $650,000.

IV.D.3. Location
a) City: Española, b) County: Santa Fe, c) New Mexico

IV.D.4. Property Information
McCurdy Ministries Community Center, 362A S. McCurdy Road, Española, NM 87532

IV.D.5. Contacts
IV.D.5.a. Project Director
Name: Diana Loomis
Ph: 505-901-3082
E: dloomis@mccurdy.org
Mailing Address: McCurdy Ministries Community Center, 362A S. McCurdy Road, Española, NM 87532

IV.D.5.b. Chief Executive/Highest Ranking Elected Official
Name: Patricia Alvarado
Ph: 505-753-7221
E: pialvarado@mccurdy.org
Mailing Address: McCurdy Ministries Community Center, 362A S. McCurdy Road, Española, NM 87532

IV.D.6. Population
McCurdy Ministries Community Center is a nonprofit located in Española, NM. The population for the City of Española, as of the April 2020 census, is 10,526.

IV.D.7. Other Factors

<table>
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<th>Sample Format for Providing Information on the Other Factors</th>
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<td>Community population is 10,000 or less.</td>
<td>1 of narrative</td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
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<tr>
<td>The proposed brownfield site(s) is impacted by mine-scarred land.</td>
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</tbody>
</table>

Diana L. Loomis, public/private partnership director
362A S. McCurdy Road, Española, NM 87532, 505-753-7221, ext. 211, dloomis@mccurdy.org

McCurdy Schools of Northern New Mexico is a registered nonprofit corporation.
The corporation also uses the trade name McCurdy Ministries Community Center.
Secured 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.

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).

The proposed site(s) is in a federally designated flood plain.

The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.

The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.

The target area(s) is located within a community which a coal-fired power plant has recently closed (2011 or later) or is closing.

IV.D.8. Letter from the State or Tribal Environmental Authority
Please find attached a letter dated Nov. 15, 2021, from the New Mexico Environment Department acknowledging our intent to apply for FY22 grant funds and conduct cleanup activities.

IV.D.9 Releasing Copies of Applications Not applicable.

Diana L. Loomis, public/private partnership director
362A S. McCurdy Road, Española, NM 87532, 505-753-7221, ext. 211, dloomis@mccurdy.org
November 15, 2021

Reverend Diana Loomis  
Director of Development/Church Relations  
McCurdy Ministries Community Center  
362A S. McCurdy Road  
Espanola, NM 87532  
Email: dloomis@mccurdy.org

Re: McCurdy Schools of Northern New Mexico Brownfields Cleanup Grant Proposal – State Acknowledgement and Support Letter

Dear Reverend Loomis:

The New Mexico Environment Department (NMED) Brownfields Program acknowledges and enthusiastically supports the intent of McCurdy Schools of Northern New Mexico to apply for a U.S. Environmental Protection Agency Brownfields Cleanup Grant for remediation of buildings located on the McCurdy Ministries campus that have asbestos containing materials and lead based paint. NMED agrees that a cleanup grant will serve as a key component to transform and update the property into a multi-purpose campus offering social and educational services. This effort will be a public health and economic development benefit to the Town of Española and the surrounding rural communities.

In 2021, EPA Region 6 catalyzed this redevelopment effort by providing financial Technical Assistance and funding the Phase II Limited Environmental Site Assessment (ESA) Asbestos and Lead Based Paint Survey for the property. The NMED Brownfields Program fostered the project’s momentum by funding the Analysis of Brownfields Cleanup Alternatives.

NMED will continue to support McCurdy Schools of Northern New Mexico by providing technical oversight of the cleanup activities undertaken with the grant funds. NMED looks forward to a favorable response from EPA on your application. If you have any questions, please contact me via email at karen.menetrey@state.nm.us or at (505) 629-8604.

Sincerely,

Karen Menetrey, Program Manager  
Remediation Oversight Section  
Ground Water Quality Bureau

cc: ROS Reading File
McCurdy Ministries Community Center Narrative/Ranking Criteria for Cleanup Grants

IV.E.1 Project Area Description and Plans for Revitalization
IV.E.1.a Target Area and Brownfields
IV.E.1.a.i Background and Description of Target Area

McCurdy Ministries Community Center (MMCC) is a 109-year-old nonprofit located at 362A S. McCurdy Road, in Española, NM. Española straddles northern Santa Fe and southern Rio Arriba Counties. MMCC is located in Santa Fe County and our 21-acre campus is the northern boundary for Santa Fe County, but for our entire history, we have made a difference for all of Northern Santa Fe County and Southern Rio Arriba County. Española was founded by the Spanish in 1598 and was the original Spanish capital. The Rio Grande River flows through the city which has a population of 10,526 according to the 2020 U.S. Census and is surrounded by the Santa Clara, San Ildefonso, and Ohkay Owinghe Pueblos. MMCC has served Hispanic, Native American, Anglo, and all Española Valley residents for 109 years. The area was primarily agricultural due to the genius of the Pueblo acequia (irrigation) system which is thousands of years old. According to the 2020 U.S. Census, the population is 85% Hispanic, 11% white, 2% Native American, 1% African American, and 1% Asian American and 58% of the population speaks a language other than English at home. The median household income is $34,368 and 24% of the population lives below the Federal Poverty Line. While historically the major industry was agriculture in more recent years Española has become a regional shopping and health care center. Since the city is surrounded by Pueblo land there is no possibility for expanding the city limits and therefore the redevelopment of aging sites that may have issues like asbestos, lead paint, and mold like MMCC is critical to the future of the city's economic development possibilities.

IV.E.1.a.ii Description of the Proposed Brownfield Site(s)

Site Description

McCurdy Ministries Community Center (MMCC) occupies a 21-acre site and is currently a community center. Before 2012 McCurdy was a preschool to 12th-grade school for 100 years. The central portion of the campus that was assessed contains nine campus buildings including Buildings 1-8 and Building 22. According to the Phase 1 Assessment prepared by DBS&A eight of the nine buildings have significant ACBM contamination. According to Leaaf and JESCO lead was detected above the regulatory limit in all nine buildings and mold was found to be present in Building 8. MMCC is requesting a grant of $138,000 in estimated remediation cost according to the ABCA completed by DBS&A. In addition, Buildings 1, 3, and 8, are adobe and without further testing, we will not know if the lead paint has permeated the adobe and the soil underneath the building which will mean these buildings must be demolished to be safely remediated so MMCC is requesting $292,290 if demolition is necessary.

Previous Site Uses

The existing buildings on the MMCC site were constructed from 1917 through 1980. McCurdy Ministries operates community services at the site, including preschool, after-school care, summer camp, school-based mental health counseling services, adult education, volunteer program, and other nonprofit support services. The nine buildings slated for demolition or renovation are currently vacant. Past activities that may have had an environmental impact on the site include the presence of asbestos-containing building material (ACBM), lead-based paint (LBP), and mold on the interior of the buildings.

No previous cleanup or remediation has been conducted at the property. The ABCA report details asbestos contamination in Buildings 1, 3, 4, 5, 6, 7, 8, and 22 and says the survey was conducted per EPA National Emission Standard for Hazardous Air Pollutants - Asbestos (NESHAP) and in substantial compliance with the jointly published EPA/HUD protocols for lead-based paint inspections for target housing or child-occupied facilities. Asbestos bulk sampling was performed in substantial compliance with the established 40 CFR 763 sampling protocol and requirements outlined in
Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1926.1101). Significant ACBM was identified in eight of the nine buildings as a result of the survey. The ABCA report details lead-based paint contamination. Leaaf and JESCO tested building materials in the nine site buildings for LBP content using X-ray fluorescence (XRF). Lead was detected above the regulatory limit. The ABCA reports that Leaaf and JESCO conducted a mold inspection for the site. Mold was found to be present on building material surfaces and in the air inside building 8.

IV.E.1.b Revitalization of the Target Area
IV.E.1.b.i Reuse Strategy and Alignment with Revitalization Plans
The McCurdy Ministries Community Center (MMCC) campus has over 40 buildings many of which are past their useful life and have asbestos, lead paint, and mold issues. MMCC's goal is to create a "Live, Work, Educate and Recreate Planned Community" in three phases. Phase 1 will create a revitalized, energy-efficient, five-acre headquarters for MMCC in the heart of our campus and will include rehabbing Building 8 into a new energy-efficient retreat/community center that will host our volunteer program, a new retreat program, and be a site for community events. Phase 1 also includes building a new, energy-efficient, two-story Program Building that will host our preschool, after school care, summer camp, adult education and support programs, administrative offices and will create room for the preschool size to be doubled and new childcare, family counseling, and small business support programs to be added. During this phase, seven buildings will be removed which increase the green space, create space for an outdoor event amphitheater and improve the campus landscaping. An event plaza and prayer garden will be added and the landscaping will be improved which will result in more green space. These improvements are made possible by a thousand of-year-old acequia/irrigation ditch developed by Santa Clara Pueblo that runs through our campus. As we continue to experience drought conditions brought on by global warming our green spaces with irrigation access must be intentionally cared for! This plan will “right-size” the McCurdy campus, include solar installations making energy efficiency a reality, and will mean less money will go to insurance, utilities, and maintenance and more will go to fund programs. Once a "right-sized" and more efficient home for McCurdy Ministries Community Center has been started then Phase 2 will begin including the construction of 70+ affordable single-family and townhouse homes, walking trails, and a park. Phase 3 will develop much-needed office space on the southern end of campus which will potentially mean a large increase in jobs in Española. To assist in all phases of this redevelopment program MMCC has developed a Public/Private Partnership. MMCC staff has participated in the Rio Arriba County Health Council, the Early Childhood Collaborative, the Los Alamos National Laboratory Foundation strategic planning sessions for our community, and United Way nonprofit strategic planning sessions for our community. As a result, we learned the critical needs in our community are affordable childcare, affordable housing, employment training, economic development, and assistance in combating the drug and alcohol abuse crisis. MMCC has taken seriously these needs in our plans for the redevelopment of our campus.

IV.E.1.b.ii Outcomes and Benefits of Reuse Strategy
An EPA Cleanup Grant will facilitate MMCC starting Phase 1 and will have a huge impact on education, housing, and employment in our community. The project design and construction will meet the best sustainable practice standards to achieve energy star ratings and we can easily attain LEAD Silver Certification if required. Every rooftop has been designed to host solar panels. We will also explore the use of wind and geothermal energy. Española lies within Santa Fe and Rio Arriba Counties in the state of New Mexico. Our city and our counties are all historic minority-majority areas that deal with high unemployment and underemployment, linguistic isolation, high housing cost burden, substandard housing, and extremely limited housing stock, distressed neighborhoods, high transportation cost burden because many residents commute to Santa Fe, Los Alamos or Albuquerque for low wage jobs and/or low transportation access, Española is a high desert area and has been in drought conditions for
most of the last decade and is experiencing disproportionate impacts from climate change, and the region MMCC serves includes geographic areas within Tribal jurisdictions. In reviewing the EJ Screen demographics we learn that 88% are people of color, 59% live in low-income households, 5% are linguistically isolated, and 18% have less than high school education. In addition, Española has long had one of the highest death by heroin overdose rates in the country, the Rio Arriba County Health Council reports 62% of our children are being raised by their grandparents due to drug and alcohol abuse and high rates of incarceration in the parental generation. Finally, the McCurdy campus is within a mile of the North Railroad Ave Plume EPA Superfund site.

IV.E.1.c Strategy for Leveraging Resources

IV.E.1.c.i Resources Needed for Site Reuse

McCurdy Ministries Community Center (MMCC) is grateful to the New Mexico Environment Department and the EPA who joined together to pay for our Phase II ESA and ABCA reports. The EPA has funded a Financial Technical Assistance Grant to help MMCC explore funding possibilities for this project. This January our New Mexico Legislature will have the greatest amount of funding to distribute in the state's history! A meeting has been set in December 2021 with our New Mexico State Senators and Representatives to talk about ways they can assist in securing funds for the demotion of the four, or potentially seven buildings, not included in the EPA Cleanup Grant in Phase 1. MMCC has set aside 20% of capital funds on hand to provide a match for the potential EPA Cleanup Grant of $499,055. The North Central New Mexico Economic Development Agency has applied for a Build Back Better Rural Economic Development Federal Grant and has asked MMCC to partner with them in this process. This opens the potential for Federal Economic Development Grants for this project and New Mexico State Capital Outlay funds.

IV.E.1.c.ii Use of Existing Infrastructure

For Phase 1 the infrastructure needs will be minimal since the work will be done on a campus that is already connected to community infrastructure. The MMCC campus has two internet sources and is a broadband hub for Readinet which provides regional broadband services. The City of Española has committed COVID-19 relief funds to improve the broadband services along McCurdy Road. Natural gas, electric, and trash infrastructure already exist across the 21-acre campus. Since 1917 the campus has run on a well water system. The city is requiring MMCC to hook up to city water in the Phase 1 plans. Finally, the sewer infrastructure is already in place and can be reused for the Phase 1 project.

IV.E.2 Community Need and Community Engagement

IV.E.2.a Community Need

IV.E.2.a.i The Community's Need for Funding

McCurdy Ministries Community Center (MMCC) is a nonprofit National Mission Institution related to the United Methodist Church and we draw mission-oriented volunteers, donors, and support from all 50 states. For the 2020-21 fiscal year our budget was $1,149,000. The total income raised from the entire state of NM for the last fiscal year was $207,790 and $105,194 of that funding came from NM Foundation grants from outside of our community. This means 9% of our funding came from NM donors and an even smaller amount came from the community of Española. MMCC's ear history demonstrates that if support does not come from outside our community then our nonprofit will not survive let alone find the resources to conduct a major economic development project.

There are several reasons Española needs outside assistance to fund this project. New Mexico is ranked 10th in the U.S.A. in the amount of Federal land in our state. While many states fund education by local property taxes, education is funded through the state budget because Federal land cannot be taxed. This issue also affects Española. The city is surrounded by Santa Clara, Ohkay Owingeh, and San Ildefonso Pueblos and cannot annex land to grow the tax base. This also makes the redevelopment of aging sites within the city extremely important for economic development. In addition, New Mexico changed the
tax law and removed groceries as a taxable category of goods which is a laudable step because taxing groceries is a regressive policy that hurts households living in poverty the most, yet this change has meant tax income in Española, which is a regional shopping center, has remained static for the last decade. As the EJ Screen Demographics for a one-mile radius around the McCurdy Ministries Community Center show 88% of our residents are people of color, 59% are low income, 5% are linguistically isolated and 18% have less than high school education. Española is a small town with a population of 10,526 and is partially located in Rio Arriba County which had a population of seven persons per square mile in the 2010 census. Our community needs outside support to accomplish the MMCC this project.

IV.E.2.a.ii Threats to Sensitive Populations

IV.E.2.a.ii.1 Health or Welfare of Sensitive Populations

The majority of Española is located in Rio Arriba County so McCurdy Ministries Community Center (MMCC) takes cues on community health conditions from the Rio Arriba County Health Council. According to the 2020 RACHC Health Report, “Health concerns fall in the low rate of prenatal care and proportion of infants born with low birthweights; rates of diabetes; rates of influenza and pneumonia related deaths; rates of unintentional injury and motor vehicle related deaths; child abuse allegations; alcohol, drug, and opioid use disorders and death rates; self-reporting of lower than average health; and lower than average lifespans. The opioid epidemic, substance use disorder, and the cluster of behavioral health risks that include violence and accidental deaths represent a cornerstone of the county’s health challenges, and therefore a major priority for the Rio Arriba County Health Council’s health goals. The overdose death rate in this Rio Arriba epicenter is 89.9 per 100,000, or 5 ½ times the national average of 16.4. It ranks as the county with one of the highest overdose death rates in the nation. In addition, area hospitals have been deluged with 207.8 per 100,000 drug overdoses, over 4 times the state average of 66.9 per 100,000. The percentage of children living in poverty in Rio Arriba matches the state total, at 28%. However, 20% of the county’s children live in families where no parent is working, compared to 13% for New Mexico. Substantiated child abuse victim totals are 15 per 100,000 for the state, but 21 per 100,000 for Rio Arriba County, almost 50% higher than state levels. The child death rates for the county are also much higher than state rates (77.2 per 100,000 vs. 52.3 per 100,000. The percentage of youth not in school and not working is 70% higher than the state rate.”

The revitalization of our campus will create facilities that will allow us to double the size of our state-funded Pre-K program and create facilities appropriate for a new childcare program. Childcare has recently been identified as a number one need in our community and affordable, safe, childcare is essential to helping parents achieve full employment, which will give hope to those trying to restart their lives after dealing with drug addiction or alcohol abuse, help lower the stress on families, lower rates of child abuse and neglect including allowing parents to pursue training and full-time employment with benefits to better their family life. The creation of jobs and opportunities are critical to combat poverty, lack of employment and are essential in creating hope for families in our community. Finally, the expansion of our mental health services to the entire family will be a resource to combat the myriad of social issues our community faces.

IV.E.2.a.ii.2 Greater Than Normal Incidence of Disease and Adverse Health Conditions

The EPA Environmental Justice Screen for a one-mile radius of the McCurdy Ministries Community Center campus shows that this town with a population of 10,526 in a rural area, falls above the 50th percentile in nine out of eleven areas the EJ Screen measures. Española is already a location for an EPA Superfund site and with the aging housing and building stock, the lack of available land to redevelop, and lead paint, asbestos, and mold problems that made many of the MMCC buildings unusable are inevitable. The redevelopment of the MMCC campus and the creation of affordable housing, a revitalized, safe, and energy-efficient space for life-changing programs, and a telecommuting office building will be life-transforming for our people and our community!
IV.E.2.a.ii.3 Promoting Environmental Justice

Española straddles northern Santa Fe County and southern Rio Arriba County and we provide services to residents of both counties. To get a true picture of the environmental justice issues our region faces it is important to review statistics from Rio Arriba County because while northern Santa Fe County residents deal with many of the same issues that all of Rio Arriba County residents deal with, our neighbors in southern Santa Fe County (the second wealthiest county in NM) deal with a different set of issues.

According to the Rio Arriba County Health Council Health Profile from May of 2020, "The (Rio Arriba County) population is primarily rural, Hispanic and Native American...has (1) extremely high levels of opioid abuse and deaths; (2) other health risks; (3) poverty and limited employment; (4) educational, skill, and workforce issues; and (5) economic challenges.

McCurdy Ministries Community Center is a force for community improvement, but our campus buildings and infrastructure are aging and a number of our buildings are affected by asbestos, lead paint, and mold which were not known to be issues when the buildings were built! The reality provided by the Rio Arriba County Health Council is also backed up by the EPA EJ Screen tool which shows the one-mile radius around our campus is dealing with higher than 50 percentile environmental issues in nine out of 11 areas and our campus is located within a couple of miles to an EPA Superfund Site.

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IV.E.2.b Community Engagement
IV.E.2.b.i Project Involvement
IV.E.2.b.ii Project Roles

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<tr>
<td>Santa Fe County Councilmember</td>
<td>Henry Roybal, <a href="mailto:hproybal@gmail.com">hproybal@gmail.com</a></td>
<td>MMCC County Councilman and supporter of McCurdy</td>
</tr>
<tr>
<td>Española Mayor</td>
<td>Javier Sanchez, <a href="mailto:javiersanchez@espanolanm.gov">javiersanchez@espanolanm.gov</a>, 505-470-9357</td>
<td>City mayor and supporter of McCurdy</td>
</tr>
<tr>
<td>Española City Planning &amp; Zoning staff</td>
<td>Muhammad Hussain, <a href="mailto:mahussain@espanolanm.gov">mahussain@espanolanm.gov</a>, 505-747-6082</td>
<td>City Planner</td>
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IV.E.2.b.iii Incorporating Community Input

On Nov. 18, MMCC held a Public Meeting by zoom to inform the community about the Phase II and ABCA report which was well attended. This meeting was publicized for two weeks running in the Rio Grande Sun. In addition, the update to our Master Plan and plans for our campus are on our website at https://mccurdy.org/liveworkeducatecreateplannedcommunity/. We also blast emailed our community and our supporters around the country with information on how to participate in the Public Meeting. We communicate with our supporters, locally and nationally, through a quarterly newsletter which is sent by snail mail and by email, a monthly Volunteer newsletter, and blast emails whenever needed. All of these sources will be used to regularly communicate progress on this project.

Diana Loomis, the Director of the Public/Private Partnership gave immediate answers in the zoom meeting to questions and concerns raised by the public. No other concerns were raised by mail or email, but we will respond within 48 hours by phone or email to any concerns or issues that are raised. We will constantly evaluate how our communication plan is working and improve it. Articles will be published in the Rio Grande Sun as the project progresses and we will continue close communication with our supporters. The McCurdy Public/Private Partnership continues to meet monthly by Zoom. In October of 2022, MMCC will celebrate our 110 anniversary with a Fiesta open to the entire community. The day will include a Marcha, Mariachi band, free lunch, community resource fair, fun and games for the kids, and health screenings. Part of the agenda for that event will be updating the community on our plans. During the COVID-19 pandemic, MMCC has continued our programs virtually and has adapted to many new forms of meeting including Zoom. If the State of New Mexico imposes restrictions events to promote the updates to our campus will be conducted virtually.

IV.E.3 Task Descriptions, Cost Estimates and Measuring Progress

IV.E.3.a Proposed Cleanup Plan

Under this alternative, ACBM, LBP, and mold contamination would be removed from the buildings using the methods described below.

- **ACBM.** ACBM that is friable or may become friable during renovation or demolition be removed from the building before the initiation of renovation or demolition activities following EPA guidelines. Non-friable ACBM that will be disturbed during demolition may be removed by a general contractor, but all
NESHAP and state regulations must be followed. Friable ACBM that will be disturbed during demolition must be removed by a licensed abatement contractor. ACBM (friable and nonfriable) that is removed must be disposed of at a special wastes landfill.

- LBP: OSHA regulations for occupational exposure to lead-containing materials during construction activities will be followed. Federal, state, and local guidelines will be consulted before disposal.
- Mold: Mold/water-damaged materials will be removed using appropriate controls and wet methods as required under OSHA and EPA.

A qualified ACBM contractor will be hired to perform the ACBM removal and disposal. Contractors will be trained following OSHA’s Lead in Construction regulations. McCurdy Ministries will comply with requirements for asbestos demolition/renovation projects, which are governed by NESHAP, OSHA, and the State of New Mexico. The cost of the ACBM, LBP, and mold abatement is estimated at approximately $185,000. This cost includes construction costs implemented by the ACBM abatement contractor, independent laboratory costs, and third-party oversight/construction management.

**IV.E.3.b Description of Tasks/Activities and Outputs**

**IV.E.3.b.i Project Implementation**

**IV.E.3.b.ii Anticipated Project Schedule**

Once McCurdy Ministries Community Center receives news of the awarded EPA Cleanup Grant then the work of securing the necessary EPA approved contractors to conduct the remediation will immediately begin so that the work is ready to commence as soon as the grant funds are provided to MMCC on Oct. 1, 2022. MMCC is ready to submit our revised Master Plan for the campus redevelopment to the City of Española in early 2022 and the city has indicated that securing building permits for remediation and demolition once the Master Plan is approved will not be a problem. In December 2021, Diana Loomis, Director of the Public/Private Partnership, will be meeting with our state legislators to strategize securing funds for demolition after remediation from state capital outlay funds. Our community and state are pulling together in extraordinary ways to support this shovel-ready project.

**IV.E.3.b.iii Task/Activity Lead**

**Task 1: Cooperative Agreement Oversight**

- MMCC will conduct overall project coordination and oversee the Cooperative Agreement with EPA and will conduct a competitive and open selection process for the procurement of a Qualified Environmental Professional (QEP) following public bidding rules.
- The QEP will prepare all Asbestos removal plans; will develop an EPA standard QAPP and ACM abatement and post abatement demolition scope, a Public Bid package, and conduct the competitive Public Bid 7 Process for Abatement Contractor selection; and will make a recommendation to MMCC for the Abatement Contractor.

  ii. Schedule Procurement of the QEP and Abatement Contractor to be completed within 1 to 3 months of award, and ongoing through project completion.

  iii. Task Lead Diana Loomis, MMCC Director of the Public/Private Partnership, Lawrence Martinez, Maintenance Director, and QEP with assistance from FBT Architects as needed.

  iv. Outputs Final executed Cooperative Agreement; Quality Assurance Project Plan (QAPP); and project progress reports submitted to ACRES database

**Task 2: Community Outreach & Engagement**

i. Project Implementation

- MMCC will hold a pre-project public meeting with the QEP to prepare the Community Involvement Plan and notify all appropriate parties in writing of the scheduled cleanup. The QEP will conduct frequent visits, engage in public outreach particularly with the residents surrounding the MMCC campus, and finalize ABCA with their input.

  ii. Schedule Ongoing throughout the project.
iii. Task Lead Diana Loomis, MMCC Director of the Public/Private Partnership and QEP
iv. Outputs Creation of a Community Involvement Plan and final ABCA

Task 3: Site-Specific Activities
i. Project Implementation
• The abatement contractor licensed by the NMED will execute all cleanup activities; follow the approved plan; isolate where the asbestos removal is taking place with sheets of plastic; and will provide showers and throwaway protective suits to prevent contamination of workers, disposal, and building demolition after abatement. All work will be completed per State (NMED) and federal requirements.
• Air quality monitoring on-site will be conducted during cleanup.
ii. Schedule to begin within 3 months of award and continues for 6 months.
iii. Task Lead Abatement Contractor with oversight and independent monitoring to be overseen by selected QEP.
iv. Outputs Full asbestos abatement of the three sites

Task 4: Oversee Site Cleanup
i. Project Implementation
• MMCC will track and report the outputs and outcomes of the cleanup; the amount of private investment made in the site once the asbestos is removed; the amount of tax revenues raised as a result of the reuse of the Phase 1 redevelopment of the MMCC campus; and the number of jobs created. All reporting will be made available on the EPA’s ACRES database.
• Cleanup Oversight will be performed by the QEP
ii. Schedule Concurrent with Task 3.
iii. Task Lead Diana Loomis, MMCC Public/Private Partnership Director, Denise London, MMCC Business Manager and QEP
iv. Outputs Cleanup Completion Reports & other data submitted to ACRES database

Action Plan:
1. Secure approval of the revised McCurdy Campus Master Plan FBT Architects Lead Entity with the assistance of McCurdy Ministries Community Center staff.
2. Notification of Cleanup Grant Awarded during spring of 2022 EPA Lead entity
3. Secure approved remediation contractor June of 2022 McCurdy Ministries Community Center Lead entity with assistance from the NM Environment Department.
4. Finalize remediation plans by Sept. 1, 2022, Remediation Contractor lead entity
5. Get approval & permits for remediation from the city by 9.30.22 McCurdy Ministries Community Center Determine needed monitoring by city Health Department lead entity with assistance from the City of Espanola Planning and Land Use Department as well as the Health Department and Remediation Contractor.
6. Funding received from EPA on 10.1.22 EPA lead entity
7. Start remediation work by Oct. 15, 2022 Remediation Contractor lead entity

IV.E.3.b.iv Outputs
Does not apply. This is McCurdy Ministries Community Center’s first EPA Cleanup Grant Application.

IV.E.3.c Cost Estimates

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1 Remediation of 9 McCurdy Buildings plus demolition of lead-contaminated adobe buildings if necessary</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Costs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Category</td>
<td>Amount</td>
<td>Notes</td>
</tr>
<tr>
<td>---------------------------------------------------</td>
<td>----------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Personnel MMCC Maintenance Staff Oversight and Assistance</strong> 10 hours per week X 3 persons X four weeks @ $25 per hour</td>
<td>$3,000</td>
<td></td>
</tr>
<tr>
<td>Fringe Benefits</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Travel</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Equipment</td>
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<td></td>
</tr>
<tr>
<td>Supplies</td>
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<td></td>
</tr>
<tr>
<td>Contractual</td>
<td>$185,000</td>
<td></td>
</tr>
<tr>
<td>Other (include subwards, specify type) Demolition of 3 adobe buildings that may have leached lead paint contamination in the walls and soil.</td>
<td>$287,290</td>
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</tr>
<tr>
<td><strong>Total Direct Costs</strong></td>
<td>$475,290</td>
<td></td>
</tr>
<tr>
<td><strong>Indirect Costs</strong></td>
<td>$23,765</td>
<td></td>
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<tr>
<td><strong>Total Federal Funding</strong> (Not to exceed $500,000 or $650,000 if requesting a waiver)</td>
<td>$499,055</td>
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</tr>
<tr>
<td><strong>Cost Share (20% of requested federal funds)</strong> 4</td>
<td>$99,811 (apply for Cost Share Waiver)</td>
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<tr>
<td><strong>Total Budget (Total Direct Costs + Indirect Costs + Cost Share)</strong></td>
<td>$598,866</td>
<td></td>
</tr>
</tbody>
</table>

1 Travel to brownfields-related training conferences is an acceptable use of these grant funds.
2 EPA defines equipment as items that cost $5,000 or more with a useful life of more than one year. Items costing less than $5,000 are considered supplies. Generally, equipment is not required for Brownfield grants.
3 Administrative costs (direct and/or indirect) for the Cleanup Grant applicant itself cannot exceed 5% of the total EPA-requested funds.
4 Applicants must include the cost share in the budget even if applying for a cost share waiver (see Section III.B.13 for a list of applicants that may request a cost share waiver). If the applicant is successful and the cost share waiver is approved, it will be removed in pre-award negotiation.

**IV.E.3.d Measuring Environmental Results**

**McCurdy Ministries Community Center (MMCC) Project Outputs**

1. Remediation of nine affected buildings completed by 11.30.22 funded by EPA
2. Demolition and removal of three adobe buildings if lead contamination has leached into the adobe and soil beneath 12.31.22 funded by EPA

**Project Outcomes**

1. Once construction begins on Phase 1, an estimated $12,000,000 of updates to the McCurdy campus will result in 200 construction jobs over an 18 month period which will have a huge economic impact on the region.
2. Once Phase 1 is complete the project will increase the green space on campus by one acre in this five-acre section of campus. In addition, the energy efficiency will be increased and solar/wind/geothermal energy sources will be tapped.
3. Once Phase 1 construction is complete McCurdy will be able to expand our preschool, childcare, mental health, adult education, and support, small business support, and volunteer and retreat programs. This will mean an increase of the equivalent of 12 full-time jobs. The current full-time equivalent jobs MMCC provides is 16.2.

4. Once Phase 1 construction is complete a myriad of services that are critical for the improvement of our community will begin changing student, family, parent, grandparent and worker lives for the betterment of the community and region.

IV.E.4 Programmatic Capability and Past Performance

IV.E.4.a Programmatic Capability

IV.E.4.a.i Organizational Structure and Key Staff

1. Diana Loomis, the MMCC Director of the Public/Private Partnership will work to secure funding for the remediation, demolition, and Phase 1 construction in partnership with our Public/Private Partnership. The director has been employed by MMCC since July 1, 2011, as the Director of Development and has been key in the MMCC strategic planning processes and the development of the Public/Private Partnership (PPP). She is backed up by Patricia Alvarado, the MMCC executive director. They have been a team since 2011 and the ED participates in the PPP. She will also be backed up by Sarah Allen, the new Director of Development starting Jan. 1, 2022, who is an experienced Development Professional and has volunteered at MMCC for decades. She is also backed up by the very committed and able members of the MMCC Public/Private Partnership.

2. Denise London, the MMCC Business Manager has been employed by MMCC since 2010 and has been Business Manager since 2012. She has experience in dealing with the reporting necessary for New Market Tax Credit Financing, USDA reporting for our breakfast and lunch program, and the New Mexico Early Childhood Department reporting on our free Pre-K program. She is backed up by a part-time employee who worked in the MMCC Finance Department for 20+ years before retiring.

3. Patricia Alvarado, the MMCC Executive Director has been employed by MMCC for 26 years and has been the executive director since 2010. She led our staff and board through the application to open the charter school on our campus and through the process to secure New Market Tax Credit Financing for the new charter building. She is backed up by a very involved and able board including a board chair who serves on the MMCC Public/Private Partnership.

4. Lawrence Martinez, the MMCC Maintenance Director has been employed by MMCC for five years and has been a licensed NM contractor for decades.

IV.E.4.a.ii Description of Key Staff

IV.E.4.a.iii Acquiring Additional Resources

McCurdy Ministries Community Center (MMCC) has 100 years of graduates in construction and professional fields that we have relied on for past projects and will continue to rely on for this project. For five years MMCC has had an excellent working relationship with our architectural firm, FBT Architects. FBT is well regarded in Española and has done several projects here in recent years. MMCC has an excellent working relationship with the NM Environment Department, EPA Region Six Brownfield Department, our local Planning and Land Use Department, Santa Fe County economic development staff, the North Central NM Economic Development Department, and our state legislators. MMCC has intentionally developed our Public/Private Partnership as a nonprofit, legislative, and governmental resource for this project, and PPP members stand ready and willing to help McCurdy accomplish this project for the good of the community and region.

IV.E.4.b Past Performance and Accomplishments

IV.E.4.b.i Currently Has or Previously Received an EPA Brownfields Grant

IV.E.4.b.iii Never Received Any Type of Federal or Non-Federal Assistance Agreements (8 pts.)

McCurdy Ministries Community Center has not previously applied for or received ANY Federal grants.
McCurdy Ministries Community Center Threshold Criteria for Cleanup Grant

III.B.1 Applicant Eligibility
The McCurdy Ministries Community Center IRS Nonprofit status letter and the NM Nonprofit Certificate of Incorporation are included as an attachment to this application.

III.B.2 Previously Awarded Cleanup Grants
I affirm that the proposed site(s) has/have not received funding from a previously awarded EPA Brownfields Cleanup Grant.

III.B.3 Expenditure of Existing Multipurpose Grant Funds
I affirm that my organization does not have an active EPA Brownfields Multipurpose Grant.

III.B.4 Site Ownership
McCurdy Ministries Community Center has owned our campus which is the site for the Cleanup Grant by recorded deed since 1917.

III.B.5 Basic Site Information
McCurdy Ministries Community Center, 362A S. McCurdy Road, Española, NM 87532. McCurdy Ministries Community Center has owned our campus which is the site for the Cleanup Grant by recorded deed since 1915.

III.B.6 Status and History of Contamination at the Site
a.) The McCurdy Ministries Community Center (MMCC) site is contaminated by hazardous substances including asbestos, lead paint, and mold as shown by the Analysis of Brownfield Cleanup Alternatives (ABCA) report attached to this application.

b.) Starting in 1917, MMCC was used as a mission day and boarding school and small farming operation including apple orchards and hog raising. Starting in the 1940s a mission medical clinic operated on campus until the 1960s when MMCC opened a mission hospital on the west side of town. By the 1980s the boarding school and farming operations ceased, but the day school for preschool to 12th grade continued. In 2011, MMCC became the landlord for a public charter school on our campus and by 2017 we donated eight acres of land and two buildings so the charter school could establish a new campus on our western boundary. In 2012, MMCC began operating as a community center and this operation continues to this day.

c.) The McCurdy Ministries Community Center (MMCC) site is contaminated by asbestos, lead paint, and mold.

d.) All asbestos installation was done BEFORE it was determined to be a health hazard. All lead paint installation was done before it was outlawed in 1978. The mold issue is ONLY in Building 8 and is due to ongoing roof leak issues which have been repeatedly patched. This building is due to be rehabbed and turned into a Retreat Center and the roof issue will be solved at that time. According to the ABCA report, significant asbestos contamination was discovered in eight of the nine buildings surveyed. Lead paint was also discovered in all nine buildings and was detected above the regulatory limit equal to or over 1.0 milligrams per square centimeters in all nine buildings. Mold was discovered in one building. Mold is present in localized water-damaged materials.

III.B.7 Brownfields Site Definition
I affirm the site/sites subject to this application is/are a) not listed or proposed for listing on the National Priorities List; b) 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 c) not subject to the jurisdiction, custody, or control of the U.S. government.
III.B.8 Environmental Assessment Required for Cleanup Applications

Targeted Brownfields Assessment November 2021 McCurdy Schools, Española, NM, JESCO Environmental and Geotechnical Services (JESCO) and Leaaf Environmental, LLC (Leaaf) (the Consultants) completed a Phase II Environmental Site Assessment (ESA) for the McCurdy Schools of Northern NM DBA McCurdy Ministries Community Center property. This ESA was funded by the U.S. Environmental Protection Agency’s (EPA’s) Region 6 Targeted Brownfields Assessment (TBA) program. The approximately 21-acre campus includes numerous on-site buildings constructed between the 1950s and the 1980s. The Phase II ESA assessed nine (9) centralized buildings of various sizes. Although the campus is still used, most of the buildings to be included in the investigation are vacant. The Consultants completed an EPA Asbestos Hazard Emergency Response Act (AHERA) Compliance Inspection and a Lead-Based Paint Inspection per the Toxic Substance Control Act (TSCA) Section 402 and 40 CFR Part 745.226 of nine (9) buildings including Buildings 1, 2, 3, 4, 5, 6, 7, 8 and 22. Additionally, a mold survey was conducted within Building 8, and a naturally occurring radioactive materials (NORM) survey was conducted within the chimney associated with Building 22. Based on the results of the mold testing, mold was found to be present on building materials and within the air. The levels detected in the indoor air were higher than an individual would be exposed to outside. The laboratory report indicated that the air-borne mold that was detected had a medium chance of originating from an indoor source. The mold detected in the air was like the mold detected on the surface swab samples. Asbestos Based on the AHERA Survey, asbestos-containing building materials (ACBM) were found to be present in all the buildings sampled except Building #2.

Building # Asbestos Containing Building Materials (ACBM)*

1. 9x9 Floor Tile and Mastic - Beige w/ Gray Streaks Vinyl Sheet – Green w/ pointed circle Vinyl Sheet – Green under Blue and White Vinyl Sheet – Green Octagons Thermal System Insulation (TSI) on piping (various diameters) TSI on elbows and joints TSI Debris on the ground Cementitious (Transite) Vent Piping 2 N/A – Sampling did not identify any ACBM 3 Vinyl Sheet – Green/Red/Brown (multi-layer) Vinyl Sheet – Brown/Gray/Green Octagon Vinyl Sheet – Green Octagon over Terrazzo Style Vinyl Sheet 4 12x12 Floor Tile and Mastic – Beige w/ Blue and Red Streaks Roofing Tar Exterior Cementous (Transite) Siding 5 9x9 Floor Tile and Mastic – Tan w/Brown and Pink Streaks Cementitious (Transite) Vent Piping 6 Thermal System Insulation (TSI) on piping (various diameters) TSI on elbows and joints Roofing Tar Vinyl Sheet – Multi-Color Cementous Vent Line 7 Vinyl Sheet – Green and White Leaf Pattern Roofing – Bottom Layer Roofing Tar on Vents 8 TSI on piping (various diameters) TSI on elbows and joints 9x9 Floor Tile and Mastic - Tan Vinyl Sheet – Cream over multi-color vinyl sheet Vinyl Sheet – Terrazzo Style 9x9 Floor Tile and Mastic - Brown 22 Sheetrock – Ceiling Roofing Tar *

A radiation survey was conducted within the former incinerator chimney located within Building 22. The radiation survey did not detect radiation levels greater than two times background; therefore, the chimney building materials would not be considered radioactive.
III.B.9 Enforcement or Other Actions
There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

III.B.10 Sites Requiring a Property-Specific Determination
The site does not need a Property-Specific Determination.

III.B.11 Threshold Criteria Related to CERCLA/Petroleum Liability

III.B.11.a Property Ownership Eligibility - Hazardous Substance Sites

III.B.11.a.ii Exceptions to Meeting the Requirement for Asserting an Affirmative Defense to CERCLA Liability
(a) Describe in detail the circumstances under which the property was acquired.
The majority of the land was acquired from Mellie Perkins acquired on Aug. 14, 1915, and a small strip of land to the north was acquired from C.H. and Susie Yates on Nov. 23, 1943; Mellie Perkins was the founder of McCurdy Schools of Northern New Mexico, Mr. and Mrs. Yates were long-time friends of McCurdy and they were members of the United Brethren Church in Española which was the denomination that founded McCurdy and in 1968 became the United Methodist Church.
(b) Provide the date on which the property was acquired. The property was acquired from Mellie Perkins on Aug. 14, 1915, and a small strip of land to the north was acquired from C.H. and Susie Yates on Nov. 23, 1943.
(c) Identify whether all disposal of hazardous substances at the site occurred before you acquired the property. All asbestos and lead paint were installed in the buildings before these substances were known to be hazardous.
(d) Affirm that you have not caused or contributed to any release of hazardous substances at the site. McCurdy Ministries Community Center has not caused or contributed to any releases of hazardous substances at this site.
(e) Affirm that you have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site. McCurdy Ministries Community Center has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site. MMCC has already been working with the New Mexico Environment Department Voluntary Remediation Program. Only certified contractors will be used and the MMCC Maintenance Director will study the appropriate regulations so he is prepared to oversee the work being done at the site.

III.B.11.a.iii. Landowner Protections from CERCLA Liability

III.B.11.a.iii.1 Bona Fide Prospective Purchaser Liability Protection

III.B.11.a.iii.1.a Information on the Property Acquisition
i. how you acquired--negotiated the purchase from a private individual,
ii. the date you acquired the property--the majority of the land was acquired from Mellie Perkins acquired on Aug. 14, 1915, and a small strip of land to the north was acquired from C.H. and Susie Yates on Nov. 23, 1943;
iii. the nature of your ownership--fee simple;
iv. the name and identity of the party from whom you acquired ownership--Mellie Perkins for the southern portion in 1915 and C.H and Susie Yates for the northern strip in 1943;
v. all familial, contractual, corporate, or financial relationships or affiliations you have or had with all prior owners or operators--Mellie Perkins was the founder of McCurdy Schools of Northern New Mexico, Mr. and Mrs. Yates were long-time friends of McCurdy and they were members of the United Brethren Church in Española which was the denomination that founded McCurdy and in 1968 became the United Methodist Church.

III.B.11.a.iii.1.b Pre-Purchase Inquiry
The majority of the property was purchased in 1915 and the remaining small strip of land was purchased in 1943. We have no way of knowing what assessments were done at that time and the deed does not detail this information.

III.B.11.a.iii.1.c Timing and/or Contribution Toward Hazardous Substances Disposal

The asbestos and lead paint were installed legally BEFORE these substances were known to be problematic therefore McCurdy Ministries Community Center (MMCC) did not cause or contribute to any release of hazardous substances at the site. MMCC did not, at any time, arrange for the disposal of hazardous substances at the site or transport hazardous substances to the site.

III.B.11.a.iii.1.d Post-Acquisition Uses

After the purchase of the initial land in 1915 by McCurdy founder Mellie Perkins, MMCC was used as a mission day and boarding school and small farming operation which included apple orchards and hog raising. After the purchase of the small strip of land to the north in 1943 from Mr. & Mrs. Yates an elementary school, a mission medical clinic operated on campus until the 1960s when MMCC opened a mission hospital on the west side of town. By the 1980s the boarding school and farming operations ceased, but the day school for preschool to 12th grade continued. In 2011, MMCC became the landlord for a public charter school on our campus and by 2017 we donated eight acres of land and two buildings so the charter school could establish a new campus on our western boundary. In 2012, MMCC began operating as a community center and this operation continues to this day.

III.B.11.a.iii.1.e Continuing Obligations

i. stop any continuing releases: As soon as McCurdy learned there were issues with some of our buildings those buildings were no longer used by children.
ii. prevent any threatened future release: Future releases were prevented by not using the buildings.
iii. prevent or limit exposure to any previously released hazardous substance: releases were prevented by not using the buildings.

McCurdy Ministries Community Center confirms our commitment to comply with any land-use restrictions and not impede the effectiveness or integrity of any institutional controls; assist and cooperate with those performing the cleanup and provide access to the property; comply with all information requests and administrative subpoenas that have or may be issued in connection with the property, and provide all legally required notices.

III.B.11.a.iii.2 Non-Publicly Owned Sites Acquired Prior to January 11, 2002

The majority of the property was purchased in 1915 and the remaining small strip of land was purchased in 1943. We have no way of knowing what assessments were done at that time and the deeds do not detail this information.

g. Describe in detail the reasonable steps you took with respect to hazardous substances found at the site to: The asbestos and lead paint were installed legally BEFORE these substances were known to be problematic therefore McCurdy Ministries Community Center (MMCC) did not cause or contribute to any release of hazardous substances at the site. MMCC did not, at any time, arrange for the disposal of hazardous substances at the site or transport hazardous substances to the site.

i. stop any continuing releases: As soon as McCurdy learned there were issues with some of our buildings those buildings were no longer used by children.
ii. prevent any threatened future release: Future releases were prevented by not using the buildings.
iii. prevent or limit exposure to any previously released hazardous substance: releases were prevented by not using the buildings.
McCurdy Ministries Community Center confirms our commitment to comply with any land-use restrictions and not impede the effectiveness or integrity of any institutional controls; assist and cooperate with those performing the cleanup and provide access to the property; comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and provide all legally required notices.

III.B.11.b Property Ownership Eligibility - Petroleum Sites

III.B.11.b.i Information Required for a Petroleum Site Eligibility Determination

- Does Not Apply.

III.B.11.b.ii Current and Immediate Past Owners

- Does Not Apply.

III.B.11.b.iii Acquisition of Site

- Does Not Apply.

III.B.11.b.iv No Responsible Party for the Site

- Does Not Apply.

III.B.11.b.v Cleaned Up by a Person Not Potentially Liable

- Does Not Apply.

III.B.11.b.vi Judgments, Orders, or Third Party Suits

- Does Not Apply.

III.B.11.b.vii Subject to RCRA

- Does Not Apply.

III.B.11.b.viii Financial Viability of Responsible Parties

- Does Not Apply.

III.B.12 Cleanup Authority and Oversight Structure

III.B.12.a Cleanup Oversight

McCurdy Ministries Community Center has already been working with the New Mexico Environment Department and plans to enroll in the NM response program. Only certified contractors will be used and our Maintenance Director will study the appropriate regulations so he is prepared to oversee the work being done at the site.

III.B.12.b Access to Adjacent Properties

McCurdy Ministries Community Center owns vacant land on all sides of the area where work will be done. Access is not an issue.

III.B.13 Community Notification

III.B.13.a Draft Analysis of Brownfields Cleanup Alternatives

At 6 PM MST on Thursday, Nov. 18, McCurdy Ministries Community Center held a Public Meeting by Zoom to present the results of the ABCA report and MMCC's cleanup grant application. Public Notice was given of this meeting in the Nov. 10 and 17 Rio Grande Sun, information was published on the McCurdy website at www.mccurdy.org and a blast email publicizing the meeting was sent out to over 2,000 supporters on Nov. 15. Through all of these communication methods, the public was asked to attend the meeting and give comments or if not able to attend to email and executive director or director of the public/private partnership.

III.B.13.b Community Notification Ad

At 6 PM MST on Thursday, Nov. 18, McCurdy Ministries Community Center held a Public Meeting by Zoom to present the results of the ABCA report and MMCC's cleanup grant application. Public Notice was given of this meeting in the Nov. 10 and 17 Rio Grande Sun, information was published on the McCurdy website at www.mccurdy.org and a blast email publicizing the meeting was sent out to over 2,000 supporters on Nov. 15. Through all of these communication methods, the public was asked to
attend the meeting and give comments or if not able to attend to email and executive director or director of the public/private partnership.

III.B.13.c Public Meeting
At 6 PM MST on Thursday, Nov. 18, McCurdy Ministries Community Center held a Public Meeting by Zoom to present the results of the ABCA report and MMCC’s cleanup grant application. Public Notice was given of this meeting in the Nov. 10 and 17 Rio Grande Sun, information was published on the McCurdy website at www.mccurdy.org and a blast email publicizing the meeting was sent out to over 2,000 supporters on Nov. 15. Through all of these communication methods, the public was asked to attend the meeting and give comments or if not able to attend to email and executive director or director of the public/private partnership.

III.B.13.d Submission of Community Notification Documents
All required documents are attached to the application.

III.B.14 Statutory Cost Share
McCurdy Ministries Community Center (MMCC) is located in an economically distressed community, Española, NM, with a population of 10,526. Any funds MMCC uses to match this grant will take away from desperately needed ongoing program funds to meet the needs of our community so we respectfully request that the cost-share be waved.

III.B.15 Waiver of the $500,000 Limit
Does not apply.

III.B.16 Name Contractors and Subrecipients
Not applicable.

Hardship Waiver Request
Hardship Waiver Request attached.
The meeting opened at 6:02 pm. Sanford Coon, McCurdy Ministries Community Center (MMCC) Board Chair, and introduced Diana Loomis, Director of Development/ Church Relations. He noted several members of the Board of Trustees and Foundation Board were present as well as Public/ Private Partnership members, graduates, community members, volunteers, and financial supporters. Sanford gave thanks for 109 years of McCurdy’s presence evident in the community and the possibilities for decades to come. The focus of the meeting was to discuss the MMCC application for an Environmental Protection Agency Cleanup Grant, to share information and listen for feedback regarding the results of a remediation assessment done by the EPA outlining nine buildings in the central part of the campus that have asbestos, lead paint, and mold issues.

Diana reported New Mexico Environmental Department provided grant money to pay for the assessment of the aging buildings, and the EPA provided a technical assistance grant to help pay a financial consulting firm helping McCurdy with discovering and securing Federal grants and loans to pay for the improvements to the campus. The program helps with the redevelopment of property for economic development purposes. She provided a history of evaluations of buildings done in the process of helping to open a public charter school on the McCurdy campus a decade ago. The evaluations showed that several buildings including Blake, Herrick, Library Annex and others were no longer in useable condition. Since those evaluations, the buildings have been empty while locked and secure, but insurance and utility costs are a drain on MMCC’s finances.

She then provided a summary of remediation plans using a map developed by FBT Architects. She reviewed the buildings that needed assessment and those assessed in this phase. She explained the findings of lead paint, asbestos, and mold. She shared a map of Phase 1 of the MMCC Master Plan and the structural changes that are part of that phase explaining that seven of the buildings will be demolished and two will be rehabbed after remediation. She also shared the results of visioning processes in the last five years that showed the primary need in the Espanola community was childcare followed by affordable housing, small business support, and jobs. For programming, McCurdy will be adding a childcare center, will double pre-school capabilities, and will partner with other agencies to create family counseling resources to supplement the current counseling services provided by Project Cariño. A program to support small business economic development for people starting small businesses will also be part of programming. All existing current
programs including preschool, after-school care, summer camp, school-based mental health counseling services, and our volunteer program will continue.

Diana shared the ideas for a “Live, Work, Educate, and Recreate Planned Community” on the 21-acre campus of McCurdy. She provided descriptions for the Phase 1 buildings on seven acres. She explained Phase 2 of the project involves a partnership with Homewise, a nonprofit homebuilder, to develop ten acres on the northern part of the campus for affordable housing. More than seventy townhomes and single-family homes will be possible on that land. Phase 3 of the Planned Community includes plans for developing a telecommuting office building to address a shortage of office space in the community. The lease of this office space will provide annual income for McCurdy Ministries Community Center and good-paying jobs for the community. A public/private partnership has been created to work on developing funding for the redevelopment project. Federal funds are available with the passage of current infrastructure legislation. The EPA has been supportive and excited about the project.

A question-and-answer period followed the presentation. Please note while the remediation plans were thoroughly described since most of these buildings have been sitting empty since 2012 there were no questions about the cleanup process and demolition of the buildings. Questions centered on the redevelopment of the campus.

From Marlene Deringer: Will there be kitchen staff to provide meals for VIM teams?
Yes, once COVID-19 restrictions are lessened.

From Susan Trumble: What is the acreage of the housing area?
The Phase 2 development of homes encompasses 10 acres.

From Susan Trumble: What is the acreage of the central campus and office campus?
The Phase 1 central campus acreage is approximately six acres.

Sarah Allen: Is there any set-aside land for future McCurdy Ministries future needs?
There is ample open land available in the central campus area for additional future buildings if necessary. McCurdy owns five acres of empty land on the west side of the charter school campus.

Sarah Allen: 2. On the housing will it exclude sex offenders and is there a way to assure housing will be sold to deserving people living in Espanola, not second homes for the rich?
McCurdy will check with our lawyer about the sex offender question and get back to you. Homewise is a nonprofit home builder whose aim is to make housing affordable. McCurdy and Homewise will work together to create covenants to help ensure the neighborhood is affordable while helping homeowners increase equity in their properties.

Marlene Deringer: This has been very helpful. Impressed with all of the work you have done. Thank you, all!

Susan Trumble: Thank you for all of the efforts dedicated to this project.
JOB DESCRIPTION

NURSE HOME VISITOR (Location: Rio Arriba County)

Salary: $11.57/HR.

- Bachelor’s degree in early childhood education plus 6 years of experience working with children ages 3-5 and a 45-hour child care certificate or equivalent knowledge and experience, strongly preferred.
- Must be able to measure accurately. Must be able to read, write, understand & speak English.

HEAD START SERVICE SPECIALIST (Location: Rio Arriba County)

Salary: $10.69/HR.

- Bachelor’s degree in Youth Development, Early Childhood Education, or related field of study plus 6 months of experience working with children ages 3-5.
- The purpose of this program is to prevent the onset of delinquency, maintain children in their homes, and prevent the need for institutionalization of children. Applicants are eligible for this position if they have successfully completed a correctable application.

NURSE HOME VISITOR (Location: Rio Arriba County)

Salary: $11.57/HR.

- Bachelor’s degree in early childhood education plus 6 years of experience working with children ages 3-5 and a 45-hour child care certificate or equivalent knowledge and experience, strongly preferred.

HEAD START COOK

Salary: $11.57/HR.

- Bachelor’s degree in Youth Development, Early Childhood Education, or related field of study plus 6 years of experience working with children ages 3-5.
- The purpose of this program is to prevent the onset of delinquency, maintain children in their homes, and prevent the need for institutionalization of children. Applicants are eligible for this position if they have successfully completed a correctable application.

HEAD START CENTER AIDE (Location: Rio Arriba & Taos Counties)

Salary: $11.57/HR.

- Bachelor’s degree in Youth Development, Early Childhood Education, or related field of study plus 6 years of experience working with children ages 3-5.
- The purpose of this program is to prevent the onset of delinquency, maintain children in their homes, and prevent the need for institutionalization of children. Applicants are eligible for this position if they have successfully completed a correctable application.

HEAD START MENTOR COACH (Program: Head Start/Locations: Various)

- Bachelor’s degree in Youth Development, Early Childhood Education, or related field of study plus 6 years of experience working with children ages 3-5.
- The purpose of this program is to prevent the onset of delinquency, maintain children in their homes, and prevent the need for institutionalization of children. Applicants are eligible for this position if they have successfully completed a correctable application.

HEAD START PROGRAM COORDINATOR

Salary: $25.08/HR.

- Bachelor’s degree in Youth Development, Early Childhood Education, or related field of study plus 6 years of experience working with children ages 3-5.
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HEAD START PROGRAM MANAGER

Salary: $25.08/HR.

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HEAD START PROGRAM DIRECTOR

Salary: $37.12/HR.

- Bachelor’s degree in Youth Development, Early Childhood Education, or related field of study plus 6 years of experience working with children ages 3-5.
- The purpose of this program is to prevent the onset of delinquency, maintain children in their homes, and prevent the need for institutionalization of children. Applicants are eligible for this position if they have successfully completed a correctable application.

YOUTH SERVICES SPECIALIST

Salary: $17.68/HR.

- Bachelor’s degree in Youth Development, Early Childhood Education, or related field of study plus 6 years of experience working with children ages 3-5.
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NURSE HOME VISITOR (Location: Rio Arriba County)

Salary: $11.57/HR.

- Bachelor’s degree in early childhood education plus 6 years of experience working with children ages 3-5 and a 45-hour child care certificate or equivalent knowledge and experience, strongly preferred.

HEAD START SERVICE SPECIALIST (Location: Rio Arriba County)

Salary: $10.69/HR.

- Bachelor’s degree in Youth Development, Early Childhood Education, or related field of study plus 6 years of experience working with children ages 3-5.
- The purpose of this program is to prevent the onset of delinquency, maintain children in their homes, and prevent the need for institutionalization of children. Applicants are eligible for this position if they have successfully completed a correctable application.

HEAD START PROGRAM CERTIFICATION MANAGER

Salary: $25.08/HR.

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