1. Applicant Identification: Huerfano County Economic Development, PO Box 308, Walsenburg, Colorado 81089

2. Funding Requested
   a. Assessment Grant Type: Community-wide
   b. Federal Funds Requested
      i. $500,000
      ii. Not Applicable

3. Location
   a) Walsenburg and unincorporated Huerfano County
   b) Huerfano County
   c) Colorado

4. Target Area and Priority Site/Property Information – Community-wide
   Target Area: Seventh Street/Highway 160 Brownfields Corridor
   Census Tract: CT9606
   Priority Site Addresses:
      - St. Mary’s Campus (Convent, Rectory, and School) 201 E. 7th St., Walsenburg
      - Former Gas Station, 110 West Seventh St., Walsenburg
      - Former Youth Camp - Highway 160 (parcel # 60158)

5. Contacts
   Project Director
   Carlton Croft, Director
   Huerfano County Economic Development
   PO Box 308
   Walsenburg CO 81089
   ccroft@huerfano.us
   719-696-5434

   Chief Executive/Highest Ranking Elected Official
   Lola Spradley
   Chairperson, HCED
   PO Box 308
   Walsenburg CO 81089
   719-696-543
6. Population
- Huerfano County 6,679
- City of Walsenburg 2,962

7. Other Factors.

<table>
<thead>
<tr>
<th>Information on the Other Factors</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>1</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td></td>
</tr>
<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td>1</td>
</tr>
<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority 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).</td>
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<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td></td>
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<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td></td>
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<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>3</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
<td>8</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td></td>
</tr>
</tbody>
</table>

8. Letter from the State or Tribal Environmental Authority: See attached

9. Releasing Copies of Applications
The applicant understands that the information included will be treated in accordance with 40 CFR §2.203. No passages are considered confidential.
November 24, 2021

Melisa Devincenzi
Environmental Protection Agency
Region 8 Brownfield’s Program
1595 Wynkoop Street (EPR-B)
Denver, Colorado 80202-1129

Via email - Devincenzi.Melisa@epa.gov

RE: Huerfano County - Assessment Grant Proposal.

Dear Ms. Devincenzi:

I am writing to express the Colorado Department of Public Health and Environment’s support for the assessment grant proposal submitted by Huerfano County Economic Development.

As with many rural communities, Walsenburg and Huerfano County are challenged by declines in local industry, population, and tax base. However, these factors are compounded by the geographic isolation of Walsenburg, the only substantial community in the County. Due to the distance to larger population centers or even other small towns, Walsenburg has almost no ability to take advantage of the fiscal or community resources that are often available to larger cities or clusters of smaller communities in closer proximity. As a result, Walsenburg has higher than average occurrence of brownfields properties along the 7th Street/Highway 160 corridor, the priority area identified in their proposal. In the recent past, CDPHE has worked with Walsenburg to assess select brownfield sites in the City, an effort that has facilitated reuse of a limited number of properties. However, the combination of state and local resources is not sufficient to overcome the significant redevelopment challenges faced by the community.

For these reasons, the County is in dire need of assessment grant funding to implement the activities outlined in their grant proposal and position key properties for substantive and purposeful reuse and redevelopment and their proposal is enthusiastically supported by CDPHE.

If additional resources are necessary after completion of activities outlined in this application, CDPHE has the ability to provide funding for Brownfields cleanup through the Colorado Brownfields Revolving Loan Fund and the State of Colorado Brownfields grant (H.B. 1306) program. Furthermore, Colorado’s Voluntary Cleanup Program provides a mechanism to remediate contaminated sites and provide State approval of the cleanup. Finally, Colorado tax credits for remediation of contaminated land that can provide
additional resources to both local governments and/or private developers. CDPHE has informed the City of the availability of these resources and can assist with the application process if requested.

Sincerely,

[Signature]

Douglas C. Jamison
Superfund/Brownfields Unit Leader
Hazardous Materials and Waste Management Division

cc: Carlton Croft, Huerfano County Economic Development
Keith Ziobron, Cardno
FY22 EPA Brownfields Community-wide Assessment Grant
Huerfano County Economic Development, Incorporated

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area: Like the Huerfano Butte (Spanish for orphan), a protruding peak which stands alone at 200 feet above the flatlands, Huerfano County (Census Tracts 9606 and 9609) is isolated from the urban areas of Colorado. The closest larger cities are Pueblo (50 miles), Colorado Springs (85 miles), and Denver (147 miles). The County covers 1,593 square miles with 6,679 residents (~4 people per sq. mile). The county seat, Walsenburg (pop. 2,962), once known as “The City Built on Coal,” is situated on the Cucharas River, a tributary to the Huerfano and Arkansas Rivers. The southern part of the County is dominated by the Spanish Peaks, the iconic double-mountains that mark the edge of the Sangre de Cristo Range. Large bituminous coal deposits found in the Raton Basin shaped the economic history of the County. The Raton Basin also has unique wetland areas that provide critical habitat to endangered plant species and migratory birds. Our residents are rugged individualists by choice, and the County adopted The Code of the West that references cowboy culture and pioneer spirit, as a guiding philosophy.

Huerfano County was a heavily traversed region due to the mountain passes that allowed for access to the Raton Basin for the Jicarilla Apache and Utes people, and more recently European explorers/settlers. The County has a rich Hispanic history as it was first settled by Spanish and subsequently by Mexican ranchers and farmers. In 1876, Fred Walsen established the first coal mine in the area. As coal demand increased, so did the population and the economy in Huerfano. At the height of the coal boom there were 50 mines in the County. An influx of people, mostly impoverished immigrants, arrived to work the mines. The working conditions were terrible and in 1913-1914 one of the most significant chapters in American history took place when the United Mine Workers of America led a strike against Colorado Fuel and Iron (CF&I). Mother Jones organized the coal miners during the Colorado Civil War/Colorado Coalfield War. This struggle lasted longer than a year and resulted in upwards of 200 deaths of men, women, and children with no immediate concessions for the strikers. The financial toll on the economy was a cost of $18 million, which would be over $450 million today (Library of Congress archive). The divisiveness that marked this time had economic repercussions, scars of which remain today. As the coal industry lost its relevancy, our economy lost momentum and the last coal mine ceased operation in 1973. Out of necessity, the local economy shifted back to ranching and farming. This has left the downtown of Walsenburg and other towns (and unincorporated areas) within the County to slowly decay resulting in several abandoned, vacant, dilapidated brownfields properties which pose environmental hazards to local residents. The target area for this assessment grant will be identified as the Seventh Street/Highway 160 Brownfields Corridor (Corridor) that includes sites along Seventh Street within Walsenburg’s downtown business district and extends into rural unincorporated Huerfano County as it merges into Highway 160.

In addition to brownfields, our community faces many challenges. The 2018 Spring Creek Fire was the hottest and third largest in Colorado history. The long-term consequences of wildfires increase as the frequency and duration of rain events decrease. Post-wildfire hazards including flash floods, mudslides, and debris flows can occur in the County with very little rainfall (>0.5 inches) due to the local geology and scarred landscape. With the economic situation and the natural disasters, we are concerned for the welfare of our sensitive populations (Hispanic, impoverished, and elderly, as described in section 2.a.ii;). Due to the cumulative impacts of environmental, economic, and natural disasters, neither Huerfano County, the City of Walsenburg, nor the Huerfano County Economic Development Inc. have the financial means to initiate environmental assessment and move key properties back to substantive and purposeful reuse and redevelopment. Thus, the Huerfano County Economic Development Incorporated (Development Authority) is submitting this application as an initial step to spark changes within the County through the identification, assessment, cleanup and redevelopment of brownfields. All priority sites along this Corridor have the potential for business development, job creation and for the expansion of much needed social services to support sensitive populations suffering from addiction and socio-economic pressures. With the support of the EPA...
and the driving force of the Development Authority, this grant can and will be the spark needed to begin to make changes that will heal and revitalize our communities.

1.a.ii. **Description of the Priority Brownfield Site(s):** The priority properties highlighted below were identified by the Development Authority during highly successful community engagement activities. The assessment of each site will identify potential contaminants and evaluate corrective action measures, if necessary, to prepare the sites for essential reuse and redevelopment. This assessment grant will allow us to leverage our designation as a Qualified Opportunity Zone (QOZ) to revitalize the Corridor. After these properties are assessed, other sites will continue to be identified and prioritized for assessment, cleanup and reuse planning.

**Site #1: St. Mary’s Campus (Convent, Rectory, and School),** 201 E. 7th St., Walsenburg (1.163 acres): This complex consists of three buildings constructed in the Mission Revival Style, all of which are in disrepair. The campus, constructed between 1912 and 1926, is listed on the Colorado state Register of Historic Properties due to both its architectural significance and for its contribution to the social history of Walsenburg. The large size of the property makes it both a haven for vagrancy and a challenging site for assessment and reuse; half of the school’s windows are boarded up, and others have been shattered by vandals, which provides the potential for illegal activity to continue. Located in a mixed commercial and residential neighborhood (less than 50 feet from homes occupied by sensitive populations), the possible pollutants include asbestos and lead. The reuse concept includes a full-service hotel, workforce/senior housing and commercial/professional space. The Development Authority is in talks with the current owners regarding access for assessment and acquisition.

**Site #2: Former Gas Station,** 110 West Seventh St. on corner of Main St., Walsenburg (<0.5 acres): Environmental concerns include seven underground gasoline tanks whose status is unknown. Vacant for decades, the site has been a blighting force on the City’s commercial district and is located 300 feet from homes occupied by sensitive populations. This derelict building consists of two auto bays, and a front office. Some of the windows have been boarded up and the paint is peeling. The pavement is cracked, and weeds have begun to overtake the property. This large corner lot is in a prime downtown location, located adjacent to the Black Diamond Plaza. The potential contaminants include petroleum, heavy metals, and VOCs that could impact youth attending the local youth center and residents living in single-family and multi-family properties, all of which are within one block of the site. Current site owners never distributed fuel and do not have the means to fully assess site status. The Development Authority is working with the owners and other downtown businesses to vet potential uses including a welcome center, medical clinic, or culinary business incubator.

**Site #3: Former Youth Camp,** Highway 160 (parcel # 60158) (338.40 acres): This vacant former youth camp located adjacent to the Spanish Peaks Hospital, is situated on a large piece of land in unincorporated Huerfano County. Possible pollutants include petroleum, asbestos, and lead associated with the vacant buildings, and pesticides and herbicides from historical agricultural uses. There are also indications that a cattle dip was on the property, which suggests that arsenic and DDT might be present; potential contaminants could impact the water supply at Martin Lake reservoir, which is down gradient from the site 500 yards. The complex is currently owned by the City of Walsenburg, and site access has been secured. The planned use is as a drug addiction treatment center. The City has an interested developer/tenant prepared to take occupancy once environmental issues are addressed.

1. **b. Revitalization of the Target Area**

1.b.i. **Reuse Strategy and Alignment with Revitalization Plans:** The 2017 Comprehensive Economic Development Strategy (CEDS) for Huerfano County highlights urban renewal projects as key for successful job and business expansion in the area. Assessing these priority sites and other blighted properties within the target area to prepare them for reuse and redevelopment aligns with the goals set out in the CEDS. While redevelopment is a priority, current tax revenues that are the basis for City and County budgets are not sufficient to fund needed assessment and planning efforts.
Further, the reuse and redevelopment concepts are in line with the needs and priorities of area residents as identified through community engagement efforts that yielded Community Health Needs Assessment and Implementation Strategy (2017). The top five significant needs identified by the community and hospital are: 1.) Substance abuse; 2.) Accessibility/affordability, 3.) Social factors, 4.) Diabetes, and 5.) Mental health/suicide. Spanish Peaks Hospital does not have the resources to address the substance abuse need, which is why the creation of a drug treatment center is so important for the community. Social issues include the unemployment rate, the number of children in poverty and housing stress. Beyond the use of the former youth camp as an addiction treatment center, the use or partial use of the St Mary’s campus for housing, as well as the use of the former gas station as a clinic or culinary business incubator will help address community needs of healthcare and business opportunities.

1.b.ii. Outcomes and Benefits of Reuse Strategy:
The proposed project will fund environmental due diligence, cleanup planning, and reuse planning services necessary to position the priority sites and other sites for sale and redevelopment. These activities will accommodate new investments by stimulating the availability of other funds and resources, providing collaborative workspace, and creating new jobs, particularly in the medical/social services sector. Synergistic outcomes include higher wages and increased property tax revenues, which are helpful to both residents and the community partners. In each instance, the priority sites are blighted with perceived environmental concerns that have represented significant roadblocks to reuse/redevelopment. Once assessed and, if necessary, cleaned up, the sites will lead to redevelopment and reuse projects that have the potential to bring jobs and needed resources while preserving the area’s natural beauty. Properties, such as the former gas station and St. Mary’s School, after adaptive reuse will contribute to the historical charm of downtown Walsenburg, making it more attractive to residents and visitors alike. The redevelopment of these properties will replace neighborhood blight with purposeful reuse. Sustainable energy methods will be employed in site reuse plans whenever possible. Transformation of the former youth camp into an addiction treatment center will fill a significant social services gap in this rural community, providing access to recovery services for disadvantaged populations (i.e. Hispanic, and impoverished). Redeveloping land within the County watershed to incorporate renewable energy options will further promote best practices in natural resource management and will improve water quality by eliminating sources of storm water pollution. This level of economic revitalization will lead to greater revenues for the City and County in terms of property tax. Addressing the stigma and blight created by brownfields and revitalizing those properties are key to the area’s growth and prosperity. These outcomes also support the achievement of goals set in the 2017 Huerfano County CEDS.

1. c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: The reuse and redevelopment efforts to be funded by this brownfield assessment project will require both public and private investment. The Corridor is located in a Rural Jumpstart Zone, SBA hub zone, and Enterprise Zone, which are Colorado state programs that can be accessed for leverage. Should any of the assessed sites priority require cleanup, then Huerfano County (or the applicable non-profit) will apply for US EPA Brownfields Cleanup grants, Colorado Brownfields Revolving Loan Fund or leverage other funds. The Development Authority, as indicated in its CEDS, is also exploring, Community Development Block Grants, Colorado Commercial Property Assessed Clean Energy Program, US Economic Development Administration and USDA funding to support appropriate housing development and business expansion at various sites in the target area. Community engagement activities have confirmed that our community needs adequate and safe workforce and aging-in-place housing options. There is a potential for such development on at least one of the priority sites. To encourage private-sector investment, there needs to be an attractive environment for business, which requires urban revitalization. These efforts and resultant resources will serve to augment the outcomes of the proposed assessment project in a manner that will enhance the Development Authority’s ability to leverage funds necessary to move the priority sites closer to impactful redevelopment.
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1.c.ii. Use of Existing Infrastructure: The Development Authority fully supports reuse of infrastructure. Existing infrastructure in the target area includes roadways and utilities (such as electrical power, water, and municipal sewer service), elements that are utilized to attract developers to Brownfield opportunities within or immediately adjacent to Walsenburg urban growth boundaries. To optimize land use potential and minimize operational expenditures, sustainable redevelopment practices will be encouraged. The City of Walsenburg and Huerfano County will seek to upgrade and enhance its infrastructure to better accommodate future enterprises. The Development Authority will also seek funding, such as USDA Communities Facilities grants/loans, to support necessary infrastructure improvements. The Development Authority will use area-wide planning funds from this grant to determine what improvements would be of greatest benefit. Increases in property tax revenues resulting from the proposed reuse and redevelopment will provide funding for on-going sustainable development programs and afford the County the opportunity to enhance public services resulting in equitable development actions that will maintain the core fabric of the community.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding: Neither the Development Authority, the City of Walsenburg, nor Huerfano County can independently finance the efforts that will be afforded by this Community-wide Brownfield Assessment grant, as the existing financial burdens in our County are too great. With a population of just under 7,000 residents and with property tax rates at 0.4% in Huerfano County, the opportunity to generate impactful funding is limited. The Development Authority needs this grant to achieve purposeful reuse and redevelopment

The 2021 budget for the City of Walsenburg is inadequate to meet current Brownfield-related needs. In 2017, to utilize limited revenue more effectively, the City of Walsenburg dissolved its police department. The entire County relies on the Huerfano County Sheriff’s Office for law enforcement services. Total taxes (property and sales combined) that the city of Walsenburg estimates to receive this year are $840,000 (City of Walsenburg Budget 2021, p. 1). Walsenburg cannot engage assessment projects with its limited resources, but with the dedication and leadership of the Development Authority and the essential funds from this grant, the proposed assessment activities could be carried out.

According to the Southern Colorado Economic Development District (SCEDDD), projected job growth is estimated at 0.4% (compared to the US average of 5-8% annually). Of the 145 businesses listed in the County, the largest sectors are healthcare and social assistance, retail trade, and public administration, in that order. In the Spanish Peaks Regional Health Center Community Health Needs Assessment & Implementation Strategy (2017) housing stress is identified as 28th worst of 35 peer counties.

Compounding the economic condition of the County, wildfires and COVID have had devastating effects on our residents. Wildfires are a constant threat in the dry months of the year, particularly late summer to early fall. The 2018 Spring fire was just one of the latest in annual fires that impacted our struggling economy. The cost to fight the Spring fire alone was estimated at $35 million (USDA report 9/17/18). The County does not have adequate social services and health facilities to address disasters such as wildfires, especially given the additional burden of COVID. Spanish Peaks Regional Health Center has only 20 beds in total. As of October 18th, 607 cases of COVID (and 19 deaths) have been diagnosed in Huerfano County (Covid19.colorado.gov/data). The County’s COVID mortality rate (226 per 100,000) is 70% higher than Colorado as a whole (133 per 100,000). The County has a vaccination rate of 52% (as of Oct. 19) leaving nearly half of the county’s population vulnerable to COVID infection (Covid19.colorado.gov/data). Our resources for dealing with the pandemic are limited. Given the percentage of older adults in the County (31.2% over 65 in 2019; US Census, 2019 five-year est.), even a slight uptick in cases could be devastating.

COVID-19 has also had a tangible impact on local business and has impacted the residents beyond just their physical health. In our small rural community where mental health is an issue,
FY22 EPA Brownfields Community-wide Assessment Grant
Huerfano County Economic Development, Incorporated

these impacts have had a ripple effect. The County has had to redirect funding from essential services towards COVID prevention and treatment, funding that cannot be recaptured. These conditions make it impossible for the County to cover Brownfield assessment and redevelopment planning without EPA assistance.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: Sensitive populations in Huerfano County are disproportionately impacted by exposure to environmental contaminants. According to the EPA EJ Screen, the percentages of sensitive populations in the County include 31% adults 65 and over (96th percentile statewide), and 42% low income (79th percentile statewide). In Walsenburg, 50% of families with children receive Food Stamps/SNAP assistance and 28.9% of the noninstitutionalized population is considered disabled (US Census, 2019 5-year Estimates). Most worrying for the future, children, our most vulnerable population, suffer disproportionately from the effects of poverty and social instability: 62.4% of children under 5 years live below the poverty level in Walsenburg (CT9606, US Census, 2019 five-year est.), which is 4.7 times higher than the statewide rate. The teen fertility rate in Walsenburg is 27.3 (live births per 1,000 females age 15–17), which is more than triple the statewide rate (CDPHE Community Health Equity Map). This is evidence that the majority of teenage parents who are having children are suffering economically, and struggling to provide for their children. Their circumstances dictate that they typically will have to live in substandard housing, rely on public assistance, and will not be contributing substantially to the economic growth of Walsenburg.

Sensitive populations are more susceptible to the risks of exposure to environmental contamination suspected at the priority sites. Residents of the Target Area are exposed to dangerous constituents through a variety of ways. For example, VOCs (associated with Priority Sites 2 and 3) migrating through groundwater could impact private homes through vapor intrusion. Residents living adjacent to or children who may enter the unsecured sites may come in direct contact with the soil that is contaminated by heavy metals are a, or contaminants may be transported to neighboring properties via windblown dust and stormwater runoff. Brownfield properties in the Target Area tend to be either unfenced or exist in such a state of blight that efforts to keep trespassers (and criminal activity) out are futile. Blight and poverty compound mental health conditions including depression and anxiety. Since the County lacks access to community services and health facilities available in large cities, welfare impacts are more pronounced.

In their current state, the former gas station and St. Mary’s in Walsenburg are unsafe structures that are potential havens for vagrancy, drug-related crimes, and other illicit activity. As mentioned, the City dissolved the police department in 2017 due to budgetary constraints. Unfortunately, the crime rate in the city of Walsenburg (population 2,962) was 2.3 times higher than the US average (http://www.city-data.com/crime/crime-Walsenburg-Colorado). Assessing the sites and moving them towards purposeful reuse would reduce or eliminate these welfare threats The proposed reuse of the youth camp brownfield site will create a place in the County where residents will be able to access addiction services. Addiction treatment options are currently nonexistent in the County. Unfortunately, though it was identified as the number one need in the Spanish Peaks Regional Health Center Community Health Needs Assessment, it also was an issue that was determined to be beyond the scope and capabilities of the hospital. The reuse of the priority sites as a medical clinic, potential office space for medical professionals or as a drug treatment center will address to some extent the health issues herein described.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Health conditions in the County may be exacerbated by Brownfields. Potential contaminants that may exist at the target sites include arsenic, asbestos, heavy metals, petroleum, solvents, and dioxins. Exposure routes can vary from dermal contact to ingestion to inhalation of contaminants via impacted dust or vapor intrusion (CDC). The EJ Index for the lead paint indicator in Huerfano County is in the 74th percentile nationwide, and is even higher for Walsenburg (84th percentile; EJScre). Findings in children suggest that lead may be a risk factor for childhood asthma. Even at much lower levels of
exposure, lead can affect a child’s mental and physical growth. Exposure to carcinogens from these sites may contribute to the County being in the 76th percentile for the EJ Index for NATA Cancer Risk statewide (EJ Screen).

As an example, St. Mary’s is a derelict site in an urban residential area. Children in adjacent residential communities can easily access this and other nearby sites and are exposed to unknown hazardous substances through direct contact with soil or from airborne particulates. Asbestos, a known contaminant at St. Mary’s School can cause asbestosis, and other chronic respiratory diseases (www.cdc.gov/toxfaqs). The Chronic Lower Respiratory Disease rate is 75.6 per 100,000 in Huerfano County compared to 46.5 in Colorado (CDPHE 2013-2015). Chronic obstructive pulmonary disease (COPD) emergency department visits are 915 per 100,000 for Huerfano County (as compared to 326.2 for Colorado). Heart attack hospitalization is 407.5 as compared to 205.1 for CO. Heart disease mortality rate was 150 per 100,000 higher than the state average (CDPHE Community Health Equity Map 2013-2017).

(3) Promoting Environmental Justice: The Huerfano County community has survived despite the disinvestment of coal mining companies. The destructive nature of the mining activities has caused scarring of the land and people. Many young people leave to find work opportunities elsewhere. Those who stay face challenges that residents of other communities do not.

This and other disinvestments in our community have significant environmental justice implications for Huerfano County and Walsenburg. The EJ Screen Demographic Index (combination minority and low-income population) for Walsenburg is in the 91st percentile for EPA Region 8 and 88th percentile statewide. Walsenburg and Huerfano County are suffering disproportionately from the health effects of disenfranchisement as compared to more affluent parts of Colorado. Huerfano County ranks 56 out of 60 counties in the State in terms of overall health, according to the Colorado Health Institute (2020). Further, Huerfano County has an extraordinarily high suicide rate, 7th highest county in the State (40.05 rate per 100,000 persons age-adjusted; CDPHE, May 28, 2019, data updated), and the State of Colorado is the 7th highest state in the US for its suicide rate (CDC). For comparison the US rate was 13.9 per 100,000 in 2019 (NIMH). This high rate of suicide is indicative of a pervasive lack of mental health resources. The US Department of Health & Human Services has found (in surveys and studies) a strong relationship between alcohol/drug abuse and suicide. The lack of drug addiction treatment services in the County exacerbates the pervasiveness of drug abuse, and thereby increases the probability of suicide.

It is also known that environmental conditions, such as blight, and socioeconomic conditions, such as poverty and lack of employment opportunities, lead to suicide (Babra et al, 2017). By assessing and if necessary, cleaning up these sites, exposures and blight will be decreased or eliminated, thus having a positive impact on physical and mental health conditions in the County.

Residents of the County are also disproportionately affected by lead disparities. As already noted, the EJ Index for the lead paint indicator for Huerfano County is in the 74th percentile nationwide and in the 88th percentile for EPA Region 8 (EJScreen). This disparity places children growing up in the County at greater systematic risk of lead exposure. The disproportionate impact of living in proximity to blighted properties and the concomitant lack of safe housing stock systematically impacts the residents of Huerfano County.

Geographical isolation has limited further the County’s ability to take advantage of current technology as internet access and redundancy is lacking, which impedes local businesses or individuals working remotely. The loss of jobs and revenues in the present and prospects for the future have led to the ongoing disintegration of the quality of life in the area. The priority sites, and other are brownfields, are obvious blighting forces. Assessment and eventual redevelopment project activities will result in a reduction of brownfields in this main urban center of the County, which will decrease impacts that have long disproportionately plagued our sensitive populations. These essential efforts will lead to eventual improvements through greater access to opportunities and services.
2.b. Community Engagement

2.b.i. Project Involvement and ii. Project Roles: While there are fewer community organizations in Huerfano County due to its remoteness, growing support from several local organizations as well as community members that work to make a difference here are provided.

<table>
<thead>
<tr>
<th>Organization</th>
<th>Point of contact</th>
<th>Specific involvement in the project</th>
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<tbody>
<tr>
<td>Crossroads - Turning Point</td>
<td>Charles Davis 719-544-3150 <a href="mailto:cdavis@crossroadstp.org">cdavis@crossroadstp.org</a></td>
<td>Crossroads will provide professional services to proposed Treatment Center</td>
</tr>
<tr>
<td>Health Solutions</td>
<td>Heather Hankins 719-545-2746 <a href="mailto:heatherh@health.solutions">heatherh@health.solutions</a></td>
<td>Heath Solutions will provide professional services to proposed Treatment Center.</td>
</tr>
<tr>
<td>Spanish Peaks Regional Health Center</td>
<td>Kelea Nardini 719-738-4582 <a href="mailto:knardini@sprhc.org">knardini@sprhc.org</a></td>
<td>Spanish Peaks Regional Health Center will provide professional services to proposed Treatment Center.</td>
</tr>
<tr>
<td>Spanish Peaks Business Alliance (SPBA)</td>
<td>Sarah Jardis <a href="mailto:sarah@cotwrealestate.com">sarah@cotwrealestate.com</a> 719-742-3626</td>
<td>SPBA would provide contact and community input for all Brownfield sites and work on education of business community and community as a whole</td>
</tr>
<tr>
<td>City of Walsenburg</td>
<td>Dustin Stambaugh <a href="mailto:cityadmin@cityofwalsenburg.com">cityadmin@cityofwalsenburg.com</a> 719-695-1031</td>
<td>The City of Walsenburg would provide help with grant administration, community education and grant implementation. City facilities will also be available for public meetings</td>
</tr>
<tr>
<td>Huerfano County</td>
<td>Carl Young <a href="mailto:cyoung@huerfano.us">cyoung@huerfano.us</a> 719-738-3000 Ext 110</td>
<td>Huerfano County would provide assist with grant administration and grant implementation. County facilities will also be available for public meetings and printing</td>
</tr>
</tbody>
</table>

2.b.iii. Incorporating Community Input: During site work at priority sites, less formal information sessions will be held (1-2 times per site, depending on site size and interest in pending reuse) to keep the community informed of progress, answer resident questions about ongoing work, and obtain information about resident perceptions/concerns. In order to address COVID-19 concerns, the Development Authority is offering virtual meeting options (through Zoom and telephone conference calls) for those unable to travel and/or to provide program services and community meetings during any necessary lockdown measures. As we move through the project, the Development Authority will consider other community tools, such as outdoor meetings, to engage a wider audience in a safe and responsible manner. Translators will be present at meetings to support the significant Hispanic/Spanish-speaking members of the Walsenburg community and in the County at large. Community input will be considered in all aspects of the project as possible, such as in addressing eligible sites identified by the public and in reuse planning for other sites identified in the course of the project. Community engagement prompted this application. Support and interest from business owners, residents and property owners has grown such that the Development Authority determined that this grant project was in the best interests of the entire community.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a.i. – iv. Description of Tasks/Activities and Outputs: The Development Authority is proposing a three-year time frame to complete the following tasks. However, the goal is to expedite the funded activities in order to position the County for future funding.

Task/Activity 1: Programmatic Support

i. Project Implementation:
EPA-funded activities for the priority site(s): cooperative agreement implementation and oversight; monthly team meetings; non-EPA grant resources contributed: in-kind resources: Development Authority project team staff effort
FY22 EPA Brownfields Community-wide Assessment Grant  
Huerfano County Economic Development, Incorporated

**Task/Activity 2: Community Engagement**

i. Project Implementation:
EPA-funded activities for the priority site(s): securing site access; community engagement activities and meetings; site selection; Discussion of EPA-funded activities for non-priority site(s), if applicable:

Non-EPA grant resources contributed: in-kind resources – project team staff effort

ii. Anticipated Project Schedule: Months 2-33 with the first community meeting within the first 3 months

iii. Task/Activity Lead(s): Project Director with support from QEP and project staff

iv. Output(s): Community Involvement Plan; community meeting summary; community input for reuse plans

Notes: Public meetings will include reuse and redevelopment planning components.

**Task/Activity 3: Environmental Site Assessments**

i. Project Implementation:

EPA-funded activities for the priority site(s): Phase I and Phase II Environmental Site Assessments (ESAs) for priority sites. County-wide inventory of brownfields sites for future reuse

EPA-funded activities for non-priority site(s): Identical work will be completed at sites that are identified in the public engagement and brownfields inventory processes.

Non-EPA grant resources contributed: in-kind resources – staff time for oversight of the QEP

ii. Anticipated Project Schedule: Months 4-24, assessment of priority sites within the first 6 months

iii. Task/Activity Lead(s): QEP with oversight by the project director and technical coordinator

iv. Output(s): GIS-based site inventory; 12 Phase I and 5 Phase II ESAs; Asbestos and Lead Based Paint surveys (as needed); Generic Quality Assurance Plan (QAPP) and sites specific QAPPs

Notes: Given the age of the St. Mary’s priority site, it is anticipated that Asbestos and Lead surveys will be required to position the property for reuse.

**Task/Activity 4: Cleanup and Reuse Planning**

i. Project Implementation:

EPA-funded activities for the priority site(s) will include: cleanup planning at specific sites; 3 reuse plans for the priority sites; Land Use Assessment to analyze local, county and state land use regulations for priority site reuse; and a brownfields revitalization plan for target Corridor and strategies/new regulations pertaining to the redevelopment of the brownfield sites.

EPA-funded activities for non-priority site(s): identical work will be completed at sites that are identified in the public engagement and brownfields inventory processes, if warranted and as funds allow.

Non-EPA grant resources contrib.: in-kind resources - planning department/economic development staff

ii. Anticipated Project Schedule: Months 9 through 33

iii. Task/Activity Lead(s): project director with assistance from QEP

iv. Output(s): Brownfields revitalization plan, site-specific land use assessments; reuse plans and visual renderings for priority sites

Notes: Proposed planning efforts require a 30% budget allocation.

### 3.b. Cost Estimates:

The following cost estimates are based on past project management experiences and with input from our experienced Brownfields QEP.

<table>
<thead>
<tr>
<th>Project Tasks</th>
<th>1: Programmatic</th>
<th>2: Community Engagement</th>
<th>3: Assessment</th>
<th>4: Planning</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Travel</td>
<td>$5,000</td>
<td></td>
<td></td>
<td></td>
<td>$5,000</td>
</tr>
<tr>
<td>Supplies</td>
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<td>Subtotals</td>
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<td>$25,000</td>
<td>$300,000</td>
<td>$150,000</td>
<td>$500,000</td>
</tr>
</tbody>
</table>
**FY22 EPA Brownfields Community-wide Assessment Grant**

**Huerfano County Economic Development, Incorporated**

**Task 1 – Program Management:** Travel: **$5,000** in travel expenses for attendance for **one person** at one national and **2 persons** at one regional brownfields-related training conferences/workshops. **National Brownfields conference attendance** = $2,400 [Breakout - $900 hotel (4 nights x $225 per night), $400 registration, $500 flight, $375 per diem expenses ($75 x 5 days) and $225 ground transport (parking and airport transfers, taxis). **Regional brownfields conference attendance** = $2,600: $1,200 hotel (3 nights including travel days) x $200 per night x 2 persons), $300 registration (2 persons x $150), $600 per diem ($75 per person x 3 days x 2 persons) and an estimated $500 in ground transportation (mileage, car rental, or train). **If workshops are held virtually, the GRANTEE will apply any excess travel funds towards community engagement and assessment. Contractual: $20,000** is budgeted for program support by a contracted QEP, which will provide for 200 hours at $100 per hour over the three-year project period. The GRANTEE, with support from the QEP, will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. **Task 1 total: $25,000**

**Task 2 – Community Engagement:** **Supplies:** **$2,000** is allocated to typical offices supplies, including stationary, paper, ink, printing, and postage for community engagement tasks over the three-year grant project. **Contractual:** QEP support is budgeted for developing a Community Involvement Plan ($3,000) and approximately 200 hours (over three years) at $100 per hour ($20,000) for community-wide meetings, meeting planning, outreach, focus groups & visioning sessions as well as for meetings with site owners and potential developers. **Should COVID-19 safety precautions be required, the GRANTEE and QEP are experienced at conducting virtual community engagement activities online. Task 2 total: $25,000**

**Task 3 – Assessment:** **Contractual:** QEP to conduct Environmental Site Assessment activities: GIS-based brownfields inventory, set fee **$25,000**; 12 ASTM-AAI compliant Phase I ESAs @ $3,500 each = **$42,000**; an additional **$15,000** is allotted for three to five supplemental lead/asbestos assessments; one Generic Quality Assurance Plan (QAPP) = **$5,000**; five Site Specific QAPPS ( @ $3,000 each)=$15,000 and five Phase II ESAs (approx. $25,000-45,000 per site, Phase II ESA costs vary due to the complexity of sites) = $198,000. **Task 3 total: $300,000**

**Task 4 – Planning:** Develop site appropriate remediation/reuse plans to reduce health & environment risks for selected sites. Community vision and input will continue to be considered in planning. Five Analysis for Brownfields Cleanup Alternatives (ABCAs) @ $5,000 each = **$25,000**; Reuse planning and rendering for three priority sites @ $8,000 per site = **$24,000**; Land Use assessments for priority sites and additional sites that may be identified in community engagement process for estimated five sites @ $5,000 per site = **$25,000**; Brownfields Revitalization Strategy for Target Corridor = **$76,000** (set fee). **Task 4 Total: $150,000**

3.c. **Measuring Environmental Results:** The Project Director with support from key staff and the QEP will document, track, and evaluate the following outputs and outcomes continually through quarterly progress reports, annual disadvantaged business enterprise reporting, and in monthly communication with the EPA Project Officer. The activities and outcomes are tracked through a project management and invoice management system. **Outputs:** Number of sites assessed (Phase I/II ESAs); Number of ABCAs; Number of formal community meetings, updated Community Involvement Plan; ACRES data entry **Outcomes:** Number of sites for which property title transfers are facilitated; Acres of land assessed, cleaned up, and redeveloped, and square footage of buildings positioned for adaptive reuse; Amount of private investment and other funding leveraged; Jobs created or retained; Increased property and sales tax revenue generated. An overall gauge of success will be the creation of jobs and the improvement in environmental justice conditions. Should the project run into delays or obstacles, the Development Authority will work the assigned EPA Project...
4. Programmatic Capability and Past Performance

4.a. Programmatic Capability

4.a.i. Organizational Capacity ii. Organizational Structure and iii. Description of Key Staff

Mr. Carlton Croft, Director of Huerfano County Economic Development & Tourism will serve as Project Director. Mr. Croft has greater than 30 years experience in financial/business administration. Carl Young, Huerfano County Administrator will be responsible for fiscal management of the EPA Brownfield funds. He has 5 years of experience in public finance as well as experience managing Development Authority programs. Mr. Young commonly works with multiple partner agencies and organizations foster economic/business development. His experience has included administering Federal and State Grants. Samuel Jensen, Huerfano County Planning Director, will serve as Technical Coordinator. He oversees land-use permitting and is experienced in reviewing technical reports and documents such as those associated with the proposed project.

The team will participate in monthly project meetings and offer ongoing input in decision making. The Development Authority has retained an experienced Brownfields QEP, secured by following federal procurement requirements, and has the resources to retain additional services or hire new staff as required to meet programmatic objectives.

Initial information regarding the project will be presented at a formal public work session of the Development Authority, and ongoing reviews will be shared at regular public meetings. Community input will be sought as described earlier in the application. This process will achieve transparency and public consensus. Quarterly reviews and updates will be provided for EPA quarterly reports. These efforts will be via Zoom when in-person meetings are not possible due to governmental pandemic-imposed limitations.

4.a.iv. Acquiring Additional Resources: The Development Authority has secured the services of a professional QEP experienced in Brownfield redevelopment and EPA Grant funded initiatives projects through an open bid process that complies with state and federal requirements (2 C.F.R. 200 and EPA rule 2 C.F.R. 1500).

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments:

<table>
<thead>
<tr>
<th>Grant</th>
<th>Award Amount</th>
<th>Purpose</th>
<th>Accomplishments</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 2018 Emergency Watershed Protection Program</td>
<td>$8,000,000</td>
<td>Fire hazard mitigation</td>
<td>Post-Spring fire flooding and watershed restoration</td>
</tr>
<tr>
<td>FY 2019 Colorado Department of Local Affairs (DOLA) Grant</td>
<td>$200,000</td>
<td>Historical building restoration</td>
<td>Continuing Restoration of remaining two sides of the County Courthouse Tower</td>
</tr>
<tr>
<td>FY 2018 Colorado Tourism Office: Marketing Matching Grant</td>
<td>$50,000</td>
<td>Tourism project</td>
<td>Highway of Legends audio tour</td>
</tr>
</tbody>
</table>

(2) Compliance with Grant Requirements: Project staff members have a history of timely compliance with all federal and state grants. The Development Authority closely monitors progress and conducts annual audits. As stated, no adverse audit findings have been determined. All grant terms and conditions are met in a timely manner and in accordance with set work schedules. Reports and financials have been submitted in a timely manner to date and applicable grants have been closed. No adverse findings were reported with regards to grant awards/financial assistance programs, internal controls or audits, compliance or any other matters as per the FY 2020 A-133 audit completed for the period ending June 30, 2020 (current audit is underway).
Threshold Criteria
Huerfano County Economic Development, Colorado
FY22 EPA Brownfields Community-wide Assessment Grant

1. **Applicant Eligibility**
   Huerfano County Economic Development Inc. is a nonprofit organization. Documentation demonstrating tax-exempt status under section 501(c)(3) of the Internal Revenue Code.

   *Documentation of Applicant Eligibility*
   See attached documentation from IRS attached.

2. **Community Involvement**
   During site work at priority sites, less formal information sessions will be held (1-2 times per site, depending on site size and interest in pending reuse) to keep the community informed of progress, answer resident questions about ongoing work, and obtain information about resident perceptions/concerns. In order to address COVID-19 concerns, the Development Authority is offering virtual meeting options (through Zoom and telephone conference calls) for those unable to travel and/or to provide program services and community meetings during any necessary lockdown measures. As we move through the project, the Development Authority will consider other community tools, such as outdoor meetings, to engage a wider audience in a safe and responsible manner. Meetings will also be tailored to the significant Hispanic/Spanish-speaking members of the Walsenburg community and in the County at large. Community engagement prompted this application. Support and interest from business owners, residents and property owners has grown such that the Development Authority determined that this grant project was in the best interests of the entire community.

3. **Named Contractors and Subrecipients**
   Not Applicable - no contractors or sub-recipients are named in this application. The Huerfano County Economic Development Incorporated pledges full compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 in the selection of all consultants and contractors.

4. **Expenditure of Existing Grant Funds**
   Huerfano County Economic Development Inc. does not have an open EPA Brownfields Community-wide Assessment Grant or Multipurpose Grant.