Narrative Information Sheet

1. Applicant Identification: The proposed recipient of the EPA Community-Wide Hazardous Substance and Petroleum Assessment Grant monies is the City of Lamar with offices located at 102 East Parmenter Street, Lamar, Colorado 81052. Applicant DUNS Number: 060622594000

2. Funding Requested
   a. Community-Wide Assessment Grant
   b. Federal Funds Requested: $500,000 requested from EPA to address hazardous substances and/or petroleum brownfield sites.

3. Location: The community we propose to serve is the City of Lamar, Prowers County, Colorado.

4. Target Area and Priority Site/Property Information: The City will target the northern portion of Lamar, identified in the 2020 U.S. Census as Census Tract 2 (CT2). The area is roughly bounded by Parmenter Street to the south, North 13th Street to the west, the Arkansas River to the north, and extends past the Riverside Cemetery to the east. Priority sites within the target area include:
   - 114 South Main Street (“Main Café”)
   - 909 West Pearl Street (“Meat Processing Plant”)
   - 211 East Anderson Street (“Halliburton”)
   - 210 West Elm Street (“McKibbon House”)
   - 1201 North Main Street (“Lamar Inn”)

5. Contacts
   a. Project Director: Craig Brooks, 719-336-2085, craig.brooks@ci.lamar.co.us, City Complex, 102 E Parmenter St, Lamar, CO 81052

   b. Chief Executive/Highest Ranking Elected Official: Mayor Kirk Crespin, 719-691-6050, kirk.crespin@ci.lamar.co.us, City Complex, 102 E Parmenter St, Lamar, CO 81052

6. Population: Our population is 7,687 persons (U.S. Census Bureau, April 1, 2020).

7. Other Factors:

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<th>Other Factors</th>
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<tr>
<td>Community population is 10,000 or less.</td>
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<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
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<td>The priority site(s) is impacted by mine-scarred land.</td>
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<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</td>
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<td>The priority site(s) is in a federally designated flood plain.</td>
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<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
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<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
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<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>
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<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>
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8. **Letter from the State or Tribal Environmental Authority:** See attached.

9. **Releasing Copies of Applications:** Not applicable.
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: City of Lamar Assessment Grant Proposal.

Dear Ms. Devincenzi:

I am writing to express our support of the City of Lamar’s assessment grant proposal. Although much of Colorado has seen significant growth in recent years, Lamar has suffered from decreasing population and increasing poverty rates, which has resulted in Lamar and much of Prowers county being designated as a federal opportunity zone. The key to Lamar’s revitalization strategy is redevelopment of their downtown corridor, and other abandoned agri-business properties in the City. Although Lamar has made significant progress in assessment of and reuse planning for multiple properties, the City is still characterized by vacated retail, agricultural and industrial properties. Dealing with the known or potential contamination at these properties is difficult hurdle for this disadvantaged community to overcome, and the activities outlined in their proposal are a key component of Lamar’s overall revitalization strategy.

In spite of these challenges, Lamar has already taken several proactive steps as part of their efforts to revitalize their core downtown. These steps include infrastructure improvements and development of an urban renewal authority to provide tax incentives. Additionally, through a previous grant, Lamar identified a number of environmentally impacted properties which allowed them to successfully apply for a state brownfields grant used to remediate the Troy Motel. The activities outlined in the assessment grant proposal would complement their efforts to date and improve the community’s ability to position unused properties for redevelopment or reuse. In summary, we feel the proposed project is a vital component of overall efforts to revitalize and create public amenities within the core downtown area of Lamar and we fully support the Town’s efforts to assess and promote redevelopment of environmentally challenged properties in their community.

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,

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

cc: Keely Campbell, Ayres Associates
IV.E. Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Lamar (population 7,687, 2020 Census) is the county seat and most populous municipality in Prowers County, Colorado. While much of the state has been riding a boom in energy development, tourism, and population growth, the City of Lamar – the commercial center of a farming and ranching region - has been losing jobs and people. Named after President Grover Cleveland’s Secretary of the Interior, Lucius Quintius Lamar, our City was established in 1886 upon the westward expansion of the Santa Fe Railway. Rich grass to the south, the Arkansas River to the north, and a rail depot provided the ideal foundation for an agriculture-based community within the river valley – people rapidly flocked to the new town site in hopes of acquiring their piece of the pie. Lamar witnessed a large boom in its early days, growing to a population of 800 residents by 1893 and 1,600 residents by 1900, bringing commerce and industry with them. Lamar fought to overcome later natural disasters (fires, flooding, drought, dust storms) and economic crashes that took their toll on the City’s development and businesses and was presented with an “All-America City Award” in 1949 and recognized in 1959 for its potential as a center of industry. After that time, Lamar’s industrial base expanded significantly. Although contributing to our City’s lively early economy, with the industrialization of this area came the use of hazardous substances and petroleum products and a high likelihood of release of these materials over time to the surrounding environment. For example, the Lamar Power Plant released an estimated 38 pounds of mercury per year, 367 pounds of benzene, a known carcinogen, 670 pounds of cyanide compounds, 20,945 pounds of hydrochloric acid, 983 pounds of selenium compounds, and 5,047 pounds of sulfuric acid, among other toxic pollutants, to the environment annually from the time it was fired up in 2010 until it stopped production following an explosion in December 2011. These industrial impacts were confirmed through work performed under our FY2018 EPA Assessment Grant. Now closed out, the City completed 12 Phase I ESAs, 3 Phase II ESAs, and various redevelopment planning activities to build momentum that we will carry forward assessing the many remaining brownfields in the area.

Lamar has come down a long way from its heyday – Prowers County has earned a place on the current U.S. Persistent Poverty Counties list. Sitting at the crossroads of two major U.S. highways (U.S. 287 and U.S. 50) and with local access to freight and passenger rail and bus service, Lamar should be the retail hub of the region. However, especially over the course of the last decade, the City has been witnessing a general downturn in its retail economy well before the COVID crisis hit. Unlike most of the U.S. who have experienced a rebound following the Great Recession, a second recession hit Lamar with massive job losses irrespective of the current pandemic which has further exacerbated the decline. As a result, the retail core has been impacted to a point where there are vacant storefronts and a lack of infrastructure investment. A 2013 Market Niche Study (most recent analysis) reported the total spending potential in Lamar is approximately $150 million annually, but the city is capturing less than half that. Dozens of former commercial and industrial structures left empty and deteriorating are scattered throughout the target area, siphoning opportunities from our residents and economy. The impacts of brownfields, especially on our low-income population, have left our community and economy in survival mode. But, Lamar pulls together when times are tough, as we have since our beginnings. We are intent on creating and sustaining momentum, building on the success of our FY2018 Grant and figuring out how to thrive without bright lights and night life.

This project, deemed the Prairie Crossroads Project, continues to focus on the northern portion of Lamar, identified in the 2020 U.S. Census as Census Tract 2. The area is roughly bounded by Parmenter Street to the south, North 13th Street to the west, the Arkansas River to the north, and extends past the Riverside Cemetery to the west. This area is at the crossroads of commerce, encompassing the intersection of U.S. Highways 287 and 50, the core of downtown Main Street, and the railroad industry corridor. We aim to continue the progress we’ve made in identifying and addressing environmental impairments and exploring viable and relevant redevelopment opportunities in a larger effort to revive this once-bustling area surrounding the Arkansas River and the transcontinental railroad.

ii. Description of the Proposed Brownfield Site(s)

We look to prioritize the activities of the EPA Assessment Grant on sites with the most potential to create economic opportunities for our residents, to break the cycle of poverty and give our youth a reason to invest in their future here in Lamar. Transforming contaminated and rundown properties into thriving businesses will help address environmental and health issues while bringing back pride and a vibrant quality of life to our local community. Commercial and industrial corridors within the boundaries of the Prairie Crossroads Project house numerous brownfield sites, many of which date back to the turn of the century. Through implementation of our initial brownfield grant, several priority sites benefitted from
assessment and planning activities, and many previously un-inventoried properties were identified. These new properties were identified based on health risks and likely impacts to the community (both current negative impacts and the potential positive impacts if redeveloped). The following sites are our current priority brownfields to assess and revitalize:

**114 South Main Street ("Main Café"):** This property occupies 0.09 acres along Lamar’s Main Street and includes a two-story vacant commercial building. The building was constructed in 1894 had historically been used as a dry goods/clothing store, printing shop, telegraph office, office building, and most recently, a restaurant, which operated from 1938 – 1990. Following a Phase I and II ESA completed on the property during the first grant cycle, the City applied for and received funding to purchase the Main Café. With its prime location on our downtown Main Street and completed environmental assessment, we will now prioritize revitalization planning at this property to help put it into safe, productive reuse.

**909 West Pearl Street ("Meat Processing Plant"):** This property, on the SW section of our Main Street corridor, was entered into our brownfield project during our previous grant through completion and approval of a site eligibility determination form. A Phase I ESA was initiated, but needs to be completed and updated. Additionally, it’s likely a Phase II ESA will need to be completed, and the City wants to pursue various redevelopment and reuse planning activities on this large, non-operational site. Previous uses of this site include a meat processing plant. The buildings are currently vacant, estimated to have been so for over 25 years. Environmental effects associated with meat production include impacts through fossil fuel usage, animal methane, and effluent waste. Contaminants typically associated with meat processing plants include chlorine, nitrogen, ammonia compounds, and VOCs, all of which have the potential to impact the environmental media at the subject property. This parcel has high potential for affordable housing, as it’s located in a residential area and could stimulate additional redevelopment in the area, as well as provide access to the nearby downtown area.

**211 East Anderson Street ("Halliburton"):** This occupies 8.5 acres in an area of commercial development on the north side of Lamar. Most of the property is vacant except for an office and storage building. Historical sources indicate the property was used as a trucking company from approximately 1963 – 1974 and by Halliburton Energy Services, an oil and gas services company, from 1978 - 2001. The property has since been vacant, with no buildings. Following a Phase I ESA completed on the property during the first grant cycle, we will now prioritize revitalization planning at this highly visible commercial property to help put it into safe, productive reuse.

**210 West Elm Street ("NorJune Apartments"):** This property, on the N section of our Main Street corridor, was entered into our brownfield project during our previous grant through completion and approval of a site eligibility determination form. A Phase I ESA was initiated, but needs to be completed and updated. There is one structure on this property, built in 1922 and currently vacant. Known historical uses include a multi-family residential property and most recently, a haunted house. Surrounding uses include auto garages and an adjacent auto repair shop. Such businesses are known for producing VOCs and PAHs through solvents used for degreasing and cleaning operations and through their use of products such as engine oil and transmission and brake fluids. Assuming groundwater flow follows topographic gradient to the northeast, the subject property could be impacted from contaminant migration. Furthermore, the railroad is 0.2 miles to the north, which operated oil and transmission and brake fluids. Assuming groundwater flow follows topographic gradient to the northeast, the subject property could be impacted from contaminant migration. Asbestos is also an environmental concern because it has the potential to get into the soil around the property if the building isn’t being properly maintained.

**1201 North Main Street ("Lamar Inn"):** The final site on our priority list is a former hotel property on the North end of our Main Street Corridor. The site was historically utilized as a hotel, and is surrounded by a gas station, vacant land, and industrial properties (various commercial businesses, auto facilities, gas stations). It is currently vacant and has significant roof damage and ACM concerns associated with the buildings. The City will complete ESAs on this property to explore the potential contaminants resultant from building materials and surrounding land uses, and conduct revitalization planning activities to help put the site into productive reuse. Surrounded by restaurants, hotels, and other commercial businesses, this site has a high potential for redevelopment. There is currently developer interest in this site, and we plan to utilize this grant to create incentive and momentum at the Lamar Inn.

b. **Revitalization of the Target Area**
   i. **Reuse Strategy and Alignment with Revitalization Plans**

Revitalization of the Prairie Crossroads area is supported by several documents and plans, including several EPA-funded efforts. The focus of **Prairie Crossroads Project** is the assessment and ultimate redevelopment of catalytic sites within the
The project also aligns with our most recent Comprehensive Plan (2004) and 2019 Lamar Catalyst Report, which recommend the City develop incentives for redevelopment supporting infill of properties like the Main Café and Meatpacking Plant, as well as blighted neighborhoods and inventory available space and building renovation needs to help in reactivating brownfields. Utilizing our support from the Lamar Redevelopment Authority and other local organizations, the Prairie Crossroads Project has demonstrated its ability to leverage recent traction and translate it into redevelopment activity. The City of Lamar seeks to address our public health and welfare issues by redeveloping sites in recommended development nodes into properties that provide healthy food (an option identified during the Phase I in the Farmer’s Market Building) that has potential to expand with further assessment. Business and employment opportunities will be advanced with additional resource roadmaps on Main Café, and quality affordable housing options will be explored with Area Wide Planning at the Meat Packing catalyst site.

**ii. Outcomes and Benefits of Reuse Strategy**

The outcomes of the assessment grant process will be measured in two ways. First, forward progress or completion of redevelopment projects including jobs created, construction value, and acres and number of brownfield sites remediated. Second, completion of public infrastructure projects supported by local plans.

Three principal economic benefits will result from the Prairie Crossroads Project, continued under this grant. Through assessment and planning activities completed under our first grant, we’ve seen leveraged dollars for redevelopment activities from other granting programs and developers/site owners alike: completing these activities on other catalytic sites with funding from another grant will allow us to continue to leverage the resources we’re afforded. With developer interest in sites like the Main Café and the Lamar Inn, vacant spaces will be transformed into property and sales tax contributors. Main Café is envisioned to house a restaurant on the main level, creating an estimate 10-15 jobs. The upper floor would be home to downtown residents (up to 6 units) offering 24/7 vitality downtown. Other sites, like Halliburton, are envisioned to transform from vacant lot into a commercial development potentially including a hotel, boosting local sales and tourism taxes. The 2019 Lamar Catalyst Report (“Developing Solutions for Prairie Crossroads”) identified strategies that would lay the groundwork for redeveloping six brownfield sites in the priority area. These sites could conceivably provide 15-30 new jobs, small business opportunities, as well as much needed affordable housing. However, additional environmental assessment, remediation planning, and reuse planning is needed to address some of the concerns residents and developers associate with our priority brownfields, and resources like 3D visualizations needed to communicate site potential and build local buy in.

Redevelopment of Catalyst Sites, like the Meatpacking Plant, would enable new residential development to take advantage of nearby schools and recreation amenities, increasing affordable quality home construction. Building on the momentum and success of our first grant, we expect further investment into priority brownfields will enhance the financial stability of families and individuals and will reduce our astounding poverty rate by adding jobs on commercial and industrial reuse sites and providing opportunities for new businesses to enter our community. Second, by putting sites like the Main Café into productive reuse, new services and sales in our downtown business district will better serve current and future residents and entice the tourists and income that currently bypasses Lamar. Third, an augmented tax base from improved property values and increases in sales tax revenues from new businesses drawn to the area will help keep the ball of improvement rolling by allowing the City to continue reinvestment into our community: the total increase in property values from the catalyst sites identified in 2019 alone could be $1 to $3 million. The proposed project will encourage clustered development along pedestrian and public transit routes in Lamar - neighborhood design can affect public health, but it also drives up real estate values. Numerous studies support the idea that consumer demand for well-designed,
walkable, and transit-oriented neighborhoods has never been higher – so much so they command premium prices in the marketplace (ULI 2013 Lamar Report). Through redevelopment of our downtown buildings, we'll be able to better leverage Lamar’s existing passenger rail service to attract new business and residents.

Brownfield site reuses such as those outlined in a catalyst report developed under the first grant will evaluate energy efficiency and renewable energy (photovoltaic, wind, thermal) into their pro-forma. This includes exploring grants or budgeting for windows, insulation, HVAC variable speed fans, or other Green Building Code construction elements above what is typically required and improved from historic building features currently present.

c. Strategy for Leveraging Resources
   i. Resources Needed for Site Reuse

As a general-purpose unit of local government, Lamar is eligible for monetary funding from several other local, state, and federal resources. Availability of additional funds for site assessment, remediation, and reuse will be stimulated by award of a FY22 Brownfield grant, as it can be used as necessary cost-share for other local and state programs. Additionally, the success of our previous grant and award of another EPA brownfield grant communicates to other funding entities that we’ve successfully utilized the money EPA has invested in our community and project, and that we’ve abided by all grant guidelines.

Lamar has built momentum and understanding about how to best leverage the resources needed to revitalize brownfields, illustrated by having obtained two additional grants for priority sites in our FY18 EPA grant. A 1306 Colorado Brownfield Cleanup Grant ($79,000) was awarded in 2020 for demolition at the Troy Motel property, a site investigated under the previous grant that is anticipated to increase nearby tax revenues by 5 to 15 percent upon redevelopment. A $18,000 Rural Economic Development Initiative Grant from Colorado Dept of Local Affairs was also awarded for the City to acquire the Main Café, a site targeted in our first grant and that will continue through another. Additionally, resource roadmapping efforts have provided us with an Urban Renewal Tax Increment template that we will use for packaging redevelopment incentives for future projects. We will additionally utilize our Urban Renewal TIF and supplemental funding through the Colorado Main Street program ($44,600 in 2019, with further funding expected annually). The U.S. Bureau of Reclamation has also approved the planning, design, and construction of the Arkansas Valley Conduit, which will provide additional infrastructure into Lamar and address both water quantity and quality issues. We are also exploring USDA energy efficiency grants in the target areas, as appropriate to brownfield redevelopment. Additional funding mechanisms will be evaluated through innovative thinking by City leadership, including evolving federal stimulus and infrastructure programs. U.S. Department of Agriculture Rural Development (USDA-RD) will also be utilized as a key partner in this project. USDA-RD has a number of ways to provide financial and technical assistance to rural communities like Lamar, like Business & Industry Loan Guarantees, Rural Business Development Grants, and Community Facilities Program that would provide help and incentive for new businesses in the area.

   ii. Use of Existing Infrastructure

Lamar’s Comprehensive Plan advocates designating appropriate locations for different uses of land and coordinating them with the placement of upgraded utilities, roads, and other infrastructure and services; we must make the best use of our established urban core. Through the Plan’s implementation and the continued Prairie Crossroads Project, we will continue to target the assessment and redevelopment of properties surrounding our downtown corridors, adapting or repurposing existing structures to accommodate sustainable growth – sites like the Main Café, NorJune apartments, and Lamar Inn are expected to leverage their existing site features for reuse and redevelopment. Lamar will intentionally target sites within safe, walkable distances from residential neighborhoods as to avoid our residents, especially young children, having to cross the dangerous railroad and highway corridors. With the support of an EPA Assessment Grant, Lamar can encourage new business with Lamar’s strong “foundation,” piggyback off the momentum we’ve gained through our Main Street Reconstruction Project that recently completed an upgrade to our water (replacing 70-year-old mains), storm drainage, and electrical infrastructure beneath U.S. 287/50 (our Main Street corridor). Additionally, the CDOT Revitalizing Main Street Program recently completed sidewalk improvements totaling $238,000 in our target area to support walkability and access to businesses. As advocated in the 2013 Market Niche Study, Lamar will inspire new businesses to get creative about combining retail, services, and activities into one storefront to limit or eliminate further infrastructure or utility upgrades. For example, larger footprint sites like the Meat Processing Plant may be utilized for mixed-use housing and retail, with adjacent green space. This approach will help local business attract a range of customers, contributing to their long-term success stories.
2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

   a. Community Need
      
      i. The Community’s Need for Funding
      
      Lamar continues to struggle to find additional funding for assessments as a persistent poverty community. Lamar is an extremely small community with limited resources, and the EPA Brownfield Program offers funding that specifically targets projects that will positively impact our most in-need populations. Isolated from the thriving Denver Metro urban corridor, Lamar has been bypassed by the phenomenal growth and prosperity that is a driving force across much of Colorado. Where much of the state is growing at breakneck speeds (14.1% from 2010-2019), Lamar is experiencing the opposite trend, losing nearly 4% of its population from 2010 to 2019. Similarly, our City’s unemployment rate is almost 4% higher than the state average, and our target area is rapidly collapsing as 1 in every 4 people are unemployed. Without jobs, much of our target, low-income population is experiencing a snowball effect that has left them uninsured (24.6%), unable to afford food (24.8% of CT2 with Food Stamp/SNAP benefits in the past year) and without a nest egg to support them in their golden years - 94.2% of the target area has zero retirement income, yielding an increased poor and working elderly population. Data from 2011 to 2015 American Community Survey 5-Year Estimates revealed the poverty level in Census Tract 2 (CT2) that encompasses the target area and most of our community is double that of the Colorado average, with the median household income ($27,024) less than half of Colorado’s ($60,629). This paints a dreadful image of the target area, in which 29.3% of Lamar’s population resides. A cumulative outcome of Lamar’s ills, the poverty rate in the target area (28.27%) is more than twice that of the state (12.67%). Combined with the ever-increasing draw of big cities and a lack of resources for commercial, residential, and cultural development, the rural community of Lamar is stuck in a downward spiral that needs to be reversed. These factors complicate reinvestment in properties, especially brownfields, making additional environmental studies and reuse nearly impossible without outside assistance.

      ii. Threats to Sensitive Populations

      (1) Health or Welfare of Sensitive Populations

      EPA’s EJScreen indicates that for our target area (CT2), all demographic indicators in our target area exceed the state, region, and national percentile, and CT2 has a lead-paint indicator of 0.53 compared to the state (0.18), EPA region (0.21), and national (0.28) values: Lamar’s Prairie Crossroads area remains depressed, despite progress resulting from our FY18 grant. This area has 35% of the population 65 years and older or younger than 15 years old, key demographics for sensitive populations. Lead exposure from old housing, retail, and commercial stock as is present at the NorJune site can lead to physical and behavioral impacts in children, central and peripheral nervous system damage, premature birth, decreased kidney function, increased blood pressure, and reproductive problems for both men and women. Although Lamar’s ongoing Main Street construction project removed upwards of 75 lead-based water lines (mostly supplying commercial properties), a substantial amount of lead-based water distribution infrastructure remains within the Prairie Crossroads area. Combining a 35% sensitive population with over 28% poverty shows that welfare and health are unfairly and disproportionally impacting residents in this target area, only exacerbated by our brownfields. Additionally, those vacant and underutilized brownfields sites are in proximity to local schools (Middle School, Lincoln Elementary School) and present a potential increased hazard to children. An EPA grant will help identify and allow us to address and reduce these heath issues to the sensitive populations near these sites by assessing and cleanup of the Main Café and Meatpacking Plant site.

      (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

      Fugitive dust from naturally semi-arid conditions (exacerbated by recent dust storms and extreme drought conditions), diesel-powered vehicle exhaust, and agricultural operations have led to Prowers County ranking 33rd on the list of “Top 101 counties (in the U.S.) with the highest Particulate Matter Annual air pollution readings in 2012.” Total daily PM-10 (particulate matter less than 10 micrometers in diameter) emissions in Lamar and the target area are upwards of 12,700 tons per day (U.S. 287 at Lamar Reliever Route Environmental Assessment, 2013), putting Lamar in nonattainment for PM-10 and subject to a maintenance plan to address mitigation of air quality problems. The health effects of inhalable PM (including PM-10) are well documented. Short-term (hours, days) and long-term (months, years) exposure is known to result in respiratory and cardiovascular morbidity and mortality from cardiovascular and respiratory diseases and lung cancer. In Prowers County, rates of ischemic heart disease and tracheal, bronchus, and lung cancer (51.3 female and 73.5 male rate per 100,000) vastly exceed those of Colorado (34.5 female and 44.8 male) and the U.S. (43.8 female and 67.6 male). With priority brownfields contributing to these greater than normal incidences of disease and adverse health abutting residential areas and schools, there is an opportunity for us to transform them into mixed-use properties that provide grocery stores and restaurants, retail or office space, affordable and quality housing, and open, recreational, or green space.
for neighboring populations. These uses would help combat the obesity (39% prevalence in females and 36.2% prevalence in males in Prowers County), diabetes (8% prevalence in Prowers County), and heart disease (incidence rate of approximately 138 per 100,000 in Prowers County) in the target area through recreation space and healthy food choices, and reduce cancer (incidence rate of 385.4 per 100,000 in Prowers County) and various respiratory issues through clean, safe housing that avoids ACM and lead-based building materials (http://www.geostat.org/data/lamar-co/health-concerns). The current setup of CT2 makes physical activity unnatural, difficult, or dangerous, especially for children and the elderly, those with disabilities, and low-income individuals. This neighborhood would greatly benefit from a connected and designed network of goods and services, avoiding a now-necessary dangerous commute across busy highway and railroads.

(3) Promoting Environmental Justice

The cumulative consequences of the aforementioned and other sources, including the Prairie Crossroads’ priority brownfields, have yielded dismal health statistics in the target area, Lamar, and Prowers County that can be summarized in county-wide life expectancy rates (Female 79.6/Male 75.7) significantly lower than Colorado’s (Female 82.2/Male 78.2) and the nation’s (Female 81.5/Male 76.7). Additionally, 24.6% of CT2 residents are uninsured, leaving the healthcare they clearly need because of brownfield impacts and other factors, too expensive or inaccessible completely. Bringing jobs, affordable housing, and beautification to the CT2 area will help cultivate a more equitable community, impacting our most vulnerable residents including the elderly and living in poverty. We are putting plans in place to build on this USEPA Assessment grant to catalyze growth throughout the area and encourage thorough assessment, remediation, and revitalization of key properties. Additionally, the cleanup of vacant sites and buildings will help eliminate attractive nuisances and start to remediate the negative health statistics in Lamar. Redevelopment of our priority sites will help to broaden local economic opportunities, which will help lift residents out of poverty, provide free or low-cost recreation opportunities, and enhance overall quality of life. Lastly, we believe that redevelopment of our CT2 target area will provide diversification of our workforce and industries, and allow important new businesses to occupy both affordable and dynamic spaces providing residents with well-paying and safe jobs.

b. Community Engagement

i. Project Involvement and Roles

As a small, rural community, our citizens are connected to and active in planning their future. To aid in guiding this project, we envision a broad cross-section of the community will be engaged throughout the Prairie Crossroads Project. Lamar has active groups, organizations, and government agencies (see table below) that capture the interest of our residents and have been advocates for the Prairie Crossroads program, facilitating discussion and input into sites, businesses, and presents opportunities for funding and support. Other partner entities include: Colorado Department of Public Health and Environment (CDPHE), who has proved invaluable with support from a 1306 grant helping to move forward with cleanup at the Troy Motel assessed in FY18 grant and could provide funding for other necessary cleanup. With the help of CDOT and the Colorado Department of Local Affairs (DOLA), a much-needed water, storm drainage, and power infrastructure upgrade along our downtown Main Street has been completed. The U.S. Bureau of Reclamation is also providing new clean drinking water supply. These major infrastructure projects further incentivize development along Main Street. Prowers County has also partnered with our City in restoration efforts, including the development of a GIS database to update the area’s zoning map and evaluate infrastructure expansion needs through the analysis of development patterns.

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<th>Name of organization/entity/group</th>
<th>Point of contact (name, email &amp; phone)</th>
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<tbody>
<tr>
<td>Lamar Partnership Inc. (LPI)</td>
<td>Kendra Buchanan, President <a href="mailto:info@mainstreetlamar.com">info@mainstreetlamar.com</a>, 719.336.1448</td>
</tr>
<tr>
<td>Prowers Economic Prosperity (PEP)</td>
<td>Cheryl Sanchez, Director, 719.931.2144, <a href="mailto:director@prowerspep.org">director@prowerspep.org</a></td>
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Role: LPI provides economic development support esp. with historic preservation in downtowns; will provide the use of their Façade Squad, whose goal is to enhance Lamar’s downtown atmosphere; Partnership Posse, who nurtures community partnerships and attracts effective volunteers; and Biz-In-Buildings Brigade, which improves the business climate and encourage reinvestment by connecting businesses to buildings to bring more people downtown.

Role: PEP represents business and developer interests in Prowers County; will provide assistance to new and existing Prairie Crossroads businesses to assist in finding appropriate sites based on commercial needs. They will also help identify buildings and additional brownfield sites. PEP will provide permitting assistance and help walk interested developers through the process of planning, zoning, incentive negotiations, and other business.
ii. Incorporating Community Input

Lamar regards community engagement as a crucial component of any public improvement project – we don’t just solve our brownfield issues through individual organizations, we solve this collectively as a community. This approach has served us well during our first Assessment Grant, having citizens-at-large in our Prairie Crossroads Committee contribute to our community outreach strategies that included walking tours and community forums, along with educational workshops targeted at business and property owners. Using traditional low-tech tactics, we will continue outreach to our target low-income population. We have and will continue to utilize newsletters, presentations, and online publications, including multiple social media platforms, to solicit information and comments from residents and business owners and inform them of opportunities and progress and how their input was considered in the assessment/reuse decisions. We’ve had success post-COVID in implementing engaging virtual meetings that include real-time polling options and video presentations to keep people actively engaged. Our goals through these approaches include exchanging relevant information regarding the location and current status of our brownfields, soliciting assistance with site prioritization, brainstorming necessary and effective action steps, engaging the entire community’s network of needs, and engaging business contacts to develop solutions impacting our broader community members. The dominant language in the study area is English and is the language used by local newspapers to print legal announcements. Since there are Spanish-speaking community members who will be part of this effort, including transient populations of migrant workers, public notices will be translated and published in Spanish, and Spanish language interpreters will be provided by the City at any public meeting to discuss this initiative, as needed. Our collective community has been very clear: Lamar wants a healthy, safe, thriving community. Assessing, remediating, and redeveloping our brownfields with their help and EPA funding support will provide one, and the more we can engage our small, rural, and tight-knit community, the more diverse perspectives we’ll have and the better our solutions will be.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

<table>
<thead>
<tr>
<th>3.a.i. Project Implementation</th>
<th>3.a.ii.</th>
<th>3.a.iii.</th>
<th>3.a.iv.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Task 1: Grant Management - $28,000</td>
<td>Schedule</td>
<td>Lead</td>
<td>Outputs</td>
</tr>
<tr>
<td>Steering Committee Establishment – Gather local working group to guide project.</td>
<td>2022 Q3</td>
<td>City</td>
<td>Committee Established</td>
</tr>
<tr>
<td>Contractor Procurement – Following federal process to procure a qualified environmental consultant.</td>
<td>Complete</td>
<td>City</td>
<td>RFP Issued, QEP Secured</td>
</tr>
<tr>
<td>Quarterly/Annual Reporting – Contractor will assist in completing required quarterly and annual reporting.</td>
<td>Ongoing</td>
<td>QEP, City</td>
<td>Timely Reports submitted</td>
</tr>
<tr>
<td>Travel/Training - City staff to participate in National Brownfield training Conference, Regional Workshops.</td>
<td>2023 Q3 + Others</td>
<td>City</td>
<td>Sessions attended</td>
</tr>
<tr>
<td>Ongoing Project Management Coordination – Hold bi-weekly calls, bi-annual in-person meetings with Steering Committee/Staff.</td>
<td>Ongoing</td>
<td>City</td>
<td>Calls completed, project on schedule</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task 2: Site Inventory &amp; Ongoing Community Engagement Outreach - $65,250</th>
<th>Schedule</th>
<th>Lead</th>
<th>Outputs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engagement Strategy: Outreach, Engagement Plan</td>
<td>2022 Q4</td>
<td>City</td>
<td>Plan Completed</td>
</tr>
<tr>
<td>Ongoing Outreach: Newsletters, website, social media</td>
<td>Ongoing</td>
<td>City</td>
<td>6 Newsletters, 36 Social Posts, Regular Website Updates.</td>
</tr>
</tbody>
</table>
Public Meeting 1: (LAUNCH) Public kickoff and identification of potential investigation sites and introductory meeting. 2022 Q4 QEP, City Meeting conducted.

Inventories updated and compiled (Brownfields, Business) 2022 Q4 City 2 Inventories

Housing Snapshot, Brownfield Site Opportunities 2023Q1 QEP Summary Report

City Council, Property Coordination Meetings Ongoing City 12 Meetings

<table>
<thead>
<tr>
<th>Task 3: Revitalization Planning - $156,750</th>
<th>Schedule</th>
<th>Lead</th>
<th>Outputs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant Spaces Database: Tour, Documentation of available space, owner contact, leasing status, safety concerns.</td>
<td>2023Q2 QEP</td>
<td>Database with building info</td>
<td></td>
</tr>
<tr>
<td>Public Meeting 2: (EXPLORE) Development Workshop - exploration of redevelopment opportunities aiding business expansion and other building reuses. Design exploration of priority sites, funding exploration. 3 Day Event.</td>
<td>2023 Q3 QEP, City</td>
<td>Workshop completed.</td>
<td></td>
</tr>
<tr>
<td>Public Meeting 2 Outputs - Maps, redevelopment renderings, land use concepts for CT2. .</td>
<td>2023 Q4 QEP, City</td>
<td>4-6 renderings, 2 3D visualization. 5 Vision maps.</td>
<td></td>
</tr>
<tr>
<td>Resource roadmap: Survey of available grants, incentives and financial pro-forma reports.</td>
<td>2023 Q4 QEP, City</td>
<td>1 resource roadmap, 5 finance reports.</td>
<td></td>
</tr>
<tr>
<td>Property Owner Meetings (Redevelopment Exploration)</td>
<td>2024 Q1 QEP, City</td>
<td>6 Meetings</td>
<td></td>
</tr>
<tr>
<td>Public Meeting 3: (REFINE) Review of area wide planning. Community feedback session + revisions.</td>
<td>2024 Q2 QEP, City</td>
<td>Review completed, report revised.</td>
<td></td>
</tr>
<tr>
<td>Redevelopment profiles for catalyst sites.</td>
<td>2024 Q3 QEP</td>
<td>Report published.</td>
<td></td>
</tr>
<tr>
<td>Public Meeting 4: Grant closeout public meeting</td>
<td>2025 Q1 QEP</td>
<td>Meeting held.</td>
<td></td>
</tr>
</tbody>
</table>

Task 4: Environmental (Phase I, II, Remediation Planning) - $250,000

<table>
<thead>
<tr>
<th>Schedule</th>
<th>Lead</th>
<th>Outputs</th>
</tr>
</thead>
<tbody>
<tr>
<td>QAPP will be coordinated for approval by Region 8</td>
<td>2021 Q3 QEP</td>
<td>QAPP Approved.</td>
</tr>
<tr>
<td>18 Phase I Reports (Incl. Site Eligibility Determinations, Access Agreements) (per ASTM E1527-13)</td>
<td>Ongoing QEP</td>
<td>18 reports completed.</td>
</tr>
<tr>
<td>6 Phase II Reports (Includes Access Agreements) (per ASTM E1527-13)</td>
<td>Ongoing QEP</td>
<td>6 reports completed.</td>
</tr>
<tr>
<td>Completion of 5 draft ABCAs and facilitate discussions with CDPHE regarding entry of sites into the VCRP.</td>
<td>Ongoing QEP, City</td>
<td>Summary report published.</td>
</tr>
<tr>
<td>Completion of closeout report</td>
<td>2024 Q3 QEP</td>
<td>Report filed.</td>
</tr>
</tbody>
</table>

b. Cost Estimates

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1: Grant Mgmt. Management</th>
<th>Task 2: Inventory/Outreach</th>
<th>Task 3: Area-Wide Planning</th>
<th>Task 4: Enviro. Assessment</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Cots</td>
<td>$28,000</td>
<td>$65,250</td>
<td>$156,750</td>
<td>$250,000</td>
<td>$500,000</td>
</tr>
<tr>
<td>Personnel</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fringe Benefit</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Travel</td>
<td>$4,500</td>
<td></td>
<td></td>
<td></td>
<td>$4,500</td>
</tr>
<tr>
<td>Equipment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supplies</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contractual</td>
<td>$23,500</td>
<td>$65,250</td>
<td>$156,750</td>
<td>$250,000</td>
<td>$495,500</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Direct Costs</td>
<td>$28,000</td>
<td>$65,250</td>
<td>$156,750</td>
<td>$250,000</td>
<td>$500,000</td>
</tr>
</tbody>
</table>
Personnel Costs: Note – personnel costs for management of the grant will be provided as in-kind services. The estimated hours are approximately 20 hours per month, totaling 780 hours over the life of the grant with a blended hourly rate of $28.00 for a total estimated value of $21,840. Note: 31% of the grant is to be used for Area Wide Planning. Note: Costs were confirmed with a QEP and regional planning consultant and verified by our City staff and recent project experience.

Task 1: Grant Management/Training - $28,000
- Travel includes an assumed $1,500 per trip for two staff to attend the National Brownfield Conference in Oklahoma City and a regional workshop trip ($1,500) for one staff (to be determined). ($500 flight, $200/night hotel x3, Registration @ $250, Meals @ $50/day x3 = $4,500)
- Contractual assumes approximately $1,250 each for 6 progress meetings, 80 hours for coordination calls and 80 hours for quarterly/annual reporting @ $100/per hour totaling $23,500.

Task 2: Inventory/Outreach - $65,250
- Public Meeting 1 (Launch): 3-day public event, including engagement outreach preparation and follow up to take approximately 140 hours @ $140/per hour = $19,600, plus $360 printing.
- Engagement Strategy: 14 hours @ $150/hour = $1,890.
- Website, Newsletter updates and social media posts (80 hours @ $120/hour = $9,600.)
- Housing Snapshot (BF Sites Appropriate for Housing) – (70 hours @ $140/hour = $9,800.)
- Additional Council or Landowner Meetings - $2,500 each x 4 = $10,000.
- Inventories (Brownfields, Businesses), 100 hours @ $140 = $14,000.

Task 3: Area Wide Planning - $156,750
- Vacant Space Database/Tour – Inventory + conditions analysis (90 hours @ $125 = $11,250)
- Public Meeting 2 (Explore): 3 Day Workshop, Redevelopment Options (140 hours @ $140 = $19,600)
- Meeting Outputs: 5 Renderings @ $4,000 each = $20,000; 3D Visualizations 2 @ $6,500 each = $13,000; Plan maps and drawings 5 @ $5,500 each = $27,500.
- Resource Roadmap – (100 hours @ $125 = $12,500.)
- Owner Meetings to explore redevelopment options – (20 hours @ $125 = $2,500)
- Public Meeting 3 (Refine): 3 Day Workshop, Review/Refine Concepts (140 hours @ $140 = $19,600)
- Redevelopment Profiles: Highlight opportunities sites + key information (80 hours @ $140 = $11,200)
- Public Meeting 4 (Wrap Up): Celebrate success and look ahead. (140 hours @ $140 = $19,600)

Task 4: Environmental Assessment - $250,000
- Cost estimates factor in the remote nature of Lamar, 18 Phase I ESAs @ $4,000 each $72,000.
- 6 Phase II ESAs (cost depending on site size and complexity, includes Sampling and Analysis Plan, estimated @ $24,000 each totaling $144,000).
- Completion of 5 draft ABCAs at $5,000 each and facilitate discussions with CDPHE regarding entry of site into the Voluntary Cleanup and Redevelopment Program at $20,000.
- QAPP plus updates is estimated at $9,000.

4. Measuring Environmental Results
In cooperation with the EPA Region 8 project officer and our QEP, we will develop a workplan, including a timeline for activities to be conducted under the grant. Our team has a sound understanding of the ACRES system and will develop quarterly reports and a final report to track and document grant related activities and outputs. The program manager will track, measure and evaluate the accomplishments/outputs compared to the schedule in the workplan and will periodically meet with those involved in each task to make sure activities stay on schedule. The program manager will take corrective actions should it appear that an activity may slip. We will track the number of jobs created and funding leveraged through the economic reuse of sites as well as the number of acres made ready for reuse. Additional results will include new businesses in CT2. We will also track number sites assessed, number of brownfields that change ownership, private investment dollars leveraged, and increased property/sales tax revenue generated. We will regularly meet to review/compare the schedule progress against the workplan schedule and goals and determine if corrective actions are needed to remedy any problems/issues.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
a. Programmatic Capability
Organizational Capacity, ii. Organizational Structure, iii. Staffing.

The City of Lamar operates under the mayor-council form of government. Under this system, the city council appoints a city administrator who acts as the chief administrative officer of the city government. The City of Lamar has the systems, processes, and procedures in place to effectively manage the grant as demonstrated by our ability to successfully manage this and other state and federal grants. Our talented administration team is flexible in accommodating a diversity of tasks and can manage the administrative, financial, and technical aspects of this grant. Our Steering Committee includes a broad cross-section of leadership from various sectors of our community that is available to direct the project. We plan on instituting regular monthly or twice-monthly calls with our project team and contractor. This will help keep the project on track and ensure that all technical, administrative, and financial requirements are met. Our team will collaborate with the consultant to deliver required quarterly and annual reports along with reporting through the ACRES system. Our organization is well qualified in administering large federal grant monies, and we will ensure all employees working on this project are appropriately trained, versed in best practices, and up-to-date on brownfield programs through resources such as KSU TAB so the highest quality work is being provided in all phases by our staff and QEP. We have systems, processes and procedures in place as demonstrated by our staff administration of funds from Colorado Dept. of Transportation, EDA, and EPA.

Craig Brooks (Chief Building Inspector) has been intimately involved with Lamar’s EPA Brownfield grant, serving as the project manager since 2018, while also responsible for building permits, property ownership and development assistance and regulations. Mr. Brooks has experience managing projects with large budgets, long time frames, and broad scopes, and will continue to offer technical, environmental, and administrative support to the other City staff. Robert Evans (City Administrator) will also help oversee the project. Mr. Evans works with the mayor, city council, city department directors, and city staff to develop and implement policies guiding Lamar, and his integration into the project will help ensure alignment with other City projects and plans. Mr. Evans’ has more than 6 years of city management experience, as well as having served in the US Army from 1999 to 2012. His skills include expert-level budget development, expenditure control, and long-term capital asset management (including managing outside funds), which will serve him well on the Prairie Crossroads Project team. Kristin McCrea is the treasurer for the City of Lamar and employs 10 years’ experience in county administration and 7 years’ experience in City treasury. Her skills in financial management, accounting, and supervision, including assisting in handling Lamar’s high-dollar grants from CDOT and CDPHE, will support our budget tracking for this grant. Linda Williams has served as Lamar’s City Clerk for 12 years and will be responsible for record keeping items.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

Accomplishments & Compliance with Grant Requirements: The City, in its 3-year period, used 100% of its $300k grant. The City developed a steering committee and project management team that regularly met, conducted three workshops or public meetings with materials, 12 Phase I ESAs, 3 Phase II ESAs, and various redevelopment planning activities, including a Catalyst Report. The report explores potential development opportunities and uses for six properties and discusses how redevelopment would enable economic growth and community revitalization while improving the environment. These accomplishments led to two leveraged grants (CDPHE 1306 Brownfield Grant and a Rural Economic Development Initiative Grant from Colorado Dept of Local Affairs) that allowed for purchase of one priority property and catalyzed demolition and/or redevelopment of three properties in which we expended EPA funds. The City successfully complied with grant terms and agency requirements of its FY2018 EPA grant. The accomplishments noted above are documented in ACRES. We achieved the goals outlined in our cooperative agreement, completing approved tasks and expending all remaining funds in the grant timeline. We reported project accomplishments and complied with grant requirements in a timely manner and were in regular communication with our EPA project manager to confirm compliance and discuss approaches to specific sites or compliance interpretations for grant fund usage.
THRESHOLD CRITERIA RESPONSES
Threshold Criteria for Assessment Grants

1. **Applicant Eligibility:** The applicant for this combined EPA Community Wide Hazardous Substance and Petroleum Assessment Grant is the City of Lamar, Colorado. The City of Lamar fulfills the definition of an “eligible entity” by being a recognized political subdivision as defined by the State’s legislative definition of a political subdivision per 40 CFR stats. 35.6016 (a) (31). The City of Lamar is a General-Purpose Unit of Local Government as defined in the eligibility requirements for this grant.

2. **Community Involvement:** Lamar regards community engagement as a crucial component of any public improvement project – we don’t just solve our brownfield issues through individual organizations, we solve this collectively as a community. In addition to including citizens-at-large members on our Prairie Crossroads Committee, anticipated community outreach strategies include walking tours, community forums, good-old-fashioned ice cream socials, and other barn-raising-type activities that combine socializing with the practical goals of the Project. Lamar residents will be kept involved and informed throughout the project through public meetings, project updates posted on the City website, flyers, newsletters, social media platforms, and other publications, to reach all residents and partners. Particular attention will be paid to connecting with our impoverished population – by implementing low-tech tactics, we will more effectively reach our target residents. Lamar’s goals through these approaches include gathering community input and specific needs, exchanging relevant information regarding the location and current status of our brownfields, soliciting assistance with site prioritization, brainstorming necessary and effective action steps, and engaging the entire community’s network of business contacts and lenders. The City will continue to gather input as appropriate from private and public entities, welcoming comments and ideas, including from Lamar Community College students eager to make a concrete contribution to a community they call home. Sites with redevelopment potential will be marketed to business contacts and lenders through online inventories. The dominant language in the study area is English and is the language used by local newspapers to print legal announcements. Since there are Spanish-speaking community members who will be part of this effort, including transient populations of migrant workers, public notices will be translated and published in Spanish, and Spanish language interpreters will be provided by the City at any public meeting to discuss this initiative, as needed.

3. **Discussion on named contractors and subrecipients:** The City of Lamar has procured Ayres Associates Inc. (Ayres) as a contractor to conduct work proposed in this application in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500. The City published “Request for qualifications for City of Lamar, CP, Brownfield ‘Prairie Crossroads Project’ (EPA Petroleum and Hazardous Substances),” Bid Number 38-017, on October 24, 2018 on the City’s website. Copies of the RFQ could have been obtained by contacting Kristin McCrea, City Treasurer via phone. The City accepted written, sealed submittals to the City Treasurer’s Office until 5:00pm local time on November 29, 2018. The City received and reviewed submittals, and chose Ayres based on their qualifications in relation to the requirements stated in the RFQ. The City entered into a contract with Ayres in December 2018, and extended their contract in 2021 via an amendment.

4. The City of Lamar does not have an open Assessment Grant or Multipurpose Grant.