

# Economic Development

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Albuquerque, New Mexico 87102  
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[www.bernco.gov](http://www.bernco.gov)

RO6-24-A-019



## NARRATIVE INFORMATION SHEET FY24 EPA BROWNFIELDS ASSESSMENT COALITION GRANT APPLICATION RFA NO.: EPA-OLEM-OBLR-23-13

### 1. Applicant Identification

Bernalillo County Economic Development Department  
415 Silver Ave. SW 8th Floor  
Albuquerque, NM 87102

### 2. Funding Requested

- (a) Assessment Grant Type: Assessment Coalition  
(b) Federal Funds Requested: \$1,500,000

### 3. Location

City: South Valley (unincorporated), Albuquerque  
County: Bernalillo County  
State or Reservation: New Mexico

### 4. Coalition Members' Target Areas and Priority Site Information

Coalition Member	Target Areas	Address of Priority Sites
Bernalillo County Economic Development Department	North Broadway Blvd	1) 1300 1st Street NW
Rio Grande Community Development Corporation (RGCDC)	Bridge Blvd	1) 707 Bridge Blvd
	Rio Bravo Blvd	1) 323 Rio Bravo Blvd 2) 329 Rio Bravo Blvd 3) 3801 Broadway Blvd
Enchantment Land Certified Development Company	South Broadway Blvd	1) 9111 Broadway Blvd SE
New Mexico Mortgage Finance Authority	East Central Avenue	1) 8300 Central Avenue SE 2) 7503 Central Avenue NE 3) 1001 Central Avenue NE 4) 9710 Central Ave SE 5) 12999 Central Ave NE 6) 8501 Central Ave NE 7) 7600 Central Ave SE 8) 5601 Central Ave NE

#### County Commissioners

Barbara Baca, Chair, District 1 • Adriann Barboa, Vice-Chair, District 3  
Steven Michael Quezada, District 2 • Walt Benson, District 4 • Eric C. Olivas, District 5

#### Elected Officials

Damian R. Lara, Assessor • Linda Stover, Clerk • Cristy J. Carbón-Gaul, Probate Judge  
John D. Allen, Sheriff • Nancy M. Bearce, Treasurer

#### County Manager

Julie Morgas Baca

## 5. Contacts

### (a) Project Director:

Name: Marcos A. Gonzales, Executive Development Officer  
Phone: 505.468.1279 | Email: maagonzales@bernco.gov  
Mailing Address: 415 Silver Ave. SW, 8th Floor, Albuquerque, NM 87102

### (b) Chief Executive/Highest Ranking Elected Official

Name: Julie Morgas Baca, County Manager  
Phone: (505) 468-7000 option #7 | Email: jmorgasbaca@bernco.gov  
Mailing Address: 415 Silver Ave. SW, 8th Floor, Albuquerque, NM 87102

## 6. Population

The census estimated population of Bernalillo County as of 2022 is 672,508.

## 7. Other Factors:

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
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).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4, 5
The reuse of the priority site(s) will incorporate energy efficiency measures.	4, 5, 8
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3, 4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority sites within the target areas.	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	NA

**8. Letter from the State or Tribal Environmental Authority:** A letter of acknowledgement from the New Mexico Environment Department (NMED) is included in **Attachment D**.

**9. Releasing Copies of Applications:** Not applicable



MICHELLE LUJAN GRISHAM  
GOVERNOR

JAMES C. KENNEY  
CABINET SECRETARY

October 26, 2023

Carolyn Tobias, Manager  
Bernalillo County Economic Development Department  
415 Silver Avenue SW  
Albuquerque, NM 87102

Re: FY24 Brownfields Coalition Assessment Grant – State Acknowledgement and Support Letter for Bernalillo County

Dear Carolyn Tobias:

The New Mexico Environment Department (NMED) acknowledges and enthusiastically supports Bernalillo County's 2024 U.S. Environmental Protection Agency Brownfields Coalition Assessment Grant proposal in partnership with the Rio Grande Community Development Corporation, Enchantment Land Certified Development Company, and New Mexico Mortgage Finance Authority. This letter serves as acknowledgement from NMED that the County is applying to the EPA for funding assistance under the Brownfields Coalition Assessment Grant Program to conduct assessment and brownfields planning activities. NMED understands that the County is applying for \$1,500,000 to fund these activities.

NMED has witnessed the County successfully execute its 2020 Brownfields Coalition Assessment Grant and work diligently to be an effective coalition partner. The County has collaborated with NMED to creatively engage numerous brownfield property and business owners in South Valley and Bernalillo County, and has facilitated economic development, job creation, environmental protection, and improved quality of life in the area. NMED strongly believes that a second Coalition Assessment Grant would allow the County to build on the momentum of the 2020 grant while continuing to support efforts in environmental justice, climate adaptation and resilience, high-quality job creation, strong labor practices, and equitable workforce pathways, and addressing the affordable housing need across the county.

NMED will continue to support the County by providing technical assistance and outreach as needed. NMED looks forward to a favorable response from EPA on your application. If you have any questions, please contact me via email at [gail.cooke@env.nm.gov](mailto:gail.cooke@env.nm.gov) or at (505) 670-1143.

Sincerely,

**Gail Cooke**  
Digitally signed by Gail Cooke  
Date: 2023.10.26 09:22:58 -06'00'

Gail Cooke, Program Manager  
Remediation Oversight Section  
Ground Water Quality Bureau

cc: ROS Reading File

# **12 PAGE GRANT NARRATIVE**

**PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION: 1.a. Coalition Members,**

**Target Area & Brownfields: 1.a.i. Coalition Members:** Bernalillo County Economic Development Department, New Mexico (NM) is the lead member of a Coalition (the Coalition) that includes non-lead members the Enchantment Land Certified Development Company (ELCDC, nonprofit), Rio Grande Community Development Corporation (RGCDC, nonprofit), and the New Mexico Mortgage Finance Authority (MFA, quasi-governmental entity). The Coalition intends to utilize a brownfields assessment grant to produce outcomes that include supporting environmental justice, climate adaptation and resilience, mitigating housing shortages, and promoting high-quality jobs, strong labor practices, and an equitable workforce. Bernalillo County is in a unique position as an existing high-performing grantee, to share lessons learned and implement an effective brownfield program in several important Target Areas. As non-profit and government lenders, ELCDC and MFA work to bring resources to developers, businesses, and private homeowners that would not otherwise have access to capital. Though adept at identifying potential redevelopment sites, they do not have skills or staff to administer grant awards or evaluate brownfield conditions. RGCDC relies solely on donations, membership dues, and grants to operate. As such, Coalition members do not have the capacity to apply for and manage their own brownfield grant, which limits their access to grant resources. This grant will be a valuable tool in helping the Coalition move brownfield projects forward by addressing unknown property conditions that often deter developers. The ability to fund activities that create shovel-ready sites is a significant challenge facing Bernalillo County when trying to attract project partners to underserved areas of the county. This grant will be used to overcome this hurdle.

**1.a.ii. Overview of Brownfield Challenges & Description of Target Areas:** Bernalillo County (County) is the most populated county in NM with 674,919<sup>a</sup> inhabitants. Comprising one-third of the residents in the state and home to the City of Albuquerque, the County has a 62% minority population with 16% living below the poverty level. Bernalillo County, particularly the unincorporated area, holds a unique and important place in the State of New Mexico, both past and present. The use of EPA funding will include several Target Areas in the unincorporated region of South Valley. South Valley is bordered on the north, east, and partially on the west by the City of Albuquerque and is bisected by the Rio Grande River. As one of the oldest communities in the County (with many families tracing their lineage to early settlers of the area in 17th century), it has a rich multi-cultural history, with homes in some areas that are well over 100 years old. Prior to World War II, hundreds of small, family-owned farms operated throughout South Valley raising a wide variety of crops and livestock. Beginning in the 1940s, South Valley became a focus for development of major industrial facilities, which for decades emitted hazardous chemicals that contributed to a decline in the health/wellness of area residents. Today, 83.9% of the residents are minorities, and 21.1% are living in poverty. South Valley also contains two Superfund sites. Contamination of shallow groundwater from both industrial and agricultural activities is widespread and impacting the sole aquifer for Albuquerque and most of Bernalillo County. Many residents still rely on private water supply wells, and there are widespread reports of drinking water that is discolored, odorous and potentially contaminated. The county includes on federally recognized tribe (Isleta Pueblo) and some of the earliest settlements and noteworthy historical sites in NM, varied environmental and climactic features, extensive areas devoted to open space, recreational, and agricultural uses, and a variety of peoples of diverse ethnic and cultural heritages. The Coalition's five Target Areas were selected based on community need, the high potential for reuse of identified brownfields, and the ability to address environmental justice issues. Each of the Target Areas has large populations of people with low incomes and people of color living near a disproportionate number of brownfield hazards.

**Target Area 1: Bridge Blvd. Corridor (RGCDC)** Bridge Blvd. Corridor (RGCDC) Development in this corridor located in the South Valley was initiated in 1880 by the Atchison Topeka and Santa Fe (ATSF) railroad. The areas is nearby what became one of the four largest ATSF maintenance facilities in the U.S. By the 1940s, Bridge Blvd thrived with banks, grocery stores, gas stations, restaurants, and motels for tourists. Over time, job

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<sup>a</sup> Unless otherwise noted, all data reflect 2021 American Community Survey 5-yr data (obtained from [data.census.gov](https://data.census.gov)).

growth shifted to the east bank of the Rio Grande in Albuquerque, leading to business closures on the west bank. The ATSF maintenance facility closed in the 1980s, and the corridor suffered further decline. A preliminary inventory has revealed at least 7 parcels in this Target Area are potential brownfields<sup>b</sup>.

**Target Area 2: Rio Bravo Blvd. (RGCDC)** Several miles south of Bridge Blvd and also in the South Valley, Rio Bravo Blvd crosses the Rio Grande River. The west side features mixed residential and industrial zoning, while the east side has heavy industrial use and two federal Superfund sites. A preliminary inventory shows at least 10 parcels are potential brownfields<sup>c</sup>.

**Target Area 3: South Broadway Blvd. Corridor (ELCDC)** Located in the southeastern part of South Valley, this area has a history of heavy industry, including salvage yards, rail freight warehouses, shipping facilities, and meat processing plants. The inventory shows at least 168 parcels are potential brownfields<sup>d</sup>.

**Target Area 4: North Broadway Corridor/Metropolitan Redevelopment Area (County)** This linear district in Albuquerque was originally agricultural but evolved around the transportation routes of 2nd and 4th Streets and the north-south railroad tracks. In 1937, Route 66 was aligned along Central Avenue, transitioning businesses along North 4th Street from catering to motorists to serving new residential neighborhoods. However, with the development of the interstate highway system in the late 1950s, demand for services in the area declined. The North Corridor Redevelopment Plan<sup>e</sup> indicates high business turnover and a high commercial vacancy rate. A preliminary inventory shows that more than 25% of the property shows at least 10 parcels are potential brownfields<sup>f</sup>.

**Target Area 5: East Central Avenue Corridor (MFA)** Albuquerque's East Central Avenue Corridor is the original location of Route 66 and spans Central Avenue from Wyoming Boulevard to Tramway Boulevard, covering approximately 526 acres, with around 33 acres (about 6% of the area) being vacant<sup>g</sup>. Once a historic passage through the Sandia and Manzano mountains, it now serves both Interstate-40 and NM State Road 333. The development of Central Avenue slowed when Interstate-40 bypassed Route 66, leading to a decline in tourist-oriented businesses. What remained was outdoor car sales lots, inexpensive motels, and bankrupt small businesses making land redevelopment an option within the district. A preliminary inventory of the East Central Avenue Corridor reveals at least 57 parcels are potential brownfields<sup>h</sup>.

**1.a.iii. Description of Priority Brownfield Sites:** The Coalition has developed a list of dozens of brownfield sites throughout the County, including many in the Target Areas with high likelihood of becoming ready for reuse if funding is available to address known or perceived environmental issues. Below are seven sites which have been prioritized based on their ability to advance community development plans and serve urgent needs in each Target Area.

**Table 1: Priority Brownfield Sites**

<b><u>Former Bridge Blvd Motor Lodge:</u></b> 2.4 acres @ 707 Bridge Blvd.	<b>Target Area: Bridge Blvd</b>
<p>This property is the former location of a motor lodge built in 1964. It is a priority site because it is located on prime real estate on the banks of the Rio Grande River in a designated flood plain and is the first property seen after crossing the bridge and traveling west into South Valley from Albuquerque. It closed in 2009 and includes several blighted structures - a motel, restaurant and retail space that are all abandoned and in unsafe condition. Although zoned for commercial use with good access via Bridge Blvd, uncertainty about the environmental condition of the buildings and the potential presence of asbestos and lead-based paint have stalled reuse or redevelopment. EPA funding could be used to complete Phase I and II ESAs, RBM surveys, remedial planning, and a market study for desired commercial or residential development.</p>	
<b><u>Karler Property:</u></b> 31.3 acres @ 9111 Broadway Blvd. SE	<b>Target Area: South Broadway Blvd. Corridor</b>

<sup>b</sup> [Multisystem Search | Envirofacts | US EPA](#)  
<sup>c</sup> [Multisystem Search | Envirofacts | US EPA](#)  
<sup>d</sup> [Multisystem Search | Envirofacts | US EPA](#)  
<sup>e</sup> [north-corridor-mra-plan-final-6-29-2020.pdf \(cabq.gov\)](#)  
<sup>f</sup> [Multisystem Search | Envirofacts | US EPA](#)  
<sup>g</sup> [east-gateway-mra-plan-2016.pdf \(cabq.gov\)](#)  
<sup>h</sup> [Multisystem Search | Envirofacts | US EPA](#)

<p>This property is on a vacant site adjacent to other commercial properties. It is a priority because of the site's size and proximity to I-25 make it desirable for redevelopment. In 1996 after 20 years Karler Meat Packing filed for bankruptcy and shuttered its operations. A subsequent fire destroyed the building in 2010. Even though the facility had been abandoned for several years, two 750-gallon anhydrous ammonia storage tanks on the site still contain a total of approximately 1,250 gallons of product. Investigations conducted in 2019 indicated that soil and groundwater at the site of the facility were contaminated during Karler's 40-plus years in operation. EPA grant funds could be used for additional Phase I and II ESA and cleanup planning.</p>	
<p><b>Prince/Rio Bravo:</b> Ranges from 12-24.96 acres @ 323 &amp; 329 Rio Bravo Blvd; 3801 Broadway Blvd;</p>	<p><b>Target Area: Rio Bravo Blvd</b></p>
<p>This a group of three properties that are a priority because of their size, their current vacant condition, and because they are located in an <b>IRS designated Opportunity Zone</b>, close to an existing railroad track. The largest of these properties has a history of various heavy industrial and manufacturing use from 1900 to 1981 including a meat processing plant. These uses occurred both onsite and on adjacent properties. EPA grant money could be used for Phase I and II investigations, cleanup planning, and a market study for commercial or industrial development.</p>	
<p><b>Former Rt 66 Lodges</b> 0.2 –2.4 acres @ 8300 Central Avenue SE, 7503 Central Avenue NE, 1001 Central Avenue NE, 9710 Central Ave SE, 12999 Central Ave NE, 8501 Central Ave NE, 7600 Central Ave SE, 5601 Central Ave NE</p>	<p><b>Target Area: East Central Avenue</b></p>
<p>These sites of varying acreage are among several iconic and historic underutilized hotel structures along Central Ave. The buildings were constructed prior to 1950 and likely contains lead paint and asbestos. Similar structures have been successfully converted to affordable housing. EPA grant money would be used for Phase I and II ESAs, cleanup planning, and a market study for housing development.</p>	
<p><b>Former APS Bus Station:</b> 0.84 acres @ 1300 1st Street NW</p>	<p><b>Target Area: North Broadway Blvd</b></p>
<p>This 8016 sq ft warehouse constructed in 1955 likely contains asbestos and lead-based paint. This property is in between a solar manufacturer and local distillery and abuts a vacant rail spur. Both businesses desire to expand to this shared lot. The warehouse was burned in an arson caused fire. EPA funds could be used for a Phase I ESA and testing for hazardous materials so the space can be reclaimed for business expansion.</p>	

**1.a.iv. Identifying Additional Sites:**

Since fourteen priority brownfield sites are identified above, and the Coalition intends to assess as many as 30 priority brownfield sites with this grant, several additional properties will be identified for use of the grant after award. The County will build upon the successful inventory and prioritization processes developed from their FY20 grant using the Environmental Justice (EJ) Screen & the CEJST to identify areas with brownfield properties in those areas (1) with underserved people of color &/or low-income populations that exhibit potential environmental justice issues, & (2) reside in CTs that are at or above the threshold for one or more environmental, climate, socioeconomic or other burdens. These communities also lack the financial or technical resources to address brownfields and would benefit significantly from this grant. The County will further prioritize additional sites within these locations based on rankings in four categories: 1. Redevelopment Feasibility; 2. Community Goals; 3. Environmental Justice Impact; 4. EPA Priorities. Additional subcategories (examples: level of contamination, ability to leverage additional funding, promotes equitable affordable housing, potential for green infrastructure) can be evaluated to identify the sites of greatest need in the most underserved areas of the County.

**1.b. Revitalization of the Target Areas: 1.b.i. Reuse Strategy & Alignment with Revitalization Plans:** Reuse plans for the priority sites align with numerous planning documents including, Mid-Region Council of Governments *2020 Comprehensive Economic Development Strategy (CEDS)*<sup>i</sup>, the recently updated *Bernalillo County Comprehensive Plan*<sup>j</sup>, University of New Mexico Hospital's *2020 Community Health Needs Assessment*<sup>k</sup>, and New Mexico Mortgage Finance Authority's *Housing New Mexico: A Call to Action 2022*<sup>l</sup>.

<sup>i</sup> [2020-CEDS-PDF \(mrcog-nm.gov\)](https://www.mrcog-nm.gov/2020-CEDS-PDF)

<sup>j</sup> [515bd8ee-f4cf-4c75-bca2-aa6d1212fb6e\(readonlyfile3c460d83c0384308afbabb48bf782dc2.s3.amazonaws.com\)](https://www.bernalillocounty.org/515bd8ee-f4cf-4c75-bca2-aa6d1212fb6e(readonlyfile3c460d83c0384308afbabb48bf782dc2.s3.amazonaws.com))

<sup>k</sup> [hsc.unm.edu/health/about/doc/chip-report-final-2020.pdf](https://hsc.unm.edu/health/about/doc/chip-report-final-2020.pdf)

<sup>l</sup> [housingnm.org/uploads/documents/June\\_2022\\_Statewide\\_Housing\\_Strategy\\_Draft.pdf](https://housingnm.org/uploads/documents/June_2022_Statewide_Housing_Strategy_Draft.pdf)

These plans have established revitalization goals that most notably include housing, infrastructure, employment attraction, tourism, community health, historic and cultural preservation, recreation, natural resources, and transportation. The following section discusses how reuse plans and strategies for the Priority Sites described in 1.a.iii include are in alignment with these plans and goals:

**Table 2: Priority Brownfield Sites Reuse Plan/Strategy**

Priority Site	Reuse Plans/Strategy
<b>Former Bridge Blvd Motor Lodge</b>	A public-private partnership between the Bernalillo County Housing Authority (BCHA) and a developer; includes demolition of existing structures and construction of an affordable senior living community with two 3-story buildings with living, community amenity and common area spaces on this 2.4-acre site. 58 units of one- and two-bedroom apartment homes rentable by seniors at or below 30% Area Mean Income. The BCHA will assist with a clinic, Road Runner Food Bank pantry, fitness center, conference spaces, computer room and multipurpose room for resident events, and social service classes.
<b>Karler Property</b>	This large (30+acre) site has access to I-25 and is well suited and appropriately zoned for development of a large warehouse or business park, which would support reuse of existing infrastructure and a goal of providing employment opportunities for area residents.
<b>Prince/Rio Bravo</b>	This large (60+acre) 3 property site is well suited and appropriately zoned for development of a large warehouse or business park, which would support reuse of existing infrastructure and a goal of providing employment opportunities for area residents.
<b>Former Rt 66 Lodges</b>	These sites are among many vacant/underutilized hotels along the corridor and which well suited for affordable multifamily and senior housing. Coalition partner MFA with the support of Yes Housing <sup>m</sup> has successfully rehabilitated similar structures in Albuquerque to address the region’s housing shortage. These one and two-story buildings can provide multiple 1 and 2-bedroom units, some with garages.
<b>Former APS Bus Station</b>	This .83-acre site provides easy access to I-25 and I-40 and is well suited for warehousing and distribution space with limited office requirements. In addition to the expansion of business manufacturing operations, the property backs onto a rail spur that is being redeveloped by the City of Albuquerque as a recreational trail. The owner desires to safely open the back of the property for public access to their businesses (dining and entertainment space) from this recreational trail. As a solar manufacturer, the location will also showcase energy efficiencies for the whole business neighborhood.

**1.b.ii. Outcomes & Benefits of Reuse Strategy:** The primary benefits of property redevelopment to be performed with grant funding are economic development (workforce development, job creation and generation of property taxes), agricultural development, creation of affordable housing, and facilitate renewable energy. **Economic Development:** Several warehouses or a business park constructed on the property sited at the intersection of Rio Bravo and Broadway Blvd could generate more than \$100,000/yr of new tax revenue and create more than 800 high quality jobs. Grant funds will allow Bernalillo to target the redevelopment of vacant industrial parcels and convert them to mixed-use development. By addressing the current lack of green space, residential, and commercial amenities, the County will attract a mix of businesses and residents who can support long-term sustainable neighborhood growth. **Agricultural Development and Food Security:** The South Valley is a green and lush area that stands out amidst the desert of New Mexico with fields, orchards, stables, homes, and crops. Despite the agricultural appearance of the South Valley, its agricultural activities often are not accounted for in USDA surveys of agriculture because few of the holdings there earn more than \$1,000 annually from agricultural sales<sup>n</sup>. The County, with the support of Coalition partners and groups like Agri-Cultura<sup>o</sup> who provide technical assistance and job training, can leverage brownfields for multiple strategies to support food security, climate adaptation, and an equitable workforce development. By transforming these neglected lands into productive agricultural hubs with drought resistant crops, not only can they contribute to local food production and increase food security, but they also provide a sustainable means of carbon sequestration, offsetting emissions through soil regeneration and green infrastructure. Brownfield assessment work that has already begun in this area will be used as a community case study and cross generational education tool to teach

<sup>m</sup> [Yes Housing | Developing Communities](#)

<sup>n</sup> The USDA’s National Agricultural Statistics Service (NASS) defines a farm as an operation that produces and sells, or would normally produce and sell, \$1,000 or more of agricultural products per year.

<sup>o</sup> [Agri-Cultura Network](#)



sustainable, organic farming practices through this community. **Affordable Housing:** Overall in New Mexico, there are 32,000 too few affordable rental units to meet the needs of renters with incomes of 30% of AMI and less. The shortage is pronounced in Bernalillo County<sup>p</sup>. A combination of new affordable rental units, rental assistance, and market rate production is needed to address this gap. It is expected that construction of affordable senior housing and the Road Runner Food Bank at the Former Motor Lodge brownfields property on Bridge Blvd will generate \$81,840/yr of new tax revenue and create 10 new jobs. **Renewable Energy** According to the Global Solar Atlas<sup>q</sup>, Bernalillo County has among the highest potentials for producing photovoltaic power in the US making it ideal for clean energy production. The County's Comprehensive Plan Update<sup>r</sup> (November 2023) aims to ensure sufficient, affordable energy through efficient practices and clean, renewable sources. One way the County hopes to achieve this is to use renewable energy for local government projects and buildings, such as those funded by this grant. This grant could support the following actions: 1) Assess new or renovated buildings for solar panel installation on roofs, walls or other areas; panels are suitable for various reuses, such as residential, commercial, industrial & mixed use. 2) Orient new buildings southward to enhance energy collection. 3) Incorporate solar canopies and electric vehicle charging stations in parking lot design when feasible. 4) Evaluate the potential of onsite renewable systems to power brownfield cleanup projects (e.g., electricity for groundwater extraction systems). 5) Consider using clean-emission technology for field machinery exhaust systems 6) Generating and selling excess renewable energy back to the grid for project revenue. In addition to the listed measures, findings and opportunities identified during site assessments will be incorporated into the region's ongoing Climate Action Plan to help guide County efforts to mitigate the impacts of climate change. All newly constructed buildings or building rehabilitations that result from grant efforts will be constructed to modern standards to ensure they are energy efficient and use renewable materials and energy sources whenever possible.

**1.c. Strategy for Leveraging Resources: 1.c.i. Resources Needed for Site Reuse:** The County can access the NM Environment Department (NMED) Revolving Loan Fund (RLF) which offers low-interest loans for cleanup of eligible brownfield sites and can also be used for asbestos abatement. Private, non-profit and government entities are eligible. There are also several state and County financial incentives that will stimulate private investment in the Target Areas once brownfields are addressed. These include **Industrial Revenue Bonds (IRB)**. These bonds can be used to enable development incentives with potential tax abatement on Real Property Taxes, Personal Property Taxes, Gross Receipt and Compensating Taxes related to construction and FF&E (Furniture, Fixtures and Equipment). **Impact Fee Waiver.** The County can wave impact fees for economic development projects (new or redevelopment of a facility) located within the unincorporated portion of the county. Bernalillo County and the State of New Mexico receive an annual allocation of **Community Development Block Grants (CDBG)** funds which can be used for local community development activities with the stated goal of providing affordable housing, anti-poverty programs, and infrastructure development. The State of New Mexico maintains a CDBG Economic Development Fund for financing eligible economic development projects, including microenterprise and small business development, large-scale commercial and industrial development, and job creation, job retention, and job training activities. **NM Job Training Incentive Program (JTIP)** This program will provide reimbursement of 50-90% of employee wages up to a six-month period. The JTIP program also provides funds for the development of a customized program and internship programs. **New Market Tax Credit** program administered by the NM Finance Authority provides tax credit for qualifying investments through Finance NM, the state's Community Development Entity. Finance NM leads directly to qualified business in low-income communities. Bernalillo County remains committed to facilitating the community's recovery in meaningful ways to include collaboration with other entities to maximize the **American Rescue Plan Act (ARPA)** funding. Additionally, the county is working to promote and protect public health, mitigate negative economic impacts, and provide services to disproportionately impacted communities through non-infrastructure initiatives and projects. An overview of ARPA projects can be found on the county's website<sup>s</sup> ARPA funds can be made available for projects that can activate quickly. Finally, the County has and will continue to pursue Environmental Justice grants through the EPA.

**1.c.ii. Use of Existing Infrastructure:** Water, sewer, electrical, telecommunications cable, roads and gas utilities are all present within the Target Areas. Existing infrastructure is considered adequate for redevelopment of

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<sup>p</sup> [June 2022 Statewide Housing Strategy Draft.pdf \(housingnm.org\)](#)

<sup>q</sup> [Global Solar Atlas](#)

<sup>r</sup> [Planning and Land Use - Planning & Development Services \(bernco.gov\)](#)

<sup>s</sup> [American Rescue Plan Act - Finance Division \(bernco.gov\)](#)

priority brownfield sites and will be used to make redevelopment of Target Areas more cost effective. If upgrade or replacement of infrastructure is needed it is anticipated that ARPA funds and Impact Fee Waiver can be used to help offset the cost.

**2. COMMUNITY NEED & COMMUNITY ENGAGEMENT: 2.a. Community Need: 2.a.i. The Community’s Need for Funding:** The County has suffered disproportionately negative economic effects from the COVID-19 pandemic. Subsequent labor shortages, rising health insurance costs, and rapid inflation have compounded, forcing the County to address a \$374 million shortfall in 2023. Non-profit Coalition members ELCDC and RGCDC are financially incapable of paying for brownfield redevelopment. They are responsible for providing the public with programs in education, immigrant rights, neighborhood organizing, community wellness, workforce development, housing and shelter, community improvement and capacity building every year but their annual budgets are very limited (<1% of the County budget). MFA is not authorized to provide for brownfield redevelopment services.

**2.a.ii. Threats to Sensitive Populations: (1) Health or Welfare of Sensitive Populations:** The Target Areas have a disproportionate sensitive population compared to other areas in the Bernalillo County, NM, and the U.S. The Target Areas include many of the Region’s most socioeconomically vulnerable populations. Demographic data about the health and welfare of these vulnerable populations are discussed in the table below.

**Table 3: Health/Welfare of Sensitive Populations Data**

Indicator	TA 1	TA 2	TA 3	TA 4	TA 5	Bern Co.	NM	US
High School Graduate or Higher (age 25+ years)	<b>81.1</b>	<b>76.0</b>	<b>82.6</b>	<b>86.4</b>	<b>85.3</b>	90.3	<b>86.8</b>	88.9%
Poverty Rate	<b>21.9</b>	<b>21.7</b>	<b>15.1</b>	<b>21.6</b>	<b>28.8</b>	<b>16.1</b>	<b>18.3</b>	12.6
Disabled	<b>17.0</b>	<b>19.6</b>	<b>12.2</b>	<b>17.2</b>	<b>19.3</b>	<b>14.6</b>	<b>16.0</b>	12.6
Minority Population	<b>90.1</b>	<b>83.7</b>	<b>76.5</b>	<b>69.9</b>	<b>65.1</b>	<b>62.8</b>	<b>64.4</b>	40.6
%Hispanic or Latino Population	<b>84.5</b>	<b>79.5</b>	<b>75.0</b>	<b>60.7</b>	<b>49.2</b>	<b>50.6</b>	<b>49.6</b>	18.4

Shaded = data higher %/lower per capita than NM; **Bold Font** = data higher %/lower per capita than U.S.<sup>†</sup>

**2.a.ii(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions**

Research demonstrates that residents of brownfields communities have disproportionately higher levels of heart disease, cancer, asthma, and infant mortality than non-brownfields communities<sup>‡</sup>. This is reflected in the greater than normal incidence of disease and adverse health conditions in the Target Areas. Life expectancy of residents in census tracts included in the Target Areas range from 69.7 - 78.1 yrs & less than NM (78.4 yrs) & the US (78.5 yrs)<sup>§</sup>. The leading causes of death in Bernalillo County are heart disease and cancer (breast and lung cancers being the most common). According to the latest Bernalillo County Community Health Needs Assessment, Hispanic residents in the County have a higher incidence rate of lung cancer per 100,000 (33.3) than NM (32.3) and the US (30.2). Census tracts within Target Area have a higher-than-average estimated prevalence of current asthma among adults aged 18 years (12.0%), than NM (10.1%) and the US (8.7%)<sup>¶</sup>. Infant mortality, the death of infants under one year of age, is one of the most frequently used measures of population health. The infant death rate for African American residents of Bernalillo County is 9.6 deaths per 1,000 births, nearly twice the national average of 5.4 deaths per 1,000<sup>‡</sup>. The intake of sufficient energy, protein, and nutrients to meet maternal and fetal requirements is required for optimal growth and birth weight, low nutritional diet, and inadequate weight gain during pregnancy contribute to fewer nutrients that are required for fetal growth, such as vitamins and iron. Nearly all of census tracts in the Target Areas are designated “food deserts” by the USDA where residents have low income and low access to supermarkets and fresh food<sup>¶</sup>. To address these issues, the Brownfield Advisory

<sup>†</sup> 2021 American Community Survey 5-yr data (obtained from data.census.gov).

<sup>‡</sup> [USF | Anthropology | Research | Brownfields](#)

<sup>§</sup> [Life Expectancy Data Viz \(cdc.gov\)](#)

<sup>¶</sup> [PLACES: Local Data for Better Health \(arcgis.com\)](#)

<sup>‡</sup> [unmh-chna-2020-04-01.pdf \(unmhealth.org\)](#)

<sup>¶</sup> [USDA ERS - Go to the Atlas](#)

Committee will prioritize assessment & redevelopment/cleanup planning for those priority brownfield properties that can serve as sources of locally grown healthy food including urban farms, new grocery stores, farmer’s markets & community gardens. Together with the attraction & retention of new businesses & the creation of good paying jobs, it is anticipated that this will have a positive impact on the health of Target Area communities.

**(3) Environmental Justice: (3.a) Identification of Environmental Justice Issues:** One characteristic that all Target Areas have in common is that current conditions have resulted from decades of discriminatory siting practices and/or inadequate protocol for development and limited community engagement that until recently have resulted in the location and operation of heavy and polluting industrial facilities in unincorporated areas of Bernalillo where the population is overwhelmingly (>85%) Hispanic or Latino. These are also areas with lower income and education and much higher levels of poverty than elsewhere in Bernalillo County. Over a period of more than 70 years the businesses that moved into these areas contaminated air, soil, and groundwater, left behind significant amounts of petroleum and hazardous waste and a long-term legacy of adverse health effects for the people who were exposed.

EPA’s EJ Screen tool was used to evaluate environmental justice issues for the Target Areas. The County rates in the upper 30% for the following Key EJ Indexes for NM, EPA Region 6, and the U.S: Ozone, Diesel PM, Respiratory Hazard, Traffic, Superfund Proximity, RPM Facility Proximity, Hazardous Waste Proximity, Underground Storage Tanks, and Wastewater Discharges. Thus, residents of these areas who are a minority and linguistically isolated population with less than HS education are exposed to conditions that are worse than those for 70 - 99% of the population elsewhere. Reuse and/or Redevelopment plans significantly increase safe housing, employment, and education opportunities.

**(3.b) Advancing Environmental Justice:** The Target Areas have a high percentage of vulnerable populations disproportionately impacted by County’s brownfield sites. **62.8% of Bernalillo County is comprised of non-white residents and are two times more likely to have less than a high school diploma and several census tracts in the Target Areas are in poverty more than twice that of NM and the U.S.** Low income and poorly resourced communities make it difficult for youth to acquire skills necessary for school readiness and subsequent academic success. Those without a high school diploma are less likely to earn a living wage increasing the likelihood of poverty and dependence on welfare assistance; more likely to suffer from health concerns; and engage in crime while generating social costs borne by taxpayers.<sup>2</sup> Brownfield redevelopment will provide opportunities for partnerships to fund social services and workforce development increasing the probability of students graduating high school and not returning to the cycle of poverty. Below is data from EPA’s EJSCREEN tool that shows the environmental justice issues in each Target Area.

**Table 4: Environmental Justice Data**

Indicator	Target Area					
	Target Area 1	Target Area 2		Target Area 3	Target Area 4	Target Area 5
		Rio Bravo East	Rio Bravo West			
EJ Index for Superfund Proximity	96	97	97	99	89	93
EJ Index for Wastewater Discharge	95	97	96	99	81	92
EJ Index for Ozone	90	92	92	89	90	89
EJ Index for Diesel Particulate Matter	94	86	92	93	88	92
EJ Index for Lead Paint	89	85	88	86	80	85
EJ Index for RMP Facility Proximity	88	92	97	99	66	85
EJ Index for Underground Storage Tanks	87	88	92	87	83	89

Note: All data is from <https://ejscreen.epa.gov/mapper/>. **Bold** indicates distress factors ≥ 70th %tile. **Shaded** indicates distress factors ≥ 90th %tile.

<sup>2</sup> [Facing the school dropout dilemma \(apa.org\)](https://www.apa.org)

**Minimize Displacement:** According to Coalition partner MFA’s Housing Study, almost 40% of survey respondents (a third of which are from Bernalillo County) have experienced displacement in the past five years. Many indicated they were displaced because they were behind on rent and rent increased more than they could afford. Over 40% of those displaced had to change jobs or lost their job due to the move, and 30% had their children change school due to the move. Low-income seniors and persons with disabilities who rent, a population disproportionately represented in the Target Areas, are very vulnerable to displacement in the current market. Coalition members plan to target reuse strategies and sites in areas with the greatest need for affordable housing and employ anti-displacement strategies in these areas. Together, the Coalition can provide strategic financial support to increase the overall quantity, quality, and affordability of residential units in the Target Areas and focus on inclusive development practices including energy efficient buildings and handicap accessible design.

**2.b. Community Engagement: 2.b.i. Project Involvement:** The County will form a Brownfields Advisory Committee (BAC) with representatives from various local organizations/ entities/groups. The BAC will be comprised of business & property owners, bankers, realtors, developers, & longtime residents from each of the Target Areas and will assist in prioritizing properties for assessment. The County will have a robust public involvement program that will include multiple public meetings in each of the Target Area communities to engage stakeholders & leaders; mailings, press releases, website updates; & newspaper articles in local publications. Public information events will ensure outreach efforts include sensitive populations &/or those who live & work in brownfield-impacted areas. 2.b.ii. Project Roles In support of this grant the County performed outreach to community members to assess their willingness to support this grant. Community members confirmed the need for funding to inventory, prioritize, assess, & perform cleanup planning for brownfield sites. Community partners pledged to participate in outreach efforts, form a BAC, & assist with grant implementation activities, such as site selection & area-wide planning. These commitments are from community organizations, businesses, property owners & longtime residents. Some of these individuals & groups are listed below.

**Table 5: List of Organizations/Entities/Groups & Roles**

Name of organization/ entity/ group	Name of contact (name, email, phone)	Attend Public Meetings	Provide Meeting Space	Meeting Refreshments	Outreach/ Publicity/ Translation	Site Selection	Brownfield Advisory Committee
Albuquerque Regional Economic Alliance	Paul Dahlgren, Director of Business Development O: 505-705-3778 pdahlgren@abq.org	X			X	X	X
BernCo Urban Agriculture Project	Bridget Llanes sunflowersforchange@gmail.com	X			X	X	X
Presbyterian Healthcare Services	Leigh Caswell lcaswell@phs.org 505-227-6317	X	X		X	X	X
NM Department of Health	Matthew Cross mathewcross@state.nm.us	X				X	X
Agri-Cultura Network	Helga Garza helga@agri-cultura.org	X				X	
Healthy Neighborhoods Albuquerque	Courtney Rich courtney@hnabq.org	X	X	X	X	X	
Stephens & Associates	Julia A. Stephens MEP Community Planner-Facilitator-Coordinator 505 877-7716 jastephensassociates@gmail.com	X				X	X
Cooperative Korimi	Norma Mendoza norma@cooperativakorimi.org	X			X		

University of New Mexico	Skye Ontiveros sontiveros@unm.edu	X			X	X	X
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**2.b.iii. Incorporating Community Input:** The Coalition believes community engagement is imperative to the success of this project and understands the importance of effective communication strategies with unique engagement to meet people where they are -- which is critical given that residents in most of the Target Areas do not have access to a vehicle and/or internet. The intent is to engage stakeholders with traditional, targeted, innovative, and online outreach tools and methods to reach a greater audience. The County along with the BAC, and Coalition partners will work to remove real/perceived barriers, to engage residents in meaningful dialogue, effectively use participants' time, and involve people who are traditionally underrepresented in redevelopment projects. Community members will have the opportunity to learn about critical brownfield details and provide informed feedback to influence the next phase(s) of work. **Traditional** –Conventional public meetings, done virtually or in-person meetings; press releases, fact sheets, and needed forms. **Targeted** – Outreach to specific groups that may not otherwise participate in a planning process including non-English speaking residents, the homeless population, youth, and the elderly including listening sessions (virtual or in-person), piggybacking on other meetings or gatherings, and/or partnering with BAC organizations and County Senior Services. **Innovative** – Creative and unconventional outreach methods to help gather information, increase awareness of the planning process, and boost participation include bike or walk audits to collect data by photo or video, pop-up events, demonstration projects, and scavenger hunts. These activities still encourage interactions in the Target Areas and can capture full-time, busy parents, and business owners. **Virtual/Social Media** – Internet-based outreach can help increase awareness and participation while helping to reach people who may not otherwise participate e.g. Facebook Live and ongoing website content. Geographic Information System (GIS) StoryMaps can be used as an “online equivalent” for public meetings. This online tool guides participants through a story of the project that may include narrative, interactive and static maps, survey questions, videos, infographics, and more. Special outreach efforts (e.g. translation services) will be utilized to ensure equal access to project information for non-English speaking groups. In addition, the Coalition’s programs, services, and meetings will be accessible and ADA-compliant and all project literature will include a statement that citizens may request alternative formats.

**3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:**

**3.a. Description of Tasks/Activities & Outputs: 3.a.i.-3.a.v. Project Implementation/Identifying Additional Sites/ Anticipated Project Schedule/Task/Activity Lead/Outputs:** The budget for all tasks uses an average rate of \$125/hr for contractual services & each task includes a rate of \$50/hr for BemCo (\$31.25/hr personnel costs + \$18.75/hr fringe costs = \$50/hr). Up to \$65,000 of personnel and fridge (staff labor) will be provided as in-kind contributions from the County. Bernalillo County has not procured any contractors to implement the FY24 Brownfields Coalition Assessment Grant. Upon grant award, a Qualified Environmental Professional (QEP) will be selected in accordance with CFR Title 2, Part 200. Bernalillo County has not identified and does not intend to utilize grant subrecipients. **Site Assessment & Cleanup:** \$969,000 (65% of the budget) is allocated to assessment of properties & \$418,000 (28%) is allocated for cleanup, site reuse, and area wide planning.

**Table 6: Budget**

Budget Categories		Project Tasks (\$)					Total
		1: Project Management & Reporting	2 Community Outreach	3: Inventory	4: Assessments	5: Planning	
Direct Cost	Personnel	\$2,500	\$3,750	\$0	\$0	\$0	\$6,250
	Fringe Benefits	\$1,500	\$2,250	\$0	\$0	\$0	\$3,750
	Travel	\$9,000	\$0	\$0	\$0	\$0	\$9,000
	Equipment	\$0	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$1,000	\$0	\$0	\$0	\$1,000
	Contractual	\$27,000	\$30,000	\$35,000	\$969,000	\$418,000	\$1,479,000
	Other <sup>aa</sup>	\$1,000	\$0	\$0	\$0	\$0	\$1,000

<sup>aa</sup> Conference registration and fees

Total Direct Costs	\$41,000	\$37,000	\$35,000	\$969,000	\$418,000	\$1,500,000
Indirect Costs	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b>	<b>\$41,000</b>	<b>\$37,000</b>	<b>\$35,000</b>	<b>\$969,000</b>	<b>\$418,000</b>	<b>\$1,500,000</b>

**Table 7: Tasks/Activities**

<p><b>Task 1- CA Management, Reporting &amp; Eligible Programmatic Activities: Total Budget= \$41,000</b></p> <p>Budget includes \$4,000 for BemCo <b>Personnel + Fringe</b> costs (\$50/hr x 80 hrs) for management &amp; reporting. <b>Travel Costs</b> of \$9,000 for BemCo’s PM and one other BemCo staff or Coalition member to attend two national or state/regional brownfield conferences. The budget assumes three-day attendance &amp; includes airfare (\$400/person/conference = \$3,600 total) &amp; hotel, meal, &amp; incidental costs (\$450/person/ day/conference = \$5,400 total). In addition, \$27,000 (216 hrs x \$125/hr) is budgeted for <b>Consultant Costs</b> to assist with reporting &amp; eligible project management activities. <b>Additional Sites:</b> The identification of additional sites will be completed throughout the lifecycle of the grant (See Task 3). <b>Schedule:</b> Management &amp; Reporting will be ongoing throughout the 4-year implementation period. Attending State/Regional Workshop/Conference(s) and a National Brownfield Conference(s) are anticipated in 2025-2027. Lead: Bernalillo County <b>Outputs:</b> Project Schedule with Milestones: ACRES Updates; Quarterly Progress Reports; annual financial &amp; Disadvantage Business Enterprise (DBE) reports, &amp; one Project Closeout Report.</p>
<p><b>Task 2- Community Outreach, Site Prioritization &amp; ED Requests: Total Budget = \$37,000</b></p> <p>Includes BemCo <b>Personnel + Fringe Costs</b> totaling \$6,000 (120 hours x \$50/hr) and \$30,000 (240hrs x \$125/hr) for <b>Consultant Costs</b> to assist BemCo with community outreach meetings, informational materials, &amp; other community outreach/public involvement activities and prepare Site Eligibility Determination (ED) requests for submittal to EPA and NMED. The budget also includes \$1,000 in expenses to pay for light refreshments public meetings, foam core boards for display of maps &amp; site-specific information, copies of handouts, rental of a projector and screen, etc. <b>Additional Sites:</b> The identification of additional sites will be completed throughout the lifecycle of the grant (See Task 3). <b>Schedule:</b> BAC Meetings: quarterly meetings throughout the lifecycle of the grant; Initial Brownfield Inventory/Site Prioritization: Q4 '25-Q2 '26 will continue throughout the life cycle of the grant; GIS Data Mapping: Q4 '24-Q3 '25. <b>Lead:</b> Bernalillo County. <b>Outputs:</b> Updated webpages, Fact Sheets, Other Meeting Materials &amp; brownfield Site ED requests.</p>
<p><b>Task 3- Brownfield Site Inventory: Total Budget = \$35,000</b></p> <p>The budget for the site inventory includes \$35,000 for the QEP (280hrs x \$125/hr) to develop brownfield site inventories for Target Areas &amp; provide reports for use of Coalition members. This includes conducting review of public records, compilation of data from EPA &amp; NMED &amp; County Assessors, desktop review of results, windshield surveys &amp; production of tables &amp; maps. <b>Schedule:</b> The inventory will be completed during the first 6 months (Q2) of the grant &amp; presented to the BAC for prioritization during Q3. Inventory updates &amp; site selection will continue over the 4-yr period <b>Lead:</b> QEP. <b>Outputs:</b> Brownfield Inventory Data Package; GIS files; tables; &amp; figures.</p>
<p><b>Task 4 - Phase I/II ESAs &amp; RBM Surveys: Total Budget = \$969,000</b></p> <p>The budget includes \$969,000 for <b>Consultant</b> to complete (1) Phase I ESAs [including access agreements &amp; Health &amp; Safety Plans (HASPs)] for up to 30 high priority brownfield sites at an average cost of \$5,000/site (\$150,000 total); (2) Prepare a Quality Assurance Project Plan (QAPP) at a cost of \$7,000; (3) Complete Phase II ESAs at up to 15 high priority brownfield sites [including HASPs, Sampling &amp; Analysis Plans (SAPs)] at an average cost of \$40,000/site (\$600,000 total); (4) Complete Regulated Building Material (RBM) Surveys for asbestos &amp; lead based paint at up to 15 high priority sites @ an average cost of \$14,600/site (\$219,000) <b>Schedule: Year 1:</b> 1 QAPP, 4 Phase I ESAs, 2 Phase II ESAs, &amp; 3 RBM Surveys <b>Year 2:</b> 6 Phase I ESAs, 5 Phase II ESAs, &amp; 5 RBM Surveys <b>Year 3:</b> 10 Phase I ESAs, 5 Phase II ESA, &amp; 4 RBM Surveys <b>Year 4:</b> 10 Phase I ESAs, 3 Phase II ESA, &amp; 3 RBM Surveys <b>Lead:</b> QEP. <b>Outputs:</b> QAPP, access agreements, SAPs/HASPs, &amp; Phase I/II ESA/RBM Survey Reports.</p>
<p><b>Task 5- Cleanup/Site Reuse &amp; Area Wide Plans (AWPs): Total Budget = \$418,000</b></p>

Includes \$418,000 for **Consultant** to complete up to 7 ABCAs/Site Specific Reuse Plans at an average cost of \$12,500/site (\$75,000 total) & completion of AWP for four priority focus areas at a cost of \$85,750 each (\$343,000 total). **Additional Sites:** The identification of additional sites will be completed throughout the lifecycle of the grant (See Task 3). **Lead:** QEP. **Schedule** Year 1: 1 ABCA/Site Reuse Plan | Year 2: 2 ABCAs/Site Reuse Plan + 1 AWP | Year 3: 3 ABCAs/Site Reuse Plans + 2 AWP | Year 4: 1 ABCAs/Site Reuse Plan + 1 AWP **Outputs:** ABCAs &/or Site Reuse Plans & AWP reports for brownfield impacted areas.

### **3.c. Plan to Measure and Evaluate Environmental Progress and Results:**

The Coalition will establish a project schedule with milestones as part of its Work Plan. The status and estimated date of completion of outputs identified in 3.b.i and anticipated **short-and long-term outcomes** will be tracked and reported to EPA via Quarterly Progress Reports (QPRs), ACRES and the Project Close-Out Report. QPRs will list goals accomplished and activities planned for the next quarter. Any significant deviations in schedule will be discussed with the EPA Project Officer to develop corrective actions. Between meetings and QPRs, outputs that will be tracked on a project spreadsheet including: (1) # of potential brownfield sites identified/prioritized, (2) # of Phase I ESAs, (3) # of Phase II ESAs, (4) # of ABCAs/RAPs, and (5) # of community meetings and success stories. Sites assessed will be linked to parcel data, to allow for efficient tracking and analysis of project outcomes using the County's GIS. This will also enable the number of parcels and acreage associated with each assessment to be accurately tracked. The following **short- and long-term outcomes** will be tracked: (1) # of sites cleaned up, (2) # of sites for which property title transfers are facilitated, (3) # of sites and acres of land redeveloped, (4) # of acres of parks/greenspace created, (5) \$ of private investment and other leveraged funding, (6) # of jobs created or retained from redevelopment projects, and (7) increased property value and tax revenue. These tracking mechanisms will ensure the project addresses key EPA objectives and community goals. Bernalillo County will continue to make updates to ACRES beyond the end date, to ensure outcomes are captured as priority brownfields are remediated and redeveloped.

### **4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE: 4.a. Programmatic Capability:**

**4.a.i. Organizational Capacity:** The County will lead the Coalition, with support from Coalition members MFA, ELDC and RGCDC. Located in an unincorporated area with limited resources, the Coalition partners have a long history of working collaboratively to share resources and expertise. The County will employ an organizational structure that ensures project roles and responsibilities are clearly defined from the start. The County will be responsible for all administrative and programmatic tasks and has assembled a project management team with over 50 years of combined, relevant experience. In addition, Coalition partners have assigned a senior-level staff member to support all phases of the project. **Carolyn Tobias, Brownfield Project Manager** is Manager of Economic Development for the County and has more than 25 years of experience in economic development. Her department has closed 45 Public Private Partnerships (P3) projects including hospitality, manufacturing, housing, food processing, and mixed-use developers (retail/residences/services). Carolyn joined Bernalillo County in 2021 has managed numerous federal grants valued over \$20 million which include Small Business CARES, Emergency Rental Assistance Program; ARPA – Premium Pay for Eligible Employees Grant and the FY20 Brownfields Coalition Assessment Grant. She holds a bachelor's in business communication, from Queensland University of Technology in Brisbane, Australia. **Sulema Lenz, Assistant Brownfield Project Coordinator:** is the Special Projects Manager for the County Economic Development Department and has 20 years of finance and banking experience. Her experience includes internal contract routing, accounts payable/receivable, and internal grant building/reporting. **Additional Support:** The Coalition has additional planning, business development, GIS, and support staff in both the County Planning and Development Services and Economic Development Departments. The County also has initiative-taking succession planning to eliminate project delays and ensure that staff who may be reassigned to the project have appropriate qualifications and experience. **Contractor Procurement:** During Q2 of 2024 the County will issue a competitive qualifications-base solicitation in compliance with 2 CFR 200.317–326 to contract a consulting team for this project. Early procurement of a Consultant will position the Coalition for expedited activities upon execution of the CA. **Governance Structure:** Led by the County, the Coalition has already signed an MOA and will use a consensus governance structure, ensuring the interests of members are considered during site selection. In the first quarter of 2024 we will convene the BAC to assist with the site selection process. **Acquiring Additional Resources:** If additional contractors are required, the Coalition will contact NMED to obtain a list of prequalified firms to significantly expedite the selection process. If appropriate, the Coalition may also request that NMED assist in reviewing bids.

**4.b. Past Performance & Accomplishments: 4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: 4.b.i.(1) Accomplishments:**

Most recently, Bernalillo County was previously the recipient of a **Coalition Assessment Grant**, awarded on 10/01/2020 for \$600,000. The grant provided funding for Bernalillo County to inventory, assess, and conduct cleanup planning and community involvement related activities. The grant included assessment of priority brownfield sites in several Target Areas. Due to the COVID-19 Pandemic, the County was granted an extension of their 2020 CWA grant to 9/30/24. As of October 1, 2023, more than 70% of the award had been expended. Bernalillo County anticipates spending 100% of their previous Brownfield Coalition Assessment Grant in 28 months. The grant funds have been utilized to comply with all EPA reporting requirements include the routine and on-time submittal of Quarterly Progress Reports, regular updates to EPA's ACRES database, submittal of annual minority business enterprise (MBE) and women business enterprise (WBE) reports and Federal Financial Reports (FFR). The grant was also utilized to perform brownfield inventories of numerous Target Areas, conduct several community outreach and engagement activities and events some of which involved standing room only meetings with 50 attendees and bilingual messaging, complete environmental site assessments and cleanup planning and make a significant impact on redevelopment of brownfield properties in the South Valley area. Specifically, EPA Brownfield Grant BF-01F89101 was used to complete 26-month meetings of Coalition members, 10 Phase I environmental site assessment (ESA) reports, 9 Phase II ESAs/Regulated Building Material Surveys and 1 Site Reuse Plan. The type of properties that were assessed included a dry cleaner in operation for over 40 years, properties potential impacted by former gas stations, a school constructed over a landfill, several churches with 30+ year old buildings, a horse veterinarian office and treatment facility, and an automobile detail and body shop business. The County had no adverse audit findings during the 3+ years of grant implementation. Coalition members are eager to continue their partnership and build upon the momentum they have created in the Target Areas and expand those impact to more parts of Bernalillo County.

Bernalillo County also received **Brownfield Assessment Demonstration Pilot Grants in 1998 & 2002**. The County received an assessment grant on 9/29/98 for \$200,000 and a supplemental assessment grant on 9/25/02 for \$150,000. Both grants had the same CA number (BP 98617901) and were for hazardous substances sites. Over a seven-year period (1998 – 2005) the County used grant funds to develop an inventory of 30 brownfields sites. Six properties were identified as priority sites and targeted for assessment. The County created a 6-member BAC to involve local government, businesses, and surrounding neighborhoods in the planning process, develop guidelines for characterization, risk assessment, and cleanup levels. Pilot assessment grant funds were used to perform a Phase I ESAs on 6 properties and Phase II ESAs on 4 properties. Two cleanup/construction jobs were reportedly created. In addition, \$50,000 of cleanup money was leveraged and \$30,000 in assessment funds were received from local sources. The Phase I/II assessment of Serna Trucking (a former heavy truck maintenance facility) led to the development of a clean-up plan and eventual development of the Vecinos del Bosque Park, a multi-use park with access to the Rio Grande, a walking trail, and a playground. In addition, a Phase II ESA was completed of Nine Mile Hill Landfill and the site was formally accepted into the State of NM voluntary cleanup program. Finally, the Phase I assessment of two properties determined that no further action (assessment or cleanup) was needed. A Project Closeout Report for both assessment grants was submitted to EPA 10/17/05.

**4.b.i.(2) Compliance with Grant Requirements:** The County fully complied with all EPA reporting requirements for the three assessment and the one RLF grant it previously received including: (1) development of brownfield inventory, (2) preparation and timely submittal of 25 QPRs with information on 12–14 Assessment Performance Measures, (3) preparation and submittal of written ACRES data for every eligible property on which an assessment was performed, and (4) public engagement and outreach activities and formation and coordination of work performed by a BAC. As mentioned in 4.b.i.(1), the County was granted an extension of their 2020 CWA grant due to delays brought on by the COVID-19 Pandemic. The County expended over 76% of the original award by 10/01/23 and is on pace to exhaust all grant funds by the extended grant deadline. In spite of pandemic hardships, the County has maintained an exceptional record of reporting with EPA. QPRs/PPFs included Phase I/II ESAs have been completed, clean-up plans completed, redevelopment underway, leveraged funding committed, and cleanup/construction jobs leveraged. The County utilized all funds awarded and no money was returned to EPA. No audits are known to have been conducted on these grants and there are no adverse audit findings.



# **THRESHOLD CRITERIA**

**THRESHOLD CRITERIA  
 FY24 EPA BROWNFIELDS ASSESSMENT COALITION GRANT APPLICATION  
 RFA NO.: EPA-OLEM-OBLR-23-13**

**1. Applicant Eligibility**

(a) Applicant Type: County Government

(b) Applicant Eligibility: Bernalillo County is a “general purpose unit of local government” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding. A copy of the County's charter as a government entity is included in Attachment A.

**2. Number and Eligibility of Non-Lead Coalition Members**

The following three (3) agencies are the members of the Bernalillo County coalition:

1. Rio Grande Community Development Corporation (RCDC) is a 501(c)(3) non-profit organization.
2. Enchantment Land Certified Development Company is a 501(c)(3) non-profit organization.
3. New Mexico Mortgage Finance Authority is a quasi-government organization.

Evidence of non-lead coalition member eligibility is included as Attachment B.

**3. Target Areas**

<b>Coalition Member</b>	<b>Target Areas</b>
Bernalillo County Economic Development Department	North Broadway/ Metropolitan Redevelopment Area
Rio Grande Community Development Corporation (RGCDC)	Bridge Blvd
	Rio Bravo Blvd
Enchantment Land Certified Development Company	South Broadway Blvd
New Mexico Mortgage Finance Authority	East Central Avenue / East Gateway Metropolitan Redevelopment Area

**4. Existing Brownfields Grants To Non-Lead Members**

Neither the Enchantment Land Certified Development Company nor the New Mexico Mortgage Finance Authority currently OR previously have any EPA brownfields grants.

The Rio Grande Community Development Corporation (RCDC) is a member of a coalition with the Bernalillo County Economic Development Department that is responsible for EPA Brownfields Assessment Grant BF-01F89101. Greater than 70% of this grant had been drawn down from ASAP as of October 1, 2023. Documentation of this is included in Attachment C.

**5. Coalition Agreement**

A signed and executed copy of the Memorandum of Agreement between Bernalillo County and the other coalition members is included in Attachment D.

## **6. Community Involvement**

The County will form a Brownfields Advisory Committee (BAC) with representatives from various local organizations/ entities/groups. The BAC will be comprised of business & property owners, bankers, realtors, developers, & longtime residents from each of the Target Areas and will assist in prioritizing properties for assessment. The County will have a robust public involvement program that will include multiple public meetings in each of the Target Area communities to engage stakeholders & leaders; mailings, press releases, website updates; & newspaper articles in local publications. Public information events will ensure outreach efforts include sensitive populations &/or those who live & work in brownfield-impacted areas. During the last three years, the County has been supported by several community partners and anticipate based on discussions with them during that time that they will continue to provide similar support following award of a new grant.

## **7. Expenditure of Grant Funds**

Bernalillo County Economic Development Department is the lead coalition member responsible for EPA Brownfields Assessment Coalition Grant BF-01F89101. Greater than 70% of this grant had been drawn down from ASAP as of October 1, 2023. Documentation of this is included in **Attachment C.**

## **8. Contractors and Named Subrecipients**

Bernalillo County has not procured any contractors to implement the FY24 Brownfields Assessment Coalition Grant, if awarded. Bernalillo County has not identified and does not intend to utilize grant subrecipients.