



Tuesday, November 7, 2023

Environmental Protection Agency Region 8
Attn: Melisa Devincenzi
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129

Re: Berthoud, CO - Community-Wide Assessment Grant, Narrative Information Sheet
"Innovating Berthoud" Initiative

Dear Ms. Devincenzi:

Narrative Information Sheet

1. **Applicant Identification:** The proposed recipient of the EPA Community-Wide Assessment Grant monies is the Town of Berthoud, CO with offices located at 807 Mountain Avenue, with a mailing address of P.O. Box 1229, Berthoud, CO 80513.

2. **Funding Requested**

- a. Community-Wide Brownfield Assessment Grant
- b. Federal Funds Requested: \$500,000

3. **Location:** The community we propose to serve is the Town of Berthoud, Larimer and Weld Counties, Colorado.

4. **Target Area and Priority Site/Property Information**

Target Area	Census Tract	Site
North Industrial Area	08069002700	208 W. County Road 10E
		2221 Clayton Place
		2231 Clayton Place
Central District	08069002700	984 and 982 N. 2nd
		816 N. 2 nd
		604 3 rd Street
South Neighborhoods	08069002700	205 1 st Street

5. **Contacts**

Other Factors	Page #
Community population is 10,000 or less.	--
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	--
The priority site(s) is impacted by mine-scarred land.	--
The priority site(s) is adjacent to a body of water.	1-3
The priority site(s) is in a federally designated flood plain.	--
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	1-2
The reuse of the priority site(s) will incorporate energy efficiency measures.	2,4,10



807 Mountain Ave | PO Box 1229 | Berthoud CO 80513 | O: 970-.532.2643 | F: 970.532.0640 | Berthoud.org

The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3, 6
At least 30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	9
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	--

a. Project Director: Anne Best Johnson, Community Development Director, 807 Mountain Ave, Berthoud, Colorado, PO Box 1229, Berthoud, Colorado, 80513; Phone: 970.344.5818; Email: ajohnson@berthoud.org

b. Chief Executive/Highest Ranking Elected Official: William Karspeck, Mayor, 807 Mountain Ave, Berthoud, Colorado, PO Box 1229, Berthoud, Colorado, 80513; Phone: 970.685.7737; Email: wkarspeck@berthoud.org

6. Population: Our population is 12,710 people (US Census 2022 Estimates).

7. Other Factors:

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

9. Releasing Copies of Applications: Not applicable.

Sincerely,

Anne Best Johnson, MBA AICP
Community Development Director

November 7, 2023

Jennifer Benz
Environmental Protection Agency
Region 8 Brownfield's Program
1595 Wynkoop Street (EPR-B)
Denver, Colorado 80202-1129

Via email - Benz.Jennifer@epa.gov

RE: Town of Berthoud - Community Assessment Grant Proposal

Dear Ms. Benz:

I am writing to express our support of the Berthoud's Community Assessment Grant proposal. Although Berthoud has seen significant population growth in recent years, much of its population commutes to jobs located in larger communities to the north and south. As a result, the Town has not realized the economic benefits often associated with population growth and struggles to implement the infrastructure improvements necessary to serve a growing population

One of the primary factors impeding infrastructure improvements is uncertainty with Brownfields properties located in the town's rail/industrial corridor. This corridor, locally dubbed the "Innovation District", is characterized by a long history of industrial use and aging infrastructure that contributes to water quality concerns in addition to being bracketed by residential neighborhoods potentially impacted by nearby industrial properties. Assessment, and where necessary cleanup, of these properties is key to the Town's plans to develop green infrastructure to protect and improve water quality while also creating jobs and improving the tax base of this disproportionately impacted community.

The activities outlined in Berthoud's proposal are an essential component of the Town's overall revitalization strategy and the Town has already taken significant steps in the planning and development of that strategy. The Town has generated several planning documents to outline their vision for revitalizing the Innovation Corridor, including the 2023 First Street Corridor Plan, a 2021 Comprehensive Plan and a Storm Water Quality Management plan. In addition, the Town has identified multiple funding sources that can help implement the plans once they have completed assessment and any necessary cleanup for brownfields properties in the Innovation District.

For these reasons, we feel the activities outlined in Berthoud's proposal are a key component of the Town's overall plans to improve water quality and position unused

properties for redevelopment or reuse. Therefore, the Colorado Department of Public Health and Environment fully supports their proposal for a Community Assessment Grant.

Pending a successful proposal by Berthoud, CDPHE has the ability to provide additional resources to assist the town with brownfields redevelopment. These resources range from technical and planning resources to financial resources to assist with cleanup. CDPHE has informed the Town of the availability of these resources and can assist with the application process if requested.

In closing, I want to reiterate the department's support for Berthoud's proposal. This proposal provides a great opportunity for CDPHE to continue our work with Colorado communities and local stakeholders to effect redevelopment and revitalization of brownfields properties.

Sincerely,



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

cc: Christina Hiegel, Ayres Associates
Anne Johnson, Berthoud



Berthoud, Colorado—Community Wide Brownfield Assessment Grant (FY23)
Clean-Water Brownfield Initiative

IV.E. Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Overview of Background Challenges and Description of Target Area: The Town of Berthoud is located about 45 miles north of Denver and 30 miles south of Fort Collins in Larimer County. Known as the “Garden Spot of Colorado,” the community has seen significant residential and population growth in the past three years, with a notable increase from 10,332 in 2020 (data.census.gov) to over 14,174 in 2022 (noted as 12,710 people (US Census 2022 Estimates). Berthoud (12.93 square miles) is situated between numerous large Colorado cities, providing a relatively affordable living option for commuters across the Front Range who cannot afford to live in surrounding communities due to high housing costs. The founding of Berthoud traces back to 1888 when it was named after Edward L. Berthoud, an engineer for the Colorado Central Railroad. Berthoud was strategically located along the railway line, contributing to its growth and development in addition to its abundance of industrial and historic properties. Berthoud has a strong heritage of agriculture, with its prime location next to the Little and Big Thompson Rivers floodplains. The town was initially settled by European immigrants engaged in agriculture, primarily farming and ranching, and became known for its production of sugar beets, potatoes, and other crops. Also serving as the primary hub for the Colorado Central Railroad, Berthoud was the perfect spot for shipping a variety of goods and services including oilfield services, coal mining and transport, agricultural chemical storage, and other production to construct plants and distribution centers.

Unfortunately, compared to our neighbors in Loveland (6.5 Miles North) and Longmont (11.4 miles North), who are redeveloping their industrial areas and whose commercial and industrial growth is booming, ours has stagnated. **Many of our large industrial and commercial facilities have been abandoned or shuttered as the number of agricultural jobs declined from over 4.7% of workforce in 1969 to just 0.9% of workforce in 2021 (bae.gov)** Oil and gas jobs also declined and residents commute to larger cities to work - less than 10% of Berthoud’s labor force population works in Berthoud (berthoudeconomicdevelopment.com and www.bizjournals.com/denver/news/2023/06/05/denver-colorado-oil-gas-jobs-merger-layoffs.html).

Berthoud is looking to start a boom of brownfield redevelopment and provide local jobs and industry for our residents in our Brownfield target area, the “Innovation District”. The district is the oldest area of town and is primarily occupied by light to heavy industrial and commercial businesses but also includes several mobile home parks. This almost **550-acre area in Larimer County (Census Tract 08069002700)** is north of and adjacent to our primary drinking water source (the Little Thompson River). The area is generally described as along 1st and 2nd Streets, south of Highway 287, and north of E County Road C. The very southern portion of the target area is in a federally designated floodplain (08069C1387H – FEMA.org). In 1885, the Colorado Milling and Elevator Company established a flour mill in the Innovation District, providing over 300 sacks per day (10-12 boxcar loads, Berthoud Historical Society). The mill closed in the 1940s and was largely demolished after it was declared a fire hazard. The remnants of this mill left large vacant industrial buildings with related environmental concerns. The perception of chemical additives, heavy metals, and pesticides/ herbicides left at the site are contributing to impacted run-off into our primary drinking water source.

Due to the location of the “Innovation Area” and the run-off to our drinking water source, the need for clean drinking water is the primary focus of this brownfield grant application. Since 2014, elevated detections of metals in our drinking water systems have resulted in violations at the wastewater treatment plant for elevated levels of selenium (above the EPA maximum contaminant levels(MCL)). Elevated detections of lead, barium, and copper have also been found in our drinking water (above MCLs) from drilling waste, metal refineries, and nitrates related to agricultural use. With almost 170 water dischargers within the town limits, our drinking water contamination concerns are exasperated by EPA hazardous waste generators and chemical storage sites, above and underground leaking storage tanks, solid waste sites, and oil and gas wells as specified in our 2022 Berthoud Water Quality Report (berthoud.org and www.ewg.org/tapwater/system.php?pws=CO0135138). Clean-water concerns are especially ominous for those downgradient of the “Innovation District” where many of our lower-income communities exist. We believe the contaminants are entering the system through defects in deteriorated water and sanitary sewer pipes, as well as from stormwater runoff at derelict properties. This is caused by three main factors: 1) Poor stormwater management at brownfield sites which contributes to the migration and seepage of contamination to ground and surface waters, affecting our drinking water and river; 2) Significant flooding in 2013 which led to erosion and movement of contaminated soils into the river channel; and 3) Berthoud’s aged drinking water and stormwater infrastructure are out of compliance and deteriorated. Our community has been working to address known drinking water issues, but due to financial restrictions, we cannot also take on brownfield redevelopment (which we believe is heavily contributing to the drinking water contamination) and site cleanup without the help of the EPA.

Our Clean-Water Brownfield Revitalization effort will focus on addressing brownfield sites that will help best mitigate contamination that is adversely impacting our drinking water sources, with additional focus on creating jobs and increasing the tax base for our community through redevelopment of the sites. **Our primary goals** with this grant are four-fold: 1) assessment of brownfield sites potentially contributing to the state of the town’s drinking water and subsequently planning to remove sources of contamination; 2) Educating our diverse residents and property owners on how surface water affects drinking water and why environmentally friendly business practices are important; 3) Developing plans for assessing and addressing surface and stormwater run-off at brownfield sites; and 4) Generating “Innovation District” economic investment for a stronger tax base and address aging infrastructure.

Berthoud, Colorado – Community Wide Brownfield Assessment Grant (FY23)

Clean-Water Brownfield Initiative

We are dedicated to fostering an “Innovation District” that not only enhances our economic foundation but prioritizes clean energy investments. Our goal will be to encourage adaptive repurposing of buildings to support green power and renewable energy initiatives. Over recent years, our community has had little commercial and industrial expansion and the departure of significant contributors to our tax base, such as oil and gas facilities, which formerly provided nearly 45% of county taxes. Additionally, as a bedroom community, we have few large retailers, which results in sales tax dollars being exported to larger neighboring municipalities. In short, we are unable to generate enough tax base to revitalize the key areas of town that will help us to encourage and attract clean energy investments and promote revitalization. With help from this grant, we hope to not only stimulate economic growth but also drive the necessary upgrades to our aging infrastructure. Furthermore, we aim to ensure clean and sustainable drinking water for our residents. Ultimately, our vision is to “Innovate” Berthoud into a shining example of a community that fully embraces clean water, green energy solutions, leading the way in Colorado toward a more environmentally conscious future.

ii. Description of the Priority Brownfield Site(s): The **Innovation District** includes clusters of sites with three specific target areas between the railroad tracks and 1st Street: **Area 1: North Industrial Area** includes ~300-acres of industrial sites and farmland north of Bunyan Street. **Area 2: Central District** includes the area North of Mountain Avenue (County Road 8) to one block north of Bunyan and encompasses ~76-acres. This includes properties on both sides of the railroad tracks. **Area 3: South Neighborhoods** includes approximately ~70-acres from Mountain Avenue south to E County Road 6C. These properties are potentially impacted by stormwater and groundwater contamination that infiltrates and flows south toward the Little Thompson River through several of our most affordable neighborhoods and provide opportunities for green economic development solutions, stormwater management, soil, and groundwater cleanup.

Area 1: North Industrial Area: The North Industrial area encompasses the north edge of our “Innovation District” and is focused on sites around County Road 10E (located in the County but has been requested to annex into Berthoud). **1) 208 W. County Road 10 E** (P#941100020, 941100020, 941100019, 941100018) – A 9.5-acre site with a history of industrial storage, towing, and recovery of junk vehicles, storage of agricultural implements, appliances, and trash piles (including railroad ties, tires, drums). This area will require assessment prior to redevelopment. In addition, large rail-served warehouses exist in the North Industrial area with several junkyards and oil storage areas (20+ parcels), including **2) 2221 Clayton Place** (P#9411105002), which has many vacant spaces in the +25,000-sf building (on 2.84 Acres) with historic manufacturing uses (including foam insulation and plastics which could include per-and poly-fluoroalkyl substances (PFAS) contamination), complicating the attraction of new tenants. Concerns about heavy metals contamination from a long history of railroad traffic also prevail. **3)** In addition, an adjacent facility (**2231 Clayton Place (P#9411105001)**, 65,000-sf of space is also currently vacant, demonstrating the need for assessments to clear environmental concerns and support reuse and activation. Several vacant parcels in the area also have visible impacts from prior uses and are suitable for assessment. These properties and potential contamination are upgradient from the Little Thompson, irrigation ditches, and residential properties, and runoff is contributing to the drinking water concerns.

Area 2: Central District: One of the priorities within the Central District is the Second Street @ Turner Area. This area includes properties along the 800 and 900 block of 2nd Street and Turner Road. **This area includes** several public and private parcels of which at least 15,000-sf is vacant and over 20+ parcels could use assessment. This area’s stormwater flows to the town-owned detention pond at the southwest corner of **Turner and 2nd** (P#9414480908). It is likely that the stormwater from this area, flowing to this pond, is potentially contaminated with heavy metals, oils, grease, pesticides, herbicides, freon, and other concerning pollutants. **Another** priority site in this area is the unpaved storage lot with a heavy concentration of junk vehicles and appliances, located at **4) 984 and 982 N 2nd** (P#9414476001). Surface staining is evident, which provides additional concern of impacted stormwater migration to drinking water sources (river and groundwater) with leaking of chlorinated solvents, petroleum, and heavy metals (including our primary drinking water concerns selenium and lead). The property at **5) 816 N. 2nd** (P#9414479002) is home to an old and vacant newspaper building which was built before stormwater regulations were introduced. The printing industry used many solvents like benzene and ethylbenzene, methanol, isopropanol, PFAS, and other carcinogens thought to be lingering in the soils and around the building, contributing to stormwater contamination. The age of these warehouses suggests there may also be asbestos and lead-based paint in the building. These properties are only a few of the many comparable properties in the area. The buildings in this area are an essential opportunity to clean up and install green infrastructure solutions that can filter pollutants before they reach the Little Thompson River and the town’s drinking water source. **6) 604 3rd Street** (P#9414444036) – **Historic Berthoud Farmers Milling & Elevator Company:** This 1.51-acre historic site is adjacent to the railroad with activities stretching back to the late 1800s. The site is surrounded by residential and industrial properties with residences only 20 feet west and affordable housing/mobile home parks ~900 feet away. This site has several buildings, including our historic depot, 4 to 5 large industrial metal and wood buildings, and two large mill sites characterized by large wooden and metal structures, all within feet of the railroad. In addition to suspected PAHs, arsenic, and mercury from the adjacent railroad activity, the site was also home to several coal bins. Other concerns in the vicinity include the suspected presence of underground storage tanks adjacent to our historic depot. The former flour mill should also be assessed for heavy metals, which are commonly found at comparable sites.

Area 3: Southern Neighborhoods: The southern neighborhoods are located south of Mountain Avenue and along the railroad tracks. This area includes several mobile home parks, agriculture/industrial properties and has been identified for future affordable housing sites. This corridor provides the primary surface flow of stormwater through 180 home sites in one of the few affordable housing neighborhoods in Berthoud, carrying stormwater from active and former industrial sites south toward the outfall at the river. Several sections along 1st Street have an open irrigation ditch, which provides

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Clean-Water Brownfield Initiative

non-potable irrigation water for the community, enables direct contact with potential contaminants, and eventually flows into our drinking water source, the Little Thompson. Contaminants including volatile organic carbons (VOCs), semi-volatile (SVOCs), heavy metals, PFAS, freon, pesticides, herbicides, and others related to past industrial uses and the railroad, could be present in this runoff and should be assessed. Since over 26 Acres of mobile home parks are in the Southern Neighborhood, including 1st Street / Blue Spruce Mobile Home Park (parcels #9423185001, 9423126002, and 9423126001), the contaminated water runoff is particularly concerning for low-income residents. Additionally, other sites continue to contribute to the contaminated runoff including **6) 205 1st Street: Machine Shop** (P#9423405006): This 3.7-acre property was historically used for machine storage and auto repair. The site has been listed for sale multiple times in the last few years with environmental concerns holding up redevelopment. The site is located upgradient of several properties that could be developed into affordable housing, including an adjacent town-owned property. Environmental concerns on the site include petroleum products and chlorinated solvents related to automotive repair, hazardous materials related to building use, heavy metals related to past industrial uses and the railroad, pesticides and herbicides related to property use, and even potential concern of PCBs due to storage of industrial equipment. The site is also directly adjacent to the **Spartan Avenue Crossing**, an area slated for a potential bridge crossing providing access to schools and walking paths adjacent to the BNSF Railroad.

iii. Identifying Additional Sites: The sites mentioned above are only a sampling of the sites located in the target area that may be contributing to the contamination of drinking water in Berthoud. We will develop a steering committee with stakeholders focused on prioritizing sites to benefit our underserved communities and prioritize clean drinking water for those communities. This steering committee will include community-based organizations to identify additional brownfield sites located within the “Innovation District.” We also believe that the education of property owners and the public will help identify other sites that will be critical to our brownfield redevelopment and green stormwater initiative. We will have a kick-off meeting and develop a GIS site inventory. Sites with the highest potential for community benefit and economic impact resulting from assessment, cleanup, and redevelopment will be prioritized. After initial identification, each potential site will be compared against USEPA eligibility criteria to determine funding eligibility status.

b. Revitalization of Target Area:

i. Reuse Strategy and Alignment with Revitalization Plans: Reuse of the above parcels is well-aligned with our planning goals to address the drinking water issue through assessment and redevelopment of brownfield sites, stormwater mitigation planning to increase the commercial/industrial tax base and educating property owners. Each of the target properties was strategically chosen to help implement our plans for the innovation district and to provide clean water to residents. These reclaimed brownfield sites could be home to several connected green stormwater filtration features that would help mitigate contaminants before reaching areas where children and pets can interface with the stormwater. First, for each of target area, the 2023 First Street Corridor Plan introduced the concept of establishing the “**Innovation District**” with express goals to create a unique area strategically designed to attract, retain, and cultivate technology, research and development, and startups. Key alignment exists in recommendations within the plan to establish “green edges, parks and open spaces” adjacent to industrial sites which can accommodate stormwater filtration strategies prior to stormwater migrating to Berthoud and Sunnyslope Reservoirs and the Little Thompson River. This plan also recommends a linear park along 1st Street which could accommodate stormwater and recreational needs. Next, in our 2021 Comprehensive Plan, economic development was a featured priority with the highest priority strategy among the community geared to “retaining and supporting local small business”. Many of our priority sites in the Central Area are home to locally-owned, small businesses. Additionally, vacant lots surrounding the Mill (604 3rd Street) are being considered for public festivals and farmers’ market space. The activities targeted in our grant relating to redevelopment assistance (Section 4) will help us meet this community goal. From a transportation perspective, the 2021 Comprehensive Plan calls out the Spartan Avenue connection as a key goal connecting the southern sections of our target area. For example, the assessment of **205 1st Street** will help to clear any environmental concerns prior to the design of this connector moving forward, which will help students from the Mobile Home Parks to reach Ivy Stockwell Elementary and Berthoud High School. New schools have been built to meet the high population growth, yet several of our most challenged neighborhoods are separated from these important community resources by the railroad tracks, leaving children left to risk at grade crossing of the tracks and through these contaminated areas of town. The Spartan Crossing is in design review but has been delayed due to questions associated with adjacent brownfield sites. The Spartan Avenue connection is a key connection for the southern sections of our target area once an assessment of properties is completed to reduce environmental concerns prior to the design of this important connector.

The 2003 Stormwater Quality Management Plan focuses on water quality measures by eliminating pollutant discharge into stormwater. Berthoud has implemented the “Send Only Rain into the Storm Drain” initiative. The grant will be used to encourage business owners to clean up their properties, manage wastes that can contribute to drinking water contamination, ensure compliance with the Phase 2 requirements of the National Pollutant Discharge Elimination System (NPDES), and educate landowners in the district to the stormwater discharge impacts on drinking water. The use of the grant will also help with planning for green infrastructure improvements at these key properties by encouraging landowners to implement tools provided by the EPA like the “Land Use and Green Infrastructure Scorecard.” Our stormwater management plan addresses threats to the water quality and increases supply resiliency. The key tie-in of the stormwater to the above-mentioned comprehensive plan and corridor plan is through education of our community on how poor discharge and waste management practices are tied to stormwater quality and drinking water quality. *ii. Outcomes and Benefits of Reuse Strategy:* Our primary goals, mentioned above are heavily tied to our

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benefits of reuse by 1) removing the source of contamination through assessment; 2) providing education to building and property owners to better manage waste and contamination; 3) addressing the surface and stormwater run-off by cleaning up brownfield sites; and 4) generating economic investment for a stronger tax base and address aging infrastructure. Additionally, the redevelopment of brownfield sites in our “Innovation District” will allow our residents to work where they live and provide fewer vehicle miles traveled (VMT) which will in turn reduce greenhouse gas emissions in our community. The town’s plan for reuse is to provide green infrastructure solutions, including recommended new building structures that will reduce greenhouse gas emissions and encourage the use of green infrastructure like permeable pavements, phytoremediation options, green roofs, infiltration planters, tree boxes, rain harvesting systems, and more at revitalized brownfield properties. This will also involve educating “Innovation District” property owners and business owners in sustainable redevelopment practices like the reuse of building materials, clean energy generation (solar and wind power), tree-planting, and sustainable waste management practices. Most importantly, we will be encouraging the development of clean stormwater management practices and water-saving technologies in redevelopment concepts, fostering environmental responsibility and enhancing the quality of life for residents. Each of these improvements will reduce greenhouse gas emissions and provide cleaner water to the river and drinking water corridors. Combined with redevelopment and creating jobs, we are reducing the vehicle miles traveled, providing workforce accessibility, and increasing our economic tax base to allow us to further invest in improving water quality. Together this plan provides our community with the chance to become an environmentally friendly and sustainably healthy community.

c. Strategy for Leveraging Resources:

i. Resources Needed for Site Reuse: To assist in our efforts to add green infrastructure to enhance water quality while generating economic development, we have focused on several programs that align with those goals. We are partnering with the Northern Colorado Water Conservation District to explore progressive stormwater management precedents that can be implemented across our Brownfield Innovation target area. Additionally, we intend to use additional EPA technical assistance regarding green infrastructure and minimal-impact development strategies that can help reduce the migration of surface contaminants into our canals, reservoirs, and the Little Thompson River. Lastly, we will work with the Colorado Department of Public Health and Environment (CDPHE) and the EPA to implement Green Infrastructure improvements. Berthoud intends to use the tools built out by the EPA like the EPA Stormwater Management Model (SWMM) to help property owners understand infiltration and runoff and models and the EPA System for Urban Stormwater Treatment and Analysis Integration (SUSTAIN) to develop area-wide plans for pollution control.

For sites where contamination is discovered, in addition to the EPA program cleanup grants, we will apply for the H.R.1306 Colorado Brownfield Cleanup Grant administered by the Colorado Department of Public Health and Environment (CDPHE), specifically for the northern industrial properties, the machine shop, and the elevator sites to assist with any cleanup. Another option for cleanup of one of our urban impacted properties is the Colorado Main Street Program which provides access to both technical assistance funding and grants to assist with implementation of site reuse. These funds will be applicable to the elevator and adjacent properties. To address affordable housing issues, we will work with the DOLA Innovative Housing Program under House Bill 1271. This program provides the opportunity for infrastructure assistance supporting affordable housing, along with park amenities and trails. We will also utilize additional funding for assessment and cleanup planning from the EPA/CDPHE, as applicable and necessary.

Lastly, we will work with the CDPHE to explore the use of the Water Quality Improvement Fund (WQIF) and Small Community Water and Wastewater (SCG) grants to address community infrastructure outside the brownfield sites. Through the EPA grant, we hope to reduce the brownfield sites’ run-off (surface and groundwater) impacting the drinking water in our community. Since funding through these programs is limited, we hope to develop a plan through the EPA grant to understand where the infrastructure funding will provide the most critical benefit.

ii. Use of Existing Infrastructure: As an over 100-year-old community, the town is working on condition assessments and rehabilitation of old potable water distribution lines and sanitary sewer lines. Our town has set aside what funding is available for infrastructure upgrades and is prioritizing streets, sidewalks, sewer, and waterline utilities prioritized for the Innovation District. Existing infrastructure will be used, including town water, sewer, and streets/sidewalks in the district with the hope of future upgrades. The town is focusing funding on upgrading and investing funding into the infrastructure along the 1st and 2nd Street area over the next few years. The town is also in the process of transitioning our fleet vehicles to hybrid vehicles and installing solar power-covered charging stations for our new Ford Lightning Trucks which can be used by town personnel as an example of green initiatives.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding: Berthoud is the 58th largest City in Colorado, but Colorado has been growing at a breakneck pace since 2012. Because we are a small community, our Census Tract (08069002700) covers the entire City of Berthoud and does not provide meaningful data within the target area. It is important to note that in just ten years, our community boomed from 6,200 to 14,200, nearly doubling in size (worldpopulationreview.com/us-cities/Berthoud-co-population). Our town is struggling as low-income residents from other communities are migrating to Berthoud for relatively more affordable housing options. Yet despite this growth, our industry, jobs, and sales tax revenues, are experiencing significant leakage to adjacent municipalities. Per the U.S. Census, total retail sales per capita in Berthoud is only \$3,444, while Larimer Co. is \$17,108, Weld Co. is \$12,293, while the State is \$15,119, and the U.S. is \$15,224

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(ESRI Business Analyst). We know that providing safe and clean drinking water to our residents is an extremely high priority. However, even with upgrades to infrastructure, we cannot keep up without a multi-pronged approach to generate funding. Remediation of brownfield sites provides a double benefit. First, cleanup will ensure that our water is not being further contaminated by stormwater runoff from brownfield sites with contaminated soils. Second, the revitalization of these sites will help spur redevelopment and increase employment and tax base growth to assist in funding essential infrastructure upgrades.

With growth exploding on all sides of Berthoud, we are experiencing transportation and infrastructure deficiencies like the Spartan Avenue crossing. Rapid growth has also taken a toll on dividing our community. With growth exploding on all sides of Berthoud, we are experiencing transportation barriers, such as what exists with an active rail line in the middle of our community. New schools are being constructed on a continuing basis to meet demand, yet several of our most challenged and disadvantaged neighborhoods are separated from these important community resources by the railroad tracks: many of those living in affordable housing communities (including many children) are left to risk by unsafely crossing the tracks and living in the area heavy with brownfields and abandoned buildings. Several new housing developments are in design review but delayed due to questions associated with adjacent brownfield sites. An EPA Assessment Grant would be critical and well-timed for us to perform environmental due diligence on these brownfield sites and “pave the way” for new affordable development. Berthoud is primed to welcome additional residential development, much of which could be positioned at an affordable price point (when compared with neighboring communities). According to the U.S. Department of Transportation Screening Tool for Equity Analysis of Projects (STEAP), Berthoud residents pay a higher percentage of their household income toward mortgage costs than their peers in Larimer County and the State. Similarly, gross rent as a percentage of household income eclipses rents paid by our peers in the county and State <https://hepgis.fhwa.dot.gov/FhwaGis/BufferTool/>. Our rapid growth is putting our residents at risk by disproportionately using more of their household income to live in substandard housing, housing which most often is located near rail lines, industrial parks, highways, and manufacturing facilities, all with elevated risks for environmental discharges to our air, soils, and waters. Assessing these properties and constructing green infrastructure systems in linear parks would help provide surety to developers to get moving on building better and more affordable housing. While we focus on providing affordable housing options for residents, at the same time it diverts our attention to providing them with clean water. Redevelopment of brownfield sites in our “Innovation District” will allow our residents to work where they live and provide fewer VMT reducing greenhouse gas emissions in our community. Sustainable and green jobs for our community members means a win for the community, our residents, and the environment. The developers are knocking; we just need tools to answer and welcome them into the community.

ii. *Threats to Sensitive Populations*

(1) Health or Welfare of Sensitive Populations: While Colorado has grown by 1.1% between April 2020 and July 2022, Weld County by 6.4%, and Larimer County by 2.1%, Berthoud has grown by a whopping 23% in just those two years. While rapid growth offers economic opportunity, it also puts massive stress on the local economy and infrastructure until development can catch up. From other communities, we know that rapid population growth often leads to the inability to provide adequate educational facilities; poor health services as the population outstrips available facilities; and inadequate and unaffordable housing facilities. This puts a strain on our sensitive populations, which include women (50.8%), children (29.3%), the elderly (13.8%), and minorities (18%), who are flocking to Berthoud because of the affordable housing options (census.gov/quickfacts - July 1, 2022). These socioeconomic burdens frequently lead to sprawl; inadequate and expensive transport services; and environmental degradation as sensitive natural areas are targeted for development to accommodate growth. By laying a foundation through the assessment and revitalization planning of underutilized and/or vacant brownfields, Berthoud can better understand the key threats to our sensitive and growing population. Starting a community-wide Brownfields Revitalization effort will allow us to be proactive in managing those threats, as we can: identify locations to expand affordable housing stock; encourage sustainable development through infill; protect sensitive environmental areas that are an integral part of local character; support new and expanded Berthoud businesses that offer economic opportunity and employment to locals; and identify sites that can expand our education, health, and transportation infrastructure to support residents and visitors for years to come.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: One of our largest concerns as a community is clean drinking water, our local supply of which is obtained from the Little Thompson River. Since 2014, elevated levels (above the EPA maximum contaminant level) of selenium have been detected at our treatment plant. According to the National Institute of Health (NIH; ods.od.nih.gov), over the long term, routine exposure to unsafe levels could lead to selenium toxicity, a condition linked to breathing issues, kidney failure, and heart problems. Acute Selenium toxicity could lead to brain disorders, changes in mental status, gastrointestinal symptoms, breathing difficulty, hepatocellular necrosis, kidney failure, heart attacks, and other cardiac disorders. We also have elevated detections of lead, barium, and copper in drinking water (above the EPA maximum contaminant level) resulting from drilling wastes, metal refineries, and nitrates related to agricultural use. NIH reports that lead is problematic in children, even at low levels, and can cause behavior and learning problems; slowed growth; hearing problems; and anemia. Lead is also harmful to adults, who can suffer from cardiovascular effects; increased blood pressure and incidence of hypertension; decreased kidney function; and reproductive problems. Long-term ingestion of elevated levels of barium through drinking water can damage the kidneys. Short-term exposure to copper levels above the action level in drinking water can cause gastrointestinal distress, and long-term exposure can cause liver or kidney damage. The clean-water concerns are especially ominous for those down gradient of the “Innovation District,” where many of our lower-income communities

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are housed. We believe the contaminants are entering the system through defects in deteriorated sanitary sewer pipes from stormwater runoff at derelict properties. Assessment, reuse planning, and eventual remediation of brownfield sites provide a double benefit. First, cleanup will ensure that our water is not being further contaminated by stormwater runoff from sites with contaminated soil. Second, the revitalization of these sites will help to increase employment and tax base growth to assist us in funding essential infrastructure upgrades. Both benefits will facilitate the reduction of threats to our growing and sensitive populations that are experiencing the impacts of our degraded drinking water quality. EJ Screen https://ejscreen.epa.gov/mapper/ejscreen_SOE.aspx indicates that the majority of Berthoud exceeds the state average for heart disease /1000 residents by 8.3%, cancer rate exceeds the state average by 12% and U.S. average by 8.2%. In fact, our northern census block group (Block Group ID: 080690026022) is in the upper 72nd percentile for persons diagnosed with cancer per 1000 residents. Moreover, particulate matter, air toxics respiratory levels, and toxic releases into the air in Berthoud all exceed Colorado State averages and may in part be responsible for the elevated levels of asthma our residents endure relative to our peers in the state and the U.S.

(3) Environmental Justice: Based on EPA's Environmental Justice scan, downtown Berthoud's households lie within the upper 63rd percentile for households in proximity to underground storage tanks, and the 39th percentile for lead paint. Another issue that presents a concern for environmental justice is commuting patterns. With the vacancy of large facilities in our Target Area, many of Berthoud's residents have difficulty finding jobs nearby. In fact, the average commute time is 29.3 minutes (US Census ACS 5-Year Survey). We have other environmental justice burdens, some within and some out of our control. According to the Climate & Economic Justice Screening Tool (CEJST), the majority of Berthoud in the upper 77% quartile for potential wildfire risk (as compared with 33% for the State and 12% for the U.S.). As our climate slowly becomes more arid, and our water supplies either dry up or become contaminated and unusable, our community and especially the underserved become more at risk. It does not help that 72% of our community lacks green space, substituted by a preponderance of concrete and asphalt pavement. While development for a growing community can be good, it cannot be at the expense of additional greenspace, recreation areas, wetlands, and trails; things we are sorely lacking. Add that much of our community lies within the upper 77% quartile for proximity to wastewater discharges with modeled toxic concentrations in streams within 500 meters (CEJST).

Contamination of existing old industrial sites and blighted properties in Berthoud continues to pose a threat to the health of our low-income and minority residents. These populations are more susceptible to respiratory issues, with many of our underserved residents living across the street from many of our priority sites. In addition, several residential trailer parks are situated only 1000 feet from our target area, the "Innovation District". The Berthoud Elementary School is only 700 feet from the Northern Industrial Area, and children who rely on this critical recreation resource may be exposed to industrial-borne contamination. children may also be at risk of encountering contamination by entering brownfield sites and buildings during their walks to and from school since the "Innovation District" lies in the center of town. Furthermore, our target area is home to a higher proportion of minorities, and the ubiquitous presence of coal rumbling through downtown has dusted our target area with remnant dust, causing complications to our vision of establishing a transportation hub and residential mixed-use district. Through this grant, brownfields scattered throughout downtown could be assessed and remediated as needed, bringing opportunity for new development that would serve a purpose in the community, lower contamination risk to the sensitive population, and raise employment.

(b) Advancing Environmental Justice: Through this grant, Berthoud hopes to further characterize and lay the foundation for solving issues related to our outstanding population growth over the past several years, with a focus on providing affordable housing, sufficient and resilient infrastructure, and local employment. Disproportionate and adverse impacts such as degraded physical infrastructure (such as housing), differential proximity and exposure to adverse environmental hazards, greater susceptibility to adverse effects from environmental hazards, and cumulative impacts from multiple stressors are increasingly threatening our rapidly growing town. NIH studies have shown that disadvantaged populations encounter greater susceptibility to environmental hazards. Currently, many of our residents must seek employment outside of town, making jobs less accessible to sensitive populations through increased commute times and associated expenses. Through the creation of the Innovation District, we will be able to identify properties available for new or expanded businesses, which will help keep employment more local and therefore accessible to residents. We will also be able to identify and catalyze local affordable housing developments to help retain our lower-income populations. To connect housing and employment, this funding can assist in identifying properties and corridors most appropriate for new or enhanced transportation infrastructure to help meet the needs of a significantly larger population than our current was built for. We also hope to identify and invest in transportation options that are affordable, reduce air pollution and associated health impacts, and give residents who do not drive more mobility. By improving Berthoud through brownfield revitalization and focusing on housing, infrastructure, and employment-related reuses, we hope to provide an equitable place complete with accessible jobs, mobility, and housing for our current and continually growing population. (<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1253653/>)

Reuse of our target brownfield sites within and around our Innovation District will create more opportunities to create new and safer housing choices, more availability of clean water, and beautification into our target areas with the creation of new greenspace will cultivate a more equitable community, impacting our most vulnerable residents, including those living near poverty levels. We are putting plans in place to use this EPA grant to catalyze growth throughout the target area and encourage assessment, remediation, and revitalization of key properties to continue our brownfield initiative in Berthoud. Assessment and cleanup of vacant sites and buildings will help eliminate visible blight and provide new opportunities to create new greenspace to reduce stormwater run-off and reduce sheet flow of contaminants from entering our streams

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and groundwater. Redevelopment of our priority sites will help to broaden local economic opportunities, which will help lift residents out of poverty, provide better access to local parks and recreation opportunities, encourage walkability as our preferred form of transportation, and enhance the overall quality of life. The town believes that redevelopment of our target area will provide workforce diversification and allow important new businesses to occupy both affordable and dynamic spaces, providing residents with well-paying and safe jobs.

b. Community Engagement: 2.b.i. Project Involvement and 2.b.ii. Project Roles

PARTNER	POINT OF CONTACT	ROLE IN PROJECT
Thompson School District	Todd Piccone (Operations) (970) 613-5000 todd.piccone@thompsonschoools.org	District will provide training opportunities, education, and outreach on clean-drinking water, and encourage student involvement in reuse planning for brownfield sites.
Berthoud Community Library District	Thora Siemsen 970.532.2757 thora.bclcd@gmail.com	Help with community outreach and meeting space. Providing accessibility tools for all attendees at meetings.
Northern Colorado Water Conservancy District Little Thompson Water District	Frank Kinder (800) 369-7246 Jacob Hebert (970) 344-6374	Help with overall water quality and water sustainability solutions. Provide information and support for future clean water solutions, including the Water Festival outreach.
Berthoud Chamber of Commerce	Reanna Philpot (970) 532-4200	Help with outreach and engagement of businesses as well as attracting developers interested in sustainable water solutions.
Berthoud Historical Preservation Committee	Brian DuBois (bdbois@berthoud.org)	Research and background on key buildings. Developing outreach information on historical reuse.

iii. Incorporating Community Input: Focusing on clean water, education, and stormwater quality, the Berthoud Brownfield initiative prioritizes addressing the critical needs of the community, especially low-income, minority, and other sensitive community members. Our project goals underscore robust community engagement and partnership efforts to achieve the goals of assessment, education, transparency, and community participation. We will do this by engaging the public, landowners, and business owners in the decision-making process throughout project planning, assessment phases, and cleanup activities. We will establish a diverse Steering Committee, which includes representatives from our community and business owners, and actively seeks input from minorities, low-income, and other sensitive populations. We intend to invite each of the organizations listed above, who have already agreed to help with the process and provide translation services, as needed. Our workshops and outreach are proposed as follows and align with our commitment to water conservation, sustainability, and equitable access to clean water: **Workshop 1: Kickoff Meeting:** Launching the project with a bang, this event will help introduce the community to EPA Brownfields, demystifying the process and elevating comfort levels to encourage participation. Following a Brownfields 101 presentation, we will conduct an inventory of properties and outline the prioritization goals, gathering community input on site prioritization, and prioritization criteria, providing info for assessments, and answering questions. **Workshop 2: New Futures for Properties:** This multi-day event seeks to explore redevelopment opportunities of the target areas (Innovation District) and empower property owners to activate brownfields, clean up properties, identify green and sustainable stormwater management solutions, and generate economic investment. This workshop will address critical infrastructure issues, providing an analysis of heavy metals in water lines or at stormwater outflows and basins on properties. Additionally, we will outline redevelopment scenarios for brownfield property owners with support of tools like 3D Visualizations, and additional grant and funding identification. This workshop will also explore walkability in our target area, to explore how we can better connect residents with jobs and services. To foreshadow our next event, property owners will also be provided with a stormwater evaluation to identify opportunities regarding how they might address potential concerns. **Workshop 3: Brownfield Sustainable Solutions Tour:** Exploring case studies where green infrastructure (stormwater and construction) has merged with brownfields, our Steering Committee will tour projects (Stapleton, Fort Collins, and Boulder) to gather insights on green and sustainable development to share with property owners. We look to pull design strategies that can be refined for Berthoud to plug into our Area-Wide Planning activities. We want to create a plan with an integrated stormwater system where surface contaminants are mitigated before they reach Little Thompson and our community water. **Workshop 4: Water Quality and Walkability:** Innovative design and infrastructure play a crucial role in achieving water quality that supports economic investments. We will explore site-specific strategies on brownfield sites to enhance stormwater and drinking water quality, address lead in pipes, and identify solutions that enhance compliance with MS-4 regulations. Additionally, we will emphasize water conservation and advocate for clean water accessibility, particularly for disadvantaged communities, through green and sustainable solutions. This workshop will be scheduled to coordinate with Northern Water’s student outreach event to help reach Berthoud’s next generation. **Workshop 5: Reflections and Wrap-Up:** This workshop serves as the conclusion of the grant, where participants come together to reflect on the project’s achievements and learnings. This session is an opportunity to summarize the collective experience, celebrate successes, and discuss strategies for continued growth and sustainability within the community.

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The focus remains on leveraging the project's impact positively, promoting ongoing collaboration, and innovatively shaping future endeavors for lasting environmental and community benefits. Communications will use existing town strategies and our dedicated staff Public Input Officer will communicate through Facebook, Instagram, the town website, and at community events. Berthoud will use a GIS story map site to help demonstrate progress throughout the project and elevate transparency. This website enables the community to follow along and engage digitally with information parallel to our public workshops.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Quarters are based on a calendar year quarter and reflect a 4-year schedule.

3.a.i. Project Implementation	3.a.ii.	3.a.iii.	3.a.iv.
Task 1: Grant Management - \$24,200	Schedule	Lead	Outputs
Advance Contractor Procurement – Following the federal process to procure a qualified environmental consultant.	2024 Q4	Town	RFP Issued
Steering Committee Establishment	2024 Q4	Town	Local Leaders
Quarterly/Annual Reporting – The contractor will assist in completing required quarterly, annual reporting, and final (DBE, Closeout, ACRES, etc.).	2025 Q1 Then ¼ly	QEP, Town	Timely Reports submitted
Ongoing Project Management – Monthly calls, bi-annual in-person meetings with Steering Committee/Town Staff/QEP.	Bi-weekly Ongoing	Town	Calls completed, project proceeds
Task 2: Site Inventory & Community Outreach - \$63,340	Schedule	Lead	Outputs
Workshop 1: Kickoff Meeting: Site Inventory and Kick-Off Meeting	2025 Q1	Town, QEP	Events conducted. Sites Prioritized.
Outreach plan and strategy, Story map Website launched; Outreach lists (email, mail, communication lists) compiled.	2025 Q1	Town	Outreach List, Website, Engagement Plan
Workshop 2: New Futures for Properties: New Futures Owner Workshop – Outreach to business owners and property owners, providing water testing at brownfield sites and engineer evaluation of property stormwater management. The workshop will explore walkability in brownfield sites.	2025 Q2	QEP, Town	Additional Site Eligibility Determinations (SEDs), Drinking and Stormwater Reports, Walkability Map.
Workshop 3: Brownfield Sustainable Solutions Tour: Visit to 3 communities and case studies to evaluate clean water initiatives, stormwater management, and green/sustainable redevelopment solutions.	2025 Q3	QEP	3-5 Case Studies Visit 3 Communities
12 Newsletter Updates, Mailers for Meetings	Ongoing	Town	Newsletters
Task 3: Area-Wide Planning - \$160,560	Schedule	Lead	Outputs
Workshop 4: Water Quality and Walkability: Walkability, Stormwater Infrastructure, and Water Quality Workshop. Using the information generated in outreach workshops 1 and 2, gain public input on potential concept solutions. This workshop would also include student involvement with learning handouts for different ages to learn about sustainable solutions and clean drinking water.	2025 Q4	QEP, Town	4-6 Public Meeting Boards, Survey, Student Involvement, Workshop completed
Stormwater plan and infrastructure need identification, clean water assessment needs, and walkability in relation to brownfield sites, and other elements based on the workshop.	2026 Q1	QEP, Town	Stormwater Planning, Clean Water Planning Needs,
Redevelopment pro-formas for catalyst sites including economic development market analyses, sustainable reuse scenarios, and infrastructure needs.	2026 Q2	QEP	4-6 Proformas
Area-Wide planning summary created including redevelopment profiles for catalyst brownfield sites.	2026 Q3	QEP	1 report published.
Workshop 5: Reflections and Wrap-Up: Grant closeout public meeting and comments, final Area-Wide Plan	2027 Q1	QEP	Meeting held. Plan Completed

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Task 4: Environ. (Phase I, II, Reuse Planning) - \$251,700	Schedule	Lead	Outputs
QAPP will be coordinated for approval by Region 8	2025 Q1	QEP	QAPP Approved.
14 Phase I Reports (Including Site Eligibility Determinations, Access Agreements) (per ASTM E1527-21)	Ongoing	QEP	14 reports completed
6 Phase II Reports (Includes Access Agreements)	Ongoing	QEP	6 reports done
Completion of 4 draft ABCAs and facilitate discussions with CDPHE regarding entry of site into the VCP.	Ongoing	QEP Town	Summary report published
Completion of closeout report	2028 Q3	QEP	Report filed

b. Cost Estimates

Budget Categories		Project Tasks (\$)				Total
		Task 1: Grant Management	Task 2: Inventory/Outreach	Task 3: Area-Wide Planning	Task 4: Enviro. Assessment	
	Travel	\$4,200	\$1,040			\$5,240
	Contractual	\$20,200	\$62,300	\$160,560	\$251,700	\$494,760
Total Direct Costs		\$24,400	\$63,340	\$160,560	\$251,700	\$500,000
Indirect Costs						
Total Budget		\$24,400	\$63,340	\$160,560	\$251,700	\$500,000

Personnel Costs: Personnel costs for the management of the grant will be provided as in-kind services. The estimated hours are approximately 4 hours per week, totaling 832 hours over the life of the grant (4 years) with a blended hourly rate of \$35.00 for a total estimated value of \$29,120.

Contractual: Within Task 3 we allocated planning funds which amount to 32.1% of the total grant award and in Task 4 we envision 50.3% for environmental assessments. Task 1 has 4.9% allocated. Costs were confirmed with a QEP and verified by the town based on recent projects.

Task 1: Grant Management/Travel - \$24,400: Contractual: Assumes approx. \$600 ea. for 16 Quarterly meetings, 30 hrs. for coordination calls (@ \$120/hour), and 70 hrs. for quarterly/annual reporting (@ \$100/hour) totaling **\$20,200**. Travel includes 3 town staff to attend the National Brownfield Conference (\$425 flight ea., \$175/night/ea. hotel x 3 nights, Registration/each @ \$250, Meals \$200 each = **\$4,200**).

Task 2: Inventory/Outreach - \$63,340: Contractual: Workshop 1: Inventory and Kick-Off, 80 hours @\$155/hour plus \$135 in expenses = **\$12,535**; Outreach Plan and Strategy, Website, Newsletter, and Mailing List (110 hours @ \$125/hour = **\$13,750**); Workshop 2: Building Owner Meetings and Workshop including engagement outreach preparation and follow up to take approximately 100 hours @\$155/hour plus \$140 in expenses = **\$15,640**; Workshop 3: Two-day Sustainability Workshop/Tour – 40 hours (prep and tour) @\$155/hour (contractual), plus expenses for 4 town attendees (@\$125/1 hotel night, @\$45/per diem, and two-day vehicle rental and fuel @ = \$360 = \$1,040) = **\$7,240**; Case Studies (3) @\$2,325/each = **\$6,975**, Newsletters 12 – 60 hours @\$120/hour = **\$7,200**.

Task 3: Area-Wide Planning - \$160,560: Contractual: Walkability, stormwater infrastructure, clean drinking water, sustainability workshop (140 hours @\$155/hour) plus \$200 in expenses = **\$21,700** for staffing, preparation, on-site workshops, and summary recommendations, developing comprehensive stormwater evaluations, strategy, and plans for up to 10 properties @\$3,100/each = **\$31,000**; developing a walkability plan for the area (120 hours @\$155/hour) = **\$18,600**; reviewing drinking water data and developing reports for property owners \$1,100/report for 18 properties = **\$19,800**; Redevelopment Proforma's, visualizations, economic development analyses, and environmental considerations for 5 properties (\$6,975 per site) = **\$41,850**; Area-wide maps and plans compiled from each study and final report (110 hours at \$135/hour) = **\$14,850**; Closeout meeting for grant (80 hours @\$155/hour) = **\$12,400**.

Task 4: Environmental Assessment - \$251,700: Contractual: Water quality assessment with anticipated QEP support including sampling, visits, and metals analyses at approximately \$900/site for 20 sites = **\$18,000**. Cost estimates include 14 Phase I ESAs @ \$3,600 each = **\$50,400**. Six Phase II ESAs (cost depending on site size and complexity, includes Sampling and Analysis Plan, estimated @ \$24,800 each totaling **\$148,800**). Complete 4 draft ABCAs at \$6,500/ea. and hold discussions with CDPHE regarding site entry into the Voluntary cleanup program – est. **\$26,000**. QAPP plus revisions = **\$8,500**.

c. Plan to Measure and Evaluate Environmental Progress and Results

In cooperation with the EPA Region 8 project officer and our QEP, we will develop a work plan, including a timeline for activities under the grant. Our team will use 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

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accomplishments/outputs compared to work plan schedule and meet with those involved in each task to make sure activities stay on schedule. The program manager will take corrective actions should an activity 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 and affordable housing in the target area. We will track the number of brownfield sites assessed and change ownership, private investment dollars leveraged, and increased property/sales tax revenue generated. We will meet to review/compare the schedule progress against the work plan schedule/goals and determine if corrective actions are needed to remedy any problems/issues.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Capacity, ii. Organizational Structure, iii. Description of Key Staff: Berthoud has procedures in place to effectively manage an EPA grant and despite our small size, we have aptly demonstrated our ability to successfully manage other state and federal grants. We will institute monthly calls with our staff and QEP to track and ensure technical, administrative, and financial requirements are met. Our team will collaborate with the QEP to deliver required quarterly and annual reports along with reporting through the ACRES system. Key members include **Chris Kirk, Town Administrator**, who served as the Town Administrator since January 2018. Chris reports to the Town Board and is responsible for overseeing all day-to-day Town operations. Chris has a Master of Public Administration degree from California State University and a Bachelor of Arts in Government from the University of Texas. Chris has used his skills as a collaborative leader to complete over \$85 million in community projects related to water, wastewater, public safety, parks and recreation, and other public infrastructure. **Anne Johnson; Community Development Director**; Anne is an American Institute of Certified Planners (AICP) member and has a Six Sigma Yellow Belt and Six Sigma Green Belt from Denver Peak Academy. Anne is a successful Land Manager/Planner with experience from project inception through property divestment and project closure. Anne has 30-years of experience in managing staff, consultants, and contractors and has managed multiple complex projects that include environmental, planning, economic development, and redevelopment. **Cindy Leach, Finance Issues**; has served as the Director of Finance at Berthoud since January 2015. She oversees all aspects of financial record keeping and reporting including all grant management and finances. Before coming to Berthoud, Cindy worked as an Office Manager for over 25 years. She received her bachelor's degree from the University of Northern Colorado and serves on several community non-profit organizations.

iv. Acquiring Additional Resources: Our Town is comfortable with Procurement Standards in 2 CFR 200.317-326 in finding contractors who can provide the services contemplated in this grant. We will retain a Qualified Environmental Professional (QEP) per federal procurement guidelines to assist in managing EPA activities for this grant with a qualifications-based bid process to attract and utilize minority and women-owned businesses. Our QEP will be responsible for conducting assessments, preparing Quality Assurance Project Plans (QAPPs), and assisting with tracking of data in ACRES, educational outreach, area-wide planning, and community outreach events.

b. Past Performance and Accomplishments

ii. Has not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: Our town has not previously received funds through an EPA Brownfields Grant; however, it has received other grant funds from state agencies. In 2019, Berthoud received a \$375,000 Safe Routes to School grant from the Colorado Department of Transportation (CDOT) that was used to construct safe 5-foot sidewalks within Berthoud. This helped Mary's Farm Kids and Park Kids gain better access to Berthoud Elementary School. Then, in 2021 CDOT awarded us \$48,757 for parklets and main street enhancements under the Revitalizing Main Streets program. In addition, we are working with CDOT on a \$1.3M regional drainage improvement project along 1st Street (this will tie into the assessment grant if awarded). The Department of Labor Affairs (DOLA) in Colorado, has awarded us a \$8,750 market and feasibility study grant, which is being used to find ways to attract commercial and industrial businesses to Berthoud. We have been working hard to incorporate green energy into our community, we received a State of Colorado grant for \$44,000 to install electric vehicle parking stations. We have also been working to upgrade irrigation and landscaping to more green and sustainable solutions and received \$21,500 from Northern Colorado Water for upgrades to surface water infrastructure. The State of Colorado provided a \$40,000 grant for a fishing pier at Robert Lake.

(1) Purpose and Accomplishments: Our team is familiar with working through state grant processes and can effectively manage large grants. Using the CDOT grants we installed three 48-foot parklets with a street barrier, provided more outdoor seating and warming tents, developed crowd fencing for safety at the Rise Artesian Bread and Café and enhanced dining to reduce the spread of COVID. Our community provided a 10% match. We designed and installed two ADA-accessible floating fishing piers at the Berthoud Reservoir to provide access to fishing to residents. Our community provided over a 100% match for this project and constructed an ADA path leading to the pier.

(2) Compliance with Grant Requirements: We successfully completed requirements and compliance with work plan, schedule, terms, and conditions, progress reports, and meeting expected results on time for the above-mentioned grants. Project staff have a history of timely compliance with all state grants under town control. We monitor progress and conduct annual audits as needed. No adverse audit findings have been determined, and the State and Federal projects above were completed successfully without any corrective measures and in compliance with all work plans. All terms and conditions of the awarding agencies were met on schedule. Reports and financials have been submitted in a timely manner.

Attachment 1

Threshold Criteria Response

Threshold Criteria for Assessment Grants

1. Applicant Eligibility:

- a. The applicant for this EPA Community-Wide Assessment Grant is the Town of Berthoud, Colorado. The Town is a home rule municipality and fulfills the definition of an “eligible entity” and is self-governing under Article 20 of the Constitution of the State of Colorado: Title 31, Article 1, Section 202 of the Colorado Revised Statutes. The Town of Berthoud is a General-Purpose Unit of Local Government as defined in the eligibility requirements for this grant.
- b. The Town is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

Community Involvement: Focusing on clean water, education, and stormwater quality, the Berthoud Brownfield initiative prioritizes addressing the critical needs of the community, especially low-income, minority, and other sensitive community members. Our project goals underscore robust community engagement and partnership efforts to achieve the goals of assessment, education, transparency, and community participation. We will do this by engaging the public, landowners, and business owners in the decision-making process throughout project planning, assessment phases, and cleanup activities. We will establish a diverse Steering Committee, which includes representatives from our community and business owners, and actively seeks input from minorities, low-income, and other sensitive populations. We intend to invite each of the organizations listed above, who have already agreed to help with the process and provide translation services, as needed. Our workshops and outreach are proposed as follows and align with our commitment to water conservation, sustainability, and equitable access to clean water: **Workshop 1: Kickoff Meeting:** Launching the project with a bang, this event will help introduce the community to EPA Brownfields, demystifying the process and elevating comfort levels to encourage participation. Following a Brownfields 101 presentation, we will conduct an inventory of properties and outline the prioritization goals, gathering community input on site prioritization, and prioritization criteria, providing info for assessments, and answering questions. **Workshop 2: New Futures for Properties:** This multi-day event seeks to explore redevelopment opportunities of the target areas (Innovation District) and empower property owners to activate brownfields, clean up properties, identify green and sustainable stormwater management solutions, and generate economic investment. This workshop will address critical infrastructure issues, providing an analysis of heavy metals in water lines or at stormwater outflows and basins on properties. Additionally, we will outline redevelopment scenarios for brownfield property owners with support of tools like 3D Visualizations, and additional grant and funding identification. This workshop will also explore walkability in our target area, to explore how we can better connect residents with jobs and services. To foreshadow our next event, property owners will also be provided with a stormwater evaluation to identify opportunities regarding how they might address potential concerns. **Workshop 3: Brownfield Sustainable Solutions Tour:** Exploring case studies where green infrastructure (stormwater and construction) has merged with brownfields, our Steering Committee will tour projects (Stapleton, Fort Collins, and Boulder) to gather insights on green and sustainable development to share with property owners. We look to pull design strategies that can be refined for Berthoud to plug into our Area-Wide Planning activities. We want to create a plan with an integrated stormwater system where surface contaminants are mitigated before they reach Little Thompson and our community water. **Workshop 4: Water Quality and Walkability:** Innovative design and infrastructure play a crucial role in achieving water quality that supports economic investments. We will explore site-specific strategies on brownfield sites to enhance stormwater and drinking water quality, address lead in pipes, and identify solutions that enhance compliance with MS-4 regulations. Additionally, we will emphasize water conservation and advocate for clean water accessibility, particularly for disadvantaged communities, through green and sustainable solutions. This workshop will be scheduled to coordinate with Northern Water’s student outreach event to help reach Berthoud’s next generation. **Workshop 5: Reflections and Wrap-Up:** This workshop serves as the conclusion of the grant, where participants come together to reflect on the project’s achievements and learnings. This session is an opportunity to summarize the collective experience, celebrate successes, and discuss strategies for continued growth and sustainability within the community. The focus remains on leveraging the project’s impact positively, promoting ongoing collaboration, and innovatively shaping future endeavors for lasting environmental and community benefits. Communications will use existing town strategies and our dedicated staff Public Input Officer will communicate through Facebook, Instagram, the town website, and at community events. Berthoud will use a GIS story map site to help demonstrate progress throughout the project and elevate transparency. This website enables the community to follow along and engage digitally with information parallel to our public workshops.

2. **Expenditures of Assessment Grant Funds:** The Town of Berthoud does not have an open Assessment Grant or Multipurpose Grant.
3. **Discussion on named contractors and subrecipients:** Berthoud has not procured contractors or subrecipients.