



R08-24-A-002

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

Re: Greeley, Colorado "Railway Innovation Initiative," USEPA Community Wide Brownfields Assessment Grant (FY2024)

Dear Ms. Devincenzi:

Narrative Information Sheet

1. Applicant Identification: The proposed recipient of the EPA Community-Wide Assessment Grant monies is the City of Greeley, CO With offices located at 1100 10th Street, Suite 201; Greeley, CO 80631.

2. Funding Requested:
 a. Community-Wide
 b. Federal Funds Requested: \$500,000

3. Location: The community we propose to serve is the City of Greeley, CO, Weld County, Colorado.

4. Target Area and Priority Site Information

Sites	Address and Parcel	Target Area	Census Tract
Former Clarion Hotel/Quality Inn	701 8th Street (P#096105314010)	Area 1: Central Downtown	1.00/08123000100
Allnuttt Funeral Home	702 13th Street (P#096108214010)	Area 2: University Uptown	1.00/08123000100
Wake Park and Recreation District	P#080332400004 & P#080332400005	Area 3: Railway District	7.01/08123000701
Distinctive Furniture	1028 8 th Ave. (P#096105336016)	Area 1: Central Downtown Area 3: Railway District	1.00/08123000100
Former Elevator Sites	700 6 th Street (P#096105311008) & 601 10 th Street (P#096105325003)	Area 3: Railway District	7.01/08123000701
Former Trucking Repair Facility	518 13 th Street (P#096108115004)	Area 1: Central Downtown Area 3: Railway District	1.00/08123000100

5. Contacts
 a. Project Director: Don Threewitt, AICP, Planning Manager, 1100 10th Street, Greeley, Colorado; Phone: 970.350.9802; Email: don.threewitt@greeleygov.com

 b. Chief Executive/Highest Ranking Elected Official: John Gates, Mayor, 1100 10th Street, Greeley, Colorado; Phone: 970.350.9740; Email: John.Gates@greeleygov.com

6. Population: Our population is 109,323 persons (World Population Review, April 1, 2023).

7. Other Factors:

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, 2, 4, 5, 6
The priority site(s) is in a federally designated flood plain.	2, 7
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	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 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 (2013 or later) or is closing.	--

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

9. Releasing Copies of Applications: Not applicable.

Thank you for your consideration of our grant application materials. We trust you will find them complete and, we hope, worthy of an award.

November 09, 2023

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

RE: Greeley Colorado - Assessment Grant Proposal

Dear Ms. Benz:

I am writing to express the Colorado Department of Public Health and Environment's (CDPHE) support of the brownfields area-wide assessment proposal for Greeley Colorado. Like many Colorado cities, Greeley has experienced substantial population growth over the last decade. However, due to its location off a main interstate highway, and the uncertainty of multiple brownfields sites associated with its agricultural and industrial history, Greeley has not experienced the same degree of economic investment as other municipalities located along Colorado's urban corridor.

Greeley has a long been the hub of agri-business in northern Colorado and has historically housed multiple factories and other facilities to support Colorado's agricultural industry. For much of Greeley's history, the downtown rail district was the hub of commercial and industrial activity in Greeley; however, as economic conditions have changed in recent decades, many of those facilities have relocated or ceased operations, resulting in Greeley's downtown core, and specifically the Railway District, being plagued with blighted properties and defunct industries that hinder infill redevelopment.

The assessment and remediation planning facilitated by a brownfields award would provide the tools to evaluate existing contamination, prioritize sites for cleanup and help stage key properties for future transactions and redevelopment. Greeley has already invested significant resources to facilitate redevelopment in their downtown area, such a comprehensive master plan, a downtown redevelopment authority, and plans related to transportation, parks, and storm water management. These tools have resulted in a number of successful redevelopments in and around downtown Greeley. However, the City has identified a multitude of properties where concerns about historical environmental conditions are impeding or delaying infill redevelopment.

Due to the number of identified brownfields properties within the City's target area and their significant investment in planning and community engagement, assessment of brownfields properties in the target area would likely facilitate several property transactions and result in substantial redevelopment in the short-term future. For these reasons, CDPHE

enthusiastically support Greeley's proposal is prepared to provide additional coordination and support pending a successful proposal.

If additional resources are necessary after completion of activities outlined in this application, CPDHE has the ability to provide funding for Brownfields cleanup through the Colorado Brownfield Revolving Loan Fund (CBRLF), state grants through our H.B. 1306 program, and the availability of a state income tax credit for remediation of contaminated land. CDPHE has informed Greeley of their eligibility to apply to these funds for additional support.

In summary, we feel approval of this proposal is an important step towards improving environmental and economic conditions in Greeley and therefore are fully supportive of their efforts.

Sincerely,

A handwritten signature in blue ink that reads "Douglas C. Jamison".

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

cc:

Michael Franke, Greeley
Doug May, Greeley



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: Established in 1886, and founded on farming and agriculture, Greeley is the tenth largest city in Colorado, the county seat, and the most populous city in Weld County with a 2021 census estimate of 109,209 people. Greeley was established as the Union Colony of Colorado, an experimental utopian farming community, located at the confluence of the **Cache la Poudre and South Platte Rivers**. The boom of irrigated farmland growing sugar beet, corn, alfalfa, potato, onion, and corn attracted labor from far and wide including immigrants of European, Asian, and Hispanic/Latinx descent creating culturally diverse neighborhoods and economy. For many years Greeley was primarily focused on cattle ranching, agriculture, food processing, farm implement businesses, produce warehouses, factories, and grain elevators, which are still evident. Today, Colorado’s Front Range is booming with Greeley growing at an increase of 17% between 2010 and 2020. Greeley still boasts a diverse economic base and is home to manufacturing, health care, and the University of Northern Colorado (UNC) and Aims Community College. It is a cultural and academic hub, with the downtown officially designated as a Creative District by the State. The community is one of the most culturally diverse cities in Colorado, with 46.4% of non-white populations accentuating a can-do attitude toward entrepreneurial problem-solving (US Census, ACS 5-Year Estimate). However, Greeley lags behind many of its neighboring areas in new investment. In the shadow of Greeley’s foundations, our poorest populations are struggling due to the legacy of pollution left behind by the railroad and agricultural production. The lack of investment is impacting our most disadvantaged populations with nearly 36% of the target area living in poverty (US Census, ACS 5-Year Estimate). Our residents are challenged by increasing housing prices, hitting the 95th quartile of households making less than 80% of the median family income yet spending more than 30% of their paycheck on housing, according to the Climate Economic Justice Screening Tool (CEJST). Where our pioneers saw opportunity in Horace Greeley’s famous quote, “Go West, young man,” we see the future in the oldest blocks of Greeley. Yet despite this bright future brownfields remain a key impediment limiting our diverse populations’ ability to achieve success.

Our target area is Downtown Greeley (Census Tracts (CT)) 1.00/08123000100 and 7.01/08123000701, specifically defined as the Railway District in the **2023 Downtown Master Plan** <https://speakupgreeley.com/downtown-master-plan>. This plan defines three distinct areas, **Central Downtown, University Uptown, and the Railway District**; most of our brownfield attention will center in the Railway District but includes sites in all three areas. Downtown Greeley is characterized by grain silos, brick warehouses, wide streets, and railroad tracks, reflecting the city’s manufacturing and agricultural heritage. The historic downtown area was originally established between 8th Street and 9th Avenue, where buildings were constructed from adobe, wood-frame, or brick materials. By 1879, the downtown expanded, encompassing the area between the railroad tracks and 9th Avenue to the east and west, and 7th Street and 9th Street to the north and south. Over time, many original commercial buildings were replaced with brick structures because of the presence of local brick factories and a fire in 1880 that destroyed the wood-frame Greeley House hotel. In 1998, Greeley’s Downtown Development Authority (DDA) was established. In 2000, Colorado Preservation Inc. designated Downtown Greeley as one of Colorado’s Most Endangered Places due to economic challenges, businesses relocating to the suburbs, and high downtown building vacancy rates. This was a contrast to the thriving Downtown Greeley of the mid-1970s, which gained international recognition through the novel “Centennial.” To address these challenges, the DDA and the Greeley Historic Preservation Commission initiated efforts to revitalize the district, including plaza redevelopment, facade restorations, and business attraction. In 2001, Greeley joined Colorado’s Main Street program, further enhancing downtown revitalization. Our community has made great strides in improving the downtown; however, dozens of brownfield sites still litter the downtown, causing health implications for neighboring residents and stymieing infill and redevelopment, resulting in lost jobs, proliferation of existing contamination, and increased health concerns. Within and adjacent to our target area, there are 29 square blocks of residential development, most of which are within a few hundred feet of industrially zoned properties. The Jackson Field Neighborhood, a low-income and Black, Indigenous, People of Color (BIPOC) neighborhood, has over 1,258 residents (US Census – 2023) and consists of ten blocks from 8th Avenue to East 6th Avenue and 20th Street North to 18th Street. This low-income neighborhood has an abundance of brownfields and high vacancy rates where over 80% of the residential units are rentals. Home break-ins are a concern for residents and decreasing property values (3.3% drop in Greeley in 2023 – redfin.com) have resulted in a lack of investment. The neighborhoods (Jackson and Sunrise/East Side) adjacent to our target area is considered some of the “most dangerous” in Greeley with property crime being 9% higher than elsewhere in Colorado (neighborhoodscout.com). Residents will benefit from the redevelopment of our target area, providing much-needed investment and redevelopment for these low-income neighborhoods. Our community is ready for our “Railway Innovation Initiative” to revitalize Downtown Greeley.

Redevelopment of our targeted downtown is critical for the future success of Greeley and our residents as outlined by numerous national and state-wide statistics. Significant portions of our target area are located in Weld County CT 1.00, which is a **federally designated Opportunity Zone, a Colorado Enterprise Zone**, as well as being in both the **Greeley Redevelopment District and DDA Tax Increment Finance (TIF) District**. In addition, the target area is listed as a **Justice40 Disadvantaged Community** and an **EPA IRA Disadvantaged Community**. The area lacks proper multi-modal connectivity, affordable housing, safe sidewalks, and bicycle infrastructure. The 2023 Downtown Plan also outlines that the presence of railroad tracks “acts as a physical and psychological barrier separating Downtown Greeley from the eastern area.” In addition, the downtown (northern part of the Railway District along the

Greeley, Colorado – Community Wide Brownfield Assessment Grant (FY24)

“Railway Innovation Initiative”

Poudre River corridor) is partially located in a federally designated floodplain (08123C1541E – msc.fema.gov), increasing redevelopment costs.

ii. Description of the Priority Brownfield Site(s): Encompassing +/- 200-acres over 36 blocks, the Railway District generally aligns with our 2023 Downtown Master Plan and is bounded by D Street/Poudre River to the north, 13th Street to the south, with 8th Avenue bounding the west and 5th Avenue on the east. The Union Pacific Railroad bisects the target area, with downtown to the west and US85 to the east. Key sites to be studied are as follows:
1) 701 8th Street (P#096105314010) – Former Clarion Hotel/Quality Inn (~2.5 acres; ~62,000 s.f. of building). This hotel is located 3 blocks from active railroad tracks and is a key connection to the Railway District. Some of the ground floor retail and restaurants are vacant, and this unattractive nuisance had legacy uses on the property including a former laundry and paint supply store, as well as a lime and cement company. It is also one block from a discovered environmental release (CDPHE Release Number: REL-012111). Although these uses have been discontinued, concerns persist about dioxins, furans, PAHs, and other heavy metals in addition to petroleum hydrocarbons in groundwater and asbestos/lead-based paint in the building, which have been linked to increased instances of cancer. The property has generated interest from multiple potential developers; however, persistent concerns of historical environmental contamination have hindered progress. Vagrancy and trespassing is also an issue at the site.

2) 702 13th Street (P#096108214010) – Allnutt Funeral Home (~13,000 s.f. building along with 3 mortuary buildings resulting in 25,000 s.f. of total building space). This historic building boasts elegant turrets that rise gracefully into the sky, adding a touch of architectural splendor and historical charm to its overall appearance. One of the longest-owned businesses in Greeley, this building is known by many residents for funeral services here dating back to 1886. After 132 years in business, the funeral home was moved, and the original building became vacant and blighted with many broken windows. This former funeral home is in a prime spot for redevelopment, but perceptions of asbestos, lead-based paint, and toxins related to embalming preservation fluids such as formaldehyde, menthol, phenol, and glycerin being present hinder the redevelopment. Gasoline stations and auto repair shops, either current or previously existing, border the property on three sides, creating questions regarding the migration of contamination onto the Attnutt property from leaking USTs. Real and perceived risks of petroleum hydrocarbons, chlorinated solvents, and metals like lead and mercury exist.

3) Wake Park and Recreation District (P#080332400004 & P#080332400005) (~100 acres) The Wake Park and Recreation District is an old oil and gas investment firm property located on land near U.S. 85 and 6th Avenue. The property has been used as an oil and gas storage yard and operations junkyard for decades but is now being annexed into the city to provide much-needed recreational opportunities for our Rail District residents and downtown visitors. The district is adjacent to the Poudre River and U.S. 85 sparking concerns of contamination migrating into the river. Environmental concerns are based on the presence of several junkyards with vehicles potentially leaking petroleum into the soil. There are also tire storage and agricultural feed/fertilizer facilities, in addition to former oil and gasoline extraction, refinement, and storage equipment. The community is concerned about potential petroleum hydrocarbons, chlorinated solvents, heavy metals, pesticides, herbicides, and more that could be identified in the soils. Environmental due diligence by the City using this EPA Assessment Grant would accelerate this desperately needed park and recreation project for use by our underserved residents living nearby.

4) 1028 8th Ave. (P#096105336016) - Distinctive Furniture (1-acre) The 34,554 s.f. building is located on the corner of 8th and 11th and has been vacant since 2005. Redevelopment of this property has been in the works for over a decade but stopped due to environmental concerns and lack of funding. Since this property was once used as an auto storage and repair business, concerns related to environmental contamination have dissuaded developers. The property is also located a block from the railroad corridor, with potential surface contamination from diesel and coal freight activity from over a century of use. Concerns include coal particulates, asbestos, lead-based paint, petroleum hydrocarbons, chlorinated solvents, and heavy metals (lead, zinc, mercury, and cadmium).

5) 700 6th Street (P#096105311008) & 601 10th Street (P#096105325003) – Former Elevator Sites (0.75 acres each). Colorado natives who think of Greeley immediately think of grain elevators. These former elevator sites are an iconic remnant of the agricultural history that makes Greeley unique. The 700 6th Street elevator site is a 5,184 s.f. building with worn and faded metal siding hovering over a bright red brick base with a faded “The Greeley Elevator” sign painted along its side. Portions of the building have been used as a distillery, but the building has not been fully redeveloped because of suspected development costs to abate or mitigate lead-based paint and asbestos. The 601 10th Street elevator is 13,060 s.f. white metal-sided elevator is situated next to a black building and a large brick building. Painted along the side are “Potatoes, Beans, Grain, Alfalfa Seed” and the “D&D Bean Company.” This building is shuttered and in need of a new life. Surrounding former uses near the two elevator properties include former coal storage, with fuel oil heat, and adjacent auto repair garages. Each of these elevator buildings is in disrepair and presents potential environmental concerns related to the presence of asbestos and lead-based paint, in addition to pesticides used for vermin control, former fuel storage, and lingering mycotoxins. There are additional potential health risks from petroleum, hazardous substances, hydraulic fluids, PAHs, vapor, and heavy metals from contaminant migration, air inhalation, or atmospheric fall-out due to the proximity or of an active freight railroad. Residents live just one block away from these former elevators (ranging between 100-800 feet).

6) 518 13th Street (P#096108115004) – Former Trucking Repair Facility (1.2 acres). This large 12,000+ s. f. Wholesale Plywood and Lumber property is located next to the railroad tracks and Jefferson Junior High School. The property has most recently been used for wood storage but formerly was a truck repair facility. The site contains a

Greeley, Colorado – Community Wide Brownfield Assessment Grant (FY24)

“Railway Innovation Initiative”

4,000-gallon underground storage tank used to store fuel and a weigh scale. Concerns related to the building include asbestos and lead-based paint, as well as common contaminants associated with vehicle repair, including volatile organic compounds, petroleum hydrocarbons, and chlorinated solvents. Additional concerns related to wood preservation include creosote, pentachlorophenol, heavy metals (copper, chromium, zinc, arsenic), fire retardants, and more that could have migrated into soils and groundwater.

iii. Identifying Additional Sites: As noted above, we have numerous sites that we can use funding on in the community; however, we will create and encourage new steering committee stakeholders and community-based organizations to identify additional brownfield sites located within the Target Area. We have already started a brownfield site inventory and commenced outreach activity, however, after a grant award, we will develop a GIS site used to map and identify site prioritization based on the highest potential for contamination, slum and blight, economic development potential, and environmental justice issues. We will focus on areas that provide a wide diversity of redevelopment opportunities and equitable opportunities to all business types and disadvantaged/small businesses and focus on our most sensitive populations (BIPOC communities). Those with the highest potential for community benefit and economic impact resulting from assessment, cleanup, and redevelopment will be prioritized. After initial identification, potential sites will be compared against USEPA eligibility criteria to determine funding eligibility. Our efforts will focus on activities that limit displacement of these populations.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: For several years, Greeley has been implementing plans and public engagement to ensure excitement for the “Railway Innovation Initiative” brownfield process in our community. Therefore, our brownfield reuse strategy aligns well with several other key community plans. Our most recent plan, Downtown 2032 – The Path Forward provides a guide for growth, investments, and improvements downtown. The top strategy in the plan is to continue to stimulate infill and redevelopment of under-utilized sites. The market assessment found opportunities for housing, light industrial or agriculture businesses, maker products, and destinations such as museums. The following policies highlight the close alignment of our grant strategy and plan: Policy EC1.1 - “Prioritize development and redevelopment of opportunity sites” is directly supported by our target sites listed above. Policy EC1.4 directs staff to “Explore resources to demolish, remediate, and redevelop properties that have environmental hazards or impediments to redevelopment, such as Brownfields.” This discussion helped lead to the prioritization of our grant application. Policy EC4.3 states, “Incubate and attract small scale (and creative) craft manufacturers to Downtown Greeley, particularly in the Rail District,” which aligns well with our reuse plans for innovative business development. Adding to the Downtown plan our reuse strategy for these sites follows many of our other critical plans (greeleygov.com) for the community including the 2018 Imagine Greeley Comprehensive Plan is the city-wide plan for future growth. Relevant core values in the plan align with our reuse options. Additional plans that will be used to guide redevelopment can be seen on our City website (greeleygov.com) and include the Downtown Development Plan (2011), Greeley Redevelopment District and DDA TIF District, 2035 Comprehensive Transportation Plan (2011), Wake Park and Recreation Plan (2023), Greeley Parks and Trails Master Plan (2002), North Greeley and Downtown Stormwater Master Plan (2017), Sunrise Historical and Architectural Context Report (2011), and several others. Each plan provides key components to the redevelopment plans for brownfield sites in addition to focusing on sustainable initiatives for our community. The specific site reuse for each priority site is:

1) 701 8th Street (P#096105314010) – Former Clarion Hotel/Quality Inn – This abandoned hotel has been a critical component and catalyst for the redevelopment of downtown. Our plan involves extensive public engagement to generate concepts for repurposing the site and develop a future site plan. As a priority “Opportunity Site”, potential options identified include a boutique hotel or affordable housing, both of which would help establish a resident population to support new business ventures. The site attracted developers, but development stalled due to environmental/ and funding concerns.

2) 702 13th Street (P#096108214010) – Allnutt Funeral Home – Celebrating the historic architecture of the funeral home, we expect potential new uses could include artist studio spaces, or a cultural arts and community center focused on under-represented communities in downtown Greeley. This property would require an initial environmental assessment to ensure it is safe for the reuses we are envisioning.

3) Wake Park and Recreation District – Our redevelopment vision seeks better community access to the river. With access to the river and regional trails system connecting 21 miles into other communities, our vision includes ATV access, mountain bike trails, open space, a water park, and sports facility courts. The assessment grant would help to identify potential buildings that can be reused for an equipment rental facility and sites for potential land acquisition. Our plans for this property can also be further reviewed in the Wake Park and Recreation Plan (2023).

4) 1028 8th Ave. (P#096105336016) - Distinctive Furniture - Another priority catalyst site, we envision converting the furniture warehouse into +/-200 apartments with craft manufacturing, and galleries, supporting an indoor Mercado/Latino Vendor Market. For affordable housing, a plan has been developed for studio, one-, and two-bedroom apartments. Environmental concerns have been voiced by local developers but may be relieved by using the grant funding to conduct environmental due diligence on this property.

5) 700 6th Street (P#096105311008) & 601 10th Street (P#096105325003) – Former Elevator Sites - Repositioning of agricultural buildings into craft manufacturing is gaining momentum in the area with the presence of several successful breweries/distilleries. Potential reuses include the expansion of spirit production and other craft manufacturing uses providing area residents with employment opportunities.

Greeley, Colorado – Community Wide Brownfield Assessment Grant (FY24)

“Railway Innovation Initiative”

6) 518 13th Street (P#096108115004) – Former Trucking Repair Facility - Reuse options for the former truck repair shop capitalize on the proximity to Kennedy Junior High, including reorienting the building as a neighborhood makers space in concert with the school district.

The city is willing to invest funds in these properties once the environmental concerns are mitigated and developers can be identified. The city can use the Downtown Greeley Investment Strategy Report (2011) as a resource to help align Tax Increment Funding opportunities with these reuse projects, and for information regarding market opportunities, particularly in the growing BIPOC community.

ii. Outcomes and Benefits of Reuse Strategy: The target area for the “**Railway Innovation Initiative**” is within census tract 1.00, which has an annual median household income of \$27,500, which is less than half of the median income of \$60,601 in the rest of Greeley. Greeley has a poverty rate of 15.3%, compared to 9.5% in the state as a whole (<https://datausa.io/>), and more importantly, the poverty rate in the target area is 35.9% (censusreporter.org/profiles/14000US08123000100-census-tract-1-weld-co/). Forty-two percent of children in this census tract live in poverty. The main benefit following the transformation of the priority sites will exist in removing contamination in an economically disadvantaged area, reducing the exposure of children to contaminants, creating 40-50 new jobs, revitalizing rail district buildings, and ultimately increasing the tax base (3-5% based on ESRI analysis) to provide additional services and amenities to adjacent neighborhoods. Currently disinvestment and potential contamination limit public access, recreation opportunities, and visibility of the city’s greatest natural asset – the Poudre River. Barriers to redevelopment in this area include environmental conditions, contamination, and blight that reinforce a negative perception of the area. Some absentee property owners, as well as present owners, have stopped caring for their properties, leaving them to become overgrown, run-down, and unattractive. Some owners are interested in selling or improving the land but do not understand environmental regulations associated with redevelopment.

Greeley has a strong Hispanic/Latino community making up 43.8% of the population. Another 17.3% of people in Greeley identify as two or more races meaning over 63% of the Rail District area is considered people of color. This diverse community deserves investment to help make it a creative culture hub. The primary goal of the reuse strategy is to improve the economic conditions of people living in the target area and improve their quality of life. Therefore, the goal for these properties and the Rail District is to help realize the vision of creating a home to cultural venues, shops, and new jobs while also providing safe and affordable housing in an attractive, vibrant community.

Our goal is to transform the vacant hotel at 701 8th Street into new affordable units and create a civic venue that promotes Hispanic culture at the former Allnuff Funeral Home (702 13th Street). The Wake Park and Recreation District will help us move forward with the vision to create better access for neighborhood residents to recreation amenities, which will in turn enhance the overall health metrics of area residents. Additionally, enhancements to the river channel will mitigate flooding concerns by naturalizing the channel and eliminating paved surfaces that exacerbate runoff. Other sustainable features, including use of native plants and xeriscaping for the park will be prioritized. Several of our target sites, including the abandoned furniture store at 828 8th Street and the Elevator Sites (700 6th Street & 601 10th Street) have the potential to house new and creative businesses that will attract visitors.

The addition of new businesses will support the creation of high-quality manufacturing jobs while providing an equitable pathway to these jobs for residents in the neighborhood. Lastly, by converting 518 13th Street site into a maker’s space, we can help prepare nearby students for well-paying jobs. Mitigating and cleaning up contamination at all sites will help to improve the health conditions of residents, particularly the 489 children who reside in the area and use the brownfield sites as recreational areas. The repurposing of historic buildings will help limit construction waste (estimated at 155 lbs/sf for target sites ~ 2M lbs of waste) being hauled to the landfill, and we will encourage all new projects to incorporate rooftop solar panels to facilitate renewable energy and use other efficient building materials. The overall benefits are an increased sense of community pride and grassroots investment that will lift all residents, promote community pride, and enhance local investment.

Site/Redevelopment	Community Needs	Outcomes/Benefits
1) 701 8th Street	Affordable Housing	Clean site available for development of an estimated 150 units at 80-120% AMI.
2) 702 13th Street	Funeral home to cultural/arts center	Create a hub for cultural/creative activity to support diversity and develop 8-12 studio spaces.
3) Wake Park and Recreation District	Provide access to recreation features to increase healthy lifestyles. Reduction in flood concerns.	Conversion of 120 acres from industrial uses to active parkland. Reduced asthma prevalence. Flood prevention.
4) 1028 8th Ave	Redevelopment of an abandoned warehouse, reduction of nuisance property, additional housing.	The site is anticipated to provide options for up to 200 affordable units at 80-120% AMI.
5) Former Elevator Sites	Cleanup of potential hazardous waste materials, and activation of vacant sites. Creation of employment sites.	Reduction of direct vectors and access of neighborhood children to contaminants. Reduction of adverse health impacts. Providing 10-15 jobs can help elevate household incomes and reduce poverty.

**Greeley, Colorado – Community Wide Brownfield Assessment Grant (FY24)
“Railway Innovation Initiative”**

6) 518 13th Street	Cleanup of potential petroleum waste materials, and protection of adjacent students from accessing contaminants.	Improved health metrics. Additional vocational training opportunities with reuse as maker’s space.
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In addition to the benefits noted above, Greeley is home to the University of Northern Colorado, and this brownfield investment will bolster the partnership between the city and the college and build physical and programmatic connections. As described below an impressive group of stakeholders has been assembled including university representatives. This means brownfield and environmental education for our residents.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: Greeley has a variety of processes and funding in place to promote the reuse of brownfield sites. These include TIF financing to offset public improvements for redevelopment efforts, redevelopment fee assistance which underwrites development fees and taxes, the Redevelopment Area Improvement Fund which provides infrastructure funding to remove impediments to redevelopment, Neighborhood Improvement Grants which can fund paths, benches, fencing, lighting, etc., and Community Development Block Grant funds. The target area is also an Enterprise and Opportunity Zone providing a variety of tax credits to entice development. Our City will align the TIF infrastructure projects with brownfield strategy to ensure the tactical allocation of funds for catalytic infrastructure. State-funded voluntary cleanup tax credit program will be used to offset costs for private development and to further entice partnerships in redevelopment. Colorado also offers grants for cleaning up contaminated land. To assist in our efforts to revitalize downtown Greeley, we plan to use the H.R.1306 Colorado Brownfield Cleanup Grant administered by the Colorado Department of Public Health and Environment (CDPHE) specifically for **Site 1: 701 8th Street** (Clarion Hotel) to assist with any cleanup required. To address affordable housing issues, we will work with the State’s Innovative Housing Program. This program provides the opportunity for infrastructure assistance supporting affordable housing along with park amenities and trails. For **Site 3: Wake Park**, the City has already implemented a Recreation Mill Levy and \$30 million in bonding capacity, which will support construction. For **Site 4: 1028 8th Ave** the City Council approved \$3.1M to help in redevelopment costs through TIF. We will use this TIF to attract other developers to the project. We also will explore Great Outdoors Colorado grants which are funded via lottery proceeds. The Colorado Health Foundation also supports community-initiated health initiatives.

ii. Use of Existing Infrastructure: The target area and priority sites have had significant investments in infrastructure over the last ten years to reduce flooding, improve pedestrian safety and connectivity, with sidewalk improvements, and ensure adequate utilities for homes and businesses. All existing infrastructure needed will be used in the redeveloped sites in the target area. The city has prioritized investment in the target area, including these projects:

- **12th Street Stormwater Outfall Project** - ~\$85,000,000 (estimated due to inflation costs/time of completion) – Currently under construction, this underground storm drain system will prevent flooding in downtown. Phase 1 of the project is underway, close to 10th Street and U.S. 85 near the Poudre River, and involves infrastructure, public art, & river restoration.
- **Poudre River Trail Extension** - \$4,565,524 – Currently under construction, the extension will connect the target area with 21 miles of recreational trails, adding a transportation mode to connect residents with additional job markets.
- **8th Avenue (US85 Business Route)** – Exploration of the transfer of jurisdictional management from the Colorado Department of Transportation to the City would provide more opportunity to accommodate traffic calming and multi-modal transit options that will better serve the residents and businesses in our target area.
- **Wake Park & Recreation Mill Levy Approval** - \$30 million debt cap – Authorized in 2023 enables establishment of the District and outlines Mill Levy payments to build revenue for construction.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding: Greeley has a high population of impoverished and minority residents, many of whom live around abandoned buildings, blighted properties, and defunct industries within downtown. The resources available to carry out environmental assessment or remediation in support of property transactions and redevelopment simply are not available. The target area performs significantly below the national, state, and county averages on all economic indicators. Our target area’s median household income (\$27,500) is approximately one-third the median household income of the rest of Weld County (\$80,843) (<https://datausa.io/profile/geo/weld-county-co#housing>). An appalling 42% of children and 59% of our seniors in the target area live in poverty. Eighty-five percent of the housing units in the area are rentals with few owner-occupied homes. For owner-occupied units, the median value is \$176,000, well below the values elsewhere in the County or the State. Thus, our tax revenue is limited making it difficult for the City to fund environmental assessments and clean-up activities, making the responsibility fall upon developers, business owners, and non-profit groups. Many properties are owned by absentee owners without incentives to invest in property assessment and cleanup. This grant will provide the technical information and vision needed to incentivize investment, thereby enabling developers to tap into TIF to advance reuse in the target area.

ii. Threats to Sensitive Populations:

(1) **Health or Welfare of Sensitive Populations** - In Greeley, our sensitive populations include children, the elderly, and the BIPOC community. Unfortunately, 32% of children and 37% of seniors over 65 live in poverty (in the target

Greeley, Colorado – Community Wide Brownfield Assessment Grant (FY24)

“Railway Innovation Initiative”

area, it is 42% and 59% respectively). Additionally, 58% of our target area community are people of color and we have a 25% Supplemental Demographic Index (SDI) compared to 11% for Colorado and 14% for the U.S. This indicates a high concentration of low-income, unemployment, limited English, less than a high-school education, and low life expectancy. Our target area is a product of pre-industrial revolution community planning – residents walked to work and lived near their jobs. This resulted in the construction of housing stock just a block or two from heavy industrial use. Within and adjacent to our target area, there are 29 square blocks of residential development, most of which are within a few hundred feet of industrially zoned properties. This can result in direct contact or inhalation of hazardous or petroleum contamination, which can increase cancer risk and cause organ damage. Discarded demolition debris, non-operational vehicles, and junk storage (pervasive on our abandoned sites and noted on early 1900s Sanborn maps), and potential soil contamination pose a public safety concern, especially when the location of these sites is taken into consideration. Particularly at risk are our children (34% of the population in census tract 1.0) who frequently play close to the ground surface and near water. This puts our children - who are in critical stages of development - at risk from frequent hand-mouth contact with impacted surface water. The eastern edge of our target area is adjacent to the Poudre River, which has a history of flooding and moving contaminants from bare soil lots and roadways into neighborhood drainage areas. Additionally, the target area borders residential homes, Jefferson Junior High School, and two public parks (Charlie and Laura Archibeuque Park and Sunrise Splash Park). Walking and biking routes into the downtown Rail District are unsafe, and trespassing on the vacant, slum, and blighted properties has become commonplace. The Downtown Plan noted that “Areas on the eastern edge of Downtown have the lowest quality public realm, as the majority were ranked as “poor” and many locations lack basic sidewalks.” The problem only intensifies when social problems are considered. Vacant buildings attract crime, and crime impacts the perception of the city. Greeley has some of the highest reported crime and arrest numbers in northern Colorado, with 3,210 crimes per 100,000 people (www.city-ata.com/crime/chrome-Greeley-Colorado.htmlwww.city-data.com/chrome/chrome-Greeley-Colorado.html). Greeley police report crime is more common in our target area and includes drunkenness, vandalism, lewd behavior, and armed robbery. Site reuse and area-wide planning activities will help to bring investment to the district, and with it, cleanup of hazardous and abandoned sites. Development is required to include sidewalks, paved surfaces, and stormwater mitigation strategies. Establishing new jobs at target sites will help increase access to good-paying jobs and other economic opportunities to address health concerns. The transitioning of properties from heavy industrial uses into technology and craft manufacturing uses will help minimize harmful contaminants in the future.

Low-Income Indicators (EJ Screen Tool; 1 Mile Radius)

	Census Tract (1.00; 08123000100)	Census Tract (7.01; 08123000701)	Weld County	State (CO)
Population	3,005	1,958	322,424	5,723,176
Low Income	59 %	30%	26%	24%
People of Color	44%	59%	36%	33%
Under Age 5, > 64	20%	16%	19%	20%
No HS Diploma	17%	35%	12%	8%

(2) **Greater Than Normal Incidence of Disease and Adverse Health Conditions** - Brownfields hold the potential to create health risks to residents, many related to airborne contaminants stirred up by active rail lines and busy downtown streets. Since these potentially contaminated sites occur in urban areas, they are close to residences, schools, libraries, and parks negatively impacting sensitive populations like children, seniors, and low-income residents. The County’s average daily density of **fine particulate matter** is 9.2 micrograms per cubic meter (compared to 5.4 in the state), which can increase all-cause mortality, lung cancer, and death from cardiovascular disease. Rates of cancer, heart disease, and chronic respiratory disease are higher in Weld County than the state average. Based on the CDPHE Visual Information System for Identifying Opportunities and Needs, Weld County cites that 14.8% of children under age 14 experience asthma, exceeding the statewide rate of 10.5% (<https://cdphe.colorado.gov/vision-visual-information-system-for-identifying-opportunities-and-needs>). This is likely greater in our target area due to the proximity of railroads and diesel pollution sources which can expose area residents to concentrations of coal dust and increases in respiratory and heart disease. The PM 2.5 associated with diesel has been linked to premature death in people with heart or lung disease and can increase the incidence and severity of diseases (CDC – Coal Mine Dust Exposures and Associated Health Outcomes, Current Intelligence Bulletin #64, April 2011). As noted, Greeley, and more specifically the target area, has a large immigrant and minority population. Forty-three percent of Greeley’s population is Hispanic or Latino, and the percentage of foreign-born people increased to 12.2% in 2021. According to the CEJST (<https://screeningtool.geoplatform.gov/en/#3/33.47/-97.5>), **Linguistic Isolation is at the 92nd quartile**, indicating a large share of households where few over the age of 14 speak English well. Adverse health conditions can be more common in communities where people suffer from language and cultural barriers. While the number of uninsured people has declined over time, 9.75% of Greeley’s population is uninsured, 23.4% are on Medicaid, and 9.86% are on Medicare. Greeley has a higher percentage of people with a disability (9%) than both Weld County and Colorado (7.5% and 7.6%). Every three years Weld County conducts a health survey and recent relevant findings include that among residents below the poverty level (35.9% are below the poverty level in the target area

Greeley, Colorado – Community Wide Brownfield Assessment Grant (FY24)

“Railway Innovation Initiative”

census tract) 49% needed and/or used food or meal assistance services, nearly 40% needed and/or used financial assistance or welfare services, and 38% needed and/or used housing services. About 1 out of 3 low-income residents report having unstable housing. Residents were also asked about whether pollution from agricultural operations and industry (including oil and gas drilling) was a problem. Countywide, half of residents (49.5%) said pollution from agriculture and 48% said pollution from industry was a problem. Lastly, nearly 1 in 4 residents in Weld County (23%) reported having no regular place of health care (<https://datausa.io/>, 2019 Weld County Health Survey findings). Our target area lands in the **top quartile of several of the EPA EJScreen Indexes**, including RMP Facility Proximity (96th percentile), Wastewater Discharge (95th percentile), Air Toxics Respiratory Index (97th percentile), the Air Toxics Cancer Risk (95th percentile), and the northern half of the target area is within the 100-year floodplain. Critical Service Gaps include Broadband Gaps, Lack of Health Insurance (97th percentile), and Housing Burden (95th percentile). In short, the number of issues over the 95th percentile is astounding.

(3) Environmental Justice

(a) Identification of Environmental Justice Issues: The target area and focus sites are in the oldest part of Greeley, settled in the late 1880s. The area was built around the railroad and has a long industrial history. As is common with many communities, over time wealthier people had the means to move to the edge of town, and the poorer people remained in the industrial areas. This is still the case in Greeley. The CEJST identified census tract 1.0 in the target area as being disadvantaged because it meets more than one burden threshold and associated socioeconomic thresholds in the categories of Climate Change, Legacy Pollution, and Workforce Development. **For housing burden, Greeley is above the 95th quartile for the share of households making less than 80% of the median family income and spending more than 30% of income on housing.** It is also above the 90th quartile for the share of homes without indoor kitchens or plumbing, and people in households where income is less than or equal to twice the federal poverty level. **Relating to the legacy of pollution, proximity to Risk Management Plan facilities is cited at the 97th percentile**, and our target area is above the 90th quartile for adults without a high school diploma. These figures confirm that lower-income people in this area have experienced more environmental and social disinvestment than people in other areas.

(b) Advancing Environmental Justice: The primary way to promote environmental justice is to invest in properties in the target area. Leaving abandoned, blighted, and contaminated sites will only continue the unfair conditions that have existed. With brownfield investments, we can remove environmental contaminants to reduce the prevalence of adverse health-impacting conditions. With the addition of affordable housing, (former hotel site) we can provide options for better living conditions and build a social/community center at the former funeral home. These investments will help elevate community pride and generational investments. We will also work to collaborate with the Greeley Housing Authority to support homeownership programs that can help current residents benefit from the future growth in home values as improvements occur. Through redevelopment, new small businesses that can provide needed local jobs will come to the area. The recreational amenities provided at Wake Park will help to advance the opportunities for access to recreation, improving the opportunities for a healthier lifestyle not currently afforded with limited facilities. Through our project, we will seek to engage local populations, while seeking strategies that do not displace, but rather uplift existing residents and businesses.

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

Greeley has dedicated leadership that has put time in effort into downtown and will continue their efforts with this grant's outcome. Key partners are listed below.

PARTNER	POINT OF CONTACT	ROLE IN PROJECT
Richmark Companies	Adam Frazier 970.415.8432	Development partner who developed many notable projects, notably the Maddie Apartment and Wake Park.
Greeley School District	Kent Henson, Superintendent Khenson1@greeleyschools.org	Will inform redevelopment opportunities aligned with student training. Facilities can also serve as public meeting locations and for sharing information.
Greeley Creative District	Jason Evenson jason@greeleycreativedistrict.org	Conduit to Greeley creative community. Allnut Funeral Home proposed to become the new Headquarters.
Rodarte Center	Fabiola Padilla Vega, Healthy Neighborhood Coordinator, Fabiola.Padilla@greeleygov.com	Assist with community outreach and aid in identifying target groups for engagement in the Latinx community. Serves and works with the BIPOC community.
Downtown Development Authority (DDA)	Executive Director Bianca Fisher bianca@greeleydowntown.com	Conduit for business communication, events, and promoting developer recruitment of the properties through their network.

We have also received commitments of support from the Greeley Chamber of Commerce (Jaime Henning, President); University of Northern Colorado (James Doerner, Environmental Sustainability Professor); High Plains Library District (Matthew Hott, Executive Director); and Greeley Senior Center (Erin Cranston, Supervisor).

iii. Incorporating Community Input: The city is confident in our ability to advance robust and diverse opportunities for community engagement for our **Railway Innovation Initiative**. The city has already started gathering community input on brownfield sites starting with a brownfield education session for City staff in March of 2023. **The City also provided**

Greeley, Colorado – Community Wide Brownfield Assessment Grant (FY24)

“Railway Innovation Initiative”

for two Greeley staff to attend the 2023 EPA Brownfield conference in Detroit, MI. Based upon recent project experience, including the recent 2017 Comprehensive Plan update, we will utilize proven methods most successful in reaching our stakeholders including press releases for notification of meetings, radio, social media (Facebook, community sites), flyers, email blasts to the citywide mailing list (including a sign-up feature on City webpage), info cards, integration of meetings with community events (Arts Picnic, Blues Jam, Neighborhood Nights, Greeley Stampede, Friday Fest), and outreach to underserved populations (senior citizens, non-English speaking populations [primarily Hispanic], youth). Project leadership will combine feedback for the grant’s implementation into a landing page to promote, educate, and inform the public about this grant. For the Hispanic population, we have staff fluent in Spanish who will translate handouts, announcements, and meetings. Before launch, we will host a **Cultural Perspectives Forum** with staff to ensure that outreach is appropriately tailored to local populations, guiding the development of an **Engagement Strategy**. We have also initiated the formation of a stakeholder group (Brownfield Advisory Committee or BAC) that will convene and advise on the planning, cleanup, and reuse phases while collaborating with our consultants on revisioning select sites.

Five unique engagement activities are planned for the stakeholders. Our **Kickoff** starts the process off with broad information, defining brownfields, and requesting input on site prioritization. **Exploration Station** will include a tour (either in person or virtual) of established railroad districts, potentially including Grand Island, NE, Cheyenne, WY, and Pueblo, CO. For these communities, we can learn important lessons and key tips for building a “creative district” filled with former industrial, railroad-linked sites. Case studies from these tours will help share information and best practices with our community. The **Housing Workshop** will focus on exploring opportunities to integrate affordable housing on priority sites, linking with emerging State programs, legislation, and funding. Finally, we will host a **Creative Industry Summit** in which we will discuss strategies and infrastructure needed to bring artists and entrepreneurs to redevelopment sites. Our final **Lookback Session** will highlight the overall accomplishments of the grant and launch additional implementation initiatives to keep the momentum high. Throughout the process, we will host **Property Owner Meetings** to discuss program benefits and encourage participation.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

c. 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 - \$25,000	Schedule	Lead	Outputs
Contractor Procurement – Procure a qualified environmental consultant.	2024 Q4	City	RFP Issued, QEP Secured
Establish Steering Committee	2024 Q4	City	Local Leaders
Quarterly/Annual Reporting – The contractor will assist in completing required quarterly and annual reporting (DBE, Closeout, ACRES, etc.)	2024 Q4 Then ¼ly	QEP/City	Timely Reports submitted
Ongoing Project Management – Monthly calls, bi-annual in-person meetings with Steering Committee/City Staff/QEP.	Bi-weekly Ongoing	City	Calls completed, project proceeds
Task 2: Site Inventory & Community Outreach-\$60,000	Schedule	Lead	Outputs
Meeting: Cultural Perspectives Forum, Updated Engagement Strategy	2025 Q1	City/QEP	Engagement Plan
Newsletter strategy, Website launched	2025 Q2	City	Newsletter, Website
Public Meeting 1: Kickoff, Brownfield 101, Site Prioritization	2025 Q2	QEP/City	Events conducted. Sites Prioritized.
Exploration Station: Mobile Workshop + Case Studies	2025 Q3	QEP/City	3-5 Case Studies
12 Newsletter/Email Updates	Ongoing	City	Newsletters/Emails
12 Property Owner Meetings	Ongoing	QEP	Additional SEDs
Task 3: Area-Wide Planning - \$165,000	Schedule	Lead	Outputs
Public Meeting 2: Housing Workshop - explore redevelopment and affordable housing opportunities.	2025 Q3	QEP/City	Workshop finished
Redevelopment deliverables (cleanup plans, site concepts, infrastructure needs identification, financial pro-forma, funding roadmap, and others based on the workshop.	2026 Q1	QEP/City	4-6 renderings, 2 3D visualization. 5 Vision maps.
Public Meeting 3: Creative Industry Summit – Review of properties to determine reuse, creative business feasibility strategy, and build community vision.	2026 Q3	QEP/City	Workshop Completed.
Creative Industry Vision Plan – Completed document including vision, illustrations, strategic work plan, funding	2027 Q2	QEP	Draft Plan Document

**Greeley, Colorado – Community Wide Brownfield Assessment Grant (FY24)
“Railway Innovation Initiative”**

roadmap, and other key details based on the workshop.			
Area-wide planning summary created & published including redevelopment profiles for catalyst sites.	2027 Q3	QEP	1 report published.
Public Meeting 4: Lookback Session. Grant closeout public meeting and comments, final Area Wide Plan	2028 Q1	QEP/City	Meeting held. Plan Completed
Task 4: Environ. (Phase I, II, Reuse Plans) - \$250,000	Schedule	Lead	Outputs
QAPP will be coordinated for approval by Region 8	2025 Q1	QEP	QAPP Approved.
14 Phase I Reports (Inc. 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/City	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	
Direct Cots	Personnel					
	Fringe Benefit					
	Travel	\$5,840				\$5,840
	Equipment					
	Supplies					
	Contractual	\$19,160	\$60,000	\$165,000	\$250,000	\$494,160
	Other					
Total Direct Costs		\$25,000	\$60,000	\$165,000	\$250,000	\$500,000
Indirect Costs						
Total Budget		\$25,000	\$60,000	\$165,000	\$250,000	\$500,000

Personnel Costs: Personnel costs for the management of the grant will be provided as in-kind services. The estimated hours are about 5 hours per week over the grant's life (4 years) with a blended hourly rate of \$35.00 for a total estimated value of \$36,400. This includes staff support for translation services and public engagement support. Within Task 3 we allocated area-wide planning funds which amount to 33% of the total grant award and in Task 4 we envision 50% for environmental assessments. Task 1 has 5% allocated for grant management. Costs were confirmed with a QEP and planning consultant and verified by the City.

Task 1: Grant Management/Travel - \$25,000

Contractual: Assumes approx. \$605 ea. for 16 Quarterly meetings, 32 hrs. for coordination calls, and 47 hrs. for quarterly/annual reporting (79 hours @ \$120/hour) totaling **\$19,160**. Travel: Attend the Brownfield conference and travel includes an assumed \$1,500 for two staff to attend the National Brownfield Conference in 2024 and 2026 (\$500 flight ea., \$170/night/ea. hotel x 3 nights, Registration/each @ \$250, Meals \$200 each = **\$5,840**).

Task 2: Inventory/Outreach - \$60,000:

Contractual: Cultural Perspectives Forum, 100 hours @ \$125/hour = **\$12,500**; Newsletter setup, website mailing list (75 hours @ \$100/hour = **\$7,500**; Public Meeting 1: Kickoff - Assumes 3-day public event, including engagement outreach preparation and follow up to take approximately 124 hours @ \$125/hour = **\$15,500**; Explore Workshop/Tour – 40 hours @ \$150/hour = **\$6,000**; Case Studies (4), Newsletters 12 – 65 hours @ \$100/hour = **\$6,500**; 12 Landowner Meetings – 80 hours @ \$150/hour = **\$12,000**.

Task 3: Area-Wide Planning - \$165,000:

Contractual: Three public meetings & workshops (Housing, Creative Summit, Lookback) with anticipated QEP support allocated for engaging and interactive workshops, preparation and execution are budgeted at approximately 490 hours @ \$125/hour for staffing, preparation, on-site workshops, and summary recommendations, \$1,630 maps/printing = **\$62,880**; Housing Deliverables to include: Site-Specific visualization estimated 360 hours at \$125/hour (\$7,500 per site, with 6 budgeted. **\$45,000**); Creative Summit Deliverables to include: Site plan concept, visualizations, strategy report 300 hours @ \$140/hour = **\$42,000**; Final Area Wide Plan reporting and deliverables

Greeley, Colorado – Community Wide Brownfield Assessment Grant (FY24)
“Railway Innovation Initiative”

expected 108 hours @ \$140/hour = **\$15,120.**

Task 4: Environmental Assessment - \$250,000:

Contractual: Cost estimates include 18 site eligibility determinations and site research (SEDs) at \$750/each = **\$13,500.** 15 Phase I ESAs @ \$3,700 each at **\$55,500.** 6 Phase II ESAs (cost depending on site size and complexity, includes Sampling and Analysis Plan, estimated @ \$25,200 each totaling **\$151,200**). Complete 4 draft ABCAs at \$5,300/ea. and hold discussions with CDPHE regarding site entry into the Voluntary cleanup program – est. **\$21,200.** QAPP plus revisions are estimated at **\$8,600.**

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 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 housing development, creative and other businesses, and parks/trails in the target area. We will track the number of brownfield sites assessed and that change ownership, private investment dollars leveraged, and increased property/sales tax revenue generated. We will review/compare progress against the work plan schedule/goals and determine if corrective actions are needed to remedy any issues.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Capacity, ii. Organizational Structure, iii. Description of Key Staff: The City of Greeley Staff is well qualified and have all the systems, processes, and procedures in place to undertake the responsibilities associated with an Assessment Grant. Having managed a variety of federal and state grants related to economic and community planning, rehabilitation, and development, including millions of grant dollars from EDA, HUD, our team have time to support and implement the project as a high priority. We will ensure all employees working on this project are appropriately trained, versed in best practices, and up-to-date on brownfield programs. The City will institute monthly calls with our 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. Leadership roles for this grant will be the project manager, **Donald Threewitt (City Planning Manager)** who has worked in community planning for over 16-years and has overseen dozens of downtown redevelopment efforts. He has managed multiple grants and has a background in brownfield redevelopment. Don attended the EPA Brownfield conference this year for the City of Greeley. **Doug May and Michael Franke** will manage the day-to-day tasks on the project. Doug May and Michael Franke have been leading the brownfield effort in Greeley for the past year in addition to attending EPA trainings and meetings regionally. Doug May is a community wide planner with over 8 years of experience and graduated from Kansas State University. Michael Franke has 5 years of experience as a planner and graduated from the University of Wisconsin - Milwaukee. **Paulina Somosa Avalos (Community Planner)** will be providing translation and engagement with the Spanish-speaking community. She has a bachelor's degree in environmental science and a master's in urban and regional planning. **Rodney Rhodes** will serve as the finance director for the grant. He has over 35 years of municipal finance experience. Should any member depart, other staff are prepared to step into leadership roles.

iv. Acquiring Additional Resources: The City of Greeley 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 with a qualifications-based bid process to attract and utilize minority and woman-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:

- (1) **Purpose and Accomplishments** - Greeley has not received an EPA Brownfield Grant but has received other federal funding and has a solid history of successful grant administration and compliance. Current annual awards for the City include \$850,000 (CDBG) and \$300,000 (HOME) per year (2015-2019), plus the required match percentage. These programs support our target area in housing rehab, infrastructure, public facilities, and affordable housing elements.
- (2) **Compliance with Grant Requirements** - The City of Greeley has secured and managed multiple funds, including State and Federal Grant funds to further economic and community development. In all cases, the independent auditors concluded Greeley complied in all material aspects with the requirements of the state and federal programs and the City has never received a high-risk classification. The U.S. Department of Housing and Urban Development provided audits on recent CDBG and HOME Investment Partnership funds awarded to Greeley. We have satisfactorily administered the programs by applicable requirements, including Fair Housing and Equal Opportunity regulations.

Attachment 1

Threshold Criteria Response

Greeley, Colorado – Community Wide Brownfield Assessment Grant (FY24)
“Railway Innovation Initiative”

Threshold Criteria for Assessment Grants

1. **Applicant Eligibility:**
 - a. The applicant for this EPA Community-Wide Assessment Grant is the City of Greeley, 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 City of Greeley is a General-Purpose Unit of Local Government as defined in the eligibility requirements for this grant.
 - b. The City is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. **Community Involvement:** The city is confident in our ability to advance robust and diverse opportunities for community engagement for our **Railway Innovation Initiative**. The city has already started gathering community input for feedback on brownfield sites starting with a brownfield education session for City staff in March of 2023. **The City also provided for two Greeley staff to attend the 2023 EPA Brownfield conference in Detroit, MI.** Based upon recent project experience, including the recent 2017 Comprehensive Plan update, we will utilize proven methods most successful in reaching our stakeholders including press releases for notification of meetings, radio, social media (Facebook, Twitter, community sites), flyers, email blasts to the citywide mailing list (including a sign-up feature on City webpage), info cards, integration of meetings with community events (Arts Picnic, Blues Jam, Neighborhood Nights, Greeley Frontier Days), and outreach to underserved populations (senior citizens, non-English speaking populations [primarily Hispanic], youth). Project leadership will combine feedback for the grant’s implementation into a landing page to promote, educate, and inform the public about this grant. For the Hispanic population, we have staff fluent in Spanish who will translate handouts, announcements, and meetings. Before launch, we will host a **Cultural Perspectives Forum** with staff to ensure that outreach is appropriately tailored to local populations, guiding the development of an **Engagement Strategy**. We have also initiated the formation of a stakeholder group (Brownfield Advisory Committee or BAC) that will convene and advise on the planning, cleanup, and reuse phases while collaborating with our consultants on revisiting select sites.
Five unique engagement activities are planned for the stakeholders. Our Kickoff starts the process off with broad information, defining brownfields, and requesting input on site prioritization. Exploration Station will include a tour (either in person or virtual) of established railroad districts, potentially including Grand Island, NE, Cheyenne, WY, and Pueblo, CO. For these communities, we can learn important lessons and key tips for building a “creative district” filled with former industrial, railroad-linked sites. Case studies from these tours will help share information and best practices with our community. The Housing Workshop will focus on exploring opportunities to integrate affordable housing on priority sites, linking with emerging State programs, legislation, and funding. Finally, we will host a Creative Industry Summit in which we will discuss strategies and infrastructure needed to bring artists and entrepreneurs to redevelopment sites. Our final Lookback Session will highlight the overall accomplishments of the grant and launch additional implementation initiatives to keep the momentum high. Throughout the process, we will host Property Owner Meetings to discuss program benefits and encourage participation.

3. **Expenditures of Existing Grant Funds:** The City of Greeley does not have an open Assessment Grant or Multipurpose Grant.

4. **Contractors and Named Subrecipients:** The City of Greeley has not procured contractors or subrecipients.