

November 09, 2023

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



Re: Craig, CO - Community-Wide Assessment Grant, Narrative Information Sheet  
 "ReTooling Craig" Initiative

Dear Ms. Devincenzi:

The City of Craig, Colorado is submitting the enclosed application for a U.S. EPA Brownfields Community-Wide Assessment Grant. The City of Craig is a general-purpose unit of local government in the State of Colorado.

**Narrative Information Sheet:**

**1. Applicant Identification:** The proposed recipient of the EPA Community-Wide Brownfield Assessment Grant is the City of Craig; with offices located at 300 W 4th Street, Craig, Colorado 81625-2713

**2. Funding Requested**

2.a. Assessment Grant Type: Community-Wide

2.b. Federal Funds Requested: \$500,000

**3. Location:** City of Craig, Moffat County, Colorado.

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

Site	Parcel ID	Census Tract
308 Yampa	P#085501113005	08081000500
538 Yampa	P#065736429015	08081000500
221 W. Victory Way	P#065736427901	08081000500
1111 W. Victory Way	P#065736317001, 065736317002, 065736317001)	08081000400
802 E 2nd Pl	P#085306210002, 085306210008, 085306210001, 085306210011	08081000500

**5. Contacts**

5.a. Project Director: Peter Brixius, City Administrator, City of Craig, 300 W 4th Street, Craig, Colorado 81625-2713 Phone: 970-826-2000 Email: [pbrixius@ci.craig.co.us](mailto:pbrixius@ci.craig.co.us)

5.b. Chief Executive: Derek Duran, Mayor City of Craig, 300 W 4th Street, Craig, Colorado 81625-2713 Phone: 970-826-2000 Email: [dduran@ci.craig.co.us](mailto:dduran@ci.craig.co.us)

**6. Population:** The population of the City of Craig is 8,969 (2022 estimate, [www.Census.gov](http://www.Census.gov)).

**7. Other Factors Checklist:** Please identify which of the below items apply to your community/proposed project.

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	1
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.	1-4, 6
The priority site(s) is in a federally designated flood plain.	3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3-4
The reuse of the priority site(s) will incorporate energy efficiency measures.	3-4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
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 (2013 or later) or is closing.	1

**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: Craig Colorado - Assessment Grant Proposal

Dear Ms. Benz:

I am writing to express our support of the Brownfields Assessment Grant application for the City of Craig Colorado. The Colorado Department of Public Health and Environment (CDPHE), the state regulatory authority for hazardous and solid waste, has previously supported Craig in their efforts to address local contaminated sites and identify redevelopment opportunities within the City. We support this proposal as part of the City's continuing transition from a coal-based economy to an economy based on tourism, agricultural production, and regional services. Funding provided by a successful proposal will allow Craig to continue to position properties for revitalization and build upon their previous brownfields successes.

Craig is a unique community in northwestern Colorado that for most of the 20<sup>th</sup> century relied on a coal based economy. Unfortunately, changes in energy policy have cast a dark cloud on the community's economic future. With the scheduled closure of their coal fired generating station and resultant decline in local coal mining, the community has already suffered severe economic setbacks. To combat these changes, Craig is working steadfastly to pursue new initiatives to facilitate transformation of the local economy and maintain a vibrant community. The activities outlined in their proposal will build upon their recent successes and generate new investment.

The City has demonstration history of successfully using brownfields funding, having received a 2021 USEPA Brownfields assessment grant that completed multiple phase one and phase two assessments. The previous brownfield funding also lead to the Craig Housing Authority developing a former brownfields property to construct income restricted housing, helping to address one of the community's primary needs. The activities outlined in this proposal will build upon the City's past success and further their efforts toward community revitalization and economic transformation. For these reasons, CDPHE enthusiastically support Craig's proposal and is prepared to provide additional coordination and support pending a successful proposal.

If additional resources are necessary following 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 Craig of their eligibility to apply to these funds for additional support.

In summary, we feel the proposed project is a vital component of the city's efforts to reposition its economy for the next century. As such, and due to our past collaboration with the City, we fully support their continuing efforts to identify and address potential environmental hazards that currently impede redevelopment of several properties within the City.

Sincerely,



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

cc: Shannon Scott, Craig



**IV.E. Narrative/Ranking Criteria –EPA Brownfield Community-Wide Assessment Grant  
“ReTooling Craig, CO – Brownfield Initiative”**

**1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**a. Target Areas and Brownfields**

*i. Overview of Brownfield Challenges and Description of Target Areas:* Located in the northwest corner of Colorado, Craig represents the ideals of an industrious, rural mountain town. The fate and fortunes of this tight-knit City of 8,969 (2021 Census), have been hitched to coal since the nearby Craig Station power plant was built in the early 1970s. As the future of energy policy shifts towards renewable sources, the impending closure of the Craig Station Power Plant (scheduled for 2025-2030) is forcing the City of Craig to proactively plan for an entirely new economy. In 2020, the Craig Power Plant employed 275 people but as the closure of the plant draws nearer employment has already decreased to 180 employees, a 35% reduction. In addition, the nearby ColoWyo Coal Mine (40 miles from Craig) and Trapper Coal Mine (8 miles from Craig), employ at least another 750 people. The census estimates that there are 5,500 people in the labor force in Craig, and over 5.5% of those work directly in the coal plant and mine. Many of the jobs not in the plant or mine are still related because they provide support and services (datausa.io). According to Ray Beck (reported in 2021; [www.craigdailynews.com](http://www.craigdailynews.com)), former Moffat County commissioner, former Craig Mayor, and Joint Organizations Leading Transitions representative, the community’s economy heavily depends on the coal industry, which **accounts for at least 3 of the top 10 taxpayers in Moffat County and amounts to 60% of the county’s total assessed value of land and 57% of the County’s total budget.** Craig is the Moffat County (population 10,000) seat and represents most of the population of the County, so each of these closures is greatly affecting our residents and the future of Craig. With the announcement of the power plant closures (affecting the mines and support facilities), hundreds of high-paying jobs are being eliminated, leaving us with the daunting task of **“ReTooling Craig”** for the next generation.

In addition to the reduction in high-paying jobs, affordable housing has long been an issue due to the proximity of Steamboat Ski Resort, just 50 minutes to the east, the COVID-19 pandemic accelerated the struggles associated with skyrocketing rents. In the past year alone, average home prices in Craig have increased by 12.1%, and over the past 3 years by over 50%, giving us additional struggles in finding affordable housing for workers and maintaining residents (redfin.com). Known as an affordable housing haven, we need to continue to find affordable housing opportunities.

To combat these changes, the City has been steadfastly pursuing new initiatives ([www.discovercraig.com](http://www.discovercraig.com)) to help with the realignment of the local economy. In 2021, the City applied for and was awarded our initial USEPA Brownfield Assessment Grant. Also in the summer of 2021, the Craig Urban Renewal Authority (CURA) was formed to help encourage redevelopment and revitalization in pre-determined blighted areas throughout the City of Craig and Moffat County. Then the Craig Housing Authority (CHA) was established in 2022 to help address the affordability issue. All these initiatives have been a successful start in generating several key supporting initiatives and are helpful in generating new investment, but we have a lot more work to do. We were able to use the EPA Brownfield funding (awarded in 2021) combined with the CHA on a former hospital site to kick-start the development of 28 units of income-restricted modular housing. A groundbreaking was held in 2023, with units slated for delivery in the Spring of 2024. Despite this great win for our community, this is just a small dent in the large challenge we are facing. In short, brownfields are prevalent in Craig, where vacant buildings and parcels impacted by the changing economy struggle for new investment amid the residual coal dust that has settled over town. Buildings that were once vibrant in the energy economy’s heyday are now struggling to find new occupants. As the coal industry faces an uncertain future, Craig is seeking to diversify its economic base for the coming century. The **“ReTooling Craig”** initiative will continue to focus on our downtown and oldest areas of town, where our community began. **Despite the successful efforts of our prior EPA grant, funding was exhausted a year early**, leaving us with a backlog of sites to assess and redevelopment concepts to explore to successfully ReTool Craig’s economy for a sustainable future. In addition, Governor Polis noted that with communities such as Craig moving away from coal production, cutting commuter traffic, and reducing pollution will be his administration’s top priority. One of these initiatives includes **efforts to bring back passenger rail service through the mountains of northwest Colorado (“Operation All Aboard”)**. This exciting announcement notes that the route would begin in Denver and then continue through Winter Park, Steamboat Springs, and Craig (see articles in [steamboatpilot.com](http://steamboatpilot.com)/October 25,2023). While this is exciting for Craig, none of this will be possible if we don’t have the infrastructure and ability to support this effort, which means we need to be able to create viable properties to support a new multi-modal station, parking, and passenger amenities (restaurants, restrooms, shops, etc.).

Our target area is focused on the oldest area of Craig, where the majority of sites have been identified during our brownfield public meetings and inventory meetings. The 2021 EPA grant focused specifically on the Depot District Area, where we have an additional 10+ specific sites identified; however, we expanded this application to include adjacent areas that will contribute to the success of our redevelopment planning completed under the previous grant and by the City but have concerns of environmental contamination. The general area is 700+ Acres with a 0.5-mile radius centered on the crossroads of Victory Way and Yampa Avenue. Our primary focus and target area is Census Tract (CT) 4 (08081000400) with some areas in 5 (08081000500) which covers most of the City but specifically the (downtown Craig). This includes Census Tract 4, which is bordered on the north by Co. Rd. 183, on the east by Yampa Ave., and on the west and south by Co. Rd. 7 and is our primary focus. This area known as “West Craig” coincides with a **low-income opportunity zone** (OZ) 08081000400 which has a 24% poverty rate and median home values 59% lower than the median value of 9.4% for the state of Colorado <https://opportunitydb.com/zones/08081000400/>. The following is a list of our target areas and priority sites:

**Target Area 1: Depot District/Core Downtown (~50 acres):** Centered around our old depot building, the Depot District/Core Downtown area is generally defined as the area between the railroad tracks (south), 6<sup>th</sup> Avenue (north), Barclay Street (west), and Tucker Street (east); **Target Area 2: Craig City Center (~400 acres):** Encompassing the larger area of downtown and

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around Target Area 1, this is an expanded area including the railroad tracks (south), Finley Street (west), Lincoln Street (east), and 10<sup>th</sup> street (north). **Target Area 3: South Craig/First Street Corridor (~150 acres):** This area of low-income housing and industry encompasses the area between the railroad tracks (north) and Yampa River (west) and near Mack Lane and Ranney Street. This area is south of downtown and across the railroad tracks.

*ii. Description of the Priority Brownfield Sites:* During the 2021 EPA Brownfield grant and through continued work with the Brownfield Steering Committee, City Council, County officials, local business owners, educators, and the public many priority sites have been chosen; however, not all were assessed due to limited funding, and access. The following sites were chosen based on a prioritization exercise that included a focus on area-wide planning, economic development strategies, benefit to sensitive population, community benefit, and alignment with community goals. By reusing these sites, we can turn the dilapidated brownfield buildings into new enterprises that will create jobs and offer essential services to the residents. We can also improve the availability of affordable housing and enhance transportation options.

**Target Area 1: Depot District/Core Downtown:** The Depot District was the focus of our 2021 EPA assessment grant, and while many of the priority sites from the first grant are on their way to redevelopment, over 10 priority sites remain as a focus. While several Phase I Environmental Site Assessments (ESAs), Phase II ESAs, and redevelopment roadmaps were completed during the 2021 grant, not enough funding remained to complete all the Phase II ESAs and roadmaps identified in our initial inventory. Additional sites were recently identified by the community during the 2021 grant where additional Phase I ESAs can be completed before development. This area is our primary focus because it's planned for use as a transportation hub and rail/bus station to get the workforce to nearby communities (“Operation All Aboard”). Priority sites include: **1)**

**Robinson Property (308 Yampa – P#085501113005)** (14,820 sf site) An initial Phase I ESA was completed on this building, but access was not granted until recently for a Phase II ESA. This building is a high priority for the depot area. As a welding and powder coating design shop located within a few feet of the former depot and railroad tracks, it has over 9,959 square feet of building space. Historical records identified an aboveground storage tank (AST) and an underground storage tank (UST). Records also indicated that an 11,000-gal diesel AST was installed in 1960 and was permanently closed and removed in 1988. Records did not list the installation date of the UST nor its capacity, but the UST stored gasoline and was removed in 1988. This building has been for sale for several years but has not sold due to concerns of diesel and gasoline range organics in groundwater, chlorinated solvents, asbestos and lead-based paint in the building, and soil staining/contamination. A Phase II ESA would assess the recognized environmental conditions identified in the Phase I ESA and determine if soil gas, soil, and groundwater along with hazardous materials should be remediated. **2) Golden Cavy (538 Yampa – P#065736429015)** (+/- 15,000sf) Redevelopment visioning was completed on the Golden Cavy; however, funding was consumed before recommended Phase II ESA could be completed. Asbestos, lead-based paint, and toxic mold are principal concerns at this site, as it is slated for redevelopment as affordable housing and retail space. Moreover, the City is contemplating acquiring buildings like this and several other sites on the **500 Block of Yampa Ave.** for future redevelopment, which will require environmental due diligence and visioning. Other suspected contamination includes spent oil range organics and grease organics due to former tanks and evidence of drums stored in the alleyways found during the Phase I ESA. **3) Old Courthouse Site (221 W. Victory Way P#065736427901)** (2.2 acres) Built in 1917, the cost to renovate the old building exceeded \$45 million and was razed in 2022 by the City. The redevelopment effort will be turned over to the City after the lot is assessed and mitigated from environmental contamination remaining in the soil and groundwater. The building contained significant asbestos and lead-based paint as found during the Phase I and II ESAs, but it now needs ideas for new life and redevelopment planning. **Several other properties in the Depot District remain to be assessed including 300 Yampa** (a lot used as a trucking storage facility with concrete pads (likely used for ASTs), **300 Breeze** (a mechanical repair facility with junk vehicles, unknown drums, and evidence of soil staining) **306 Breeze** (a lot covered in junked vehicles, drums, and debris), **335 Breeze** (a truck repair shop with drums, junked engines, and debris), and at least 6 other sites in the vicinity which have a history as cleaners, oil-related facilities, or auto repair. These sites have concerns of petroleum contamination in soils and groundwater, in addition to PCBs, coal ash, asbestos and lead-based paint in buildings, and chlorinated solvents.

**Target Area 2: Craig City Center:** The Craig City Center, which surrounds the Depot District/Core Downtown, is the “town center” and contains many of the historic and civic buildings. Within this area, the main focus is on redeveloping the Depot District/Core Downtown, but many other sites are included outside of that main redevelopment area that also contributes to the success of our **ReTooling Craig** effort. Additional larger buildings like the old Kmart building (sold and redeveloped during the 2021 EPA Assessment Grant effort) and the former mall, built in the ‘80s continue to be concerns for our community. Some initial work was completed in this area as part of the 2021 Brownfield Grant but much more work needs to be completed. Several sites were also identified in this area during the original grant public outreach and inventory process. Approximately 10-12 sites have been identified in this area but the largest is the **4) Centennial Mall Site (1111 W. Victory Way – P#065736317001, 065736317002, 065736317001)** – (+/-87,000 sf). In the summer of 2023, a developer approached the City to redevelop the vacant 87,000 sq. ft. mall and reinstitute the economic viability of this underutilized property located within our only Opportunity Zone. This abandoned shopping center, with over 20 retail locations, has been considered for a recreational outlet and outdoor sports shopping center. Environmental due diligence is needed to propel this underutilized site back into the prosperity it once enjoyed. Potential contamination includes petroleum hydrocarbons and heavy metal concerns from prior auto repair uses and suspected dry cleaners with chlorinated solvents. The coal mine closures have accelerated the loss of commercial ventures once doing business in Centennial Mall.

**Target Area 3: South Craig/First Street Corridor:** This area is between the railroad tracks and Yampa River where several vacant parcels located near Woodbury Park (Inc. Parcel#085502100017), one of the sites that was redeveloped after a Phase I ESA from the first EPA grant. The subject properties are in a light industrial zoned area of Craig and next to affordable

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housing and trailer house subdivisions. The past uses have included grazing for livestock and current uses of these properties include a variety of salvage yards, truck repair facilities, industrial storage, meat plants, and contractor storage. Contaminants from coal dust fall-out and former pesticide and herbicide use during prior agricultural use are suspected in addition to petroleum contaminants, hydrocarbons, and gasoline in direct contact with surface soil and migrating to the Yampa River. **These properties are also located within the 100-year floodplain, contributing to Craig’s designation at the 94<sup>th</sup> percentile nationally for flooding by the CEJST screening tool.** Several other sites in this area are junk, salvage, and storage lots including the **5) M&M Salvage Yard Area at 802 E 2<sup>nd</sup> Place (P#085306210002, 085306210008, 085306210001, 085306210011):** (+/-80-Acres) This site, just southeast of Downtown is home to a large auto salvage yard, yet plenty of opportunities for development of primary employment uses exist in the immediate vicinity. Concerns regarding petroleum, batteries, and railroad ties indicate the possibility of heavy metals, freon, hydrocarbons, and chlorinated solvents in the soil, carried by the adjacent Fortification Creek into the Yampa River. This is a particular concern because the fish populations in the river provide a potential vector for contamination. Moffat County Commissioners declared a **state of emergency** in April of 2023 due to the large snowmelt and runoff in the area, which further our concern that sites that can contaminate the river are cleaned up.

**iii. Identifying Additional Sites:** We will reconvene the local steering committee of stakeholders from our original grant, including community-based organizations, to identify additional brownfield sites located within the target areas. Additionally, we have a large list of sites from the previous brownfield grant inventory effort. We will also focus on areas where we can provide a wide diversity of redevelopment opportunities and equitable opportunities to all business types and disadvantaged/small businesses. Those with the highest potential for community benefit and economic impact resulting from assessment, cleanup, affordable housing for sensitive populations, and redevelopment will be prioritized. After initial identification, each of the potential sites will be compared against USEPA criteria to determine funding eligibility status.

**b. Revitalization of the Target Areas**

**i. Reuse Strategy and Alignment with Revitalization Plans:** Our reuse strategy focuses on ReTooling Craig’s economy. The Craig Economic Development Manager and Economic Development Committee are working on a variety of goals and objectives as outlined in the **Moffat County Vision 2025 Transition Plan**. The prevalence of coal as an electricity source has been in decline for decades due to environmental concerns and increasing price competition from natural gas and renewable energy sources. In 2019, the Colorado General Assembly passed a series of bills focused on reducing carbon emissions encouraging the closure of coal-powered stations across the state. Due to these factors, Moffat County and Craig, Colorado, whose main economic drivers are from the coal industry, will face a major economic transition that will require planning and a collaborative community vision. To that end, our continued redevelopment strategy is to prioritize sites and reuses that advance new economic opportunities to help in transitioning employment away from our historic dependence on coal. Many of our new initiatives along with documents from the 2021 EPA Brownfield Grant can be found on our new economic development website at [www.discovercraig.com](http://www.discovercraig.com). This website also includes many of our development incentives like the **Enhanced Enterprise Zone incentives, Opportunity Zone, Tax Increment Financing (TIF), Location Neutral Employment Program, our Location Neutral Employment Program, and Rural Jump Start program**, to name a few. Other important information included on this website including our **Housing Needs Assessment, Housing Needs Action Plan, and the Moffat County Vision 2025 Transition Plan (Road Map, Plan Priorities and Goals)**, which was adopted in September 2020 and outlines our plans and priorities for key economic development drivers that our previous brownfield grant helped to support, including **Urban Renewal, Housing, and helping our Affected Coal Workers**, all of which this program has supported. Specific redevelopment for the target areas has been in the works for the last few years and is supported by our previous brownfield grant efforts. These include:

**Target Area 1: Depot District/Core Downtown (~50 Acres):** One of the exciting developments for Craig has been the potential for a rail passenger train that travels from Denver to Craig. This announcement in October of 2023 will be supported by a \$5M investment from the railroad to study the rail line project. This important investment would reduce coal transport, provide a more green and sustainable option for travel from Denver to Steamboat and Craig, reduce carbon emissions and traffic, and increase safety. We intend to use green and sustainable methods and highlight new and green energy methods that are being considered for our closing coal plant. Our intention is also to ensure that we have a strong downtown to provide for the passengers and support our economy. This includes the City potentially taking on ownership and revitalization if assessments can be completed. The downtown area has immense potential to welcome new technology-based and green energy-supporting jobs in historic structures, while the historic Depot District and transit center vision (established via our Area Wide Planning) can connect Craig with the region’s preeminent ski resort to address access to recreation-based employment. **1) Robinson Property (308 Yampa – P#085501113005):** A subject of our prior EPA Area-Wide Planning efforts, public goals for reuse of this building including conference meeting space, a vendor hall or co-working space or potential location for a new depot building. The site is adjacent to a property envisioned as a festival pavilion with a stage, boutique hotel, and transportation center, which could spark additional opportunities. Depending on building momentum for the “Operation All Aboard” effort, the Robinson Building could be the ideal location for a transportation hub due to its proximity to the railroad tracks. The reuse of this historic building has the potential to kick off major new construction activities in the area. This vision aligns with the goal of the *Vision 2025 Plan* goal of “Beautifying Main Street and the Downtown Area of Craig.” **2) Golden Cavy (538 Yampa – P#065736429015):** Prior grant activities sparked an interest in this property, and this is a highlight property on [www.discovercraig.com](http://www.discovercraig.com), yet additional public investment via the CURA may be necessary to promote redevelopment. These spaces are envisioned to support ground-floor retail businesses to support an expanded tax base while providing upper-floor workforce housing. These activities align with our *2013 Community Assessment* report, which focused on

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steps to revitalize our historic core. **3) Old Courthouse Site:** Initial visioning for this site includes opportunities for housing and mixed-use development. As our prior EPA grant was wrapping up, initial public engagement was supportive of mixed housing types while also providing additional community-serving businesses. Housing at this location would meet the goals of utilizing publicly owned property for affordable development as outlined in the 2022 Housing Action Plan.

**Target Area 2: Craig City Center (~400 Acres):** As specified in the Moffat County Vision 2025 Plan bringing in outdoor recreational opportunities, innovative uses for carbon, and green/sustainable energy uses like bringing a solar farm to the region. As we work through the initiatives in the Vision 2025 Plan, the continued reuse of the City Center will be critical. Large buildings like the old Kmart building and Centennial Mall are important locations to prepare locations where recreational businesses, and sustainable energy businesses can relocate like the new Frontier Industrial Park (located at 1<sup>st</sup> and Ranney St) that was assessed and planned in our previous brownfield grant. **4) Centennial Mall Site (1111 W. Victory Way – P#065736317001, 065736317002, 065736317001):** With the changing state of retail, this space is envisioned to welcome right-sized retail in the front portion, with light manufacturing and warehousing in the rear portion. The property has been identified by a developer as a site for potential recreational retail, pending assessment. Oversized parking lots could welcome additional out-parcel development for high-traffic retail or restaurant outlets. The Vision 2025 Plan supports this initiative which would create new employment opportunities to “promote small business innovation.” Craig’s recently created CURA will be critical in managing the due diligence and redevelopment process.

**Target Area 3: South Craig/First Street Corridor (~150 Acres):** The First Street Corridor houses both industrial and residential areas and is between the railroad tracks and the Yampa River. This area with adjacency to parks and employment centers would be ideal for a mix of residential uses and employment. The 2021 Housing Needs Assessment and 2022 Housing Action Plan highlight this area for potential affordable housing projects, generally near Woodbury Park. Specifically, the 2022 plan highlights the opportunity to leverage sites adjacent to parks or other public property for housing (P10-13). In addition, the Yampa River Corridor Project (supported by the previous assessment grant) provides a vision for a cohesive park system along the Yampa River just south of Craig. Beyond contributing new recreation opportunities, improved public access, enhanced aquatic/riparian habitat, and fish passage, the project largely supports economic stimulus, resilience, and diversification. This project received an Economic Development Administration (EDA) grant award of \$3,315,342 for recreational improvements, which can be implemented once the sites are cleaned up. For employment opportunities, one of the largest sites in the area is the **5) M&M Salvage Yard Area (P#085306210002, 085306210008, 085306210001, 085306210011):** This property is included in the CURA’s TIF Area #2 and is envisioned to support additional light and craft manufacturing businesses. Development would help in meeting the goals of diversifying the economy outlined in the Vision 2025 Plan including the focus area goal “Attract new industry by leveraging existing resources and assets.”

*ii. Outcomes and Benefits of Reuse Strategy:* Redevelopment of the **Target Area 1: Depot District/Core Downtown** into a transportation hub will advance the local economy in several ways. First, creating a reliable and sustainable transportation connection with Steamboat Springs will open new opportunities for employment of Craig’s workforce. Second, the workforce in Steamboat is struggling to find affordable housing and can look to Craig as a viable option. The current median housing value in Craig is \$182,100 vs \$628,800 in Steamboat Springs (Census.gov ACS). This means that many of the workforce from Craig is driving 42 miles each way, each day. A new transit hub will reduce carbon emissions from hundreds of vehicles every day providing more sustainable travel options (passenger train or bus). Working towards getting this transportation hub also will help create new businesses in our historic Depot District and connection with new job opportunities will drive housing interest across Craig, but particularly within our walkable downtown area. Many of our buildings have upper floors that could be developed into affordable housing for the region’s workforce. This driver could provide a significant boost to redevelopment investment in our brownfield target area. The former **Courthouse** property alone would present 2.2 acres of vacant property that could be redeveloped into affordable housing, benefiting from the adjacent transportation connections. The historic Robinson building is nearly 10,000 square feet and could be sustainably redeveloped to provide commercial services to commuters and/or a home for the new Transit Center. Assessment and area-wide planning funds will also help us advance interest in our Opportunity Zone (OZ). Craig completed our OZ Prospectus in 2022, highlighting a marketing plan for the zone. Sustainability is key to our success. The salvaging of deteriorating buildings like **538 Yampa, 300 Yampa**, and others will help us save these historic assets rather than having them demolished and hauled to the landfill.

Each redevelopment concept offers several outcomes and benefits to their respective areas as well as the region including multi-modal transportation strategies that improve mobility, access, and safety for all users; new parks and recreation opportunities for the public, with connections to existing resources; improved aesthetics to the most visible corridors, while preserving iconic and historic assets; increased quality of life and public health where residents can live, work, and play; increased housing opportunities (market rate and affordable); increased job opportunities, economic diversification, and a more resilient tax base; water quality protection for the Yampa River; and progress toward the goals in the Vision 2025 Plan, Craig and Moffat County as a center for training, research, and development of renewable energy.

### **c. Strategy for Leveraging Resources**

*i. Resources Needed for Site Reuse:* The establishment of both the CURA and the CHA has opened new funding mechanisms to support redevelopment. In August of 2022, the CURA Board approved their first project in URA Area #2 for the Bad Alibi Distillery located at 406 Yampa Avenue in the heart of one of the Depot District. A \$1.7 million investment was made by Bad Alibi Distillery and CURA agreed to share \$660,000 in generated sales and property tax revenues over the next 25 years. Additionally, a project was approved for Ann’s Authentic Thai and Unit 301 Sports Bar and Grill in CURA area #1 for a retail/restaurant establishment. The total investment is \$3,030,839 with the CURA Commissioners agreed to share \$1,515,421 in property/sales tax dollars once the initial investment threshold is met. The **CHA** has also been successful in landing nearly



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\$5 million in grants supporting the redevelopment of the former Craig Memorial Hospital Site into 28 affordable units, illustrating the power of this fledgling organization. These examples illustrate the power of our new community partners in providing support and resources needed for site reuse. Both the newly formed CURA and CHA will prove to be connections for all future brownfield redevelopments in Craig!

The transition of the Robinson building and adjacent properties into a mixed-use transportation hub will rely on extensive partnerships. We will work with the Steamboat Regional Transportation Authority to identify resources to fund implementation. Launched in 2017, the regional bus service has doubled the number of trips from Craig to Steamboat seeing a huge increase in ridership (December 2018 were 3,038 and from January 2019 to January 2020, service increased by 1000 passengers to 4,499). This 22% growth rate far eclipses expectations and is a strong indicator of the need for transit services. A passenger rail line may attract even more residents to Craig as an affordable housing hot spot where the workforce can travel to their jobs in other communities.

The State of Colorado is actively working to identify programs that can support communities impacted by coal plant closures. Our elected officials are involved with and closely monitoring potential legislation so we can leverage resources that become available for infrastructure. Additional assistance could be targeted for cleanup, utilizing cleanup funding available through the **Colorado Department of Public Health and Environment (CDPHE) 1306 Program and Colorado OPS Petroleum Brownfield Fund**, and utilizing possible Revolving Loan Fund grants to advance cleanup.

*ii. Use of Existing Infrastructure:* Each of our priority sites is in locations served by existing infrastructure (streets, water, sewer) which leverages prior capital investments without creating additional burden on our maintenance staff. Our systems support up to 9 million gallons per day (MGD) and our current demand averages 1.8 MGD, which means we have the capacity to support new development. Additionally, Yampa Avenue recently benefitted from reconstruction totaling \$506,000 to enhance the pedestrian environment. Creating a vibrant and pedestrian-friendly downtown area is essential for drawing in talented workers to new ventures that arise from revitalizing contaminated brownfield sites, in addition to promoting pedestrian-friendly environment and encouraging walkability. The reconstruction of a strong pedestrian environment and an enlivened downtown district is critical for attracting a skilled workforce to new business opportunities spurred by brownfield redevelopment and encourages walkability.

The emergence of the Depot District as a regional transit hub will help leverage the bus services that help connect Craig to Steamboat and beyond. The bus service between Craig and the nearby ski resort community of Steamboat Springs has increased in ridership by 33% since 2018. Additional service lines are being added to connect Craig with Denver via the new “Bustang” route ([www.ridebustang.com](http://www.ridebustang.com)), to further connect these two communities. Assessments and area-wide planning in the area will help create a cohesive redevelopment vision, leveraging this growing transit infrastructure.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **a. Community Need**

*i. The Community’s Need for Funding:* In early 2020, Tri-State Energy announced the closure dates for Craig Station in Moffat County (2025-2030). The Craig Station power plant, and associated ColoWyo and Trapper coal mines, currently employ approximately 750 workers in Moffat County, not including indirect jobs. According to data provided by the Colorado Just Transition Office, the power plant and two coal mines employ almost 10% of the county workforce and account for 44% of total property taxes paid in the county. **Additionally, the power plant and coal mines’ average salary and benefits far exceed other industry wages offered in the area.** These realities have created concern about the economic stability of the community’s future and how the local government will be able to continue to pay for critical services. These services include public schools, fire districts, libraries, infrastructure improvements, and other government services typically paid for through property, sales, or income taxes. There are also concerns about how local nonprofit organizations, which backfill many important community services to vulnerable populations, will be able to continue to provide services, as much of their revenue stream is generated through donations from the power plant and their employees. This is exacerbated by the concern that more residents will require support services as coal industry workers lose their jobs and livelihoods.

The complexity and scale of our priority sites far outweigh the resources of Craig. The City continues to face significant long-term financial challenges including the legislature-approved caps that limit the growth rate of property tax, the City’s primary income source, to less than the normal increase in the cost of services. This continues to create a “structural deficit” in our financial foundation that forces the City to seek other sources of revenue to fill the gap, such as sales tax, making reuse opportunities critical for improved financial health. Increasing expenditures because of inflation in the cost of supplies, services, and employee benefits, among others, have only increased this gap. Our focus will begin with assessing brownfield sites for redevelopment within CT 4, the only federally qualified OZ in all of Moffat County, CO. This OZ has a median household income of approximately \$56,000, which is 27% lower than the median household income for the state of Colorado (\$77,000). Residents living in this OZ have a median home value of approximately \$160,000 (while the median value of homes in the rest of Craig is \$182,100), which is 59% lower than the median home value for the state of Colorado (\$390,000). Education attainment is also a concern in this OZ as the percentage of the population with a high school diploma is approximately 82%, which is 10% lower than the rate for the state of Colorado of 92% <https://opportunitydb.com/zones/08081000400/>. There are over \$1.9 billion in qualified OZ investment funds for Craig, CO, all of it targeted for multi-family and mixed-use residential housing. Therefore, one of our goals will be targeting brownfield sites that hold promise for future housing.

### *ii. Threats to Sensitive Populations*

**(1) Health or Welfare of Sensitive Populations:** In our target areas, EJScreen indicates a greater number of low-income community members reside in Craig than elsewhere in the county, ranging from the 82<sup>nd</sup> to 96<sup>th</sup> percentile of low-income

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residents as compared to state incomes. The largest threat to sensitive populations in this target area is the combination of the inflated cost of housing (average home price rose 12.1% year-over-year as did price per square foot, up 26.2% {Redfin}, and is now approximately \$342,000 in the OZ, with a much lower-per capita income (\$27,880) than the rest of Colorado. Along with our low incomes comes low life expectancy as we are in the 87<sup>th</sup> percentile for this measure as compared to our peers statewide. The 2020 Social Vulnerability Index (SVI) tracks 16 social factors and the scores combine four different themes rated on a score of 0.0 to 1.0, with 1.0 being the highest level of vulnerability. Our 2020 CDC/ATSDR Social Vulnerability Index (SVI) for our target area in CT 4 indicates that West Craig has an overall SVI score of 0.9668, with 1.0 being the highest level of social vulnerability. The socioeconomic status score for target area CT 4 is also exceedingly high, with a 0.895 score indicating high vulnerability while household characteristics is 0.993 out of 1.0 maximum value, driven by a high density of older residents who may be more susceptible to environmental pollution due to lowered immunity and accumulated oxidative stress over a lifetime of contaminant exposure. The median age for females living in Craig CT 4 is 55 years old, as compared to 37 years old for females living elsewhere in Colorado <http://www.usa.com/CO0810004004-population-and-races.html>. Housing type and transportation posted a score of 0.934, indicating poor housing stock and limited transportation choices. Our target area has a high density of mobile homes which inherently have poor construction and low energy efficiency which make these residents more susceptible to negative health effects associated with air pollution and extreme heat.

This grant will serve to identify threats in the low-income area of the City and to clean up sites with known carcinogens while positioning properties for redevelopment into workforce housing and employment opportunities with access to reliable public transportation. This is of particular importance given the fact that much of the population is low-income and likely to have a greater risk of exposure. Assessment and redevelopment of sites in this area will help facilitate the construction of new and affordable housing options located near transit opportunities so these populations can connect to jobs. Craig is also reeling from a secondary impact related to coal beyond job losses. The ubiquitous presence of coal remnant dust complicates our vision of establishing a transportation hub and mixed-use district. This is supported by EJScreen data which show that Craig ranks in the 78<sup>th</sup> percentile for exposure to air toxins as compared to the rest of Colorado residents. Exposure and proximity to underground storage tanks and wastewater discharge (73<sup>rd</sup> percentile) further illustrate the environmental and social injustice our residents live with each day.

In addition to the above information, we know that access to healthy food and nutrition are linked directly to good health; however, 100% of our city's population is located within a food desert according to EJ Screen. Lead paint indicator in CDPHE EnviroScreen v1 illustrates that a majority of Craig structures were built pre-1960 which results in the target area being in the 96<sup>th</sup> percentile for lead exposure risk as compared with the state <https://data-cdphe.opendata.arcgis.com/datasets/CDPHE:colorado-enviroscreen-v1-blockgroup/explore?location=40.512763%2C-107.549460%2C16.00>.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Craig and Moffat County do not fare well in terms of residents' health as compared to peer counties in Colorado according to EJScreen <https://ejscreen.epa.gov/mapper/>. Our residents living in West Craig are in the 77<sup>th</sup> percentile for people diagnosed with asthma. Moreover, our western neighborhoods rank in the 81<sup>st</sup> percentile for households where income is at or below 100% of the federal poverty level. Many of these same residents have households where English is a second language <https://screeningtool.geoplatform.gov/en/#12.39/40.5219/-107.56083>. Any source of pollution will affect our residents within our target area as our residents here are in the 88<sup>th</sup> percentile (CO and USA) for children under the age of 5 and adults > age 64 (79<sup>th</sup> percentile for CO). Low income (81<sup>st</sup> percentile) combined with % pre-1960 housing, and presumed leaded paint (76<sup>th</sup> percentile), owe to residents here having a low life expectancy (87<sup>th</sup> percentile compared to CO). High incidence of heart disease (85<sup>th</sup> percentile), asthma (89<sup>th</sup> percentile), cancer (55<sup>th</sup> percentile), and disabled residents (84<sup>th</sup> percentile) affirm that ReTooling Craig will assist us in focusing on improving the living conditions and economic vitality of West Craig [https://ejscreen.epa.gov/mapper/ejscreen\\_SOE.aspx](https://ejscreen.epa.gov/mapper/ejscreen_SOE.aspx). West Craig, which is our CT 4 and an OZ, falls in the 77<sup>th</sup> percentile for people who have been diagnosed with asthma, and in the 53<sup>rd</sup> percentile for adults having heart disease. These data contribute to the low life expectancy (77<sup>th</sup> percentile) for the number of years a resident in our target area can expect to live. Moreover, persons living with a disability are in the 72<sup>nd</sup> percentile as compared to statewide peers. According to 2019 U.S. Census Data, 12.4% of Craig's residents live in poverty, a rate that is over 30% higher than Colorado as a whole (9.3%). Rates of cancer among women in Moffat County exceed that of Colorado. The “Cancer in Colorado” report notes that among women, Moffat County's rate exceeds that of the state by 10% between 2010-2012. The mortality rate of females in Moffat County also exceeded the State rate by 8% <https://www.colorado.gov/pacific/cdphe/cancerregistry>. This grant will serve to identify threats in the low-income area of Moffat County to clean up sites with known carcinogens while positioning properties for redevelopment into workforce housing with access to reliable public transportation and access to employment opportunities. Leveraging multiple community benefits is what we mean by ReTooling Craig.

#### (3) Environmental Justice

(a) Identification of Environmental Justice Issues: Craig has a generally high vulnerability score of 0.9658 out of 1.0, indicating an elevated level of social vulnerability. These criteria include household characteristics, of which Craig has an exceedingly high score of 0.993 (residents aged >65 or < 17, single-parent households, disabled residents). Another criterion is socioeconomic status - Craig has a score of 0.895 (poverty rate, unemployment, housing costs, no high school diploma or health insurance). Craig also has a score of 0.9336 for housing type and transportation (multi-unit structures, mobile homes, crowding, no vehicle access, etc.) indicating an elevated level of vulnerability exists. Moffat Co. ranks high compared to other CO counties for all four SVI themes. 40% (1,255 structures) of properties in Craig have greater than a 26% chance of being severely affected by flooding over the next 30 years. In addition to property damage, flooding can also cut off access to utilities, emergency services, and transportation, and may impact the overall economic well-being of an area. Overall, Craig has a

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moderate risk of flooding from the Yampa and Green Rivers over the next 30 years (a major risk for residential sites), which means flooding is likely to impact day-to-day life within the community. This is based on the level of risk the properties face rather than the proportion of properties with risk [https://riskfactor.com/city/craig-colorado/817760\\_fsid/flood](https://riskfactor.com/city/craig-colorado/817760_fsid/flood).

**(b) Advancing Environmental Justice:** Although neither of our two census tracts (08081000400 (west) and 08081000500 (east) are identified as disadvantaged using CEJST, numerous criteria indicate resident populations close to or exceeding the 90th percentile for such factors as flood risk, homes without indoor kitchens or plumbing, and toxic concentrations within streams in proximity to homes. Moreover, in West Craig, an estimated 18% of our residents over the age of 25 have less than a high school diploma <https://screeningtool.geoplatform.gov/en/#12.39/40.52354/-107.56411> as compared to 10% nationally. In census block group 080810005002, an astounding 53% of our residents qualify as low-income (90th percentile for State) with only a \$20,660 per capita income level. Hispanic populations comprise 23% of the population in this block group while 71% identify as Caucasian. The census tract also ranks in the 87th percentile for residents with less than a high school education and 84th percentile, as compared with the State, for residents over the age of 64. In the adjoining census block group 080810005005, which is also part of our target area, an even higher percentage (63%) of our residents qualify as low-income (96th percentile for State) with only a \$20,838 per capita income level. The census tract also ranks in the 83rd percentile for residents with less than a high school education. In reviewing Craig through the lens of the Climate and Economic Justice Screening Tool, Craig, CO is a rural, disadvantaged community as defined by multiple, separate categories <https://screeningtool.geoplatform.gov/en/#11.6/40.5201/-107.5529>. Craig residents live in households where income is less than or equal to twice the federal poverty level, ranking in the 94th percentile compared nationally. Moreover, our residents rank in the 99th percentile nationally for energy costs divided by household income. Our disadvantaged residents also have poor health conditions, ranking in the 97th percentile for residents above 18 yr. old with diabetes and in the 96th percentile nationally for residents diagnosed with heart disease. These underserved residents are also exposed to legacy pollution with the presence of at least one abandoned mine located within the community. These and other factors affect our workforce with 21% of our overall workforce having less than a high school diploma and 98% of our workforce having low median incomes as compared to other median incomes in this county. While mining brought some good jobs, which many will now likely be lost, few other industries that provide higher-income jobs. Also, large tracts of our city rank in the 88-96th percentile as it relates to access to broadband <https://ejscreen.epa.gov/mapper/>.

Reuse of our target brownfield sites will create more opportunities to create new and safer housing choices, more availability of healthy food choices, and beautification into our target areas will cultivate a more equitable community, impacting our most vulnerable residents, including those living in poverty. 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 Craig. Additionally, assessment and cleanup of vacant sites and buildings will help eliminate visible blight and provide new opportunities to create new restaurants and access to jobs. 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. Redevelopment of our target area will provide workforce diversification and allow new businesses to occupy both affordable and dynamic spaces, providing residents with well-paying and safe jobs. Throughout all of our efforts we will prioritize activities that do not displace, rather uplift exiting populations and businesses.

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

PARTNER	POINT OF CONTACT	SPECIFIC ROLE IN PROJECT
Colorado Northwestern Community College (CNCC)	Dr. Lisa Jones, President <a href="mailto:lisa.jones@cncc.edu">lisa.jones@cncc.edu</a> 970.675.3210	Help plan and leverage resources for the development of student housing; assign project research and visioning on BF sites.
Steamboat Regional Transportation Authority	Jonathan Flint. 970.879.3717 <a href="mailto:jflint@steamboatsprings.net">jflint@steamboatsprings.net</a>	Transit Hub redevelopment advisory; train hub location siting
Memorial Regional Health	Jennifer Riley, VP 970.826.3109 <a href="mailto:jennifer.riley@memorialrh.org">jennifer.riley@memorialrh.org</a>	Providing health perspectives and reuse perspectives.
Moffat County Visitors Center & Craig Chamber	Jennifer Holloway 970.824.5689 <a href="mailto:director@craig-chamber.com">director@craig-chamber.com</a>	Marketing fund allocation for additional studies
Moffat County	Melody Villard, Co. Commissioner <a href="mailto:mwillard@moffatcounty.net">mwillard@moffatcounty.net</a> 970-824-9155	Will provide perspective and info regarding Just Transitions Committee.

**iii. Incorporating Community Input:** Project goals in terms of our community engagement and partnership efforts are to achieve the following: 1) assist the public in contributing to and understanding the decision-making process during project planning, assessment phases, and cleanup, and Craig’s role in that process; 2) give the public accessible, accurate, timely, and understandable information about the “Retooling Craig” initiative; 3) ensure adequate time and opportunity for the community and community groups to provide informed and meaningful participation and for that input to be considered; 4) reflect community concerns, questions, and information needs; and 5) respect and fully consider and include public input. Much of the infrastructure for successful outreach has already been put into place during our prior grant. We will leverage these resources,

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including our Steering Committee, email outreach list, and continued updates to the Craig Brownfield GIS Storymap page to continue building successful engagement. Key workshops include **Reflections & Fast Forward - Kickoff**. This workshop looks to recap the past years of brownfield accomplishments and look forward to the next group of activities. We will introduce the project to community members who are new to the discussion, while also exploring new sites that may have emerged in the time between completion of the prior grant and starting a new grant, if awarded. **Multi-Modal Vision and Depot District Workshop**: This multi-day event will consider the potential impact of renewed interest in rail service on earlier Area Wide Planning concepts for the Depot District and Transit Hub. This could include exploration of the Robinson Building as the transit hub. We will work closely with the Regional Transportation Authority and leverage opportunities with the Governor’s Office regarding these initiatives. With the additional political leverage, we expect additional redevelopment interest from the many brownfield sites in the vicinity to explore reuse options for mixed-use development, including affordable housing. Using brownfield sites to help formalize the vision for a transportation service center, and supporting commuter train service between Steamboat and Craig could help ease the housing burden and economic sustainability of our residents who commute daily for work to the Steamboat Springs resort. We will update our existing 3D Model to add the new vision and build momentum. **1<sup>st</sup> Street Housing Workshop**: This interactive event is designed to empower property owners within the 1<sup>st</sup> Street area to explore and identify development opportunities following assessments. We will create site illustrations that consider brownfield contamination and cleanup, which also match the community’s vision and address local needs for affordable housing and/or employment uses. Resource roadmaps will be created to help owners understand additional grant resources that may be available. **Downtown Workshop**: This event will focus on properties in Craig’s downtown/Yampa Avenue Area. Using 3D Digital Photo tools, our team will help property owners create floor plans to support redevelopment efforts. The Steering Committee will work with owners to explore any necessary cleanup identified through assessments and then will build Redevelopment Roadmaps, including financial pro formas, visualizations, and strategies to advance investment. **The Launch**: This open house serves as the conclusion of this stage of the process, celebrating key wins and serving as a springboard for building additional momentum. Any successful community initiative must be carried forward by local champions – this event will help solidify a team approach, and transition leadership from the City to our citizen stakeholders.

Craig will designate a lead point of contact for the project to maintain communication with landowners, businesses, and residents. Our current mailing list will be updated, and we will send postcards as invitations to meetings. Additionally, we will use the Town’s newsletter to provide regular updates. Social media will be used, but not solely relied upon. We will collaborate with partners to overcome any language barriers, providing translators at meetings and materials to accommodate residents’ needs.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**a. Description of Tasks/Activities and Outputs**

**3.a.i. Project Implementation; 3.a.ii. Schedule; 3.a.iii. Lead; 3.a.iv. Outputs**

<b>3.a.i. Project Implementation</b>	<b>3.a.ii.</b>	<b>3.a.iii.</b>	<b>3.a.iv.</b>
<b>Task 1: Programmatic Grant Activities - \$25,000</b>	<b>Schedule</b>	<b>Lead</b>	<b>Outputs</b>
Contractor Procurement – Following the federal process to procure a <u>qualified environmental consultant</u>	2024 Q4	City	Issue RFP for QEP
Steering Committee Establishment	2024 Q4	City	Local Leaders
Attend brownfield training (x2 conferences), Colorado training, EPA Region 8 Meetings	2024 Q3, 2026 Q3	City	Education and Networking
Quarterly/Annual Reporting – QEP will complete the required quarterly and annual reporting. (DBE, Closeout, ACRES, etc.)	2025 Q1 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
<b>Task 2: Site Inventory &amp; Community Outreach - \$60,000</b>	<b>Schedule</b>	<b>Lead</b>	<b>Outputs</b>
Meetings, Updated Engagement Strategy, GIS Story map	2025 Q1	City, QEP	Engagement Plan
Newsletter strategy, Website launched	2025 Q2	City	Mailing List, Website
Public Meeting 1: Reflections/Fast Forward, Site Prioritization	2025 Q2	City/QEP	Meeting held
Site Inventory, Priorities confirmed	2025 Q3	QEP	Priorities Identified
12 Newsletter Updates, Mailers for Meetings	Ongoing	City	Newsletters
12 Landowner Meetings	Ongoing	QEP	Site Eligibility Determinations (SEDs)
<b>Task 3: Area-Wide Planning - \$165,000</b>	<b>Schedule</b>	<b>Lead</b>	<b>Outputs</b>
Public Meeting 2: Depot District Workshop	2025 Q3	QEP/City	Workshop done
Redevelopment deliverables (cleanup plans, transit center location confirmation, additional site concepts, 3D Visualization Updating, funding roadmap, etc.)	2026 Q1	QEP/City	4-6 renderings, 5 Vision maps, 3D visuals.

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Public Meeting 3: 1 <sup>st</sup> Street Housing – Review properties for reuse, feasibility strategy, and build community vision.	2026 Q3	QEP/City	Workshop Completed.
Public Meeting 4: Downtown Workshop – Complete vision, illustrations, strategic work plan, and funding roadmap.	2027 Q2	QEP	Workshop Completed.
Area-wide planning summary created & published including redevelopment profiles for catalvst sites.	2027 Q3	QEP	1 report published.
Public Meeting 5: Launch. Grant closeout public meeting and comments. final Area-Wide Plan	2027 Q1	QEP	Meeting held. Plan Completed
<b>Task 4: Environ. (Phase I, II, Reuse Planning) - \$250,000</b>	<b>Schedule</b>	<b>Lead</b>	<b>Outputs</b>
QAPP will be coordinated for approval by Region 8	2025 Q1	QEP	QAPP Approved.
14 Phase I ESA Reports (Including SEDs, and Access Agreements) (per ASTM E1527-21)	Ongoing	QEP	14 reports done
6 Phase II ESA Reports (Includes Access Agreements)	Ongoing	QEP	6 reports done
Complete 6 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 Q4	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 Costs	Personnel					
	Fringe Benefit					
	Travel	\$6,800				\$6,800
	Equipment					
	Supplies					
	Contractual	\$19,000	\$60,000	\$164,200	\$250,000	\$493,200
	Other					
Total Direct Costs		\$25,800	\$60,000	\$164,200	\$250,000	\$500,000
Indirect Costs						
<b>Total Budget</b>		\$25,800	\$60,000	\$164,200	\$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 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**. Within Task 3 we allocated area-wide planning funds which amount to 32.8% of the total grant award and in Task 4 we envision 50% for environmental assessments. Task 1 has 5.2% allocated for grant programmatic management. Costs were confirmed with a QEP and planning consultant and verified by the City based on recent projects.

**Task 1: Programmatic Grant Activities/Travel - \$25,800:** Contractual: Assumes approx. \$500 ea. for 16 Quarterly meetings, 30 hrs. for coordination calls, and 70 hrs. for quarterly/annual reporting (100 hours @ \$110/hour) totaling **\$19,000**. Travel: Attend the brownfield conference and travel includes an assumed \$1,700 for two staff to attend the National Brownfield Conference twice (\$745 flight ea., \$175/night/ea. hotel x 3 nights, Registration/each @ \$250, Meals \$180 each = **\$6,800**).

**Task 2: Inventory/Outreach - \$60,000:** Contractual: Updated Engagement Strategy, GIS Storymap Updates, 100 hours @ \$125/hour = **\$12,500**; Newsletter setup, website mailing list (75 hours @ \$100/hour = **\$7,500**); Public Meeting 1: Reflections/Fast Forward - Assumes 3-day public event, including engagement outreach preparation and follow up approximately 124 hours @ \$125/hour = **\$15,500**; Site Prioritization – 40 hours @ \$150/hour = **\$6,000**; 12 Newsletters 65 hours @ \$100/hour = **\$6,500**; 12 Landowner Meetings – 80 hours @ \$150/hour = **\$12,000**.

**Task 3: Area-Wide Planning - \$164,200:** Contractual: Three public meetings & workshops (Depot District, 1<sup>st</sup> Street Housing, Downtown Buildings) with anticipated QEP support allocated for engaging and interactive workshops, preparation, and execution are budgeted at approximately 410 hours @ \$125/hour for staffing, preparation, on-site workshops, and summary recommendations, \$830 maps/printing = **\$52,080**; Grant launch party/inventory 80 hours at \$125 = **\$10,000**. Redevelopment Deliverables to include site-specific visualization estimated 360 hours at \$125/hour (\$7,500 per site, with 6 budgeted = **\$45,000**); Workshop Deliverables to include: Site plan concept, visualizations, strategy report 300 hours @ \$140/hour = **\$42,000**; Final Area Wide Plan at 108 hours @ \$140/hour = **\$15,120**.

**Task 4: Environmental Assessment - \$250,000:** Contractual: Cost estimates include 14 Phase I ESAs @ \$4,350 each plus SEDs at \$750/each = **\$60,900**. Six Phase II ESAs (cost depending on site size and complexity, includes Sampling and Analysis Plan, estimated @ \$25,750 each totaling **\$154,500**). 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 preparation = **\$8,600**.

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**c. Plan to Measure and Evaluate Environmental Progress and Results:** In cooperation with the EPA Region 8 staff and our QEP, we will develop a work plan and timeline for activities under the grant. Our team understands the ACRES system and will develop quarterly reports and a final report to track, and document grant-related activities and outputs. The program manager will track, measure, and evaluate the accomplishments/outputs compared to the 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, housing units, parklets, and multi-modal investments 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 meet to review/compare the schedule progress against the work plan schedule/goals and determine if corrective actions are needed to remedy any issues. Our project team will evaluate the project progress semi-annually against our goals and if goals are not being met or are off schedule, will meet with our consultant to adjust the project approach and schedule, as needed.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability:**

*i. Organizational Capacity, ii. Organizational Structure, iii. Description of Key Staff:* Our talented administration team is flexible in accommodating a diversity of tasks and will administer the grant in a timely and effective manner. Our community is highly organized with sufficient staff to manage the grant with a city manager, economic development manager, and finance manager who have managed EPA grant funding in the past. **Peter Brixius**, City Manager, will manage **ReTooling Craig**. With both public and private sector experience, Peter manages a \$23 million budget for the City of Craig. Peter handles city management including 5 departments and 3 Enterprise Funds, an Economic Development Committee, and the City’s General Fund Departments. **Shannon Scott**, MBA, Economic Development Manager, Shannon has been building the economic development program in Craig for the past several years. She engages in brownfield redevelopment in Craig and has attended regional and national brownfield workshops and conferences. She was integral in managing the previous grant in Craig, CO, using the technical assistance products to spur millions in new investment, redevelopment, and creating jobs. **Bruce Nelson** served as the Craig Finance Director for the last 23 years and has 40 years of experience with municipal and state governments. His work involves financial planning and operations in auditing, accounting, grant administration, investments, budgeting, and payroll. Each will be involved in the daily management of the grant, and should any depart, the others will effectively fill their role. We are comfortable using contractors who can provide the services contemplated under the Retooling Craig approach based on our prior environmental and economic development studies.

*iv. Acquiring Additional Resources:* The City of Craig understands that additional technical expertise and resources will be needed to effectively complete the brownfield assessment project. We will retain a qualified environmental consultant to assist in managing the activities funded by the Assessment Grant through a qualifications-based bid process. This will include evaluating (1) the number of EPA grants the environmental consultants have helped manage; (2) the consultants’ understanding of the Assessment Grant process and Quality Assurance Project Plans (QAPPs), and (3) the consultants’ understanding and ability to help with community outreach and education. The consultants will be evaluated on their experience with Colorado environmental laws, regulations, and EPA requirements and policies; environmental due diligence; transactions of environmentally impaired property; environmental site assessments (ESAs); brownfield redevelopment and financing; and community outreach activities.

**b. Past Performance and Accomplishments**

*i. Currently Has or Previously Received an EPA Brownfields Grant:* Craig was awarded an EPA Community-wide Assessment Grant in 2021 for \$300,000. The grant is expected to be finished by the end of 2023.

*(1) Accomplishments:* The City is applying for this grant to continue the success of the previous grant and the accomplishments made in support of our redevelopment plans for the City. In summary, a strong steering committee was formed, public outreach meetings were completed with great community participation, over 30 sites were identified in the inventory exercise, Phase I ESAs were completed on 13 sites, and Phase II ESAs were completed on 5 sites. Redevelopment proformas and road maps were completed for 5 sites. Area-wide planning included the assessment of 2 sites in support of the new \$3.3M (EDA Invested) Yampa River Corridor Project. Planning and environmental support were provided for the cleanup and development of the former Moffet County Hospital, which resulted in \$5M in new investment into 28 new housing units. A 3D model was developed for the downtown Depot District, that will be used for redevelopment planning. The Frontier Industrial Park received a Phase I ESA and has a pending Congressionally Directed Spending Grant for \$2.5M for infrastructure development and approximately \$1M in funding pending from the Office of Just Transition for the acquisition of the property. For each site, our EPA representative approved all SEDs, all properties were reported in ACRES, individual Phase I and II Assessments were retained for records, AAI checklists were filed, and copies were sent to the EPA.

*(2) Compliance with Grant Requirements:* We completed requirements and compliance with the work plan, schedule, terms, conditions, and progress reports, met expected results on time for the above-mentioned grants, including an FY 2021 EPA Assessment Grant, DOLA MSOB, the CDOT RMS project, and a USDA Loan project. Project staff have a history of timely compliance with federal and state grants under City control. No adverse audit findings have been determined and all projects were completed successfully without any corrective measures and in compliance with work plans. All terms and conditions of the awarding agencies were met on schedule and reports and financials were submitted on time.

“ReTooling Craig”, Colorado --- EPA Brownfield Community-Wide Assessment Grant FY23-24  
**Threshold Criteria for Assessment Grants**

**1. Applicant Eligibility:**

- a. The applicant for this combined EPA Community Wide Assessment Grant is the City of Craig, Colorado. The City of Craig 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 Craig, CO 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:** Project goals in terms of our community engagement and partnership efforts are to achieve the following: 1) assist the public in contributing to and understanding the decision-making process during project planning, assessment phases, and cleanup, and Craig’s role in that process; 2) give the public accessible, accurate, timely, and understandable information about the “Retooling Craig” initiative; 3) ensure adequate time and opportunity for the community and community groups to provide informed and meaningful participation and for that input to be considered; 4) reflect community concerns, questions, and information needs; and 5) respect and fully consider and include public input. Much of the infrastructure for successful outreach has already been put into place during our prior grant. We will leverage these resources, including our Steering Committee, email outreach list, and continued updates to the Craig Brownfield GIS Storymap page to continue building successful engagement. Key workshops include **Reflections & Fast Forward - Kickoff**. This workshop looks to recap the past years of brownfield accomplishments and look forward to the next group of activities. We will introduce community members who are new to the discussion, while also exploring new sites that may have emerged in the time between completion of the prior grant and starting a new grant, if awarded. **Multi-Modal Vision and Depot District Workshop**: This multi-day event will consider the potential impact of renewed interest in rail service on earlier Area Wide Planning concepts for the Depot District and Transit Hub. This could include exploration of the Robinson Building as the transit hub. We will work closely with the Regional Transportation Authority and leverage opportunities with the Governor’s Office regarding these initiatives. With the additional political leverage, we expect additional redevelopment interest from the many brownfield sites in the vicinity to explore reuse options for mixed-use development, including affordable housing. Using brownfield sites to help formalize the vision for a transportation service center, and supporting commuter train service between Steamboat and Craig could help ease the housing burden and economic sustainability of our residents who commute daily for work to the Steamboat Springs resort. We will update our existing 3D Model to add the new vision and build momentum. **1<sup>st</sup> Street Housing Workshop**: This interactive event is designed to empower property owners within the 1<sup>st</sup> Street area to explore and identify development opportunities following assessments. We will create site illustrations that consider brownfield contamination and cleanup, which also match the community’s vision and address local needs for affordable housing and/or employment uses. Resource roadmaps will be created to help owners understand additional grant resources that may be available. **Downtown Workshop**: This event will focus on properties in Craig’s downtown/Yampa Avenue Area. Using 3D Digital Photo tools, our team will help property owners create floor plans to support redevelopment efforts. The Steering Committee will work with owners to explore any necessary cleanup identified through assessments and then will build Redevelopment Roadmaps, including financial pro formas, visualizations, and strategies to advance investment. **The Launch Party**: This open house serves as the conclusion of this stage of the process, celebrating key wins and serving as a springboard for building additional momentum. Any successful community initiative must be carried forward by local champions – this event will help solidify a team approach, and transition leadership from the City to our citizen stakeholders. Craig will designate a lead point of contact for the project to maintain communication with landowners, businesses, and residents. A mailing list will be established, and we will send postcards as invitations to meetings. Additionally, we will use the Town’s newsletter to provide regular updates. Social media will be used, but not solely relied upon. We will collaborate with partners to overcome any language barriers, providing translators at meetings and materials to accommodate residents’ needs.

3. **Expenditures of Assessment Grant Funds:** The City of Craig, CO has an open EPA Brownfield Assessment Grant that has been drawn down over 70% and never had a Multipurpose grant. See attached financial records.
4. **Discussion on named contractors and subrecipients:** We do not have a qualified environmental and planning consultant under contract for this application. If awarded, we will solicit requests for qualifications for qualified environmental and planning consultants in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500.