



CITY OF MONTE VISTA

City Planner

www.cityofmontevista.com

95 West 1st Avenue Monte Vista, CO 81144

Main Phone: (719) 852-2692 ~ Main Fax: (719) 852-6167

1. Applicant Identification

City of Monte Vista
95 West 1st Avenue
Monte Vista, Colorado 81144

2. Funding Requested

- a. Grant Type: Multipurpose
- b. Federal Funds Requested: \$1,000,000

3. Location

a) City of Monte Vista b) Rio Grande County c) Colorado

4. Target Area and Priority Site Information

Target Area: Census Tract 08105976700

Priority Sites:

City Hall: 95 West 1st Avenue, Monte Vista, CO 81144

Abandoned building: 117 Adams Street, Monte Vista, CO 81144

5. Contacts

a. Project Director

Name: Gigi Dennis – City Manager

Phone number: (719) 852-8288

Email address: gdennis@ci.monte-vista.co.us

Mailing address: 95 West 1st Avenue, Monte Vista, Colorado 81144

b. Chief Executive/Highest Ranking Elected Official

Name: Dale Becker – Mayor

Phone number: (719) 852-8289

Email: dbecker@ci.monte-vista.co.us

Mailing address: 95 West 1st Avenue, Monte Vista, Colorado 81144

6. Population

Monte Vista, CO: 4,228 (US Census 2017–2021 American Community Survey)



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7. Other Factors

Other Factors	Narrative Page #
Community population is 10,000 or less.	1, 5
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	NA
The priority brownfield site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road or other public thoroughfare separating them.)	NA
The priority site(s) is in a federally designated flood plain.	NA
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 20% of the overall project budget will be spent on eligible site reuse/area-wide planning activities, as described in Section I.B., for priority brownfield site(s) within the target area.	10, 11
The target area is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	NA

8. Letter from the State or Tribal Environmental Authority

See attached.

9. Releasing Copies of Applications

Not Applicable.



COLORADO
Department of Public
Health & Environment

November 7, 2023

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

Via email - Wilson.Christina@epa.gov

RE: City of Monte Vista - Multipurpose Grant Proposal for the City of Monte Vista, Rio Grande County, Colorado

Dear Ms. Wilson:

For the last 16 years, the Colorado Department of Public Health and Environment has worked in close cooperation with the City of Monte Vista and Rio Grande County on Brownfield related issues. The City of Monte Vista has prioritized the major issues facing them with regards to a blighted Main Street Corridor. The City of Monte Vista is entirely within a Justice40 Community and Identifying and remediating these close in blighted properties within the Main Street Corridor has historically been proven to spur adjacent development and interest in these downtown corridors. As part of the ongoing cooperation between the City of Monte Vista and CDPHE, I am writing to express our support of the City of Monte Vista's FY2024 Brownfields Multipurpose Grant proposal.

The properties in this project are eligible with limited assessment data. A thorough review of the information submitted by the City of Monte Vista indicated that site data was sufficient to apply and be approved to the Voluntary Cleanup Program in the future when the time is appropriate.

Pending a successful proposal by the City of Monte Vista, CDPHE has additional resources to assist completion of the activities outlined in the proposal. These resources range from technical and planning resources to financial resources to assist with cleanup. CDPHE has informed the City of Monte Vista of the availability of these resources and can assist with the application process if requested.

In closing, I want to again express the department's support for the City of Monte Vista's proposal. CDPHE looks forward to continuing our longstanding partnership with both the City of Monte Vista and Rio Grande County to effect redevelopment and revitalization of brownfields properties in this remote and economically disadvantaged region of Colorado.

If you have any questions, please contact me at mark.rudolph@state.co.us or (303) 916-2179.

Sincerely,

Mark Rudolph
CDPHE Superfund Project Manager and Brownfields Coordinator
Hazardous Materials and Waste Management Division

Cc: Kerry Conner Terracon





1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields i. Overview of Brownfield Challenges and Description of Target Area:

The City of Monte Vista (City) was incorporated in 1886. The largest city in Rio Grande County, the City experienced rapid growth from 1900 to 1910, followed by slower, even declining, growth until the year 2004, when the population reached a high of 4,744 residents.¹ The population has declined by approximately 11% from 2004 to 2021 (currently 4,228). The City also struggles economically: the City's per capita income (\$25K) is approximately 56% below that of Colorado (\$42.8K).² The City's declining population and low-income demographic, coupled with impacts related to the economic recession of 2008–2009 have had a lasting impact on the City's commercial and industrial businesses, resulting in numerous abandoned, underused, and degrading buildings, specifically along the City's **Main Street Corridor (MSC)**. Additionally, the City has not recovered from economic impacts suffered during the COVID-19 pandemic on top of an already struggling economy that has affected local business. For example, V&V Hardware closed its doors in 2020 after over 40 years of operation; the owners wanted to retire and could not find anyone willing to invest in buying the store. The Vali 3 theater closed, discontinuing the staple of a movie theatre for a thriving downtown community. A prospective restaurant, Three Guys Brewery, was going to open at 117 Adams Street (Priority Site 2) but due to the expense of remodeling the property could not afford the investment. These are just a few examples of lost businesses that have impacted the downtown community, the MSC, and the City as a whole. Once a thriving and vibrant community, the City is now in decline, inundated with abandoned or aging buildings. The City is in need of revitalization to create increased interest in future redevelopment, investment, and growth. The requested brownfield funding will spur revitalization for the City.

The **geographic boundary** will be the city limits with a **target area** focus on the City's **MSC**. The **target area** is located in **census tract 08105976700, which is a Justice40 Initiative Disadvantaged Community**. The target area includes commercial and residential properties, schools, parks, and light industrial properties. Multiple brownfields sites are prevalent within the MSC and in need of attention. Grant funding will be used for site assessment, reuse planning, community engagement, and cleanup of City-owned property. Grant funds will also catalyze and leverage additional cleanup, planning, and site-reuse funding opportunities. Emphasis will be placed on sites identified by planning and community input as providing the greatest community benefits: facilities to promote educational and training facilities; spaces for health, recreation, and social uses; City and community economic development; healthier and more functional government facilities to improve services to the community; and action promoting a more attractive and safer MSC to appeal to visitors, future developers, and community members.

ii. Description of the Priority Brownfield Site(s): Monte Vista's efforts to bring revitalization to the MSC has already begun. The City has identified **more than five potential brownfield sites** during an initial windshield survey of the MSC. These sites consisted of **abandoned and vacant buildings, historical gas stations, and laundromats**. The City, with assistance from the community and MSC residents and project partners will identify additional priority sites during the grant-funded site inventory task. The City has received petitions by MSC business owners indicating they will not upgrade or repair their facades if the City doesn't address blight and vacancy throughout the MSC target area. By addressing these buildings and others within the community, the area will vastly improve both aesthetically and functionally.

¹ Colorado State Demography Offices; ACS 2009–2013, US Census Bureau

² US Census: 2017–2021 American Community Survey



Priority Site 1 is the Monte Vista City Hall. The historic City Hall, used by City Government and the Police Department, was built in 1932 and originally functioned as a hospital. It is located at 95 West 1st Avenue on Main Street at the westerly entrance of the community, adjacent to Chapman Park and four blocks from the local high school. The structure is showing its age and in need of improvements. The approximately 34,000-square-foot building is full of cracked stucco, leaking single-pane windows, lead paint, and floor and ceiling tiles that are likely composed of asbestos-containing materials (ACM). Latent impacts from historical heating oil tanks, old x-ray equipment, and other hospital-related historical impacts will also require assessment. Recently a developer told the City that they decided to not build in the city because the City Hall was in such disrepair. City leadership plans on **additional assessment and cleanup/remediation of this priority site** in order to upgrade the building to be a symbol of a thriving community as people enter their town. It will be a beacon to potential developers not a detractor.

Priority Site 2 (117 Adams Street) is another key site of interest. Originally built in the 1920s, this 3,120-square-foot commercial property is sandwiched between adjoining commercial properties in the City's MSC. The City recently reacquired Priority Site 2 which was most recently being remodeled and developed into a restaurant (Three Guys Brewery). However, exorbitant costs to revitalize the commercial space have proven cost prohibitive for numerous entities. Since 1994, the property has changed hands from prospective owners to the bank and ultimately back to the City multiple times. The building is mere blocks from Bill Metz elementary school, Grace of Mercy Church, Fullenwider Park, and Carnegie Public Library. A viable tenant has not been identified to restore the building, and it continues to degrade and detract from its neighboring buildings and contributes to a languid downtown. The building is in dire need of revitalization and is on the very front edge of the MSC. ACM, lead-based paint (LBP), and mold will need to be addressed during the restoration and development process. Until this happens, the site will continue to negatively detract from the MSC and associated target area.

iii. Identifying Additional Sites: To identify additional brownfield sites in the community, the City will perform community outreach through local channels and will review the suggested brownfield sites provided by community members during quarterly meetings. The City will work diligently with residents to identify and prioritize brownfield sites through an in-depth grant-funded site inventory and evaluation ranking criteria process (Budget: Task 2). The Brownfields Project Team will maintain a site inventory of the suggested brownfield sites and will review the list routinely, updating it at each quarterly meeting. The community and Brownfields Project Team will work together to prioritize sites based on community needs, the City's Brownfields Program goals, and US Census data showing needs of the sensitive populations living in this **Justice40 Initiative Disadvantaged Community**. Other criteria when prioritizing potential sites will include those demonstrating the greatest negative impacts to the community. These sites will likely include rundown or abandoned properties in shopping districts and those around the City's schools and parks. The community and the Brownfields Project Team will also focus on key areas that may intrigue future developers if not for the current state of the property and surrounding businesses. This effort will drive revived growth and interest in the MSC.

b. Revitalization of the Target Area i. Overall Plan for Revitalization: In 2015 Rio Grande County (the County), the City of Monte Vista, the Town of Del Norte, and the Town of South Fork prepared The **Rio Grande County Joint Master Plan (The Plan)**. The plan focused on economic development and redevelopment of the County and the three primary towns in the County, with Monte Vista being one of them. **Goals outlined in the plan for Monte Vista** included **revitalization of the MSC**, encouragement of businesses creation, and creation and improvement



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of activities that draw people to the City. To increase development opportunities in key areas of the City, the plan also outlined rezoning northern and southern portions of the far west edge of the City to allow development of low to medium density residential and expanding the central business zoning district to allow for mixed uses, such as multistory commercial developments with first-floor commercial and upper-floor residential.³ A key goal outlined in the Plan was to strengthen the overall economy of the City by supporting the creation of primary jobs, supporting the MSC, and supporting local business while remaining a regional agricultural center. This included action items like rezoning vacant and underused noncommercial and industrial properties to mixed use (commercial and residential) and higher density use.

Although the City is actively working with the County through the **Plan**, the City will also create a specific Brownfields Revitalization Plan (BRP) as a part of this project and grant execution for the MSC target area. This BRP will revisit revitalization plans for the MSC with specific focus on community need and input, which were only generalized in the original **Plan**. The BRP will include an opportunities and constraints analysis for the priority sites and other potential properties identified in the MSC. Additionally, the BRP will include a multistep implementation strategy for remediation and redevelopment of the properties identified in the MSC. The BRP will be tailored for both short- and long-term implementation of the goals and strategies established within the plan. It will identify additional means of securing public funding through State and federal provisions as well as tax incentives that will help the City prosper in its vision for a revitalized MSC. The City will also include Site Reuse Assessments, Land Use Assessments, and a Market Study to indicate economically feasible reuse options for the brownfield sites through EPA Multipurpose Grant approved planning options. Ultimately the City will tailor the BRP as a focused implementation of the **Plan** specifically for revitalizing the City and community through addressing brownfield properties.

The remediation of and investment in City Hall will create a sense of community pride and spur additional improvements within the City, especially in the MSC. Across the street from City Hall is a planned 80-acre development that will have multifamily and single-family housing with mixed-use commercial properties. Brownfield funding for assessment and remediation will be a catalyst to spur future redevelopment and investor interest throughout the community.

ii. Outcomes and Benefits of Overall Plan for Revitalization: With the requested grant funding, assessment and cleanup of the MSC's underused and distressed properties will become a possibility for the City. The subsequent renovation of City Hall will spur community involvement and pride, which will lead to other community redevelopment and investment. The City's investment in the aging building will catalyze revitalization in the target area and the City as a whole (**noneconomic benefit**). Furthermore, the cleanup will provide an **economic benefit** of temporary ACM and LBP abatement job creation (approximately 5–10 full-time over 1–2 months). The assessment and cleanup of **Priority Site 2** will provide long needed commercial opportunity for the site. Potential uses that would benefit the community are a restaurant, clothing store, or other needed commercial use for the struggling MSC focus area (**noneconomic benefit**). A renewed store front will spur adjacent store owners to upgrade and invest in the MSC as well, producing a renewed vigor in the downtown economy and employment opportunities (**noneconomic benefit**). Addressing blight in the MSC will help raise property values for the surrounding properties, reduce exposure to environmental threats, increase the likelihood of new jobs (construction and abatement) and a subsequent increase to tax revenues (**economic benefits**).

³ 2015 Rio Grande County Joint Master Plan, p. 49.



The City will encourage redevelopment within the target area to use **energy-efficient sources and renewable energy, including solar, wind, and/or renewable natural gas as part of its redevelopment strategy. The City has led the way by investing in energy-efficient windows for City Hall, installed in a small portion of the building to date, as well as planned solar panels.** By demonstrating such climate resilience in City Hall, other local businesses will be encouraged to follow suit to reduce the carbon footprint of the MSC and City as a whole.

c. Strategy for Leveraging Resources i. Resources Needed for Site Reuse: The City is eligible to pursue private, State, and federal grant options to further redevelopment efforts. City staff is well-versed in applying for and obtaining available funding for projects in the target area. The City is making every effort to secure additional funding for target-area redevelopment. The City is currently anticipating grant awards from the Rural and Tribal Community Pilot Program. This grant will provide funds to create a northern and southern emergency bypass for US HWY 160/285. The intended use for this grant is for potentially reducing commercial vehicle operations in the MSC, making it more attractive to tourists and businesses with improved air quality and a reduction in diesel particulate matter. The US Forest Service-Urban Canopy Forest Grant will help in planting trees within the City and MSC. This grant will further revitalize the City and MSC and encourage investment in the beautification of the MSC. A Department of Local Affairs (DOLA) Mainstreet Live Grant will help with the rehabilitation and upgrades to the City downtown alleys, upgrading the subsurface infrastructure and dropping powerlines to the subsurface and further activating the City's alleyways for commercial development in the MSC, as specifically requested by the struggling businesses in the MSC. The City has also applied for a Colorado Department of Housing Community Development Block Grant of approximately \$2.2 million to be used for land acquisition and installment of infrastructure for multifamily, single-family, and mixed-use development. This grant will provide affordable housing to the City's struggling community and free up resources for investment by prospective business owners in the MSC. The City's pursuit of these grants and others in the future are designed to improve City infrastructure and uplift the façade, overall functionality, and appearance of the MSC, which includes Priority Site 2 and other commercial properties in the target area. However, without this Brownfields Multipurpose Grant, the City will have serious capital shortages for addressing the blight and redevelopment needs within the MSC.

ii. Use of Existing Infrastructure: The City's plans for redevelopment and revitalization within the MSC will be greatly improved with brownfield funding. The City will use the existing infrastructure including water/sewer, transportation, communication, and power to spur the revitalization efforts. The City will pursue additional State and federal grant funding opportunities to fulfill any future infrastructure needs. Grants like the DOLA Mainstreet Live Grant will be helpful for aiding the City in improving streetscapes and alleyways for a revitalized MSC.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need i. The Community's Need for Funding: Monte Vista is a small city with limited resources. The majority of the City's funding provides basic services and maintains and improves infrastructure when extra capital exists, **leaving little to no funds for the assessment and remediation of brownfield sites.** The City is working on replacing the Wastewater Treatment Plant (WWTP) to meet current requirements. The City is currently at a higher-than-average impact related to wastewater discharges and potential impacts to the community compared to the State and the nation as a whole.⁴ The cost of the WWTP is estimated to be **in excess of \$30 million.** While the City is committed to redevelopment and remediation, the WWTP is required at this time,

⁴ EJScreen Community Report; August 21, 2023.



and the City will fund that project by raising costs to the residents as well as using American Rescue Plan Act funds. Increasing costs for expected services in this small community may be detrimental for some given the distressed and low-income population.

Monte Vista is home to a small and impoverished population (4,228). The City is an economically depressed area as shown by a **low median household income of \$44,982 compared to the State (\$80,184) and the US average (\$69,021)**.⁵ In addition, the City has an average **poverty rate of all people at 19%, unemployment rate of 9%**, and per **capita income of \$24,556**. These levels differ significantly from those for the US: poverty rate 13%, unemployment rate 6%, and per capita income \$37,638.⁵ The Climate and Economic Justice Screening Tool (**CEJST**) reports the target area is in the **91st percentile for poverty** where income is at or below 100% of the federal poverty level and 71st percentile for low income where household income is less than or equal to twice the federal poverty level.⁶ Having the grant funding to support cleanup and revitalization of the MSC will allow the City to focus on key infrastructure issues like the WWTP and not detract from the revitalization of the MSC. The Brownfields Multipurpose Grant funding is crucial to jumpstart redevelopment efforts in the City's vision for its future and will positively affect the City's community and residents.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: The sensitive populations living in the City are those with low incomes, the unemployed, and the non-English speaking population. Target-area residents have a **low income rate of 32%** (State 25%) and are in desperate need of job opportunities, with an **unemployment rate of 9%** (State 5%). Within the target area, **25% of residents do not speak English** and a majority of the City population is **Hispanic/Latino 65.8% (21.9% State)**.⁵

The City population has a higher incidence of youth and elderly at 46.6% (State 39.9 %). This reality, coupled with 13% of the population having less than a high school education (State 8%), increases the need for low-skilled jobs in the community.⁵

An additional challenge is that existing businesses within the target area are aged, creating an environmental concern of **asbestos and lead**. Vacant and underused properties created from the loss of commercial and industrial businesses has produced an economic and social drain, resulting in gradual disinvestment and high levels of poverty in the target area. The redevelopment of City Hall and 117 Adams Street will help to stimulate economic growth in the target area and address **welfare issues** plaguing the city such as the **need for new job opportunities and better local availability for clothing and other necessities**. The redevelopment of the two priority sites located in the MSC will help increase economic growth, providing more opportunity for employment and more access to local commerce. Using EPA Brownfields Multipurpose funds to identify contamination and reduce the threat to sensitive populations will be the first positive step toward revitalization through planned commercial redevelopment and the creation of new businesses in the MSC, allowing for job opportunities that will lead to economic prosperity for generations to come.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Sensitive populations face more significant risk of disease and health conditions such as **cancer and asthma** because of conditions present at brownfield sites. Based on their age and deteriorated condition, City Hall, 117 Adams Street, and other buildings within the MSC create an ongoing air quality threat as the LBP and ACM continue to sit and deteriorate. Additional MSC properties identified through the City's windshield survey include former filling stations and suspected laundry/dry-

⁵ US Census: 2017–2021 American Community Survey

⁶ CEJST map – Census Tract 08105976700



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cleaning facilities situated near homes, parks, and churches. Historical releases of hazardous substances and petroleum products from old dry cleaners and leaking underground storage tanks (USTs), **which are in the 78th percentile in the State**, can go undetected for years and present a continuing threat for vapor encroachment conditions (VECs) inside buildings. Many of the compounds are carcinogenic. **The target area is in the 64th percentile for cancer in the State.**⁷

Lead paint and asbestos exposure typically associated with aging structures pose increased risks to sensitive populations, especially for the target area's children-living-in-poverty residents. The Environmental Justice (EJ) screen ranks the target area ranks in the **82nd percentile in the State for Lead Paint Indicator and the 64th percentile in the State for cancer risks.**⁷ Lead exposure can result in severe health and developmental consequences in **infants and children**, and asbestos exposure can result in many forms of **cancer** and breathing problems such as **asthma**. **The target area is in the 58th percentile nationwide for Statewide-weighted percentage of people told they have asthma.**⁷ Without the EPA Brownfields Grant funding for site assessments, the City will be unable to identify potential target-area contaminants that can exacerbate these underlying health conditions. By addressing brownfield sites and removing these contaminants, the City can mitigate the serious health concerns they cause for residents.

(3) Environmental Justice (a) Identification of Environmental Justice Issues: The EPA Environmental Justice Screening Report shows the City in the State's **88th percentile for the people of color population, 70th percentile for low income, and 85th percentile for unemployment**. Furthermore, 13% of the population have less than a high school of education. The dilapidated and aging properties throughout the MSC, such as City Hall and 117 Adams Street (Priority Site 2), generate a ripple effect of negative consequences including decreased taxable revenue, decreased property values, and reduced ability to market properties for redevelopment and EJ issues such as low income, high unemployment, and distressed commercial properties affecting the underserved residents of the target area.

Because of the negative environmental consequences influenced by numerous abandoned and blighted properties within the MSC, the sensitive populations have not experienced the same economic growth and vitality as the rest of the State. This is evident by the City's extremely low median household income (\$44,982), high unemployment rate (9%), and high poverty rates (19.4%).⁸

(b) Advancing Environmental Justice: As the years have gone by, the negative environmental consequences have scared away potential investors, causing the blighted, dilapidated and vacant buildings to sit idle. The negative environmental consequences and threats will be reduced and, in some cases, reversed upon the identification, assessment, and remediation made possible by the EPA Brownfields Grant Program removing the unknowns and bringing new life and business opportunities to the area. The revitalized City Hall will provide a catalyst for community pride and developer interest. The revitalization of Priority Site 2 will bring both jobs and a renewed interest in the MSC commercial business community, addressing high unemployment, which is crucial to the Biden Administration's Justice40 Initiative. Addressing these EJ issues will set the stage for redevelopment, enabling new businesses to occupy revamped commercial spaces. The proposed rehabilitation/reuse of the priority sites, as well as the vision for revitalization in the MSC, will improve the health and well-being of the sensitive populations and remedy many of the environmental and socioeconomic justice issues affecting the City. Furthermore, the current vision

⁷ EJScreen Community Report; August 21, 2023.

⁸ US Census: 2017–2021 American Community Survey



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for the redevelopment of the MSC will have no impact in the displacement of residents/businesses among the underserved community(ies) in the target area.

b. **Community Engagement** i. Prior/Ongoing Community Involvement: Extensive community involvement was previously conducted in preparation of the 2015 Rio Grande County Joint Master Plan. More recently, the City informed the public of their intent to pursue an EPA Brownfields Multipurpose Grant at the regular City Council meeting held on September 21, 2023, noting that pursuing Brownfields funding would specifically help address the aging and dilapidated commercial properties within the MSC, benefiting local businesses and the community. The City works through multiple outlets to provide information to the public: the local paper, social media websites, the City’s website, Valley Views public radio interviews, public meetings, and City Council meetings. The most significant part of the community outreach will be showing citizens the possibilities for improved commercial development opportunities on or around the priority sites as well as the entire target area.

ii. Project Involvement & iii. Project Roles: The following are key local community organizations involved in the project.

Name of Org.	Point of Contact	Specific involvement in the project or assistance provided
Monte Vista Urban Renewal Authority (URA)	Laura Conshelos; (719) 849-3098; [REDACTED]	The URA helps to promote projects that supply public benefit, provide quality sustainable places, create jobs, offer affordable housing, and raise the standard of development in the City. They will help with identifying additional properties for assessment within the community and site prioritization.
The OptiMystics	Adam Lock; (719) 239-1811; optimysticscan@gmail.com	The OptiMystics are a nonprofit Citizen’s Action Network committed to the revitalization of Monte Vista, Colorado. They will assist with outreach, site prioritization and inventory, and future reuse planning.
Monte Vista Chamber of Commerce	Heather Hillen; (719) 852-2731; heather.mvcoc@gmail.com	The Chamber endeavors, through effective marketing and promoting, to create a sustainable business environment and improve quality of life for community members. They will assist with community outreach.
LOR Foundation	Ivette Atencio; (719) 850-2312; ivette@lorfoundation.org	LOR is a 501(c)(3) private foundation . Their work focuses on solutions that improve quality of life across a broad range of issues: the economy, education, engagement, the environment, health, housing, transportation, and water. They will assist with community outreach and site prioritization and inventory.
Boys and Girls Clubs of the San Luis Valley (BGCA)	Aaron Miltenburger; (719) 850-1464; aaron@bgcslv.org	The Boys & Girls Clubs of America (BGCA) is a 501(c)(3) nonprofit that aims to ensure that all children and youth, especially those who need help most, are offered opportunities to realize their full potential as responsible, caring, and productive citizens of a richly diverse world. They will assist with community outreach.

iv. Incorporating Community Input: The City informed the public of their intent to pursue an EPA Brownfields Multipurpose Grant for the MSC target area at the regular City Council meeting held on September 21, 2023. The City understands that working closely with community members is the key to implementing a successful Brownfields Program and will communicate project progress to the local community, the underserved community(ies), residents/groups directly affected by the project work, and the local organizations/entities/groups that will be involved in the project. The City will connect residents with community organizations to cultivate productive and thought-



provoking interactions. The City will seek valuable input from residents and community organizations to help identify potential brownfield sites as they are the most knowledgeable about their community and where its most important needs lie. After a grant is awarded, the City will create a Community Involvement Plan (CIP) that will outline planned community engagement activities, a schedule of events, the project background, and key players. The CIP will be made available for review at City Hall and on the City’s website.

To identify potential brownfield sites in the MSC, the City will perform community outreach through local channels and will review the suggested brownfield sites provided by community members during semiannual meetings. Comments and community input will be reviewed and evaluated by the Brownfields Project Team during quarterly meetings, and minutes recording all community member suggestions and information will be posted on the City’s Brownfields Program webpage that the team will update weekly, as needed. The Brownfields Project Team will maintain a site inventory of the suggested brownfield sites and will review the list routinely, updating at each quarterly meeting. The community and Brownfields Project Team will work together to prioritize sites based on community need and the City’s Brownfields Program goals. Priority will be given to those sites that most benefit sensitive populations in the target area.

Several forms of media will be incorporated into the City’s CIP. Brownfields updates will be posted to the City’s Brownfields Program webpage in addition to the City’s newspaper, *The Monte Vista Journal*. The City will disseminate Brownfields Project information through signage in government buildings, press releases, and local newspapers.

The City will update organizations and community members through City Council meetings, community education meetings, and charrettes/visioning sessions. All promotional materials and the names and contact information of the City’s Brownfields Program Team members will be posted on City’s Brownfields Program webpage, allowing community members to make direct contact with Brownfields Program Team members. As interest grows within the community regarding the progress of the Brownfields Program, it may become necessary to provide a translator at the planning meetings to better serve our Hispanic community. The City is prepared to accommodate this need with multilingual staff currently employed with the City.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs: The City of Monte Vista is requesting a US EPA Brownfields (BF) Multipurpose Grant in the amount of \$1,000,000. The grant will be used in the implementation and funding of this BF project based on the potential BF sites in the MSC and target area, priority sites for assessment and cleanup (discussed in 1.a.ii), and the anticipated additional sites found during the site inventory task.

Task 1: Outreach	
i.	<i>Project Implementation:</i> The City’s BF Project Director will develop a Community Involvement Plan (CIP, outreach materials, BF project website, and social media posts with the assistance of the environmental contractor (EC). City staff will lead the community meetings to keep the public informed on project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures/handouts), office supplies, and software to manage the grant.
ii.	<i>Anticipated Project Schedule:</i> CIP created within three months of award. Community Meetings held two times annually in years 1, 2, 3, and 4 and one time in year 5. Website and outreach materials created in the 1 st quarter and posted monthly throughout the grant project.
iii.	<i>Task/Activity Lead:</i> City: Gigi Dennis, City Manager, BF Project Director
iv.	<i>Outputs:</i> CIP, BF Website, 9 Community Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA-required Quarterly Reports.
Task 2: Site Inventory and Assessment	



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i.	<i>Project Implementation:</i> The City’s BF Project Manager will work with target-area residents during community meetings to create a thorough site inventory for assessment. Abandoned and underused properties identified by the residents will be researched further by City staff using the property appraiser's website. Once a list is compiled, the EC will work with City staff to create an evaluation ranking tool to determine, with the help of residents, the order in which the sites will be addressed. The EC will conduct Environmental Site Assessment (ESA) activities at sites selected and ranked through the Site Inventory Task, starting first with the two priority sites listed in this application. American Society for Testing and Materials-All Appropriate Inquiries (ASTM-AAI) compliant Phase I ESAs; Generic Quality Assurance Project Plan (QAPP); Phase II ESAs which will include the site-specific (SS)-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.
ii.	<i>Anticipated Project Schedule:</i> Community meeting held in 1 st quarter will continue the preliminary inventory process that began with this application, with the evaluation ranking process and assessments beginning in the 2 nd quarter and continuing throughout the grant.
iii.	<i>Task/Activity Lead:</i> City: The EC will implement the technical aspects of the project with oversight from the City: DJ Enderle, Community Development Director, BF Project Manager.
iv.	<i>Outputs:</i> Evaluation Ranking Tool, Site Inventory List, 7 Phase I ESAs, 1 Generic QAPP, 4 Phase II ESAs including SS-QAPP (including hazardous building materials surveys), Site Access Agreements and Property Eligibility Determinations.
Task 3: Remediation/Reuse Planning	
i.	<i>Project Implementation:</i> For projects identified for cleanup, the EC will prepare the Analysis of BF Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs and determining site appropriate remediation/reuse planning to reduce health/environmental risks. The EC will assist the City in hosting charrettes/visioning sessions to be held for key properties. The EC planner will prepare a BF Revitalization Plan, Site Reuse Assessments, Land Use Assessments, and a Market Study to indicate economically feasible reuse options for the BF sites.
ii.	<i>Anticipated Project Schedule:</i> Plans/Charrettes begin 6 th quarter and continue throughout the grant.
iii.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: DJ Enderle, Community Development Director, BF Project Manager
iv.	<i>Outputs:</i> 4 ABCAs, 3 Vision Sessions/Charrettes, 3 Site Reuse Assessments, 3 Land Use Assessments, 1 Market Study, 1 BF Revitalization Plan.
Task 4: Cleanup Oversight	
i.	<i>Project Implementation:</i> The City’s BF Project Manager will oversee the EC as they manage site cleanup activities including contractor mobilization, abatement and/or encapsulation of ACM and LBP, Asbestos Air Monitoring, clearance sample analysis, disposal, and cleanup reporting.
ii.	<i>Anticipated Project Schedule:</i> Begin in the 8 th quarter and continue throughout the grant project.
iii.	<i>Task/Activity Lead:</i> The EC will handle the technical aspects of the project with oversight from the City: DJ Enderle, Community Development Director, BF Project Manager
iv.	<i>Outputs:</i> Weekly status reports during cleanup, 1 cleanup report.
Task 5: Cleanup	
i.	<i>Project Implementation:</i> Contractor will mobilize, perform abatement and/or encapsulation of ACM and LBP, and dispose of waste..
ii.	<i>Anticipated Project Schedule:</i> Begin in the 8 th quarter and continue throughout the grant project.
iii.	<i>Task/Activity Lead:</i> The contractor will perform cleanup efforts under the oversight of the EC.
iv.	<i>Outputs:</i> 1 site ready for reuse, 9 remediation jobs created (annualized).
Task 6: Programmatic Support	



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i.	<i>Project Implementation:</i> The City's will procure an EC to assist with the BF Grant Project. The City's BF Project Manager will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The EC will assist the City in completing Assessment, Cleanup and Redevelopment Exchange System (ACRES) Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the five-year term of the grant. The City staff travel budget allows for two staff to attend four national/regional/grantee BF training conferences/workshops.
ii.	<i>Anticipated Project Schedule:</i> ACRES Reporting begins in the 1 st quarter, and Quarterly Reporting begins in the 2 nd quarter and continues throughout the grant project. Annual Reporting and Forms created in the 5 th , 9 th , 13 th , and 17 th quarters and during final closeout.
iii.	<i>Task/Activity Lead:</i> City: DJ Enderle, Community Development Director, BF Project Manager
iv.	<i>Outputs:</i> ACRES Database Reporting, 5 Annual Financial Reports, 20 Quarterly Reports, 5 MBE/WBE Forms, Programmatic Support for the five-year grant period. Two staff to attend four conferences.

b. Cost Estimates: Below are the anticipated cost estimates for this project *based on past BF projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.* The budget for this project includes City personnel, fringe, travel, supplies, and contractual costs only. **The City personnel rate is an average \$50 per hour with a fringe rate of 60%.** Over 76% of the budget will be spent on the site-specific work (site inventory, assessment, ABCA, remediation) and **56% will be spent on remediation.** **Task 1 Outreach:** Personnel/fringe: \$4,800 (60 hrs). City review of EC's work, facilitating and attending community meetings, and addressing communities' questions. Contractual: Community Involvement Plan \$3,000 (24 hrs x \$125/hr); BF Website, Outreach Brochure/Handouts, Social Media Posts \$2,000 (16 hrs x \$125/hr); 9 Community Education Meetings \$14,787 (\$1,643/meeting). Supplies: Outreach Supplies (paper \$15/stack, color printouts \$1/each, ink \$30/cartridge, post-it note \$5/pack, etc.) \$1,170. **Task 2 Site Inventory and Assessment:** Personnel/fringe \$2,560 (32 hrs) on managing and reviewing EC's work, reviewing site information, addressing community's input, reports review, and input. Contractual: \$10,000 (80 hrs x \$125/hr) on *Site Inventory* and ranking; 7 *Phase I ESAs* \$31,500 (\$4,500 each). 1 *Generic QAPP* \$6,500 (52 hrs x \$125/hr). 4 *Phase II ESAs* including SS-QAPP at \$31,500 each for a total of \$126,000. **Task 3 Remediation/Reuse Planning:** Personnel/fringe \$1,280 (16 hrs) on reviewing ABCA, Plans, and participating in Visioning sessions. Contractual: 3 *Vision Sessions* \$7,910 (\$2,637 each: 16 hrs x \$150 plus \$237 mileage/session), 4 *ABCA's* \$28,000 (\$7,000 each: 56 hr x \$125/hr); 3 *Site Reuse Plans* \$60,000 (Planner: 100 hrs x \$150; Market Analysts: 25 hrs x \$125; Environmental Professional: 15 hrs x \$125 = \$20,000/plan); 3 *Land Use Assessments* \$10,500 (28 hrs x \$125 each); 1 *Market Study* \$25,000 (Planner: 100 hrs x \$150; Market Analysts: 80 hrs x \$125) 1 *BF Revitalization Plan* at \$75,000 (Planner: 300 hrs x \$150; Market Analysts: 96 hrs x \$125; Environmental Professional: 144 hrs x \$125); **Task 4 Cleanup Oversight** Personnel/fringe \$1,280 (16 hrs) overseeing site cleanup work and addressing community's questions during cleanup; Contractual: \$25,000 EC oversight [200 hr x \$125]; \$4,933 mileage, lodging, and expenses. **Task 5 Cleanup Construction:** one site cleanup \$525,000 (31,000 square feet [sf] ACM, LBP abatement at \$15/sf = \$465,000; 5,000 sf mold abatement at \$5/sf = \$25,000; \$35,000 disposal). **Task 6 Programmatic Support:** Personnel/fringe \$1,280 (16 hrs) on reports and ACRES review. Travel: Two staff to attend four conferences \$10,000 (conference registration \$100, \$400/flight, 4 nights in hotel \$135/night, incidentals and per diem \$30 x 4 nights, transportation \$90, totaling \$1,250 per person per conference with 2 staff to attend 4 conferences).



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Contractual: ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the five-year grant period \$22,500 (180 hrs x \$125).

Category	Tasks						Totals
	Outreach	Site Inventory & Assessment	Remediation/ Reuse Planning	Cleanup Oversight	Cleanup	Programmatic Support	
Personnel	\$3,000	\$1,600	\$800	\$800		\$800	\$7,000
Fringe Benefits	\$1,800	\$960	\$480	\$480		\$480	\$4,200
Travel						\$10,000	\$10,000
Supplies	\$1,170						\$1,170
Contractual	\$19,787	\$174,000	\$206,410	\$29,933		\$22,500	\$452,630
Construction					\$525,000		\$525,000
Total Budget	\$25,757	\$176,560	\$207,690	\$31,213	\$525,000	\$33,780	\$1,000,000

c. Plan to Measure and Evaluate Environmental Progress and Results: To ensure this EPA BF Grant is executed on schedule, the City’s internal BF Team, which will include the EC, will meet quarterly to track all **outputs identified in 3.a** using an Excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to EPA via quarterly reports. In addition, project expenditures and activities will be compared to the projects schedule to ensure the grant project will be completed within the five-year time frame. Site specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs, cleanup redevelopment plans and number of sites remediated. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not being completed in an efficient manner, the City has countermeasures in place to address this problem. The City will make monthly calls to their EPA Project Officer and, if needed, will create a Corrective Action Plan to help the project get back on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability i. Organizational Capacity, ii. Organizational Structure, & iii.

Description of Key Staff: The City staff is very familiar with successfully managing federal- and State-funded grant projects for their jurisdiction. The **City’s top elected official** is Mayor Dale Becker, who works with City Council to make economic and policy decisions. Mayor Becker has served on City Council or as mayor for six years and is also General Manager of a local chemical and fertilizer company that supplies materials to the farm-based rural community. The **City Manager**, Gigi Dennis, carries out City Council’s decisions and manages the City’s day-to-day operations. Ms. Dennis will be the **Brownfields Project Director** for the Brownfields Team. She has been the City Manager for 2 years and is a former State Senator, former County Administrator for Alamosa County, former Senior Manager for Tri County Electric, former State Director for USDA Rural Development, and former Colorado Secretary of State. She also sits on multiple boards and foundations overseeing grant approval and management. The **Brownfield Project Manager**, Dwayne J. (DJ) Enderle, has been the City Planner and Community Development Director for the past year. His previous experience includes serving as Battalion Command Sergeant Major performing strategic and tactical planning and management of multimillion-dollar



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budgets. Mr. Enderle manages the City planning, redevelopment, and economic development efforts, interfaces with developers, and manages the execution of redevelopment-related grants. The **Finance Director** is Anita Kinsey, who has been Finance Director for the City for the past 18 months and will handle the financial management of the grant. She currently manages the fiscal oversight of the City's current grants from USDA (\$9.8 million for replacement wastewater treatment plant design), DOLA (\$90K for land use code revision), and Colorado Department of Transportation (CDOT) (\$1.8 million for installing a two-mile sidewalk). An environmental contractor (EC) will perform the technical portions of this grant project. iv. Acquiring Additional Resources: The City will procure a qualified EC and subcontractors to assist with technical and reporting aspects of the Brownfield Multipurpose Grant. Job opportunities to provide redevelopment services will be posted in the community, and preference will be granted to local contractors providing services in the community and employment of residents for redevelopment of the target areas. The City will structure solicitations in a way that provides outreach to and consideration of local or disadvantaged firms to execute the cleanup and redevelopment efforts in the grant scope of work. Procurement procedures will comply with both the local contracting and procurement process and also with EPA requirements for "Professional Service," including 2 CFR §§ 200 and 1500.

b. Past Performance and Accomplishments ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: (1) Purpose and Accomplishments:

The City received a three-year \$1.8 million CDOT Multimodal Transportation and Mitigation Options Fund (MMOF) Grant in 2023 to install an approximately two-mile-long sidewalk. A consultant has been hired and the design process has begun. A public meeting is planned for January 2024, and the 90% design is planned for July 2024, with construction planned for 2025. The grant is on budget but a few months behind schedule because several CDOT engineers retired and were not replaced in a timely manner. The project is expected to be completed in 2026. The City received a four-year \$9.8 million grant from USDA to design and build a new wastewater treatment plant to replace the aged current plant. With \$280,000 spent to date and the 40% design completed, the grant is on track and compliant, and is expected to be completed in May 2026. The City received a 15-month \$90,000 DOLA Grant in 2022 for Land Use Code Revision. The grant is currently ongoing; \$35,000 has been spent to date. Public engagement and review of the current code have been completed, and the first draft of the revised code is ready for Planning and Zoning Commission review in November 2023. The second draft is scheduled for January, with Codification in February 2024 and expected closeout in March 2024. The grant is designed to direct place-based development, redevelopment, and housing in the MSC as a critical component to a robust and active economy, local government fiscal health, and sustainable development patterns. These three grants have started needed infrastructure improvements and improvements to the land use code to encourage businesses to invest in the community.

(2) Compliance with Grant Requirements: The City has a history of compliance with grant work plans, schedules, and terms and conditions and has an excellent history of timely reporting with all award agencies. The City is on schedule on two of the active grants described above, with the CDOT grant currently a few months behind schedule due to granting agency staffing. Mr. Enderle, along with the Brownfield Project Team, is skilled in project management and will monitor all grant activities to ensure compliance with all financial reporting requirements. Mr. Enderle is well versed in grant reporting and will input all project information into ACRES.



Threshold Criteria

1. Applicant Eligibility

- a. The City of Monte Vista, Colorado, is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a unit of local government as defined under 2 CFR § 200.64.
- b. The City of Monte Vista, Colorado, is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

The City informed the public of their intent to pursue an EPA Brownfield Multipurpose Grant at the regular City Council meeting held on September 21, 2023. The City works through multiple outlets to provide information to the public: the local paper, social media websites, the City's website, Valley Views public radio interviews, public meetings, and City Council. The most significant part of the community outreach will be showing our citizens the possibilities for improved commercial development opportunities on or around the priority sites as well as the entire target area. Extensive community involvement was conducted in preparation of the 2015 Rio Grande County Joint Master Plan.

The City understands that working closely with community members is the key to implementing a successful Brownfield Program. The City will connect residents with community organizations to cultivate productive and thought-provoking interactions. The City will seek valuable input from residents and community organizations to help identify potential brownfield sites, as they are the most knowledgeable about their community and where its most important needs lie. After a grant is awarded, the City will create a Community Involvement Plan (CIP) that will outline planned community engagement activities, a schedule of events, the project background, and key players. The CIP will be made available for review at City Hall and on the City's website.

To identify potential brownfield sites in the target area, the City will perform community outreach through local channels and will review the suggested brownfield sites provided by community members during quarterly meetings. Comments and community input will be reviewed and evaluated by the Brownfield Project Team during quarterly meetings, and minutes recording all community member suggestions and information will be posted on the City's Brownfield Program webpage. The Brownfield Project Team will maintain a site inventory of the suggested brownfield sites and will review the list routinely, updating at each quarterly meeting. The community and Brownfield Project Team will work together to prioritize sites based on community need and the City's Brownfield Program goals. Priority will be given to those sites that most benefit sensitive populations in the target area.

Several forms of media will be incorporated into the City's CIP. Brownfields updates will be posted to the City's Brownfield Program webpage in addition to the City's newspaper. The City will disseminate Brownfield Project information through signage in government buildings, press releases, and local newspapers.

3. Target Area

The Target Area is Census Tract 08105976700, a **Justice40 Disadvantaged Community**.



4. Affirmation of Brownfield Site Ownership

The City affirms that they are the sole owner of a brownfield site within the target area of this grant, as defined under CERCLA § 101(39), and that the site is a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the US government.

5. Use of Grant Funds

Information on the plan to complete at least one Phase II environmental site assessment and also remediate at least one site can be found in the **Description of Tasks/Activities and Outputs section on pages 9 through 11 of the narrative.**

The Town's recently adopted Master Plan represents a **plan** for the general **revitalization of the City and target area** including feasible reuse strategies for each of the priority sites. Information on these plans can be found in the **Overall Plan for Revitalization section of the narrative on pages 2 and 3.**

6. Expenditure of Existing Grant Funds

The City of Monte Vista, CO, affirms it does not have an open EPA Brownfields Multipurpose Grant or Assessment Grant.

7. Contractors and Named Subrecipients

Not Applicable.