



Western Brownfields Wire Newsletter — Fall 2024

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Grant Funding Opportunities

Brownfields Assessment, Revolving Loan Fund (RLF), and Cleanup Grants

The fiscal year (FY) 2025 Brownfields Assessment, RLF, and Cleanup Grant (ARC) Guidelines are now available in www.grants.gov and on the EPA ARC [Grant Application Resources webpage](#). General program resources, pre-recorded videos, and grant guideline outreach webinars can also be found on the ARC webpage.

The application submission deadline is **November 14, 2024**.

National Grant Guideline Outreach Webinars:

- **Sept. 19, 10 AM MT:** This webinar will focus on the FY 2025 Ranking criteria for entities applying for:
 - Community-wide Assessment Grant funding
 - Assessment Coalition Grant funding
 - Community-wide Assessment Grants for States and Tribes funding
 Click [here](#) to join the webinar.
- **Sept. 24, 10 AM MT:** This webinar will focus on the FY 2025 Ranking criteria for entities applying for:
 - Revolving Loan Fund Grant funding
 - Cleanup Grant funding
 Click [here](#) to join the webinar.

Region 8 ARC Potential Applicant Q&A Sessions:

- **Sept. 26, 9AM-10AM MT.** [Join the meeting now](#)
- **Oct. 7, 12PM-1PM MT.** [Join the meeting now](#)
- **Oct. 30, 1PM–2PM MT.** [Join the meeting now](#)

You can join each R8 meeting by pressing the 'Join the meeting now' link beside the date and time. If you plan on attending, please RSVP to Jenny Benz at benz.jennifer@epa.gov.

Kansas State University - Technical Assistance to Brownfields (KSU TAB)

KSU TAB is the Region 8 technical assistance provider who is available to help review ARC grant applications and provides a grant writing tool (TAB EZ), among many other no cost services. Learn more about KSU TAB resources [here](#) and KSU Tribal TAB resources [here](#).

KSU TAB hosted a two-day Knock It Out of the pARC: EPA Brownfield Grant Application virtual workshop on September 4 and 11 which featured:

- Overview of grants offered this application cycle (Assessment, Cleanup, and Revolving Loan Fund)
- How to prepare for a successful grant application
- Tips on collecting data and creating a demographic profile
- How to build a budget
- Interactive exercises to help prepare you for your grant application

Access the PowerPoint slides [here](#) and the recording and more info about this workshop [here](#).

Brownfields Job Training (JT)

Region 8 continues to grow the [Brownfields Job Training program](#) to deliver eligible training that meets the local labor market demands of the environmental sector in their communities. EPA's Brownfields JT grant program allows nonprofits, local governments, and other eligible organizations to recruit, train, and retain a local, skilled workforce by prioritizing unemployed and under-employed, including low-income individuals living in areas impacted by solid and hazardous waste in environmental jobs.

Communities interested in learning more about JT in Region 8 can contact the R8 JT Coordinator, Andrew Riddle at riddle.andrew@epa.gov.

Land Revitalization Technical Assistance (LRTA)

The Region 8 Land Revitalization Technical Assistance (LRTA) program supported TA projects throughout the Region in Silverton, Colorado; Kemmerer, Wyoming; and Rugby, North Dakota. Technical Assistance project requests included a state-wide demolition funding resource, conceptual reuse designs, energy models, a revitalization road map and market analysis. Requests for this assistance may be accepted year-round with assistance from your EPA project officers.

Additional inquiries on the program, such as eligible projects, project ideas or project timeframes can be sent to the R8 LRTA Coordinator, Stacey Eriksen at Eriksen.stacey@epa.gov.

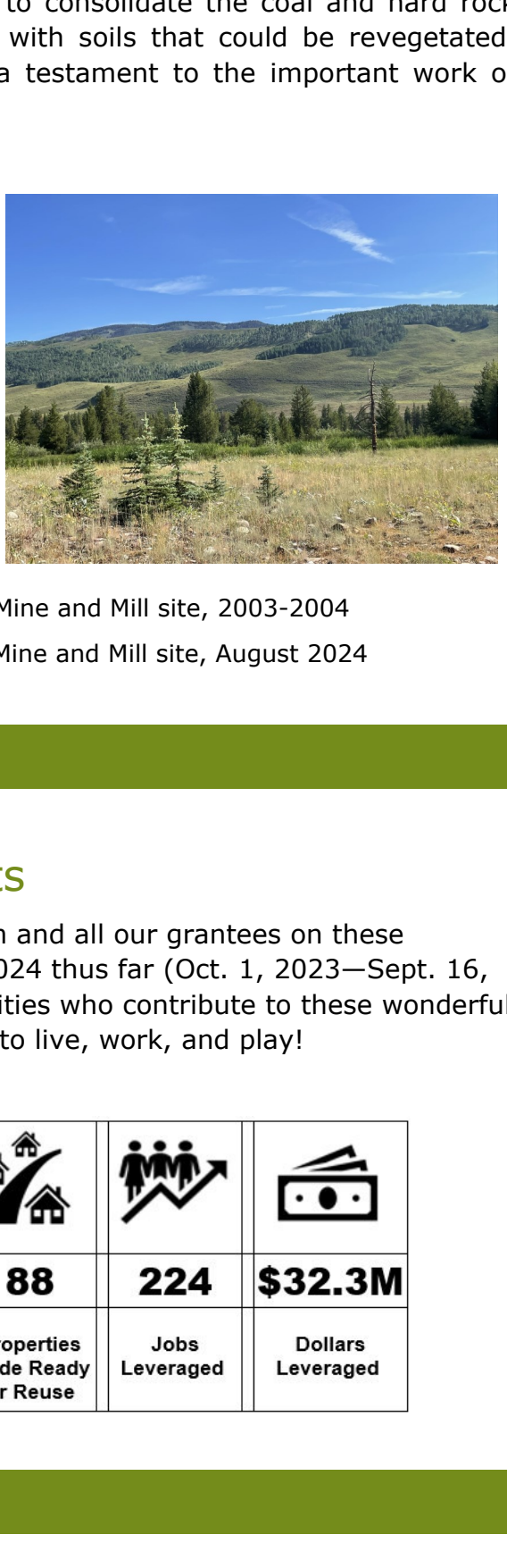
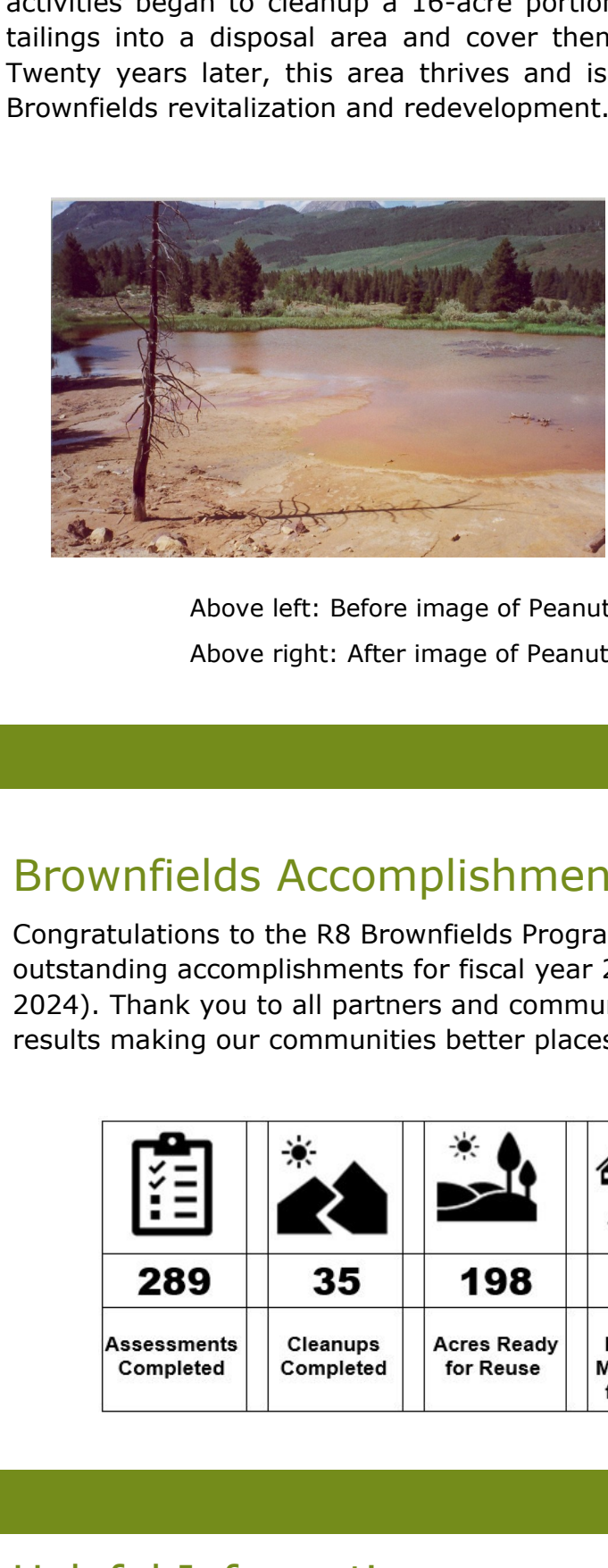
Region 8 Success Stories

Turtle Mountain Band of Chippewa Completes Cleanup of Six Buildings at the Former San Haven Sanitarium Complex with EPA Brownfields Funds

The Tribe used a \$500,000 competitive Brownfields grant to clean up asbestos and demolish a former residence hall and maintenance building. They also used \$500,000 in Bipartisan Infrastructure Law (BIL) Tribal Response funds for cleanups at a former power plant, two large cottages, and a dining hall and food preparation building. The collapsing buildings were a significant safety and environmental hazard.

Since the nearest landfill that accepts large volumes of waste is over 100 miles away, with significant coordination and approval from the State, the Tribe built their own landfill on the eastern edge of the property. The onsite landfill resulted in reductions in trucking costs and emissions.

This fall, the Tribe plans to use their \$1,000,000 BIL grant to clean up and demolish the Main Hospital at San Haven.



Above image: Residential Hall before
Above right image: Residential Hall after

Brownfields Cleanup Subgrant Helps Bring Affordable Housing and New Opportunities for People with Disabilities in Missoula, Montana

On August 27, 2024, the City of Missoula approved a \$25,000 Cleanup subgrant to Opportunity Resources, Inc., a nonprofit organization in Missoula, MT that supports people with disabilities in enhancing their everyday lives by providing opportunities to engage in meaningful employment, artistic and creative projects, stable housing, and community involvement. This subgrant will be used to abate asbestos containing building materials and remove lead contaminated soil.

Additionally, the City will use their Revolving Loan Fund grant to cover an additional \$18,000 in costs for project oversight and compliance with federal crosscutters. Opportunity Resources, Inc., redevelopment plan includes affordable housing with approximately 24-units for disabled adults including 8 rental units that will be ADA compatible for wheelchairs, a pocket park, and relocating Opportunity Resources, Inc.'s Artist of Opportunity and classrooms to the property.

The City has used their brownfields program to provide brownfields assistance towards 9 projects that have either completed affordable housing projects after the brownfields assistance or currently have affordable housing planned as part of the future redevelopment.

The City of Missoula has had a Brownfields Revolving Loan Fund program for 20 years and has leveraged over \$185 million in redevelopment of underutilized properties. In addition to the City's Brownfields Revolving Loan Fund grant and RLF post-closeout program income, the City also has a Cleanup and Assessment grant. Prior to approving the Cleanup subgrant under their Revolving Loan Fund grant, the City used their Assessment grant to conduct environmental assessments and cleanup planning at the property.

You can read a Missoula Current Article about the project [here](#).

\$2 Million in Brownfields Funding Leads to Community Project Success in the City of Trinidad, Town of Aguilar, and Las Animas County

Since 2015, the City of Trinidad, Town of Aguilar, and Las Animas County have completed assessments at over 25 properties with the use of Brownfields funds. Most recently, a Cleanup grant was awarded to the Mt. Carmel Wellness Community Center to clean up the Holy Trinity Convent and School which was contaminated with asbestos and lead-based paint. This property will be reused as a hostel, restaurant, and for affordable housing.

The City of Trinidad is using their \$500,000 Cleanup grant at the historic Fox West Theatre. They even conducted asbestos abatement and restoration on the historical curtain on the theatre stage. Both properties have plans to finish the cleanup this year.

"There is nothing easy about cleaning and redeveloping properties like La Puerta, the Fox West Theatre, and the Holy Trinity Convent and School, but the dedicated teams from the City of Trinidad and the Mt. Carmel Wellness Center have certainly shown they are up for the task," EPA Brownfields Project Officer Ted Lanzano said. "I'm so impressed by their commitment to preserving unique historical assets so they can be reused by the community for housing, arts, and economic development. It's great that Brownfield grants have been an integral part of these projects."

Read the full article [here](#).



Above and right image: Fox West Theatre

Peanut Mine Cleanup in Crested Butte—20 Years Later

Ever wonder what a Brownfield's site looks like 20 years later after cleanup—or what it looked like 20 years prior before cleanup? It just might be something like these striking before and after photos of the Peanut Mine and Mill site located in Crested Butte, Colorado. Hundreds of people passing through the Lower Loop Trail, a popular recreational corridor in this area, are unaware of the contamination that once surrounded the area 20 years prior.

In 2003, Peanut Mine Inc. received a \$200,000 EPA Brownfields Cleanup grant to clean up the former Peanut Mine and Mill site which was contaminated with heavy metals and petroleum draining into Peanut Lake after 70 years in operation. In 2005, activities began to cleanup a 16-acre portion to consolidate the coal and hard rock tailings into a disposal area and cover them with soils that could be revegetated. Twenty years later, this area thrives and is a testament to the important work of Brownfields revitalization and redevelopment.



Above left: Before image of Peanut Mine and Mill site, 2003-2004
Above right: After image of Peanut Mine and Mill site, August 2024

Brownfields Accomplishments

Congratulations to the R8 Brownfields Program and all our grantees on these outstanding accomplishments for fiscal year 2024 thus far (Oct. 1, 2023–Sept. 16, 2024). Thank you to all partners and communities who contribute to these wonderful results making our communities better places to live, work, and play!

289	35	198	88	224	\$32.3M
Assessments Completed	Cleanups Completed	Acres Ready for Reuse	Properties Made Ready for Reuse	Jobs Leveraged	Dollars Leveraged

Helpful Information

Build America Buy America (BABA)

The BABA Act requires that products or materials purchased with federal funds are produced in the U.S.

In general, BABA applies if you plan on installing anything permanent at a site. This can include things like piping for monitoring wells, security gates, roofing materials, steel or cement, etc. For projects like asbestos abatement, you're usually not installing anything permanent and BABA likely doesn't apply. If you are renting or leasing items, BABA does not apply.

For current grantees, please notify your Project Officer if you plan on purchasing any equipment or vehicles. This includes equipment that moves/is movable and bins/containers. Your PO will then coordinate with EPA's HQ office for further guidance.

It's a good practice to issue your RFP with language that indicates you are seeking BABA compliant products. If no BABA compliant product is available, and/or the cost would increase the project cost by more than 25%, your PO can work with EPA HQ on a waiver.

For questions, contact your Project Officer. For more information, please visit the [EPA BABA Site](#).

Lead Demolition Guidance

The R8 Brownfields program is incorporating key steps for community education and outreach, deconstruction of high lead content components, demolition dust suppression and monitoring, and timely post-demolition activities to help prevent dispersal of lead dust into the surrounding community during whole-building demolitions. This is critical when a Brownfields cleanup project involves the whole-building demolition of a pre-1978 residential or nonresidential structure where lead-based paint/lead-based paint hazards are present. We invite our grantees to add lead-safe demolition work practices into their cleanup projects.

For more info on lead and whole-building lead-safe demolitions:

- www.epa.gov/lead
- [EPA large-scale residential demolition](#)
- Check your state's demolition information [here](#).

Also remember to ask your contractor to review OSHA's General [Industry \(29 CFR 1910\)](#) and [Construction Standards \(29 CFR 1926\)](#).

- The US EPA Superfund Regional Screening Levels have been updated in 2024. This update included a lowering of the screening levels for lead in soil. Please visit the [website](#) for a full list of what's new.

- EPA strengthens safeguards to protect families and children from lead in contaminated soil at residential sites. Read the [summary document](#) for more detailed information.

Demolition Funding Sources

Defining sources of funding for demolition has been a critical need as Brownfield program funds are often only available for pre-demolition abatement. For community -funded projects with tight budgets, it is critical to identify different sources of funding that can be used to remove this potential barrier to redevelopment after site remediation is complete.

In September 2023, EPA Region 8 utilized the Land Revitalization Technical Assistance contract to define available funding sources for demolition. For the report, two sites were utilized as priority sites. However, the report is designed to be utilized and built upon over time when new funding mechanisms are made available or realized. Attached to the WBWire email, you'll find a Demolition Funding Report with associated Appendix A—Demolition Funding Sources. Please take time to review them if you have a project where demolition is a barrier to redevelopment. Alternatively, if you are aware of funding sources or strategies that can be added to the reports, please contact Greg Davis at davis.gregory@epa.gov so that they can be included.

Forecasting Benefits and Public Returns for Brownfields Redevelopment Guide

This guide can assist communities in understanding economic and fiscal impact analyses and how to use these to support decisions impacting brownfields assessment, cleanup, and reuse. Click [here](#) to access to full guide.

Targeted Brownfields Assessments

As a reminder, a Targeted Brownfields Assessment (TBA) is an environmental investigation that documents environmental conditions at a property under consideration for redevelopment or reuse. TBAs typically consist of Phase I and Phase II environmental assessments and cleanup planning. These are conducted at no cost to communities requesting assistance. Applications are accepted and assessments are performed throughout the year.

The form to apply for a TBA is on our R8 Brownfields webpage [here](#).

R8 EPA Upcoming Webinars and Meetings

Webinar: Opportunities for Renewable Energy on Contaminated Sites under the Greenhouse Gas Reduction Fund (GGRF) —September 25, 2024

Join this webinar on September 25 from 11AM-12:30PM MT to learn how to finance renewables on contaminated sites and how to think about clean energy redevelopment of these sites. EPA program leadership will provide an update on GGRF's three programs — the National Clean Investment Fund, the Clean Communities Investment Accelerator, and the Solar for All program.

For more info and to register, [click here](#).

Brownfields New Grantee Kickoff Meeting—October 9, 2024

The Region 8 Brownfields Team will be hosting the Brownfields Grantee Kickoff Meeting on Wednesday, October 9 from 9AM-12PM MT. This meeting is designed to help new grantees navigate managing their federal grant requirements. Topics in the new grantee meeting include terms & conditions, quality assurance, procurement, community involvement, eligibility, and reporting in the ACRES database system. While this meeting is specifically for new grantees, others are welcome to attend as it may be useful as either a refresher or for new employees.

Contact Greg Davis at davis.gregory@epa.gov for more information.

2025 National Brownfields Training Conference

In 2025, the National Brownfields Conference will be held in Chicago, August 5-8 bringing together speakers and participants from around the country. With over 180 sessions, workshops, and events as well as panels, town halls, roundtables, and topic talks, there will be countless opportunities to network and learn more about a wide range of Brownfields related topics. In the coming months, stay tuned for the call for ideas. Find more info [here](#).

Follow EPA R8 on Instagram

The EPA R8 Instagram page is a great way to stay up to date with EPA's work in the Rocky Mountains and Great Plains, specifically Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming, and 28 federally recognized Tribes.

Follow here: [@epa_mountainsandplains](https://www.instagram.com/epa_mountainsandplains)

Click [here](#) for a direct link to the Instagram page.

Key Dates

- **Sept. 19, 10 AM MT:** Grant Guideline Outreach Webinar for Community-wide Assessment Grant funding, Assessment Coalition Grant funding, and Community-wide Assessment Grants for States and Tribes funding
- **Sept. 24, 10 AM MT:** Grant Guideline Outreach Webinar for Revolving Loan Fund Grant funding and Cleanup Grant funding
- **Sept. 25, 11-12:30PM MT:** Webinar: Opportunities for Renewable Energy on Contaminated Sites under GGRF
- **Sept. 26, 9AM-10AM MT:** Region 8 ARC Potential Applicant Q&A Session
- **Oct. 7, 12PM-1PM MT:** Region 8 ARC Potential Applicant Q&A Session
- **Oct. 9, 9 AM-12 PM MT:** Region 8 New Grantee Kickoff Meeting
- **Oct. 30, 1PM–2PM MT:** Region 8 ARC Potential Applicant Q&A Session
- **Nov. 14, 2024:** EPA application submission deadline for ARC applications
- **Aug. 5-8, 2025:** National Brownfields Conference

Helpful Links

- [Brownfields and Land Revitalization in Region 8](#)

- [FAQs about Brownfields](#)

- [Past Editions of WBWire](#)

- [EPA Region 8 Brownfields Contacts](#)

Contact Us

For more information about U.S. EPA Region 8 Brownfields Program, please visit: [the Region 8 Brownfields Webpage](#), [Region 8 Brownfields contacts](#) or contact R8 Brownfields Program Analyst, Erin Joyce at joyce.erin@epa.gov.

