ACEDC
ALAMOSA COUNTY ECONOMIC DEVELOPMENT CORP

December 3, 2011

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone 301-589-5318

Dear Mr. West:

Re: ACEDC's Application for an EPA Brownfields Cleanup Grant
Pink Elephant Property—Alamosa, Colorado

Alamosa County Economic Development Corporation in Alamosa Colorado (ACEDC) is applying for a $200,000 cleanup grant to remediate approximately one quarter of one city block (.515 Acres). This site is in the heart of downtown Alamosa, in what was once a thriving retail/Industrial area of the community. Historic Alamosa was built as a railroad town when rail road workers ate breakfast in a building in Garland City, loaded the building on a train car, brought the car to what is now Alamosa, re-set the building on it's new site and had supper in that building not far from the 6th Street location known as the Pink Elephant Property today. Back then, the town's commercial center was located on what is now Sixth Street. Alamosa soon became an outfitting point for southern Colorado and northern New Mexico, and though the goods have changed, Alamosa is still the hub for shoppers throughout that same area. New development will take a property which is contributing very little in the form of tax base now and elevate it to a point of significant income and employment in a heavily jobless market, while developing a catalyst to jump stimulate other nearby business owners to revitalize their own properties, all of which will have the opportunity to serve those shoppers that come to Alamosa. . Two recent agricultural related plant shut downs have added to the poverty with over one hundred workers losing their jobs due to the closing of the Morstarch, starch facility in October of 2011. The on again off again, attempts to restructure the Rahkra Mushroom Farm has left at least half of the two hundred Guatemalan community member who pick their mushrooms without work at this time. And as of recent news, the prospects for the remaining workers is looking dim as well. Many of those who have lost their jobs, have already moved out of the area.
The area around the Pink Elephant Property has over twice the state poverty rate and well over half the population is made up of minorities, primarily Hispanic. Many of these young families are forced to walk wherever they go. The one bright spot we hope to take advantage of is that travelers to the area have increased slightly this year. The new retail development on the site will provide neighborhood access to quality food and more tourist related stores with lots of new jobs. And simply by renovating an old site rather than building a new one, we will be saving green space sprawl at the same time.

610 State Avenue—Alamosa, Colorado 81101
719-589-3681—www.alamosa.org

a. Applicant Identification: Alamosa County Economic Development Corporation, 610 State Avenue, Alamosa, CO. 81101

b. Applicant DUNS number: 966618071

c. Funding Requested: (i) Grant type: Cleanup Grant; (ii) Federal Funds Requested: $200,000; (iii) Contamination: This property is contaminated with Hazardous substances.

d. Location: City of Alamosa, County of Alamosa, Colorado

e. Property Name and address: Pink Elephant Property; (523, 525, 527, and 529 6th Street; and 524 State Avenue, Alamosa, CO. 81011)

f. Project Director:
Randy Wright
719-580-1642 (phone)
randyw@gojade.org
610 State Avenue. Alamosa, CO. 81101

ACEDC Board President:
Preston Porter
719-589-5899 (Phone)
719-589-5897 (fax)
Preston@porterrealty.com
503 Main Street, Alamosa, CO

g. Date Submitted: December 3rd, 2012

h. Project Period: Three Years

i. Population: Population of the City of Alamosa is 8780. County of Alamosa is 15,445. Population of the 6 counties which served by this area is 46,027 (2010 Census Data)

j. Special Considerations Checklist: This application has special considerations. Please see attachment.

Cleanup Grant Hardship Waiver Request: No Clean-up Grant Hardship Waiver is requested.

Thank you for your consideration. We look forward to building a partnership with EPA and returning this property to being the cornerstone of the community it once was.

Sincerely,

Preston Porter - President - Alamosa County Economic Development Corporation

CC: Dan Heffernan, EPA Region 8
Attached: Special Considerations Checklist

Cleanup Grant – Pink Elephant Project

Ranking Criteria for Cleanup Grants

V.B.1 Community Need

V.B.1.a Health, Welfare, and Environment

A disproportionate number of perceived Brownfields sites and currently listed EPA sites are located in and around the downtown Alamosa area. According to the Phase I Environmental Site Assessment completed in November of 2012 for ACEDC, the EPA shows the following listed sites within the described distance from the project site.

- One US EPA CORRACTS site within one mile.
- Eighteen Colorado State Regulated LUST (Leaking Underground Storage Tank) sites within .5 miles. Six of which remain open.
- One Solid Waste Landfill site within .5 miles.
- One US EPA CERCLIS NFRAP (Under Review by the US EPA) site within .5 miles.
- Eight Colorado State Regulated Underground Storage Tank site within .25 miles.
- Three Colorado State Regulated Above Ground Storage Tank Sites within .25 miles.
- Four US EPA RCRA (generators of hazardous waste) sites within .25 miles.
- Four US EPA RCRA NLR (RCRA, no longer regulated) sites within .25 miles.
- Twenty-two US EPA Finds (Facility Index System) sites within .25 miles.

(Based on site status, direction of groundwater flow and other factors, the current probability of environmental impact on the subject Property from the above sites is low) *Information referenced from Appendix 16.4.b Phase I Environmental Site Assessment, Nov. 20, 2012*

These seventy-two listed sites are in addition to the prospect of sites not listed due to lack of Phase I Assessment in sites such as the Project site which contain hazardous substances. ACEDC plans to apply for a Brownfields Assessment Grant as a next step in the community plan to begin categorizing future project sites. The effect that so many possible sites may have on sensitive populations seems likely to be significant. However, there is little to no information available in this small community to either substantiate or discredit that theory.

In 2012, the State Department of Transportation made 6th Street through Downtown Alamosa, the East Bound lanes of Highway 160. This street runs parallel with the rail road and is the original location of the earliest buildings in Alamosa. Now, the thoroughfare is either mostly vacant or populated with brownfields and railroad property. The corridor represents at least a mental boundary between the low income residents south of 6th street, and the shopping district. Many of these people walk wherever they go and local shops are not available at this time, in their own neighborhood.

The project area is an old industrial/commercial area of town. The brownfields sites are primarily the rail lines, power plants and manufacturing facilities in addition to dilapidated former retail businesses, automotive dealerships etc. The Community needs the help of the EPA to begin addressing these issues and turning them back into a viable retail district which could serve both low income residents and visitors to the area.

The project buildings have been shown to contain hazardous levels of both asbestos and lead based paint. Asbestos is known to cause asbestosis and Mesothelioma. Lead based paint and lead dust are known to cause neurological damage in children. Unsecured severely dilapidated buildings also contribute to other public safety concerns such as fire in abandoned unsafe structures, squatters increased drug activity and falls.

When this building was built, it's easy to look back to a time when this was "the place to be!" The railroad was the lifeblood of this community and this corner was the hub of the business world. The goal of ACEDC is to return this corner to its former glory. A successful completion of this project will invigorate the community as to the viability of Brownfields as a means of revitalization and a reduction of sprawl on available green space to the west of town. ACEDC intends this project site as a catalyst for future cleanup of other Brownfield sites nearby and revitalization of other existing businesses.

V.B.1.b Financial Need

According to 2010 U.S... Census date, Alamosa has a median household income below state average, median house value below state average, and Hispanic race population percentage significantly higher than the state average. Alamosa is also listed in City Data's top 101 cities at number 18 in cities with largest percentage of people in halfway houses. 4 The largest of those is just blocks from this project site. Available occupations are reflected in the area's per capita income of $17,808, just over half the State average. And the local rate of Food Stamp Benefits or SNAP usage is two and a half times the state average in Alamosa County.

	Census Tract 9603	City of Alamosa	State	National
Population	4796 [1]	8780 [1]	5,029,196 [1]	308,745,538[1]
Unemployment	N/A	8.2% Oct 2012 (Alamosa County) [2]	7.9% Oct 2012	7.9% Oct 2012 [2]
Poverty Rate	29.6% [1]	27% [1]	12.20% [1]	15.1% [3]
Percent Minority	N/A	Hispanic - 46.5% [1] Black - 1.6% [1] Other - 10% [1]	Hispanic - 20.9% [1] Black - 4.3% [1] Other - 4.7% [1]	26.7%[1]
Median Household Income	$28,246 [1]	$31,398 [1]	$56,456 [1]	$ 49.445[3]
Per Capita Income		$17,808 [1]	$30,151 [1]	41,560 [1]
% With Food Stamps (SNAP) Benefits	N/A	21.1% [1]	8.3% [1]	

The San Luis Valley area that this project will ultimately serve is made up of six counties. Of those six, four are among the state's top ten poorest counties including Costilla at number one [4] and considered the number twenty five poorest county in the country [6], Alamosa County is the seventh poorest in the state of Colorado. [5] The local economy is generally always depressed compared to the rest of the country. That being said, local business is always operating on the edge of sustainability. Even small drops can kill reasonably secure businesses. The recent recession is taking its toll with two large agricultural plant challenges. The Morstarch starch production facility in Monet Visa, seventeen miles west of Alamosa shut down in October of 2011 with at least 55 full time employees losing their jobs. And the Rahkra Mushroom Farm is in Chapter 11 Bankruptcy now, operating at around half capacity and maintaining around 100 of its usual 200 full time employees. Most of those are members of Alamosa's Guatemalan Community which has suffered tremendously to the restructuring. Unfortunately, the future of the mushroom farm looks bleak at this time.

The small size of the community also causes challenges when projects of this size are attempted. With fewer sources to draw on, it is difficult to raise the necessary funding.

Data from the 2010 U.S. Census data [1]
Data from the Bureau of Labor Statistics [2]
Data from the 2010 American Community Survey [3]
Data from CityData.com[4]
Data from USA.com[5]
Data from Wikipedia[6]

V.B.2 Project Description and Feasibility of Success

V.B.2.a Project Description

The Project that ACEDC is proposing to be funded under this grant is the remediation of contamination of the three contaminated buildings in the five building project known as the Pink Elephant Project in Downtown Alamosa, Colorado. The total footprint of the site is .515 acres total. The primary concern in the buildings at this time is asbestos contamination cause by building practices at the time of past renovations to the buildings. Soil and groundwater related impacts are unlikely according to historical investigation. Additional issues include the existence of extensive lead based paint found through extensive Phase II investigations. Also of concern are the public safety issues such as fire in the abandoned unsafe structures, squatters, increased drug activity and falls. Due to the buildings deteriorated and unsecured condition, it is possible for people to gain access to the buildings, especially the condemned upstairs rooms above the Pink Elephant itself, and be exposed to these risks. Previous owners have been diligent about keeping indigent individuals from getting in to the condemned upstairs part of the complex. However, those attempts haven't always been successful and evidence is found on nearly every inspection that activity has continued in the rooms. This continued unauthorized access unavoidably offers exposure to the contaminants within as well as unsafe conditions. ACEDC will immediately work to secure the buildings to prevent further exposure.

ACEDC is acting as the lead Developer for this project and will be using it as a first step, along with the City of Alamosa, in developing a master plan for further development of the downtown area. The long term vision is to apply for a Brownfields Assessment Grant to help us describe further Brownfields and other needed cleanup activities.

All previous action to renovate the building by a private individual or developer has been quickly quenched by the environmental hazards in the building which is why the community has joined together in the project to help make it a viable site.

The cleanup at the Pink Elephant site will be conducted by demolishing and disposing of the contaminated materials in an approved landfill. Demolition of the buildings and disposal as asbestos material and lead based paint is necessary due to the buildings being structurally unsound. The estimated cost to complete the remediation including all demolition, disposal and landfill fees is $330,000.

The proposed cleanup plan will utilize the following remedial strategies:

- Landfill Disposal. The contaminated buildings will be demolished and safely transported to landfills approved for Asbestos disposal.
- On-Site Asbestos and Dust Management. On Site management during demolition includes the use of engineering controls, consisting of water to control dust levels and prevent exposure of nearby sensitive populations as demolition takes places. Friable asbestos will be encapsulated before transport and disposal. Air monitoring will verify that asbestos does not escape the site and harm sensitive populations. ACEDC shall

submit to EPA for approval, a Quality Assurance Project Plan, prior to collection of environmental samples.

- The cleanup process will include the Voluntary Cleanup Programs assistance and the on-site presence of an environmental professional trained to notice any unusual soils as those that might be caused by additional unknown contaminant sources. Any unusual smells or contaminates such as petroleum odors will be assessed. Any discovery of which would direct the demolition contractors to stop work until the new hazard could be remediated safely. ACEDC will ensure health and safety throughout the project by complying with all general industry standards.

Upon completion of demolition and disposal of these buildings, the newly shovel ready lot will be announced for bid with requirements for a developer who is interested in building retail based shopping areas with tourist based and quality food shops. ACEDC would also like to have an anchor such as a quality restaurant to serve not only travelers but also neighborhood residents. The architecture will match local design and building plans prescribed by other recent renovations as per targeted community planning. It is hoped, and some movement has been demonstrated due to the early communication with the community on this property, that other downtown property owners will see this project as a catalyst and feel justification in upgrading their own private properties and businesses downtown. Inquiries are already being made for existing empty buildings surrounding the site. The project was designed around this location for that reason.

V.B.2.b Budget for EPA Funding, Tracking and Measuring Progress, and Leveraging Other Resources

The project budget focuses as much funding as possible on actual site cleanup while reserving a small portion for ACEDC and experienced Developmental Resource Group staff members to facilitate key aspects of community involvement, cleanup planning, and oversight and grant management.

Budget Categories	**Project Tasks**					
(programmatic costs only)	Community Involvement	Cleanup Planning	Site Cleanup	Cleanup Oversight and Grant Management	Application to Voluntary Cleanup and get VCP Written	Total
Personnel	5000	5000	7500			17500
Travel [1]				1225		1225
Equipment [2]						0
Supplies						0
Contractual [3]			193,385	12,890	15,000	221275
Total	5000	5000	200885	14115	15000	240000
Cost Share			40,000			40000

Community Involvement will be facilitated by staff from ACEDC and the Chamber of Commerce in coordination with our community partners described in section V.B.3. $5000 was budgeted for this task based on an estimated 160 hours at $31.25 per hour. This allows the ACEDC Project Manager to spend ten days per year for the two years anticipated to complete this project. This time is to be spent focusing on community outreach by attending and communicating with these and other organizations not listed. However, it is expected that ACEDC and Chamber Staff will spend a great deal more time than this estimation shows on community outreach. Much of that additional time will come from non-dedicated Brownfields staff.

Cleanup Planning will be conducted by ACEDC staff in coordination with Voluntary Cleanup and Environmental Consultants. $5000 of that salary is based on 160 hours at $31.25 per hour. This allows the ACEDC project director to spend 160 hours or 10 days a week for two weeks for writing an asbestos abatement plan, writing a voluntary cleanup plan, meetings with the consultant and with the selected developer.

Site Cleanup will be contracted with qualified environmental consultants to conduct site cleanup activities and will comply with procurement procedures contained in 40 CFR 30. This cost estimate is based on the current preferred remedial strategy of Abatement and Demolition. The cost includes the cost of an abatement contractor for the purpose of demolition of all buildings containing asbestos, transport and disposal costs to an approved landfill and engineering controls during cleanup.

Cleanup Oversight and Grant Management and Grant Management will be performed by ACEDC staff in coordination with Voluntary Cleanup and qualified environmental consultants. This estimate includes the ACEDC Project manager spending eight hours per month at $31.25 per hour for the two years expected to complete the project plus an additional two months to complete reporting and other grant management activities. ($6500) This budgeted time will include, but not be limited to, quarterly reporting, Reporting to City Council, communication with EPA and State Agencies, attendance at meetings, and updating ACRES. This cost also includes the cost of an oversight manager. The travel portion of this category is for the $1225 in estimated travel expenses to attend the EPA Brownfields conference (3 nights hotel at $150 per night, 4 days per diem at $56 per day and airfare out of Alamosa at $550, is also figured in this category, as well as 4 days for the project manager to attend the conference at $250 per day for 4 days or $1000.

Application to Voluntary Cleanup Program and Get Plan Written: These are costs associated with enrolling and using the State Voluntary Cleanup Program

ACEDC plans to track project outcomes for this EPA funded activity through both quarterly reporting and regular communications with the EPA and will include ongoing and completed status of project tasks leading to the cleanup, through the cleanup process and finally with the closure of the cleaned site. ACEDC will also use the Assessment, Cleanup and Redevelopment Exchange System (ACRES) for tracking and measuring progress. ACEDC will also track

This is the first of what is hoped to be many Brownfields site cleanups. Therefore, ACEDC plans to track the outcome of this Brownfields development project concerning its impact on the surrounding community. Items tracked will include but not be limited to the amount of recyclable building materials not taken to the landfill through the use of engineering and institutional controls, jobs created and revenue increases due to increased collected sales and property taxes, the increased sales generated by the new development with some estimated consideration of cannibalism, added sales in current retail stores in the immediate area and in similar business niches, funding leveraged from the community and footprint size of land made usable through remediation.

The community of Alamosa has a strong track record of coming together to make needed projects happen. We have leveraged City, County, State and Federal Funds in the past by bringing local philanthropic businesses into the mix and providing community cleanup and economic benefit for all. The Pink Elephant project is arguably the largest project we as a community have undertaken, but once again the community has come together, showing the solidarity required to make it happen.

The total investment for the Pink Elephant Project, including procurement of all the buildings and sites, and demolition and disposal of the hazardous substance containing buildings is almost $600,000.

As we are a small community, neither the City of Alamosa nor Alamosa County has a structured funding source such as Tax Increment Financing to draw upon for financing of this kind. However, the community will be providing direct funding to cover other existing costs such as site acquisition. These local entities have already pledged support; The City of Alamosa ($100,000), the local Marketing Board ($25,000) and local banks ($75,000 committed). Some of these donated funds are passing through the Enterprise Zone for tax credits, thank to the Developmental Resource Group who got the project approved for such funding. An additional local bank has submitted a letter of commitment to ACEDC without a dollar figure but will be finalizing their investment at their December Board meeting. Other local businesses and banks are inquiring about the use of enterprise zone donations that qualify for this project as well. Alamosa County has also submitted a letter of commitment that specifies their desire to handle demolition and disposal. A dollar figure is not associated with that in this discussion as that will be an in kind donation, however, ACEDC did request a bid from a local contractor for that part of the project totaling $239,000.

Other in kind leveraging includes ACEDC and the Chamber of Commerce will provide staffing throughout the project in the form of community outreach. The ACEDC/Chamber of Commerce office will be the focal point of the project and the phone number listed and given for public input will be form those offices as well. Staff will be directed to answer or redirect questions to the person or person who can answer the question. Due to prior expertise in facilitating Federal Grants, the Developmental Resources Group, located in the same building as the Chamber of Commerce and ACEDC, is providing staffing to help facilitate this grant to ensure it is completed correctly. They will also provide access to Enterprise Zone Credits for local contributions. These credits are estimated to amount to as much as $100,000.

Other local businesses have begun to step up as well. For instance, the local appraiser used to appraise the properties that ACEDC is planning to purchase, donated half of their fee of $2500 toward the project. (See Attachment F, Documentation of Committed Leveraged Resources)

V.B.2.c Programmatic Capability and Past Performance

The Executive Director of ACEDC, Randy Wright, will be the onsite project manager, community liaison and will be the project coordinator as well. ACEDC has contracted with Key Business Solutions to help handle grant facilitation. Alamosa is a small community and it is not justifiable to hire degreed engineers at this time. Therefore, ACEDC will enroll in the Voluntary Cleanup Program with Colorado Department of Public Health and Environment for technical oversight. Mr. Wright will work closely with the Voluntary Cleanup Program and with the qualified environmental professionals that are to be hired consistent with 40 CFR part 30 for non-profits, to handle cleanup. These will be companies who have experience not only in environmental cleanup, but if possible, also have worked locally to the satisfaction of those projects managers and oversight agencies. ACEDC will also work closely with the Colorado Brownfields Foundation, the EPA and CDPHE for direction in this and other topics.

Key Business Solutions is a contracted Accountant, they have had extensive experience in facilitating Federal and State Grants with her other clients, and will work with ACEDC to ensure all policies and procedures are in place, to help develop a realistic work plan, and that all quarterly reports are completed timely and reflect reasons for deviations from the original work plan. At the time quarterly reports are completed, ACEDC staff will also update ACRES. They will also work with ACEDC staff to address annual financial reports and timely submission to EPA. ACEDC staff will also complete any reporting necessary for CDPHE and for Colorado Brownfields.

ACEDC works to retain staff by offering competitive salary and benefits. However, in the unfortunate event that Mr. Wright is unable to complete this project, ACEDC will hire, through normal hiring practices, a replacement for him that is capable of handling the position including such tasks as completing the Pink Elephant Project. The completion of this task should be reasonably quick, which would leave ACEDC plenty of extra time to complete the project should that occur. ACEDC also has a strong working relationship with and commitment from the Developmental Resource Group who also has a team with extensive experience in facilitating Federal Grant money. They have committed to ACEDC for any services necessary having to do with grant facilitation and reporting. ACEDC will and has already utilized that experience in the facilitation of this grant. The City of Alamosa has also committed to the use of their experienced staff for such help as well. In the event that Mrs. Van Gieson cannot complete any or all of her assigned tasks, ACEDC will have these other resources available to do so.

ACEDC has not had any adverse audit findings or problems with administration of grants in the past.

ACEDC has never received a Brownfields grant. ACEDC did receive a Colorado Brownfields State grant through the Colorado Department of Public Health and Environment to perform the Phase I and Phase II of the 6 original properties in the Pink Elephant project which were carried out successfully. ACEDC is also the sponsor of the local SBDC which is funded each year by grant monies from Federal SBA monies to SBDC.

ACEDC will be using their contracted staff accountant, Key Business Solutions to help facilitate this grant if awarded. They have had extensive experience in both Federal and State Grant facilitation while working both with ACEDC and with their other contract clients. Key Business Solutions helped facilitate the State Brownfields Grant as well as the annual Federal Grants for SBDC. Key Business Solutions currently contracts with many 501(c)3 entities with varied sources of funding. In 2010 they assisted with a grant proposal that resulted in a one million dollar ARRA DHHS grant award. Since this time they have assisted in ensuring all filing deadlines have been met, and writing policy and procedures to help ensure expenses are allowable, allocable, and reasonable. Since the grant award they have been building a system of internal controls that provide positive clean audit results and sound sustainable business practices. The Federal Region VIII staff has also referred other award recipients to Key Business Solutions for their expertise and to assist cleanup with process and procedures. Our accountant assigned to us, Donielle Van Gieson, is a certified pro-advisor and teaches QuickBooks seminars throughout our region. She has also worked with many state funded agencies and understands how braided funding must flow together but maintain each transaction's individuality for reporting purposes. She has been a consultant for 7 years and has more than 15 years of experience in accounting.

ACEDC will also be working with Developmental Resource Group who has also had extensive experience in working with State and Federal Grant funding. ACEDC has commitment from them that their staff will be available for facilitation and reporting.

ACEDC has also received commitment from the City of Alamosa that any challenges that we may come across, there staff will be available for advice.

V.B.3 Community Engagement and Partnerships

V.B.3.a Plan for Involving the Affected Community

ACEDC has already begun a campaign involving the community in the Pink Elephant Project. The first formal meeting took place in accordance with the community notification section of this Brownfields grant proposal, ACEDC posted notice in the local newspaper announcing that we would have a meeting specifically for the purpose of community involvement and comment. That meeting was held prior to a regularly scheduled Chamber Business Network Meeting which has a regular high attendance. No one came for the separate meeting, but the attendees of the CBN meeting were informed of the project and the reaction was unanimously positive.

ACEDC also met with City Council in a scheduled work session which the local newspaper reported in a very favorable article about the project. The local radio stations also picked up the story and reported favorably. The same happened a week later when the City Council voted unanimously in favor of supporting the project financially with $100,000 without discussion.

The project has been mentioned in Chamber meetings each month both officially and in outside conversations before and after meetings. All comments have been extremely favorable. These monthly meetings will continue to serve as a community forum for the project as well.

ACEDC will, by contract, update City Council on a quarterly basis with notice given to the public during the course of the project. ACEDC will also hold a meeting along with the clean-up contractors where we are working with Immigration Resources to provide Spanish speaking translators, the purpose of which is to discuss and seek comment from the public, about the clean-up plan as we get closer to the actual start of remediation. There may also be a need for a Guatemalan translator as well. Inauguration Resources can help with that too.

There have been several community groups and organizations that have come forward with support in the form of support letters as is documented in V.B.3.c of this proposal. Each of those organizations will play a key role in the communication role of this action.

Due to the poverty in the area, many households do not have regular access to computers and the internet. Therefore the use of webinars and internet forums is not as useful as it may be in other areas. However, a one-on-one approach works well through just making ourselves available at local events and meetings as well as restaurants and other community businesses and locations.

The Downtown Merchants are no longer an organized group. However, they will be heavily involved in the communication of project ideas. ACEDC has an e-mail list, through the Chamber of Commerce, of many of those merchants and is working to expand that list, making it easy to communicate with them quickly and efficiently when necessary.

V.B.3.b Partnerships

ACEDC has an ongoing relationship with State Agencies. The Colorado Department of Public Health and Environment (CDPHE) has provided Targeted Brownfields Assessment Assistance, the requested letter of support for this grant proposal, as well as showing a continued interest in providing the required 20% cash match. ACEDC will also apply to CDPHE to provide oversight on this project through their Voluntary Cleanup Program. The nonprofit Colorado Brownfields Foundation has been a wealth of knowledge and support throughout this process by providing advice and guidance on topics ranging from remediation of asbestos sites to grant writing. They have also pledged their continuing support on this project going forward.

ACEDC has also successfully partnered on other projects with the Colorado State University Extension Office, the local campus of Trinidad State Junior College and Adams State University in the past and we will reach out to them as environmental resources are needed.
There are no environmental job training programs available in the area, and no environmental cleanup businesses locate in the area either. However, ACEDC is looking at hiring unemployed Guatemalan community members or working with a contractor who hires members of that community who were recently laid off at the mushroom farm to do demolition salvage on the buildings to remove any usable items for recycling.

V.B.3.c Key community-based organizations

ACEDC has received several letters of support from key community groups and organizations. Many of these will play a key role in helping to engage the community by gaining useful ideas and concerns about the project as it moves forward. Others, such as Immigration Resources, will

also help by providing translators at public meetings. La Puente is nonprofit organization serving Colorado's San Luis Valley by providing food, shelter and advocacy for the homeless and community members in crisis. They will provide a conduit of information to those they serve about the project and they will be a neighbor of the project as one of their buildings borders the boundaries of the Pink Property. The Alamosa County Chamber of Commerce is part of ACEDC and will provide staffing for the project and their office will serve as a focal point for communication. Their ongoing meetings will serve as a place of continual communication. Community Resources & Housing Development Corporation is in full support as the location will help the low income residents. The American Cancer Society has been an ongoing partner of ACEDC and as Chamber Members will help with communication. The Kiwanis will also share in the role of communication with their members, most of whom are business people from the community. The Colorado Workforce is excited about the safety issues the project will bring about as well as the added shopping benefits for nearby residents. They are obviously looking forward to the jobs the finished project will provide. Adams State University and Trinidad State Junior College both have local campuses in Alamosa and have pledged support, not only through communication, but also where needed for meeting rooms, and environmental assistance where needed. Developmental Resource Group is mentioned several times in this application as a committed resource in the facilitation of this grant if awarded. They have already been an integral part of this process through helping with the SF- 424 and SF 424A as well as providing facilitation of Enterprise Zone Tax Credits and advice in nearly every step along the way. Adams State Community Partnerships connects University resources with the community in order to increase the quality of life for all residents of the San Luis Valley. They are also a great resource for grant writing and facilitation.

(See Attachment F, Letters of Support)

V.B.4 Project Benefits

V.B.4.a Welfare and/or Public Health

The Pink Elephant site is one of, if not the critical foundation for the revitalization, stabilization and visitor enhancement of Downtown Alamosa, particularly with regard to elimination of extreme blight, and the perception if not reality of crime and safety. Even though the upper floor of the building that used to be a living area, has been condemned, there is evidence that due to the buildings deteriorated and unsecured condition, homeless and indigent have been able to find access and at least occasion the living space. Upon every new inspection of the site, there is evidence of continued use and several "hiding places" have been noted where inhabitants have stashed items for safe keeping. The redevelopment of the project will begin to change the perception to one that the area is safe again and visitors to the area as well as the local residents can shop without concern.

The fact that anyone at all has been able to attain access is also of concern to the inhabitants themselves as the Phase II investigation has shown significant levels of friable asbestos in accessible areas, not to mention the generally unsafe living conditions. Exposure to these risks would be completely and totally remediated through the completion of the cleanup plan

explained in this application. The current preferred remedial strategy of landfill disposal of all contaminants will entirely remove the threat of any exposure whatsoever to all hazards.

ACEDC is also committed to ensuring that all public health issues are considered during the cleanup process. ACEDC has and will address public concerns through meetings and availability at the office directly across the street from the project location. All recognized health and safety standards will be recognized and may be exaggerated to ensure the safety of and disadvantaged residents in the area. This will be accomplished through the use of dust control measures and continual on site inspection will be performed to limit particulate matter in the air of the surrounding area during remediation to ensure the safety of even the most sensitive populations. And adequate fencing will be in place during the cleanup.

Not only will the redevelopment of the Pink Elephant property relieve the area of a severely blighted and unsafe group of buildings, but it will begin the transformation of the perceived blockade between the neighborhoods of low income residents and the downtown shopping district. And it will be replaced by well lit retail shops which can be easily accessed by nearby residents who may be forced to walk as their primary means of transportation. Those new retail stores will also employ an additional 30 to 50 employees allowing employment for nearby residents who are currently unemployed or underemployed. The reuse of this site will not displace any residents that are typically affected by Brownfields sites. In point of fact the removal of these blighted unsafe structures will only improve the neighborhood for the benefit of its residents and work toward connecting downtown to minority neighborhoods. Local meetings will also be held which will allow nearby residents to not only participate in but benefit from decisions made about their neighborhood.

Green space will be protected through the re use of the property for economic expansion and by re using the property itself we can save on valuable infrastructure such as water, sewer and power lines already in place. Sustainable development practices facilitate environmentally sensitive Brownfields cleanup and redevelopment while also helping make communities more attractive, economically stronger and more socially diverse.

V.B.4.b Economic Benefits and/or Green space

V.B.4.b.i Economic Benefits

There will be direct and immediate economic benefits as a result of the environmental cleanup work at the Pink Elephant site. Direct benefits include jobs created through the actual cleanup of the site. The remediation of any Brownfield site is almost certain to also have indirect economic benefits for the community as well. The current buildings and shops located within the scope of this project provide little economic good to the community. As shown below, the new development will provide a significant projected gain.

Estimated City Sales Tax currently being collected for all the properties is approximately $4600 per year. Expected sales tax after completion of retail based development is expected to be approximately $23,600 per year.

Estimated Alamosa County Sales Tax currently being collected for all the properties is approximately $1150 per year. Expected sales tax after completion of retail based development is expected to be approximately $8400 per year.

Estimated current City Property Taxes is approximately $790 per year. Estimated City Property Taxes after completion of the project is expected to be approximately $3060 per year.

Estimated current City Property Taxes is approximately $2960 per year. Estimated City Property Taxes after completion of the project is expected to be approximately $14,440 per year.

In addition, the School Tax will go up from just under $5000 to over $19,000 per year.

Net Tax generated alone will be over $54,000 per year with an expected net sales increase from the new stores at over $1.5 Million.

Currently there are 3 full time employees in the buildings. The completed project will generate between 25 and 50 new jobs.

It is also hoped that this project will serve as a Brownfields primer for downtown revitalization in existing buildings and stores which will provide almost exponential additions to the growth expected from this project alone.

V.B.4.b.ii Other Non-Economic Benefits

Although this project contains only typical landscaping of a modern retail development, green space will be saved by this project's re use of a developed commercial area. Alamosa is like many other communities around the country in that most of the new development is coming through the addition of big box stores in green space areas, This urban sprawl is eating green space almost at the rate that growth is taking place. Re use of blighted space that has infrastructure already in place not only saves money, but perhaps more importantly, it reduces the loss of green space.

The new development at the Pink Elephant site will also be a neighbor to the local food bank. Currently visitors to that food bank that have the capability of driving, have to park in a dirt and graveled lot beside the building and stand on the street and in the dirt lot when waiting in line. The new development will provide paved parking and landscaping around the area, making the wait a little easier. The development of business in the area will also help community groups such as non-profit organizations achieve their own missions of improving lives of area residents and creating jobs. Therefore, retail and job promotion is the primary focus and even though landscaping and green building will be incorporated in the finished design, green space is not the number one priority.

V.B.4.c Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

One of the primary benefits of Brownfield redevelopment is the availability of current infrastructure. The Pink Elephant Project is one of those infill redevelopment projects and

extending utility infrastructure is un-necessary. The new structure to be built on the Pink Elephant site will have great highway visibility and will be designed to allow highway easements to be maintained and existing water and sewer lines will be easily re-used. Some existing infrastructure may need to be updated and even though there is existing storm water infrastructure in place, new development will address storm water management in an up to date fashion to utilize modern storm water protection practices to protect ground water. Further water conservation will be sought through the use of high efficiency water fixtures and toilets.

Green building and energy efficiency are becoming integral parts of most ne development today. Developers are incentivized financially through cost savings caused by such designs. But the benefits go well beyond financial gains. Green building and energy efficiency also conserve valuable resources, one of the few win-wins in business development today. The San Luis Valley is nationally recognized for its solar possibilities. Many of the newer facilities built here have taken advantage of solar and other green building designs and procedures and the development of the Pink Elephant Project will do so as well. A developer will be sought who will use "green" as a theme, not just an energy saving plan.

The term "green" can also be associated with recycling and as we have worked our way through inspecting the current buildings, we have found several interesting architectural designs and pieces that may be salvaged and used in the new design. As an example, copper ceiling tiles and some moldings may be salvaged. There will likely be more upon closer inspection. There is also another building in the area, not connected to this project and owned by a separate entity, with possible demolition plans. That structure has metal trusses built by the Pullman Car Company. The local railroad recently purchased the Pullman Car Company Building so those trusses have some local interest as well as historical interest now. If that demolition happens, ACEDC has spoken for and intends to save those trusses for use in the finished Pink Elephant design.

Other re use options are under consideration and will be sustainable such as recycling large concrete platforms outside the structure and sidewalks if they are not reusable in place. The current buildings are made of bricks, but the condition of most of them is extremely poor. Only two of the buildings have, what could possibly be salvageable bricks on the front of each building. If they are salvageable, they will be saved and possibly reused in the final project as pavers in the courtyard. As the project moves forward into a more serious level of consideration, many more options will be available and will be evaluated for possibility.

And finally, simply through the reeducation of sprawl, that much more green space will be preserved from development. It is also hoped that the redevelopment of this project will also be a catalyst for other private development in the immediate area. Further development of existing commercial space will further prevent even more sprawl and protect even more green space.

Appendix 3
Special Considerations Checklist

Please identify (with an ***X***) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the evaluation process.

- [X] Community population is 10,000 or less
- [ ] Federally recognized Indian tribe
- [ ] United States territory
- [ ] Applicant assisting a Tribe or territory
- [ ] Targeted brownfield sites are impacted by mine-scarred land
- [ ] Targeted brownfield sites are contaminated with controlled substances
- [ ] Community is impacted by recent natural disaster(s) (2005 or later). To be considered, applicant must identify here the timeframe and type of natural disaster.
- [ ] Project is primarily focusing on Phase II assessments
- [X] Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
- [X] Community experiencing plant closures (or other significant economic disruptions) (2007 or later), including communities experiencing auto plant closures due to bankruptcy or economic disruptions. To be considered, applicant must identify here the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption.
- [ ] Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA Partnership for Sustainable Communities grant.
- [ ] Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant
- [ ] Community is implementing green remediation plans

Attachment A

Threshold Criteria

Cleanup Grant – Pink Elephant Project

III.C Threshold Criteria for Cleanup Grants

III.C.1 Applicant Eligibility

III.C.1.a Eligible Entity

Alamosa County Economic Development Corporation (ACEDC) is the applicant and lead agency. ACEDC is a 501c4 corporation, registered with the State of Colorado. (See attachment B, Documentation of Non-Profit Status and Applicant Eligibility)

III.C.1.b Site Ownership

The site is approximately .515 acres consisting of 5 separate properties. There are 4 buildings and 1 section of parking lot. ACEDC maintains ownership of these properties.

III.C.2 Letter from the State or Tribal Environmental Authority

The letter from the Colorado Department of Public Health and Environment, the state environmental authority, is attached. (See Attachment C)

III.C.3 Site Eligibility and Property Ownership Eligibility

Site Eligibility

III.C.3.a Basic Site Information

(a) The name of the site is Pink Elephant. It is named after one of the last businesses to exist in the building. Ironically, according to Wikipedia, *"Seeing Pink Elephants" is a euphemism for drunken hallucination, caused by alcoholic hallucinosis or delirium tremens. The first recorded use of the term is by Jack London in 1913, who describes one kind of alcoholic, in the autobiographical John Barleycorn, as "the man whom we all know, stupid, unimaginative, whose brain is bitten numbly by numb maggots; who walks generously with wide-spread, tentative legs, falls frequently in the gutter, and who sees, in the extremity of his ecstasy, blue mice and pink elephants. He is the type that gives rise to the jokes in the funny papers."* Not exactly politically correct today, but perhaps fitting name for the project more currently described as a blazoned memory of the building at the dedication of the Depot Building across the street from the Pink Elephant project. Several State and Local Dignitaries were present to recognize the official opening of what was to become the hub of economic Development and Tourism for the San Luis Valley Region. As the celebration began, a scantily clad and probably intoxicated woman leaned out the window of the now condemned upstairs apartments above the Pink Elephant to join the

festivities. An unfortunate embarrassment the community won't soon forget. (b) The following addresses are associated with the site; 523, 525, 527, and 529 Sixth Street; and 520 and 524 State Avenue. In 2012, the State Department of Transportation made 6th Street through Downtown Alamosa, the East Bound lanes of Highway 160. This street runs parallel with the rail road and is the original location of the earliest buildings in Alamosa. Now, the thoroughfare is either mostly vacant or populated with brownfields and railroad property. There are few decent retail properties along that ten block stretch, and east bound travelers see a representation of Alamosa that is a combination of dilapidated industrial and commercial sites. The corridor also presents at least a mental boundary between the low income residents south of 6th street, and the shopping district. Many of these people walk wherever they go and local shops are not available at this time, in their own neighborhood. The Pink Elephant Property is located in the heart of that stretch of highway and is the targeted starting point for community planned revitalization.

Located directly across the street from the Pink Elephant Property is a recent local success story, the newly renovated Depot Building mentioned earlier. The Depot houses the offices of ACEDC, The Developmental Resources Group, Council of Governments, Department of Local Affairs, the Tourism and Marketing group, SBDC and the Chamber of Commerce, as well as the Alamosa Welcome Center and the Rio Grande Scenic Railway, the latter two of which bring more than 40,000 visitors each year to our downtown shopping district. The cross street at the intersection where the property lies, State Avenue, is main the road to the San Luis Valley Regional Airport, the only commercial airport for over one hundred and twenty miles. The highway traffic estimations on 6th Street show an estimated 3.5 million vehicles driving past this project area every year. Unfortunately, those visitors, along with prospective business owners and their expansion personnel and dignitaries who come to the Depot, see the run down and dilapidated buildings across the street as a tremendously negative representation of Alamosa. Visitors are regularly seen walking across the street toward the downtown shops, only to turn around, get back in their cars and leave (c) The 3 sites which contain asbestos are owned by ACEDC, acquired via negotiated purchase on December 3rd, 2012.

III.C.3.b Status and History of Contamination at the Site

ACEDC commissioned a Phase I Site Assessment prior to acquisition of the property, performed by Occupational Health Technologies of Colorado Springs, CO., a firm that meets the EPA definition of a Qualified Environmental Professional. This Phase I built upon a previous Phase I site assessment performed by the Colorado Department of Public Health and Environment (CDPHE) in partnership with Gobbell Hays Partners Inc.

(a) The site is contaminated by hazardous substances.

(b) Operational History Current Use - The historical research presented in this section has established the use of the subject property since 1886. Review of aerial photographs, topographic maps, fire insurance maps, and interviews indicated that the subject property was developed with a building similar in configuration to the existing building since at least 1886. Past historical uses at the subject property have been established from 1886 to the present and have included uses such as a post office, a book store, a printing shop, a clothing store, saloons, billiards, a dry goods/grocery store, a jewelry store, a candy store, a tailor, a stationary store, offices, a general

store, a second hand store, a telegraph office, etc. Surrounding properties have been developed with numerous commercial uses from 1886 to the present.

The subject property consists of seven consecutive storefronts/commercial spaces on the first floor, and 16 rooms/apartments formerly used for short-term rental on the second floor. There are no sub-grade levels (basements) associated with the subject property. The eastern-most storefront (523 6th Street) is currently used as a tobacco, paraphernalia, and sex shop. The adjacent storefront to the west (525 6th Street) is currently used as a market. The next adjacent storefront to the west (527 6th Street) is currently a small book and music store. The next adjacent storefront to the west (529 6th Street) was used as a hair salon called Sittin Pretty during the site reconnaissance; however, this storefront is vacant at this time. The access door to the second floor rooms/apartments is located west and adjacent to Sittin Pretty (now currently vacant). The last storefront/commercial space located along 6th Street is accessed from the corner of 6th Street and State Avenue and does not have a marked address. This space is currently vacant and was last used as a church. The next subject property storefront is located along State Avenue and does not have a marked address. This space is currently vacant. The next subject property storefront is located north and adjacent to the vacant storage space described above along State Avenue and has an address of 524 State Avenue. The last subject property is located north and adjacent to this space is also vacant and currently unused. The majority of the subject property is developed with the building footprint, which extends to the parcel boundary parameters on the south, east, and west sides of the building. The subject property buildings extend to the sidewalk on the south and west sides of the building, and extend to a gravel parking lot along the east side of the building. In addition, the subject property consists of a small gravel area at the northeast corner of the property (behind the building), which is surrounded by a chain-link fence, and abuts along the paved alleyway.

Date: 1886 - A building similar in configuration to the existing subject property building is present, with the exception that the northwest corner of the existing building is not present. There were no significant causes for concern about hazardous substances.

Date: 1890 - A building similar in configuration to the existing subject property building is present, with the exception that the northwest corner of the existing building is not present. There were no significant causes for concern about hazardous substances.

Date: 1893 - A building similar in configuration to the existing subject property building is present, with the exception that the northwest corner of the existing building is not present. There were no significant causes for concern about hazardous substances.

Date: 1898 - A building similar in configuration to the existing subject property building is present, with the exception that the northwest corner of the existing building is not present. There were no significant causes for concern about hazardous substances.

Date: 1904 - A building similar in configuration to the existing subject property building is present, with the exception that the northwest corner of the existing building is not present. There were no significant causes for concern about hazardous substances.

Date: 1909 - Subject Property: A building similar in configuration to the existing subject property building is present, with the exception that the northwest corner of the existing building is not present. There were no significant causes for concern about hazardous substances.

Date: 1912 - Subject Property: A building similar in configuration to the existing subject property building is present, with the exception that the northwest corner of the existing building is not present. There were no significant causes for concern about hazardous substances.

Date: 1919 - A building similar in configuration to the existing subject property building is present, with the northwest corner of the existing building now present. There were no significant causes for concern about hazardous substances.

Date: 1929 - Subject Property: A building similar in configuration to the existing subject property building is present. There were no significant causes for concern about hazardous substances.

Date: 1946 - A building similar in configuration to the existing subject property building is present. There were no significant causes for concern about hazardous substances.

Former uses of the subject and surrounding properties that may present an environmental concern to the subject property: The existing 524 State Avenue portion of the subject property (current location of a miscellaneous storage space used by the current owner) was labeled "Printing" in 1886, 1890, 1893, and 1909, more than 100 years ago. This portion of the property was then labeled as an "office" in 1912, 1919, and 1929. In 1946, it was labeled as a "paint store." According to the current owner, Ms. Emelia De Galaviz, she has owned the property since 2009; however, she has been familiar with the property since 2004 when her grandfather purchased this portion of the subject property. According to Ms. Galaviz, this space of the subject property has been vacant and used as storage space since at least 2004.

A coal yard was present to the south/southeast of the subject property (not part of this project, beyond 6th Street, and south of the existing warehouse used by the city for miscellaneous storage purposes) in 1886. However, the former location of the coal yard was approximately 200 feet southwest cross gradient) of the southeast corner of the subject property. In addition, the coal yard was only listed on the 1886 fire insurance map, and has not been present since at least 1890, which is over 121 years ago.

A filling station, with two associated gasoline underground storage tanks, was labeled at the southwest corner of the intersection of State Avenue and 6th Street (Not part of this project, approximately 200 feet southwest [cross gradient] of the subject property) in the 1946 fire insurance map. Because no later fire insurance maps are available, the longevity of the filling station at that location is unknown. No other historical information was available regarding this filling station.

Though Asbestos and lead based paint have been found at the site, no readily apparent evidence of potential recognized environmental conditions at the subject property was noted in the ownership records reviewed. In addition, there were no records of environmental liens or area

use limitations for the subject property in the information. Furthermore, CDPHE reviewed the Departments List of Sites with Environmental Covenants and found that the subject property was not identified on the List; therefore, no records of environmental liens for the subject property were found.

(c) The inspection by CDPHE showed hazardous substances consisting of Lead Based Paint contamination in excess of state standards at 520 and 524 State Avenue, 527 6th Street, and upstairs in the Pink Elephant Apartments. Additionally, the report showed one or both friable and non-friable Asbestos contamination downstairs at 520 and 524 State Avenue, 527 and 529 6th Avenue, and upstairs in the Pink Elephant Apartments.

(d) These points of contamination exist due to general construction and remodeling practices of the time and are made up of building materials containing or made up of those contaminates.

III.C.3.c Sites Ineligible for Funding

The Pink Elephant 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 United States government.

III.C.3.d Sites Requiring a Property-Specific Determination

This site does not require a property-specific determination.

III.C.3.e Environmental Assessment Required for Cleanup Proposals

An ASTM E1527-05 Phase I Environmental Site Assessment was completed on November 20th, 2012 for ACEDC prior to site acquisition for the entire site by Occupational Health Technologies who meets the definition of "Qualified Environmental Professional" . Certification papers are on file with ACEDC. In addition there exists a prior Phase I & II completed by the Colorado Department of Public Health and Environment in January of 2011 for all addresses in the site except 520 State Ave. An update to that Phase I was completed in June of 2011.

The ASTM E1903 Phase II of the locations at 523, 525, 527, and 529 6th Street along with 524 State Avenue was completed on April 7th 2011. The draft ASTM E1903 Phase II of 520 State Avenue was completed in November of 2012 and will be completed in December of 2012.

ACEDC intends to complete the cleanup at the Pink Elephant site through the Voluntary Cleanup Program overseen by the Colorado Department of Public Health and Environment.

Property Ownership Eligibility

III.C.3.f CERCLA §107 Liability

ACEDC, the new owner of the site is not in any way responsible for hazardous material contamination present at the site and therefore not liable under CERCLA ss 107 as we have not arranged for the treatment or disposal of hazardous substances, or been a party that accepted hazardous substances for transport to disposal or operated treatment facilities at the site.

ACEDC meets the definition of a "Bona fide Prospective Purchaser" as defined in CERCLA 107 (r), as we have completed our "All Appropriate Inquiry" using a Phase I Environmental Assessment which was performed by a Qualified Environmental Professional. This Phase I was completed prior to our taking title to the subject site and within the time constraints defined under CERCLA and it confirms that the contamination present at the site occurred prior to ACEDC taking title. ACEDC intends to take "reasonable steps" to prevent further releases by entering the site into the state voluntary cleanup program. If necessary, ACEDC will cooperate in providing assistance and access to the site, comply with information requests and administrative subpoenas and provide legally required notices.

III.C.3.g Enforcement Actions

We are not aware of any environmental enforcement actions or inquiries at this time.

III.C.3.h Information on Liability and Defenses/Protections

III.C.3.h.i Information on the Property Acquisition

Alamosa County Economic Development Corporation acquired the following proprieties on December 3rd, 2012 through negotiated purchase from three separate owners and will be the sole owner of the property until it is made a shovel ready lot, free of hazardous contamination. This is a fee simple ownership.

The property at: 525 6th Street was purchased from Jesus Alfredo Jouquin - Commercial Building.
527 and 529 6th Street, and 524 State Ave. were purchased from DE Galaviz - Commercial Complex
520 State Avenue was purchased at a reduced rate reflecting $25,000 in financial support toward the Pink Elephant project.
The members and staff of ACEDC have no familial, contractual, corporate, or financial relationships or affiliations with any prior owners or operators (or other potentially responsible parties) of the first two properties (including the person or entity from which ACEDC acquired the property). Delzia Worely is a board member for ACEDC, representing First Southwest Bank, the owners of 520 State Ave. However, she did not represent the bank or ACEDC at closing. And Preston Porter, Board President for ACEDC, is listed as a Broker for First Southwest Bank. He also did not represent ACEDC or First Southwest Bank in the purchase.

III.C.3.h.ii Timing and/or Contribution Toward Hazardous Substance Disposal

ACEDC was in no way responsible for any release of hazardous substances at the site. ACEDC has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site. All hazardous materials were found through the Phase I evaluation to have been in place before purchase by ACEDC.

III.C.3.h.iii Pre-Purchase Inquiry

A complete Phase I as defined by ASTM was done on November 5th, 2012 for the entire project site by Occupational Environmental Technologies, a firm that meets the definition of "Qualified Environmental Professional" as defined by EPA. Additional sampling was then performed on a subset of the Pink Elephant Project Site, at 520 State Avenue, also on November 5th, 2012 to quantify for cleanup purposes any asbestos material present.

This current effort was preceded by the Hazardous Materials and Waste Management Division (HMWMD) of the Colorado Department of Public Health and Environment (CDPHE), under a Targeted Brownfields Assessment (TBA) grant and in cooperation with the Colorado Brownfields Foundation, conducting a Phase I Environmental Site Assessment (ESA/assessment) on behalf of the Alamosa County Economic Development Corp (ACEDC) for the Pink Elephant Building located in the City and County of Alamosa, Colorado. The objective of the assessment was to provide an independent, professional opinion regarding recognized environmental conditions, as defined by American Society for Testing and Materials (ASTM), associated with the subject property. This assessment was requested in association with the potential purchase of the subject property. A site reconnaissance was conducted by CDPHE personnel on January 12 and 13, 2011, and again updated on June 3, 2011.

III.C.3.h.iv Post-Acquisition Uses

Currently and until the time of future demolition, retail outlets operating through lease agreements with ACEDC will continue to do so. The building at 523 6th Street will continue to be an active Tobacco, Paraphernalia and Sex Material outlet known as Sicc N twisted. Likewise, until demolition, the storefront at 525 6th Street will also continue to operate until demolition as a market. The storefront next to the market at 527 will also continue to operate until demolition as a music and book store. All other areas of the project building are currently vacant. Any business needing assistance in relocating will be supported by ACEDC, though all but Sicc & Twisted have been considering closure due to slow business. ACEDC is in the process now, of helping Sicc & Twisted find a suitable place to relocate.

There are no relationships with any of the current or prior use with the exception that one of the ACEDC Board members, Delzia Worely, is an employee for First Southwest Bank which owned 520 State Ave through foreclosure and Preston Porter of Porter Realty is engaged as a Broker for First Southwest Bank.

III.C.3.h.v Continuing Obligations

As mentioned in other areas of this grant proposal, trespass has been a challenge especially in the upstairs, condemned portion of the Pink Elephant Building. Exposure to asbestos is possible in that area. It is a priority for ACEDC that within 3 months of receipt of funding, ACEDC will implement the proposed cleanup plan in compliance with all state regulations using licensed abatement contractors. This will include the immediate attempt to block off all possibilities of unauthorized entrance into the buildings. All known sources of asbestos will be avoided during any inspections before cleanup occurs. The removal of asbestos will be done in such a manner as to control possible releases of hazardous material. Hazardous materials generated during cleanup will be disposed in a licensed facility.

Land use restrictions do not apply as all contamination will be removed and will be disposed of in an approved landfill. ACEDC will also comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and provide all legally required notices.

III.C.3.i Petroleum Sites

III.C.3.i.i Current and Immediate Past Owners

Does Not Apply.

III.C.3.i.ii Acquisition of Site

Does Not Apply.

III.C.3.i.iii No Responsible Party for the Site

Does Not Apply.

III.C.3.i.iv Cleaned Up by a Person Not Potentially Liable

Does Not Apply.

III.C.3.i.v Relatively Low Risk

Does Not Apply.

III.C.3.i.vi Judgments, Orders, or Third Party Suits

Does Not Apply.

III.C.3.i.vii Subject to RCRA

Does Not Apply.

III.C.3.i.viii Financial Viability of Responsible Parties

Does Not Apply.

III.C.4 Cleanup Authority and Oversight Structure

III.C.4.a Cleanup Oversight

ACEDC intends to apply to and therefore cleanup will be done under the oversight of the Voluntary Cleanup Program at the Colorado Department of Public Health and Environment to ensure protection of public health and the environment.

ACEDC has met regularly with the nonprofit Colorado Brownfields Foundation and will continue to utilize their assistance throughout the cleanup process. Upon securing EPA grant funding ACEDC will consult with the EPA to ensure the cleanup is protective of human health and environment. ACEDC will also acquire additional expertise consistent with competitive procurement provisions of 40 CFR Part 30. We will ensure technical expertise is in place prior to beginning cleanup activities. After approval of the cleanup plan by CDPHE, ACEDC's contractor will implement the cleanup. Completion of the cleanup as proposed will be done by the environmental professional and confirmed by CDPHE prior to any new construction on the site.

No parties have been identified that are responsible for the contamination at the site.

III.C.4.b Access to Adjacent Properties

The City of Alamosa is a community Partner in this project and therefore ACEDC has been approved to use City of Alamosa property for access to the property for both abatement and for demolition and disposal. That access will be attained by using parking lot adjacent to the east side of the property which is owned by the City of Alamosa. Access is also allowed by the alley to the rear of the property, also owned by the City of Alamosa.

The remaining borders of the property are Department of Transportation property in Highway 160 and the City of Alamosa in 6th Street. We will work closely with both to ensure absolute safety especially in the demolition phase, but also in the cleanup phase concerning sensitive populations.

III.C.5 Cost Share

ACEDC is committed to the successful funding of this project. Upon receiving notice of the success of this grant application, ACEDC intends to apply to the state Brownfields cleanup fund for the 20% match requirement. CDPHE has been a strong supporter of the overall project as noted by their prior provision of Targeted Brownfield Assessment assistance to us. This site is eligible to apply to the state cleanup fund (known as "1306"), and CDPHE has indicated a willingness to review a request, however a successful grant application is contingent on funding

being available. (Please reference the attached State acknowledgment letter.) ACEDC has also received a verbal commitment from Alamosa County that In Kind match may be available through land fill fees or other methods. Alternatively, ACEDC intends to apply to the Colorado Brownfields Revolving Loan Fund for the necessary additional funding.

ACEDC is not requesting a hardship waiver.

III.C.6 Community Notification

Community Notification was done through the legal notices in the Valley Courier, the local newspaper on Saturday November 3rd. The meeting was held on Wednesday evening, November 14th from 5 PM until 6 PM. This notice informed the public about the availability of the draft Analysis of Brownfields Cleanup Alternatives (ABCA) and of the opportunity to comment on the application and the draft ABCA. The notice was posted more than 2 weeks prior to the grant submittal due date of December 3rd, 2012. The notification also informed the public ACEDC would be holding a public hearing on November 14th, 2012 where the community was welcomed to submit comments. The Public Hearing was held immediately before the monthly Chamber Business Network meeting because that is traditionally the most well attended of the local meetings in which ACEDC is involved.

No one attended the meeting.
The Project was then discussed in the Chamber Business Network meeting that followed that Community Notification meeting.
The project was also discussed in an Alamosa City Council Work Session which was written about in the local newspaper in detail.
The local newspaper also wrote an article when City Council approved their support unanimously and without discussion a week later.
We have received nothing but positive response about the project. In fact, the only negative responses we have received have been that it may take longer than they want to get rid of this eyesore in the heart of their downtown district. (See Attachment E, Community Notification Verification)

Attachment B

Documentation of Non-Profit Status

Applicant Eligibility

E-Filed

Colorado Secretary of State
Date and Time: 08/31/2009 02:40 PM
ID Number: 19871257636

Document number: 20091465474
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Fees & forms/cover sheets are subject to change.
To file electronically, access instructions for this form/cover sheet and other information or print copies of filed documents, visit www.sos.state.co.us and select Business Center.
Paper documents must be typewritten or machine printed.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Amendment

filed pursuant to §7-90-301, et seq. and §7-130-105 of the Colorado Revised Statutes (C.R.S.)

ID number 19871257636

1. Entity name ALAMOSA COMMUNITY DEVELOPMENT CORPORATION
(If changing the name of the corporation, indicate name BEFORE the name change)

2. New Entity name (if applicable) Alamosa County Economic Development

3. *(If the following statement applies, adopt the statement by marking the box and include an attachment.)*
☐ Other amendments are attached.

4. If the nonprofit corporation's period of duration as amended is less than perpetual, state the date on which the period of duration expires _____ *(mm/dd/yyyy)*

OR

If the nonprofit corporation's period of duration as amended is perpetual, mark this box ☑

5. *(Optional)* Delayed effective date _____ *(mm/dd/yyyy)*

6. Additional information may be included pursuant to other organic statutes such as title 12, C.R.S. If applicable, mark this box ☐ and include an attachment stating the additional information.

Notice:

Causing this document to be delivered to the secretary of state for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

7. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

Crawford	Barbara	Louise	
(Last)	*(First)*	*(Middle)*	*(Suffix)*

7887 E Belleview Ave
(Street name and number or Post Office Box information)

Suite 1100

Englewood	CO	80111
(City)	*(State)*	*(Postal/Zip Code)*

	United States
(Province – if applicable)	*(Country – if not US)*

(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box ☐ *and include an attachment stating the name and address of such individuals.)*

Disclaimer:

This form, and any related instructions, are not intended to provide legal, business or tax advice, and are offered as a public service without representation or warranty. While this form is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form. Questions should be addressed to the user's attorney.

FILED
DONETTA DAVIDSON
COLORADO SECRETARY OF STATE

CHANGE OF R.O.R.A.

Mail to: Secretary of State
Corporations Section
1560 Broadway, Suite 200
Denver, CO 80202
(303) 894-2251
Fax: (303) 894-2242

19991238627 M
$ 60.00
SECRETARY OF STATE
12-20-1999 15:38:04

Please include a typed self-addressed envelope

MUST BE TYPED
FILING FEE: $60.00
MUST SUBMIT TWO COPIES

19991238627 M
$ 60.00
SECRETARY OF STATE
12-20-1999 15:38:04

RESTATED ARTICLES OF INCORPORATION WITH AMENDMENTS FOR A COLORADO NONPROFIT CORPORATION

Pursuant to the provisions of the Colorado Revised Nonprofit Corporation Act, the undersigned corporation adopts the following amended and restated Articles of Incorporation. These articles correctly set forth the provisions of the Articles of Incorporation, as amended, and supersede the original articles of incorporation and all amendments thereto.

FIRST: The name of the nonprofit corporation is Alamosa Community Development Corporation.

==========

RESTATED ARTICLES OF INCORPORATION WITH AMENDMENTS

The undersigned, acting as incorporators, establish a nonprofit corporation pursuant to the provision of the Colorado Revised Nonprofit Corporation Act.

1. The name of the nonprofit corporation is Alamosa Community Development Corporation.

2. The street address of the initial registered office of the corporation was the Chamber of Commerce, P.O. Box 120, Cole Park, Alamosa, Colorado 81101, and the name of its initial registered agent at that office was Arthur L. Ray. The street address of the current registered office of the corporation is 1115 Main Street, Alamosa, Colorado 81101, and the name of its current registered agent at that office is Doug George.

COMPUTER UPDATE COMPLETE
MJ

3. The address of the corporation's initial principal office was the Chamber of Commerce, P.O. Box 120, Cole Park, Alamosa, Colorado 81101, and the address of the corporation's current principal office is Chamber Building, Cole Park, Alamosa, Colorado 81101.

4. The name and address of each original incorporator was:

J. Edwin Hill, 722 Douglas Drive, Alamosa, Colorado 81101;
Arthur L. Ray, 509 Stadium Drive, Alamosa, Colorado 81101;
Charles C. Price, 1401 First Street, Alamosa, Colorado 81101.

5. The corporation shall have voting members. The classes of membership and the qualifications and rights of the members of each class shall be set forth in the Bylaws.

6. The corporation shall indemnify its directors and officers to the full extent permitted by Colorado law.

7. The corporation is organized as a civic league and/or social welfare organization pursuant to Section 501(c)(4)of the Internal Revenue Code, or the corresponding section of any future federal tax code. The purpose for which the corporation is organized is to further the common good and general welfare of the people of Alamosa County and the San Luis Valley, Colorado, by bringing about civic betterment and social improvements.

8. Provisions regarding the distribution of assets on dissolution are as follows: Upon the dissolution of the corporation, after the liabilities of the corporation have been discharged or provided for, the remaining assets of the corporation shall be applied and distributed, pursuant to the provisions of the Colorado Nonprofit Corporation Act and the appropriate provisions of the Internal Revenue Code, or their successor provisions. Any assets not so disposed of shall be disposed of by the district court of the county in which the principal office of the corporation is then located, exclusively for the purposes or to the organization(s) that the court shall determine.

==========

SECOND: The date of each amendments adoption was November 17, 1999.

THIRD: The amendments were adopted in the manner indicated:

X [a] The amendment was adopted by the board of directors or incorporators without member action and member action was not required.

_____ [b] The amendment was adopted by the members and the number of votes cast for the amendment by each voting group entitled to vote separately on the amendment was sufficient for approval by that voting group.

_____ [c] Approval of the amendment by some person or persons other than the members, the board of directors, or the incorporators is required and the approval was obtained.

Dated: December 9, 1999

ALAMOSA COMMUNITY DEVELOPMENT CORPORATION

By: _____

Name: Arvin Van Ry

Title: President

ATTEST:

_____

Name: Melody Johnson

Title: Secretary

Attachment C

Letter from State Authority

STATE OF COLORADO

John W. Hickenlooper, Governor
Christopher E. Urbina, MD, MPH
Executive Director and Chief Medical Officer

Dedicated to protecting and improving the health and environment of the people of Colorado

4300 Cherry Creek Dr. S.
Denver, Colorado 80246-1530
Phone (303) 692-2000
Located in Glendale, Colorado

Laboratory Services Division
8100 Lowry Blvd.
Denver, Colorado 80230-6928
(303) 692-3090

http://www.cdphe.state.co.us

Colorado Department
of Public Health
and Environment

November 28, 2012

Mr. Dan Heffernan
Environmental Protection Agency
Region 8 Brownfields Program
1595 Wynkoop Street (EPR-B)
Denver, Colorado 80202-1129

RE: Alamosa County Economic Development Corporation – Brownfield Cleanup Proposal

Dear Mr. Heffernan:

I am writing to express our support of the Alamosa County Economic Development Corporation's (ACEDC) Brownfields Cleanup Grant application for the Pink Elephant Site in Alamosa, Colorado. If successful, the funding received by ACEDC would be used to address blight conditions and promote economic development in the heart of downtown Alamosa.

The Colorado Department of Public Health and Environment (CDPHE), the state regulatory authority for hazardous and solid waste, has an ongoing partnership with local stakeholders to address brownfields issues associated with this site. Through our partnership with the Colorado Brownfields Foundation, we have been able to provide technical assistance to the ACEDC, and in 2011, CDPHE completed a targeted brownfields assessment for the property. Due to our long-standing involvement with the site and knowledge of its specific issues, we fully support ACEDC's efforts to address asbestos and lead base paint contamination at this site and restore economic vitality to this key location along their main street corridor. Furthermore, CDPHE has consulted ACEDC on the availability of cleanup funds through the Colorado Brownfields Revolving Loan Fund and the State of Colorado Brownfields Program. ACEDC is eligible to apply to either or both of these funds if additional financial assistance is required to clean-up the site.

In summary, we feel the proposed cleanup project is a key component of overall efforts to revitalize the downtown business district in Alamosa. As such, and due to our long involvement with this site, we fully support the efforts of ACEDC to revitalize this property. We look forward to our continued partnership with local stakeholders on this project.

Sincerely,

Douglas C. Jamison
Superfund and Brownfields Unit Leader
Colorado Dept. of Public Health and Environment

cc: Randy Wright, ACEDC
Mark Walker, CBF

Attachment D

Draft Analysis of Brownfield Cleanup Alternatives (ABCA)

Draft – November 1, 2012
Analysis of Brownfield Cleanup Alternatives for
Pink Elephant Project
Introduction and Background

Introduction and Background: The Alamosa County Economic Development Corporation is applying for a $200,000 Cleanup Grant from the Environmental Protection Agency for the purpose of remediation of asbestos and lead paint contamination in the Pink Elephant Project buildings. ACEDC has applied for and has received interest from the Colorado Department of Public Health and Environment in providing the required 20% cash match. This analysis of Brownfields Cleanup Alternatives is provided to outline three alternatives evaluated during the cleanup and planning process for the Pink Elephant Project.

The Pink Elephant site consists of six addresses; 523, 525, 527, 529 6th Street and 520 and 524 State Avenue in Downtown Alamosa. Past historical uses at the subject property have been established from 1886 to the present and have included uses such as a post office, a book store, a printing shop, a clothing store, saloons, billiards, a dry goods/grocery store, a jewelry store, a candy store, a tailor, a stationary store, offices, a general store, a second hand store, a telegraph office, etc. Surrounding properties have been developed with numerous commercial uses from 1886 to the present. ACEDC has purchased the contaminated sites in the project and will be negotiating to purchase the remaining sites in the coming months.

The site became contaminated through normal building practices at the time of construction and remodeling through the use of asbestos containing products and re-painting with lead based paint which is described in the Phase I completed and updated by CDPHE in January and June of 2011; A complete revision was completed by The E-Quest Corporation in November of 2012 working with Occupational health Technologies. The Phase II of all but Trujillo's on Tap was also completed by CDPHE and Gobble Hays in 2011. The Phase II of Trujillo's on Tap was completed in November of 2012 by Occupational Health Technologies, and contains details of contaminates found.

Applicable Regulation and Cleanup Standards
ACEDC, in coordination with qualified consultants and Voluntary Cleanup, will complete site investigation and Remedial Action Planning for the site in accordance with all applicable state statutes. The Remedial Action Plan will be submitted to Colorado Brownfields for comment and approval prior to cleanup and will form a basis for the cleanup activities.

Cleanup of the site will continue to be monitored by staff at ACEDC and qualified proffesionals. Cleanup will be targeted to meet relevant standards set forth by all applicable governing codes.

Evaluation of Cleanup Activities
This section will identify remediation alternatives which could be used to address the asbestos and lead based paint contamination issues in the Pink Elephant Project. The "No Action Alternative" is used as a baseline by which other alternatives may be analyzed.

The following criteria were evaluated when considering remediation alternatives at the site: effectiveness, implement ability, and cost (estimated costs will be available as consultants complete all evaluations.)

Alternative One – No Action

ACEDC will take no action to remediate the subject site.

1) Effectiveness – This alternative would not be effective in reducing safety issues at the site. Risk associated with both Asbestos and lead based paint would remain. This alternative would not protect the public health, safety and welfare and the environment. Not only would the contaminates listed here remain in place, but without remediation of those contaminates, the overall structural safety of the dilapidated buildings could not be addressed.
2) Implement ability – This alternative is easiest to implement.
3) Cost – Maintaining a secure site would be the only cost going forward with this alternative. Due to the upstairs are being condemned, inspections would need to take place regularly to insure that no one has broken in or vandalized the space. Indirectly, this alternative would continue to effect local property values and decreased tax base due to the continued blight influence on the area.

Alternative Two – Remediation of contaminates for the purpose of remodeling.

ACEDC will abate all the friable and non-friable asbestos as required by remediation guidelines, and will remove all lead based paint for the purposes of remodeling the building and making it both livable and workable again.

1) Effectiveness – This alternative would be effective in reducing all safety issues at the site including those directly associated with the contaminates and those indirectly cause by both the blighted area and the safety of the condemned buildings.
2) Implement ability – This alternative would be difficult to implement as the buildings would first have to have all the asbestos and lead based paint removed by qualified remediation contractors while carefully trying to preserve the structure for rebuilding. Other areas of serious concern would include the general structure of the existing building. The floor of the second story and the roof of the entire structure is soft and therefore believed structurally unsound at least to some degree. The entire roof and floor area would have to be torn out and completely rebuilt in order to save the structure. The exterior walls were built using bricks manufactured locally at the time of construction, which were of inferior quality and have shown an extreme lack of long term durability in other structures which used them. Though these walls are generally covered with some other building materials such as stucco, the walls themselves would probably not be repairable.
3) Cost – ACEDC was unable to find a contractor who was willing to eve quote the reconstruction of the site. There primary concerns, other than those listed in section 2 above, were the question of other structural problems that were certain to exist as the project began.

Alternative Three – Abatement and Demolition

ACEDC will work with Voluntary Cleanup and qualified contractors to abate all asbestos and lead based paint through demolition and disposal in an approved landfill.

1) Effectiveness – This alternative would be effective in remediating the contaminates, the safety issues and the blighted nature of the area. This alternative also leaves a shovel ready site that could then be awarded through bid to a developer who would then work with ACEDC to design and build a retail based improvement that would also increase both property and sales tax base and provide an increased number of jobs.
2) Implement ability - This alternative is possible to implement through the use of qualified remedial contractors.
3) Cost The estimated cost to implement this alternative is $319,400.

Recommendation;

These alternatives were evaluated based on the criteria listed above. The recommendation is alternative three. Alternatives one and two do not address the levels of health, welfare and security to a satisfactory level would be cost prohibitive or even unfeasible. Alternative Three provides the best of all criteria evaluations including cost, implement ability and effectiveness.

Attachment E

Community Notification Verfification

Valley Courier

Alamosa Newspapers Inc.
P.O. Box 1099, 2205 State Ave.
Alamosa, CO 81101

PROOF OF PUBLICATION

STATE OF COLORADO)
) SS.
COUNTY OF ALAMOSA)

Vicktorya Emory being duly sworn, deposes and says:

1. That she is the Bookkeeper of the Valley Courier, a daily newspaper printed and published in the City of Alamosa, County of Alamosa and State of Colorado, and is competent to certify to the facts herein stated.

2. That the said Valley Courier is printed and published daily, except Sundays and legal holidays and Mondays, or is printed and published on each of any 5 days in every week exception legal holidays; and that it has a general circulation in the County of Alamosa, and in the State of Colorado and elsewhere.

3. That the said the Valley Courier was established, and has been printed and published in said County, uninterruptedly and continuously, during a period of at least six months next prior to the first issue thereof.

containing that certain legal notice entitled_____

Legal# 6476 in re:_____

Notice_____a copy of which is hereunto attached.

4. That the said the Valley Courier is a public daily newspaper of general circulation, and that the said daily newspaper is printed and published in whole or in part in the said County of Alamosa, in which said document is required by law to be published.

5. That the said the Valley Courier is a daily newspaper within the meaning of the laws and statutes of the State of Colorado and within the meaning of Colorado Revised Statutes 1953, Chapter 109, as amended to date; and that said publication has been admitted to the United States mails as periodicals matter under the provisions of the act

NOTICE

Alamosa County Economic Development Corporation is applying for a USEPA Brownfields Cleanup Grant to conduct an environmental cleanup on the properties known as the Pink Elephant Project which includes the following addresses, 525, 527, and 529 6th Street; and 524 State Avenue. A draft copy of this grant proposal, including the draft Analysis of Brownfields Cleanup Alternatives (ABCA), is available for public review and comment at the ACEDC Office, 610 State Ave. in Alamosa. Respondents may also comment at a special public meeting which will be held from 5 PM to 6 PM at the Bistro Rialto on November 14th, 2012.
NO 6476
PUBLISHED IN THE VALLEY COURIER NOVEMBER 3RD, 2012

Pink Elephant project proposed

By RUTH HEIDE
Courier editor

ALAMOSA — Plans are in motion to replace one of Alamosa's downtown "white elephants," long known as the Pink Elephant property, with parking and retail space to complement the Colorado Welcome Center on Sixth Street.

Alamosa County Economic Development Corporation/Chamber of Commerce Executive Director Randy Wright last night outlined plans during a work session with the city council to revamp the property across the street from the railroad depot/welcome center.

The idea, Wright explained, is to draw the thousands of people who stop at the welcome center and train depot down to Main Street, or as Councilman Josef Lucero said, "from train to Main."

Currently, 40,000 people visit the Colorado Welcome Center-Alamosa each year, and 3.5 million cars drive down Sixth Street/Highway 160, but the condition of the Pink Elephant and its adjoining properties deters folks from going any farther into the city than Sixth and State, Wright said.

He presented the estimated price tags for buying up the properties, abating them from items such as asbestos and leveling them. He also requested the city's financial assistance with the project, a decision that would have to be made when the council has a formal request during a subsequent council meeting.

The city council was receptive to the proposal, however.

Wright said negotiations have been going on with the property owners, who are willing to sell for the most part. One business owner is still hesitant, but even if that property owner did not sell, the project could go forward in a modified fashion, Wright said.

Alamosa County Economic Development Corporation has been working with Preston Porter and the owners have been working with Terry Smith to work out the real estate transactions, according to Wright.

Businesses in the project area include: the former Trujillo's On Tap, now in the bank's possession; the property formerly housing the Pink Elephant and more recently a church; Tienda Latina Guatemex; Sicc & Twisted; and Oscar's Restaurant, which owns part of the parking lot next to these businesses.

Wright said from his first day on the job a year ago on Wednesday one of his primary tasks was to develop a proposal to revitalize that area of Sixth Street.

"At times it's been frustrating, but the further we go, the more exciting it gets," he said.

The finished product would be a combination retail space totaling about 16,500 square feet estimated at just under $2 million in value, Wright said.

The estimates for buying the properties across from the welcome center are: about $110,000 for the former Pink Elephant; about $55,000 for Guatemex; about $90,000 for the former Trujillo's on Tap; about $85,000 for Sicc & Twisted; and about $25,000 for the portion of the parking lot owned by Oscar's Restaurant.

In addition to the approximate $365,000 in acquisition costs, abatement expenses

■ See **Pink** page 3

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estimated at about
0 (asbestos and lead
and demolition and
costs are estimated
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d lot worth about
0, Wright said, or
lly $450,000 upside
fore the development
rted. That is why it
been feasible for a
developer to take on
ject.
rnment group, how-
ould be eligible for
elds grants, money
lean up urban blight
Vright said he has no
but some assurance
could obtain about
$150,000 in brownfields grant funding. The next grant cycle comes up in November, so if the funding were to be approved this year, and everything fell into place, "we could be tearing down by this time next year," Wright said.

He asked the city council to consider $100,000 towards this project and is asking Alamosa County officials for approximately $173,000, which would largely be provided in-kind in the form of demolition and disposal.

If those funds came through, the project would only be about $20,000-21,000 short, and Wright saw no problem coming up with that money, once the other groups committed funds.

He is working with entities such as local banks and the marketing district to fill that gap.

Wright said with projected sales taxes from the retail space that would be developed, the city should be able to get its $100,000 investment back in about three years.

He estimated the property would generate about $1.5 million in sales annually, but some of that would be taking sales away from other existing businesses, so the net effect of new sales would be just over $1 million each year. Figuring the city's sales tax, the sales tax it shares with the county and the sales tax generated by the current businesses that the city would no longer be receiving from that location, the estimated new sales tax the city would receive from this project would be about $32,000 a year, Wright said.

Using that figure, the city would recoup its $100,000 investment in the project in about three years. He said if someone offered him that kind of deal for an investment, he would jump on it.

City Manager Nathan Cherpeski said he believed the city could afford this project, particularly since it would get its investment back over time.

Councilors asked Wright several questions about the project, such as what type of businesses might be going in. Wright said he and Cherpeski were utilizing Buxton, a company that analyzes the best matches of businesses with markets, to determine what might be good fits for this space.

Wright said a restaurant might anchor the space, with retail shops filling in. These might be the type of shops that would draw tourists who had stopped at the depot or welcome center across the street. Alamosa County Economic Development Corporation will retain authority over some of those decisions, Wright said.

He added that although one developer is very interested in taking up this project once the site is cleared, the development corporation will take the project to bid.

When asked about whether a hotel might be a good idea for some of this space, Wright said that was one of the considerations initially but the railroad is now planning to erect a hotel on their property between State and Ross Avenues.

Wright said he saw the Pink Elephant project as a catalyst towards greater development in the downtown area.

Mayor Kathy Rogers said, "I can't think of a project more important to the city of Alamosa and downtown."

Councilman Lucero added, "That's the cornerstone of tourism right in that area ... Anything that's going to go from train to Main is going to benefit everybody in the city. I am excited about this project."

He added that he saw this as a good investment for the city, especially considering how much money the city council has invested in economic development over the years.

Councilor Rusty Johnson said he would like the revitalization efforts to extend all the way down Sixth Street.

"We need to fix Main Street and Sixth Street to be appealing to guests," he said.

Courier photo by Ruth Heide

This view from the Colorado Welcome Center-Alamosa at Sixth and State will be erased and replaced in the future.

City funds Pink Elephant Project

By RUTH HEIDE
Courier editor

ALAMOSA — The Pink Elephant will likely become extinct.

Alamosa city councilors on Wednesday night unanimously approved $100,000 for the Pink Elephant Project, which will raze the buildings on Sixth Street formerly housing the Pink Elephant and other businesses. That corner at State Avenue and Sixth Street, also known as Highway 160 and Main Street, would then become home to about 16,500 square feet of retail space that would complement the Colorado Welcome Center across the street.

During a recent work session with the city council, Alamosa County Economic Development Corporation/Chamber of Commerce Executive Director Randy Wright sought the city's assistance with the Pink Elephant Project.

He explained at that time that it would not be fiscally feasible for someone to buy the properties and demolish them and then start from scratch to begin development. However, he said governmental entities could acquire brownfield grants, which a private businessperson could not, and that would offset the cost of development.

He added that Alamosa County is willing to perform the demolition work as its in-kind share. Once the property was leveled, it could be sold to a developer who would work with the development corporation to put in businesses that would attract tourists and draw them into the downtown area.

It was City Manager Nathan Cherpeski's position the city could provide $100,000 from its current fund balance towards this project.

Wright maintained that in a period of about three years the city would get its investment back through new sales tax revenue. He estimated the businesses going into that space would generate about $32,000 new sales tax per year.

Also during the work session two weeks ago Wright told the council most of the business owners are willing to sell, and he estimated it would cost about $365,000 to acquire the properties. The

■ See **Pink** page 3

Pink

■ Continued from Page 1

project site would include the properties formerly housing Trujillo's on Tap, Pink Elephant, Guatemex, Sicc & Twisted and part of the parking lot owned by Oscar's Restaurant.

Abatement costs for asbestos and lead paint removal are estimated at about $233,000 with demolition and disposal costs estimated at $173,000.

Notes from Chamber Business Network Meeting, November 14, 2012
Bistro Rialto, Alamosa Colorado

Meeting began at 6:15 PM
Introduction and elevator pitches from those present.
Brief description of the Pink Elephant Project – positive comments received
Introduction of Donna Wehe, SBDC Director
Recognition of Leading Edge Graduates
Introduction of Guest Speakers Randy and Micha Jackson – Rustic Log Furniture
Q&A
Meeting ended at 8:00 PM
Networking and discussion continued until 8:45

610 State Avenue—Alamosa, Colorado 81101
719-589-3681—www.alamosa.org

CBN MEETING
November 14th, 2012

Alamosa County Chamber of Commerce

Sign up Sheet

Name	Business	Phone	E-Mail
CROWFOR FLEMING	ROCKY MOUNTAIN METAPHYSICS, INC.	719-256-4612	rockymountainmetaphysics@gmail.com
Sarah Stoeber	Freedom Financial	719-589-2917	Sarah.stoeber@freedomfs.com
Michael Tomlin			
Carolyn Deeg			
Mindi VanRy	AHS	480-9640	mvanry@alamosa.k12.co.u
Arlan VanRy			
yusri Zavo			yusrizavo@adams.e
Angela Melanson			
Jim McQuitty			
Jon Richardson			
Laurie Weber	TSJC	589-7028	laurie.weber@trinidadstate.edu.

Name	Business	Phone	E-Mail
Marci Fyott	FSWB	719-	
Ben Marquez			
Emileana Sandoval			
Melzia Horley			
Mel Lockhart			lockhartsfurniture@msn.com
Ann Marie Velasquez			
David Wehe			
JENINE MANESIOTIS			
Liz Thomas Hensley			
Brandon Tibbitts			
Mike & DARlene Jordan			
Randy and Micah Clader			
Erica McCune			
Max Weinger			

Name	Business	Phone	E-Mail
Kent Curtis	First Southwest Bank	553-0550	kentcurtis@fswb.c
KEVIN O'REGAN	"	970-375-4100	KEVIN.OREGAN@FSWB.C
Keith & Deb Cerny	Valley Courier	580-0550	Krcemail@ac
Tim Sanchez & Maria Seesz	Lending Edge	580-9455	
Jay + Erin Young	Colo. Gators	378-2612	gator.fam@yah.co

Attachment F

Documentation of Committed Leveraged Resources

Alamosa Convention and Visitors Bureau
610 State Avenue, Alamosa, CO 81101
(719) 589-9385 www.alamosa.org
director@alamosa.org

November 30, 2012

Randy Wright Executive Director
Alamosa County Economic Development Corp.
610 State Ave.
Alamosa, CO. 81101

Dear Mr. Wright,

The Alamosa Convention & Visitors Bureau on behalf of the Alamosa County Local Marketing District supports awarding the applications submitted by Alamosa County Economic Development Corporation with funds from the United States Environmental Protection Agency Cleanup Grants.

ACEDC has taken on the challenge of remediating and leveling the site currently known as the Pink Elephant property in downtown Alamosa. This property is currently in very poor condition and basically an eyesore to the neighborhood. The Alamosa Local Marketing District has gone to great lengths to improve their own property directly across the street and have been watching the rest of the neighborhood improve around this scourge. Over 40,000 visitors stop in the Visitors Bureau each year and in its current condition, the Pink Elephant property is certainly not something we are proud to show off.

It is our understanding that Alamosa County Economic Development Corporation will be submitting an application for $200,000 Brownfield Cleanup Grant for the purposes of asbestos and lead paint abatement on these properties.

The Alamosa CVB and Alamosa Marketing District strongly supports the efforts of ACEDC as they work to redevelop this deteriorated heart of our downtown shopping district. In confirmation of that support, the Alamosa Local Marketing District has committed $25,000.00 to ACEDC in their efforts to revitalize this property.

Sincerely,

Jamie Greeman
Executive Director
Alamosa Convention & Visitor Bureau

THE CITY OF ALAMOSA
GATEWAY TO THE GREAT SAND DUNES

Office of the City Manager
300 Hunt Ave.
PO Box 419
Alamosa, CO 81101
Phone (719) 589-2593
Fax (719) 589-9454

November 2, 2012

Randy Wright
ACEDC
610 State Ave.
Alamosa, CO 81101

Dear Randy,

This letter is to formally acknowledge that the City of Alamosa has committed to provide $100,000 in funding towards the redevelopment of the Pink Elephant Project. Attached you will find the minutes from the meeting in which the motion was made. The City of Alamosa is excited about this project and remains committed to seeing that it comes to fruition successfully. It is our hope that ACEDC is successful and able to bring new business and vitality to the City's downtown. We also are encouraged and strongly supportive of you seeking an EPA Brownfields Assistance Grant and be willing to help in any fashion that we are able.

Respectfully,

Nathan Cherpeski
City Manager

mr/NC

There being no one else wishing to speak, the hearing closed at 8:33 p.m.

Councilor Gillaspie moved, seconded by Councilor Griego to finally adopt Ordinance No. 14, 2012. The motion carried unanimously.

d. Habitat Conservation Plan Implementation Agreement

Work on this project began in 2004 by the Rio Grande Conservation District. It allows pre-approval for entities that may cause a "take" of habitat for protected species. The issue is the willows, which are habitat to two species. The agreement allows up to four acres per year of maintenance without a special permit. It doesn't allow fill in the river, this is a separate process controlled by the Army Corps of Engineers. Any river restoration would also be a separate process.

The willows in the river are protected, while the willows on the levee are required to be removed. This is because there are two separate arms of the federal government involved.

Simply doing maintenance work in the winter doesn't meet the requirements because it involves habitat, not just direct contact with the birds. This would be different if raptors were involved. However, work may best be done in the winter because the river would be frozen.

Sandra Montoya explained the agreement further, saying that once all the participating entities agree, individual permits will be issued. The agreement does need some minor changes from what Council has seen.

Councilor Griego moved, seconded by Councilor Lucero to adopt the HCP contingent on approval of the final document by legal counsel. The motion carried unanimously.

e. Consideration of Participation of the Pink Elephant Project

At the last meeting, Council held a work session on this project. At that time, Council expressed interest in considering action.

Johnson moved, seconded by Councilor Romero, to commit up to $100,000 toward the Pink Elephant redevelopment project. The motion carried.

f. East Alamosa Water and Sanitation District IGA To Provide Water Treatment at the Alamosa Water Treatment Facility for East Alamosa Water Supply

Counselor Schwiesow reviewed the proposed agreement, saying that this is a continuation of prior agreements in place. Costs are tracked based on actual costs, and allocated proportionately.

Councilor Johnson moved, seconded by Councilor Lucero to approve the agreement as presented. The motion carried unanimously.

E. Committee Reports

Councilor Johnson reported attending the Rio Grande Interbasin Water Roundtable meeting,

Councilor Lucero reported on the recent Development Resource Group meeting.

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RIO GRANDE
Savings & Loan Association

MAIN OFFICE:
901 FIRST AVENUE
P.O. Box 29
Monte Vista, Colorado 81144
(719) 852-5933

November 5, 2012

ACEDC
Randy Wright
610 State Ave
Alamosa, Co 81101

RE: **Pink Elephant Project**

Dear Randy:

I hope this letter finds you well and in good spirits.

The board of directors met on the 24th of October and had a lengthy discussion regarding the Pink Elephant Project. The good news is they totally support the project and understand the importance of procuring the property. They are willing to commit to the concept, by interjecting $25,000.00 towards the venture; subject to you acquiring sales contracts, for the purchase of all the buildings.

The slightly less good news is that they do have a few stipulations. It is not anything that you and I have not discussed previously - and nothing you probably can't make happen.

We will want to accrue for the funds over the next 24 months. We will pay out the funds late in, 2014. Additionally, we would like to benefit from some advertising with some temporary signage on the lot once the buildings are removed and a permanent form of recognition on the completed new structure, either in a wall plaque or corner stone, something listing all the Banks that participated. Since, we were the first in; we would like the Top Listing.

I hope you find the conditions favorable. Please except this letter as our commitment to be involved in the Pink Elephant project for $25,000.00

If we need to discuss this further, please feel free to contact me.

Donn Vigil
President
Rio Grande Savings and Loan

BRANCH OFFICES:
3416 Mariposa St. (P.O. Box 720) Alamosa, CO 81101 (719) 589-2536
80 CR 600 (P.O. Box 69) Pagosa Springs, CO 81147 (970) 731-4701

San Luis Valley Federal Bank

A Mutual Bank serving the Valley since 1899

November 29, 2012

Randy Wright
Alamosa County Economic Development Corp.
610 State Ave.
Alamosa, CO 81101

Dear Randy:

San Luis Valley Federal Bank is interested in helping with ACEDC's Pink Elephant project to acquire the buildings on 6th and State in Alamosa for purposes of redevelopment. Besides providing the short-term financing at a below market rate of interest to help with the acquisition of the properties, we will be making a cash contribution as well. We will discuss the dollar amount of our contribution at our December 17, 2012 board meeting and make those funds available through the Enterprise Zone by 12-31-12.

We appreciate the work you and ACEDC are doing to enhance this area of the Alamosa downtown business district and we are happy to be a partner in the project.

Sincerely,

Duane N. Bussey, President/CEO

401 Edison Ave. ✦ P.O. Box 780
Alamosa, CO 81101-0780
Phone: (719) 589-6653
Fax: (719) 589-2982

330 Solar Ave. ✦ P.O. Box 248
Monte Vista, CO 81144-0248
Phone: (719) 852-5991
Fax: (719) 852-5849

3415 Mariposa ✦ P.O. Box 780
Alamosa, CO 81101-0780
Phone: (719) 587-4035
Fax: (719) 587-3545

E-mail: slvfed@slvfed.com ✦ www.slvfed.com

A L A M O S A C O U N T Y

November 29, 2012

Mr. Randy Wright
Alamosa Chamber of Commerce
610 State Avenue
Alamosa, CO 81101

Dear Randy,

The Board of Alamosa County Commissioners is in full support of the Pink Elephant Project. It is commendable the ACEDC has taken on this project. The development of retail space will greatly enhance the downtown and sixth street location. This will encourage new businesses and development in the area.

With the above stated, Alamosa County is committed in partnering with efforts related to demolition or disposal that may be necessary.

The project will be a great asset to the community and the residents of Alamosa.

If you have any questions; please feel free to contact me.

Sincerely,

Carol Osborn
Assistant County Administrator

Office of County Commissioners
P.O. Box 178 • 8900-A Independence Way
Alamosa, CO 81101
commissioner@alamosacounty.org

Phone: 719-589-4848
Fax: 719-589-1900
www.alamosacounty.org

1st SouthWest Bank

November 30, 2012

RE: Pink Project/EDC

To Whom It May Concern:

First SouthWest Bank has committed $25,000 towards the purchase of Trujillo's on Tap building. We understand that this property will be included in the entire Pink Project that the Alamosa Economic Development Group is working with.

We believe this project is important to Alamosa and appreciate the opportunity to work with the Economic Development Group.

Should you have any additional questions or concerns, please do not hesitate to contact me at 719-587-4221.

Sincerely,

Delzia Worley, SVP

Delzia Worley
CML Loan Officer/ Senior Vice President

Alamosa, Colorado • 720 Main St., PO Box 1139 • 81101 • 719-587-4200 fax: 719-589-5425

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ALAMOSA STATE BANK

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November 30, 2012

To Whom It May Concern:

RE: Pink Elephant Building and surroundings

The Alamosa State Bank, by its Board of Directors and Management fully support the project to remove the buildings formally known as the "Pink Elephant Building" and surroundings. We believe this to be a great community project to clean up the area, and remove an eye sore from the community. We believe our gesture of $25,000.00 contributes to our belief in this project. If you would like any further information, please feel free to call.

Sincerely,

Russell S. Achatz
President

P.O. Box 1098 • Alamosa, CO 81101 • Tel: (719) 589-2564 • Fax: (719) 589-9226 • www.alamosastatebank.com

Randy Wright

To: Monte Mullins
Subject: RE: Appraisal Fee

From: Monte Mullins [mailto:monte@walters-assoc.com]
Sent: Monday, November 26, 2012 4:40 PM
To: 'Randy Wright'
Subject: RE: Appraisal Fee

Randy,

After discussing the "donation" with our accountant, it looks like simply discounting the fee by $2,500 is still the way we prefer to go.

Thanks and hope it all comes together.

Monte

Monte Mullins
Walters & Mullins Valuation Consultants
918 4th Street
Alamosa, CO. 81101
719-589-5146

SAN LUIS VALLEY
DEVELOPMENT RESOURCES GROUP

SAN LUIS VALLEY COUNCIL OF GOVERNMENTS

November 28, 2012

Randy Wright
Executive Director
Alamosa County Economic Development Corp.
610 State Ave.
Alamosa, CO. 81101

Dear Mr. Wright,

Please accept this open letter of support and endorsement from the San Luis Valley Development Resources Group (SLVDRG) and the San Luis Valley Council of Governments (SLVCOG) for the $200,000 Brownfield Cleanup Grant application submitted by the Alamosa County Economic Development Corporation for funds from the United States Environmental Protection Agency Cleanup Grants.

The San Luis Valley Development Resources Group, Inc., is a Colorado nonprofit corporation and federally recognized 501(c)3 organization doing economic and community development in the eighteen communities and six counties of the San Luis Valley of Colorado. We represent the historical merging in January 1994 of the San Luis Valley Regional Development and Planning Commission, the San Luis Valley Economic Development Council, and the San Luis Valley Council of Governments.

ACEDC has taken on the challenge of remediating and leveling the site currently known as the Pink Elephant property in downtown Alamosa. Their plan of redeveloping the site with retail space will significantly improve our downtown landscape and promote further economic growth. This is a highly blighted section of town and a poor display to both visitors to our area and local residents. Its removal will promote safety in the area, allow for much needed retail shopping for nearby residents and promote our community through revitalization and beautification.

The SLVDRG has developed and maintains a strong working relationship with ACEDC. Because of this relationship, we are more than willing to be a resource for grant facilitation and reporting. We have successfully managed federal and state grants since 1994 including but not limited to Economic Development Administration Planning Grants (18), Economic Development Administration Revolving Loan Fund Grants (2), Community Development Block Grants (4), Community Service Block Grants (2), Colorado Department of Local Affairs (10), and Colorado Department of Transportation (10). Should you require any additional information, please feel free to inquire.

The SLVDRG strongly supports the efforts of ACEDC as they work to redevelop this deteriorated heart of our downtown shopping district.

"We are Investing in Ourselves."

Sincerely,

Michael Wisdom
Executive Director
SLVDRG/SLVCOG

Cc: file

610 State Avenue-Suite 200
P.O. Box 300
Alamosa, CO 81101
719-589-6099 - 719-589-6299(f)

Attachment G

Letters of Support

La Puente Home

November 28, 2012

Randy Wright
Executive Director
Alamosa County Economic Development Corp.
& Alamosa County Chamber of Commerce
610 State Ave.
Alamosa, CO. 81101

Dear Randy,

I understand that the Alamosa County Economic Development Corporation is applying for funds from the United States Environmental Protection Agency Cleanup Grants. I am the Operations Manager for La Puente Home, which is a land owner on the same block and recently remodeled two adjacent properties. I also am the Director of La Puente Enterprises, which operates the Rainbow's End Thrift Store and Hunt Avenue Boutique on the same block. We would like to express our support of ACEDC's application.

The portion of the block that ACEDC is endeavoring to improve is one of the highest profile areas of our city, indeed our whole Valley, because it is on a main intersection and directly across from the Visitors Center for this part of Colorado. Yet, it is one of the most unattractive, blighted parts of the community – Pink Elephant is an apt description! The redevelopment of that section of downtown Alamosa will significantly help our community.

La Puente Enterprises has as one of our major objectives to support the common good and economic development of our area – I believe the revitalization and beautification of this property, to encourage the development attractive retail space, would greatly enhance our whole community and support our vision and goals for the downtown area of Alamosa.

Sincerely,

Jeff Owsley
Operations Manager, La Puente Home
Director, La Puente Enterprises

P.O. Box 1235 • 911 State Avenue • Alamosa, CO 81101 • (719) 589-5909 • Fax (719) 587-0810
www.lapuente.net

November 30, 2012

Mr., Randy Wright
Executive Director ACEDC
610 State Ave. Suite 119
Alamosa, CO. 81101

Dear Mr. Wright

The purpose of this letter is to express support for ACEDC's application for the Brownfields EPA Cleanup Grant of $200,000. Alamosa County Chamber of Commerce. With our office located in the same building as ACEDC, located directly across the street from the Pink Elephant property, we get to see first had the effect of the broken down, ugly building in such a prime area of our community. People who stop in our building either to visit the Chamber of Commerce of the Alamosa Welcome Center also housed in this building, wonder why nothing has been done to make the Pink Elephant property look more inviting. And few of those people venture past it's walls toward the more viable downtown shopping district only a block away. We actually get tired of having to explain that the asbestos in the buildings make it nearly impossible for anyone to afford to change it.
We would also like to thank you for the time and effort you have made to make that change possible.
The Alamosa County Chamber of Commerce has worked closely with ACEDC to inform the public about the project and consider it an honor to be able to help.
We sincerely hope your application will be favorably considered for funding to help clean up this vital business area.

Sincerely,

Board President
Alamosa County Chamber of Commerce

610 State Avenue—Alamosa, Colorado 81101
719-589-3681—www.alamosa.org

Community Resources
& Housing Development
CORPORATION

11/29/2012

Tyron L. Coleman
Director of Rural Field Operations
Community Resources and Housing Corporation
1016 West Ave. Suite #4
Alamosa, CO 81101
719.313.7241

Dear Randy,

After talking with people in the Alamosa community, I believe the Pink Elephant revitalization project will be a great way of improving the area downtown close to the Depot. From what I understand the old building would be knocked down and a new retail facility would be built.

I am in full support of this project and I wish you and your team much success. Feel free to call on me if I can help you in any way.

Best Wishes,

Ty Coleman
Director of Rural Field Operations

South Central Colorado Workforce Region
Colorado Department of Labor & Employment
407 State Street, Suite C
Alamosa, CO 81101
Telephone: (719) 589-5118

Mr. Randy Wright
Executive Director
Alamosa County Economic Development Corporation
610 State Ave.
Alamosa, CO. 81101

Dear Mr. Wright,

I am writing to express my support of Alamosa County Economic Development Corporation grant application from the United States Environmental Protection Agency Cleanup Grants for the purposes of asbestos and lead paint abatement in the Alamosa downtown properties. If funded, the grant would promote safety in the area, allow for much needed retail shopping for nearby residents and promote our community through revitalization and beautification.

Colorado Workforce has developed and maintained a strong working relationship with Alamosa County Economic Development Corporation. We are fortunate in Alamosa to have an excellent network of partner agencies that work cooperatively to maximize existing community resources to the best advantage for our community.

Alamosa County Economic Development Corporation has taken on the challenge of remediating and leveling the site currently known as the Pink Elephant property in downtown Alamosa. Their plan of redeveloping the site with retail space will significantly improve or downtown landscape and promote further economic growth.

It is our understanding that Alamosa County Economic Development Corporation will be submitting application for $200,000 Brownfield Cleanup Grant for the purposes of asbestos and lead paint abatement on these properties.

I strongly urge you to consider funding Alamosa County Economic Development Corporation's grant request, we strongly support the efforts of Alamosa County Economic Development Corporation as they work to redevelop this deteriorated heart of our downtown shopping district.

Sincerely,

Betty Velasquez

Betty Velasquez, Region Director
South Central Workforce Region

Randy Wright
Executive Director
Alamosa County Economic Development Corporation
610 State Ave.
Alamosa, CO 81101

Randy Wright,

American Cancer Society would like to express support for the work that Alamosa County Economic Development Corporation (ACEDC) is doing to redevelop the "Pink Elephant" Property in downtown Alamosa. The benefits of this project are innumerable as it will enhance the downtown business area, providing great opportunity for economic growth, community beautification, and increased safety.

The ACEDC aims to level the site and alleviate issues with asbestos and lead paint. Rebuilding and repurposing this site will allow for it to be used for retail shopping while working to improve the landscape and enhancing the community. In order to fully complete this project, our organization supports the submission of Brownfield Cleanup Grant for $200,000.

A strong working relationship between our organization and the ACEDC recognizes the need for this type of work to be done in downtown Alamosa and fully supports this project.

Best Regards,

Susan Williams
American Cancer Society
Community Relationship Manager
1800 East 3rd Ave. Suite 101
Durango, CO 81301
Susan.williams@cancer.org I 970.247.1667

Kiwanis
Po Box 1355, Alamosa, CO 81101 • 719-587-2529

November 28, 2012

Randy Wright
Executive Director
Alamosa County Economic Development Corp.
610 State Ave.
Alamosa, CO. 81101

Dear Mr. Wright,

The Alamosa Kiwanis Club supports awarding the applications submitted by Alamosa County Economic Development Corporation with funds from the United States Environmental Protection Agency Cleanup Grants.

The Alamosa Kiwanis Club has developed and maintained a strong working relationship with ACEDC, and we agree with the importance and positive development this project could bring to our community.

ACEDC has taken on the challenge of remediating and leveling the site currently known as the Pink Elephant property in downtown Alamosa. Their plan of redeveloping the site with retail space will significantly improve or downtown landscape and promote further economic growth. This is a highly blighted section of town and a poor display to both visitors to our area and local residents. Its removal will promote safety in the area, allow for much needed retail shopping for nearby residents and promote our community through revitalization and beautification.

It is our understanding that Alamosa County Economic Development Corporation will be submitting application for $200,000 Brownfield Cleanup Grant for the purposes of asbestos and lead paint abatement on these properties.

The Alamosa Kiwanis Club strongly supports the efforts of ACEDC as they work to redevelop this deteriorated heart of our downtown shopping district.

Sincerely,

Andrew Rice; C/O the Alamosa Kiwanis Club Board of Directors

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TRINIDAD ALAMOSA
EST. 1925

...or start over!

Randy Wright
Executive Director
Alamosa County Economic Development Corp.
610 State Ave.
Alamosa, CO. 81101

Dear Mr. Wright:

Trinidad State Junior College supports awarding the applications submitted by Alamosa County Economic Development Corporation with funds from the United States Environmental Protection Agency Cleanup Grants.

TSJC is a member of ACEDC and has developed and maintained a strong working relationship with the staff and membership of ACEDC.

ACEDC has taken on the challenge of remediating and leveling the site currently known as the Pink Elephant property in downtown Alamosa. Their plan of redeveloping the site with retail space will significantly improve the downtown landscape and promote further economic growth. This is a highly blighted section of town and a poor display to both visitors to our area and local residents. Its removal will promote safety in the area, allow for much needed retail shopping for nearby residents and promote our community through revitalization and beautification.

It is our understanding that Alamosa County Economic Development Corporation will be submitting application for $200,000 Brownfield Cleanup Grant for the purposes of asbestos and lead paint abatement on these properties.

TSJC strongly supports the efforts of ACEDC as it works to redevelop this deteriorated heart of our downtown shopping district.

Sincerely,

Charles H. Bohlen

Charles H. Bohlen, Ph.D.
Interim President

Trinidad Campus: 600 Prospect Street, Trinidad, CO 81082
719-846-5011; Toll Free: 800-621-8752

Alamosa Campus: 1011 Main Street, Alamosa, CO 81101
719-589-7000; Toll Free: 800-411-8382

www.trinidadstate.edu

SAN LUIS VALLEY
DEVELOPMENT RESOURCES GROUP

SAN LUIS VALLEY COUNCIL OF GOVERNMENTS

November 28, 2012

Randy Wright
Executive Director
Alamosa County Economic Development Corp.
610 State Ave.
Alamosa, CO. 81101

Dear Mr. Wright,

Please accept this open letter of support and endorsement from the San Luis Valley Development Resources Group (SLVDRG) and the San Luis Valley Council of Governments (SLVCOG) for the applications submitted by the Alamosa County Economic Development Corporation for funds from the United States Environmental Protection Agency Cleanup Grants.

The SLVDRG represents the historical merging in January 1994 of the San Luis Valley Regional Development and Planning Commission, the San Luis Valley Economic Development Council, and the San Luis Valley Council of Governments.

The San Luis Valley Development Resources Group, Inc., is a Colorado nonprofit corporation and federally recognized 501(c)3 organization doing economic and community development in the eighteen communities and six counties of the San Luis Valley of Colorado.

The SLVDRG has developed and maintained a strong working relationship with the ACEDC.

ACEDC has taken on the challenge of remediating and leveling the site currently known as the Pink Elephant property in downtown Alamosa. Their plan of redeveloping the site with retail space will significantly improve or downtown landscape and promote further economic growth.
This is a highly blighted section of town and a poor display to both visitors to our area and local residents. Its removal will promote safety in the area, allow for much needed retail shopping for nearby residents and promote our community through revitalization and beautification.

It is our understanding that Alamosa County Economic Development Corporation will be submitting application for $200,000 Brownfield Cleanup Grant for the purposes of asbestos and lead paint abatement on these properties.

The SLVDRG strongly supports the efforts of ACEDC as they work to redevelop this deteriorated heart of our downtown shopping district.

"We are Investing In Ourselves."

Sincerely,

Michael Wisdom
Executive Director
SLVDRG/SLVCOG

Cc: file

610 State Avenue-Suite 200
P.O. Box 300
Alamosa, CO 81101
719-589-6099 - 719-589-6299(f)

ADAMS STATE UNIVERSITY
COLORADO
Great Stories Begin Here
Community Partnerships

Randy Wright
Executive Director
Alamosa County Economic Development Corporation (ACEDC)
610 State Ave.
Alamosa, CO. 81101

November 27, 2012

Dear Mr. Wright,

This letter is in full support of your efforts to redevelop the "Pink Elephant" property and your application to the EPA's Cleanup Grant funding. ASU Community Partnerships appreciates the strong working relationship we share and the work that you do.

Your plan of redeveloping the site with retail space will significantly improve the downtown landscape and promote much needed economic growth. As you know, this is a highly blighted section of downtown Alamosa. The property has great potential because of its proximity to the train station which has become a tourist destination. Its removal will promote safety in the area and allow for much needed retail shopping for nearby residents. This effort will truly revitalize our community, in particular this well-traveled section of Alamosa.

It is our understanding that Alamosa County Economic Development Corporation will be submitting application for $200,000 Brownfield Cleanup Grant for the purposes of asbestos and lead paint abatement on these properties.

Adams State University Community Partnerships strongly supports the efforts of ACEDC as you work to clean up this vital part of our downtown.

Sincerely,

Mary Hoffman

Mary Hoffman
Executive Director, ASU Community Partnerships
(719)588-8750

Attachment H

SF-424

OMB Number: 4040-0004
Expiration Date: 04/31/2012

Application for Federal Assistance SF-424

Version 02

*1. Type of Submission

- ☐ Preapplication
- ☑ Application
- ☐ Changed/Corrected Application

*2. Type of Application

- ☑ New
- ☐ Continuation
- ☐ Revision

*If Revision, select appropriate letter(s):

* Other (Specify)

*3. Date Received:

4. Application Identifier:

5a. Federal Entity Identifier:

*5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Alamosa County Economic Development Corporation

* b. Employer/Taxpayer Identification Number (EIN/TIN): 23-7334285

*c. Organizational DUNS: 966618071

d. Address:

*Street1: 610 State Avenue
Street 2:
*City: Alamosa
County: Alamosa
*State: CO-003
Province:
Country: United States
*Zip/ Postal Code: 81101

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
First Name: Randy
Middle Name:
*Last Name: Wright
Suffix:

Title: Executive Director

Organizational Affiliation:

*Telephone Number: 719-589-3681
Fax Number: 719-589-

*Email: randyw@gojade.org

OMB Number: 4040-0004
Expiration Date: 04/31/2012

Application for Federal Assistance SF-424

Version 02

9. Type of Applicant 1: Select Applicant Type: M. Nonprofit

Type of Applicant 2: Select Applicant Type:

- Select One -

Type of Applicant 3: Select Applicant Type:

- Select One -

*Other (specify):

*10. Name of Federal Agency:
Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment Grant

*12. Funding Opportunity Number: EPA-560-F-05-238

*Title: Brownfields Assessment Grant

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Alamosa, Alamosa County, Colorado

*15. Descriptive Title of Applicant's Project:

Total demolition and disposal of 4 properties with 5 attached buildings. Four of the five contain asbestos material, lead based paint or both. Buildings must be demolished because the buildings are structurally unsound.

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant 003

*b. Program/Project: EPA

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: 10/1/13

*b. End Date: 09/30/14

18. Estimated Funding ($):

*a. Federal	200,000
*b. Applicant	
*c. State	40,000
*d. Local	
*e. Other	
*f. Program Income	
*g. TOTAL	240,000

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
☑ c. Program is not covered by E.O. 12372

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)
☐ Yes ☑ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☑ **I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

*First Name: Randy

Midd le N ame:

*Last Name: Wright

Suffix:

*Title: Executive Director

*Telephone Number: 719-589-3681

Fax Number: 719-589-

*Email: randyw@gojade.org

*Signature of Authorized Representative:

Date Signed: 12/3/12

Application for Federal Assistance SF-424

Version 02

*Applicant Federal Debt Delinquency Explanation

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 60 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form (including the continuation sheet) required for use as a cover sheet for submission of preapplications and applications and related information under discretionary programs. Some of the items are required and some are optional at the discretion of the applicant or the Federal agency (agency). Required items are identified with an asterisk on the form and are specified in the instructions below. In addition to the instructions provided below, applicants must consult agency instructions to determine specific requirements.

Item	Entry:
1.	**Type of Submission:** (Required): Select one type of submission in accordance with agency instructions. • Preapplication • Application • Changed/Corrected Application – If requested by the agency, check if this submission is to change or correct a previously submitted application. Unless requested by the agency, applicants may not use this to submit changes after the closing date.
2.	**Type of Application**: (Required) Select one type of application in accordance with agency instructions. • New – An application that is being submitted to an agency for the first time. • Continuation - An extension for an additional funding/budget period for a project with a projected completion date. This can include renewals. • Revision - Any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision, enter the appropriate letter(s). More than one may be selected. If "Other" is selected, please specify in text box provided. A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration E. Other (specify)
3.	**Date Received:** Leave this field blank. This date will be assigned by the Federal agency.
4.	**Applicant Identifier**: Enter the entity identifier assigned by the Federal agency, if any, or applicant's control number, if applicable.
5a	**Federal Entity Identifier**: Enter the number assigned to your organization by the Federal Agency, if any.
5b.	**Federal Award Identifier**: For new applications leave blank. For a continuation or revision to an existing award, enter the previously assigned Federal award identifier number. If a changed/corrected application, enter the Federal Identifier in accordance with agency instructions.
6.	**Date Received by State:** Leave this field blank. This date will be assigned by the State, if applicable.
7.	**State Application Identifier:** Leave this field blank. This identifier will be assigned by the State, if applicable.
8.	**Applicant Information**: Enter the following in accordance with agency instructions:
	a. Legal Name: (Required): Enter the legal name of applicant that will undertake the assistance activity. This is the name that the organization has registered with the Central Contractor Registry. Information on registering with CCR may be obtained by visiting the Grants.gov website.
	b. Employer/Taxpayer Number (EIN/TIN): (Required): Enter the Employer or Taxpayer Identification Number (EIN or TIN) as assigned by the Internal Revenue Service. If your organization is not in the US, enter 44-4444444.
	c. Organizational DUNS: (Required) Enter the organization's DUNS or DUNS+4 number received from Dun and Bradstreet. Information on obtaining a DUNS number may be obtained by visiting the Grants.gov website.
	d. Address: Enter the complete address as follows: Street address (Line 1 required), City (Required), County, State (Required, if country is US), Province, Country (Required), Zip/Postal Code (Required, if country is US).
	e. Organizational Unit: Enter the name of the primary organizational unit (and department or division, if applicable) that will undertake the

Item	Entry:
10.	**Name Of Federal Agency**: (Required) Enter the name of the Federal agency from which assistance is being requested with this application.
11.	**Catalog Of Federal Domestic Assistance Number/Title:** Enter the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested, as found in the program announcement, if applicable.
12.	**Funding Opportunity Number/Title:** (Required) Enter the Funding Opportunity Number and title of the opportunity under which assistance is requested, as found in the program announcement.
13.	**Competition Identification Number/Title:** Enter the Competition Identification Number and title of the competition under which assistance is requested, if applicable.
14.	**Areas Affected By Project:** List the areas or entities using the categories (e.g., cities, counties, states, etc.) specified in agency instructions. Use the continuation sheet to enter additional areas, if needed.
15.	**Descriptive Title of Applicant's Project:** (Required) Enter a brief descriptive title of the project. If appropriate, attach a map showing project location (e.g., construction or real property projects). For preapplications, attach a summary description of the project.
16.	**Congressional Districts Of**: (Required) 16a. Enter the applicant's Congressional District, and 16b. Enter all District(s) affected by the program or project. Enter in the format: 2 characters State Abbreviation – 3 characters District Number, e.g., CA-005 for California 5th district, CA-012 for California 12th district, NC-103 for North Carolina's 103rd district. • If all congressional districts in a state are affected, enter "all" for the district number, e.g., MD-all for all congressional districts in Maryland. • If nationwide, i.e. all districts within all states are affected, enter US-all. • If the program/project is outside the US, enter 00-000.
17.	**Proposed Project Start and End Dates**: (Required) Enter the proposed start date and end date of the project.
18.	**Estimated Funding:** (Required) Enter the amount requested or to be contributed during the first funding/budget period by each contributor. Value of in-kind contributions should be included on appropriate lines, as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses.
19.	**Is Application Subject to Review by State Under Executive Order 12372 Process?** Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the

	assistance activity, if applicable. **f. Name and contact information of person to be contacted on matters involving this application**: Enter the name (First and last name required), organizational affiliation (if affiliated with an organization other than the applicant organization), telephone number (Required), fax number, and email address (Required) of the person to contact on matters related to this application.		State intergovernmental review process. Select the appropriate box. If "a." is selected, enter the date the application was submitted to the State
		20.	**Is the Applicant Delinquent on any Federal Debt?** (Required) Select the appropriate box. This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes. If yes, include an explanation on the continuation sheet.
9.	Type of Applicant: (Required) Select up to three applicant type(s) in accordance with agency instructions. A. State Government B. County Government C. City or Township Government D. Special District Government E. Regional Organization F. U.S. Territory or Possession G. Independent School District H. Public/State Controlled Institution of Higher Education I. Indian/Native American Tribal Government (Federally Recognized) J. Indian/Native American Tribal Government (Other than Federally Recognized) K. Indian/Native American Tribally Designated Organization L. Public/Indian Housing Authority M. Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education) N. Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education) O. Private Institution of Higher Education P. Individual Q. For-Profit Organization (Other than Small Business) R. Small Business S. Hispanic-serving Institution T. Historically Black Colleges and Universities (HBCUs) U. Tribally Controlled Colleges and Universities (TCCUs) V. Alaska Native and Native Hawaiian Serving Institutions W. Non-domestic (non-US) Entity X. Other (specify)		21.	**Authorized Representative**: (Required) To be signed and dated by the authorized representative of the applicant organization. Enter the name (First and last name required) title (Required), telephone number (Required), fax number, and email address (Required) of the person authorized to sign for the applicant. A copy of the governing body's authorization for you to sign this application as the official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)

Attachment I

SF-424 A

BUDGET INFORMATION - Non-Construction Programs

OMB Approval No. 0348-0044

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1.		$	$	$ 200,000.00	$ 40,000.00	$ 240,000.00
2. Brownfield	66.818					0
3.						0
4.						0
5. Totals		$ 0	$ 0	$ 200,000.00	$ 40,000.00	$ 240,000.00

SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total
	(1)	(2)	(3)	(4)	(5)
a. Personnel	$ 17,500.00	$	$	$	$ 17,500.00
b. Fringe Benefits	1,200.00				1,200.00
c. Travel	1,225.00				1,225.00
d. Equipment					0
e. Supplies					0
f. Contractual	220,075.00				220,075.00
g. Construction					0
h. Other					0
i. Total Direct Charges *(sum of 6a-6h)*	240,000.00	0	0	0	240,000.00
j. Indirect Charges					0
k. TOTALS *(sum of 6i and 6j)*	$ 240,000.00	$ 0	$ 0	$ 0	$ 240,000.00
7. Program Income	$	$	$	$	$

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Previous Edition Usable

Standard Form 424A (Rev. 7-97)
Prescribed by OMB Circular A-102

SECTION C - NON-FEDERAL RESOURCES

(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS
8.	$	$	$	$ 0
9.				0
10.				0
11.				
12. TOTAL *(sum of lines 8-11)*	$	$	$ 0	$ 0

SECTION D - FORECASTED CASH NEEDS

	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	$ 200,000.00	$ 80,000.00	$ 80,000.00	$ 40,000.00	$ 0.00
14. Non-Federal	40,000.00	15,000.00	15,000.00	10,000.00	0.00
15. TOTAL *(sum of lines 13 and 14)*	$ 240,000.00	$ 95,000.00	$ 95,000.00	$ 50,000.00	$ 0

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT

(a) Grant Program	FUTURE FUNDING PERIODS (Years)			
	(b) First	(c) Second	(d) Third	(e) Fourth
16.	$	$	$	$
17.				
18.				
19.				
20. TOTAL *(sum of lines 16-19)*	$ 0	$ 0	$ 0	$ 0

SECTION F - OTHER BUDGET INFORMATION

21. Direct Charges:	22. Indirect Charges:

23. Remarks:

INSTRUCTIONS FOR THE SF-424A

Public reporting burden for this collection of information is estimated to average 180 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0044), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

General Instructions

This form is designed so that application can be made for funds from one or more grant programs. In preparing the budget, adhere to any existing Federal grantor agency guidelines which prescribe how and whether budgeted amounts should be separately shown for different functions or activities within the program. For some programs, grantor agencies may require budgets to be separately shown by function or activity. For other programs, grantor agencies may require a breakdown by function or activity. Sections A, B, C, and D should include budget estimates for the whole project except when applying for assistance which requires Federal authorization in annual or other funding period increments. In the latter case, Sections A, B, C, and D should provide the budget for the first budget period (usually a year) and Section E should present the need for Federal assistance in the subsequent budget periods. All applications should contain a breakdown by the object class categories shown in Lines a-k of Section B.

Section A. Budget Summary Lines 1-4 Columns (a) and (b)

For applications pertaining to a *single* Federal grant program (Federal Domestic Assistance Catalog number) and *not requiring* a functional or activity breakdown, enter on Line 1 under Column (a) the Catalog program title and the Catalog number in Column (b).

For applications pertaining to a *single* program *requiring* budget amounts by multiple functions or activities, enter the name of each activity or function on each line in Column (a), and enter the Catalog number in Column (b). For applications pertaining to multiple programs where none of the programs require a breakdown by function or activity, enter the Catalog program title on each line in *Column* (a) and the respective Catalog number on each line in Column (b).

For applications pertaining to *multiple* programs where one or more programs *require* a breakdown by function or activity, prepare a separate sheet for each program requiring the breakdown. Additional sheets should be used when one form does not provide adequate space for all breakdown of data required. However, when more than one sheet is used, the first page should provide the summary totals by programs.

Lines 1-4, Columns (c) through (g)

For new applications, leave Column (c) and (d) blank. For each line entry in Columns (a) and (b), enter in Columns (e), (f), and (g) the appropriate amounts of funds needed to support the project for the first funding period (usually a year).

For continuing grant program applications, submit these forms before the end of each funding period as required by the grantor agency. Enter in Columns (c) and (d) the estimated amounts of funds which will remain unobligated at the end of the grant funding period only if the Federal grantor agency instructions provide for this. Otherwise, leave these columns blank. Enter in columns (e) and (f) the amounts of funds needed for the upcoming period. The amount(s) in Column (g) should be the sum of amounts in Columns (e) and (f).

For supplemental grants and changes to existing grants, do not use Columns (c) and (d). Enter in Column (e) the amount of the increase or decrease of Federal funds and enter in Column (f) the amount of the increase or decrease of non-Federal funds. In Column (g) enter the new total budgeted amount (Federal and non-Federal) which includes the total previous authorized budgeted amounts plus or minus, as appropriate, the amounts shown in Columns (e) and (f). The amount(s) in Column (g) should not equal the sum of amounts in Columns (e) and (f).

Line 5 - Show the totals for all columns used.

Section B Budget Categories

In the column headings (1) through (4), enter the titles of the same programs, functions, and activities shown on Lines 1-4, Column (a), Section A. When additional sheets are prepared for Section A, provide similar column headings on each sheet. For each program, function or activity, fill in the total requirements for funds (both Federal and non-Federal) by object class categories.

Line 6a-i - Show the totals of Lines 6a to 6h in each column.

Line 6j - Show the amount of indirect cost.

Line 6k - Enter the total of amounts on Lines 6i and 6j. For all applications for new grants and continuation grants the total amount in column (5), Line 6k, should be the same as the total amount shown in Section A, Column (g), Line 5. For supplemental grants and changes to grants, the total amount of the increase or decrease as shown in Columns (1)-(4), Line 6k should be the same as the sum of the amounts in Section A, Columns (e) and (f) on Line 5.

Line 7 - Enter the estimated amount of income, if any, expected to be generated from this project. Do not add or subtract this amount from the total project amount, Show under the program

narrative statement the nature and source of income. The estimated amount of program income may be considered by the Federal grantor agency in determining the total amount of the grant.

Section C. Non-Federal Resources

Lines 8-11 Enter amounts of non-Federal resources that will be used on the grant. If in-kind contributions are included, provide a brief explanation on a separate sheet.

Column (a) - Enter the program titles identical to Column (a), Section A. A breakdown by function or activity is not necessary.

Column (b) - Enter the contribution to be made by the applicant.

Column (c) - Enter the amount of the State's cash and in-kind contribution if the applicant is not a State or State agency. Applicants which are a State or State agencies should leave this column blank.

Column (d) - Enter the amount of cash and in-kind contributions to be made from all other sources.

Column (e) - Enter totals of Columns (b), (c), and (d).

Line 12 - Enter the total for each of Columns (b)-(e). The amount in Column (e) should be equal to the amount on Line 5, Column (f), Section A.

Section D. Forecasted Cash Needs

Line 13 - Enter the amount of cash needed by quarter from the grantor agency during the first year.

Line 14 - Enter the amount of cash from all other sources needed by quarter during the first year.

Line 15 - Enter the totals of amounts on Lines 13 and 14.

Section E. Budget Estimates of Federal Funds Needed for Balance of the Project

Lines 16-19 - Enter in Column (a) the same grant program titles shown in Column (a), Section A. A breakdown by function or activity is not necessary. For new applications and continuation grant applications, enter in the proper columns amounts of Federal funds which will be needed to complete the program or project over the succeeding funding periods (usually in years). This section need not be completed for revisions (amendments, changes, or supplements) to funds for the current year of existing grants.

If more than four lines are needed to list the program titles, submit additional schedules as necessary.

Line 20 - Enter the total for each of the Columns (b)-(e). When additional schedules are prepared for this Section, annotate accordingly and show the overall totals on this line.

Section F. Other Budget Information

Line 21 - Use this space to explain amounts for individual direct object class cost categories that may appear to be out of the ordinary or to explain the details as required by the Federal grantor agency.

Line 22 - Enter the type of indirect rate (provisional, predetermined, final or fixed) that will be in effect during the funding period, the estimated amount of the base to which the rate is applied, and the total indirect expense.

Line 23 - Provide any other explanations or comments deemed necessary.

Attachment J

Non-Construction Assurances

OMB Approval No. 0348-0040

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.

2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.

3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.

5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).

6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.

10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).

14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.

15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.

16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE Executive Director
APPLICANT ORGANIZATION Alamosa County Economic Development Corporation	DATE SUBMITTED 12-3-12