R08-20-A-003

November 26, 2019

Environmental Protection Agency Region 8
ATTN: Melisa Devincenzi
1595 Wynkoop Street
Denver, CO 80202-1129
Via email: Devincenzi.Melisa@epa.gov

300 West 4th Street
Craig, Colorado 81625

Dear Melisa,

The City of Craig is pleased to submit this combined application for the EPA Brownfield Community Wide Petroleum ($100,000) and Hazardous Substance Assessment Grant ($200,000). Our application includes responses to all threshold and ranking criteria as described within the application materials. The City of Craig will use the requested Petroleum and Hazardous Substances funds to support assessment of brownfield projects in the City's core. This funding will allow us to reduce threats to our citizens' health, welfare, and our environment; help create new jobs; increase tax base; eliminate blight; and stimulate our economy.

Craig, Colorado represents the ideals of a hard-working, rural mountain town that is transitioning from coal mining as the primary economic driver to tourism, agricultural production and a regional healthcare as the economic focus. Located in the Northwest corner of Colorado, Craig represents the face of a changing energy policy and where the realities of policy debate gets very personal. The fate and fortunes of this tight-knit town of 8,922 (2017), have been hitched to coal since the nearby Craig Station power plant was built in the early 1970s. Including the plant and several mines in the area, a disproportionate number of people are directly reliant on extractive industry for their livelihood. Mining and extraction jobs are estimated to be 16-times more prevalent than would be expected nationally in a community this size. (https://datausa.io/profile/geo/craig-co/. Accessed 11/1/19.)

Yet recent announcements have shaken our sense that change would come slowly, offering years for economic transition. The trend has been toward moving closures up, a pattern that magnifies the impending changes on the horizon. Yet Craig is facing these challenges head-on, looking for ways to diversify the economy and retain our talent. The RETOOLING CRAIG INITIATIVE seeks to match business opportunities with brownfield sites to explore a bright new future in Northwest Colorado.

Our vision is to reinvest in the people and properties in Craig's most blighted areas extending along Yampa Avenue and Victory Way, including Census Tracts 4 (Opportunity Zone) and Tract 5. One of our catalyst projects - redevelopment of the Yampa Building - into a co-working space illustrates the vision we have for the future. We are passionate about helping to retool the talented people who call Craig home, while repurposing our quality building stock to create an environment that is fertile ground for innovation.

1. Applicant Identification: City of Craig
300 W 4th Street
Craig, Colorado 81625-2713
DUNS number: 094162088 SAM CAGE Code: 3UFU2

2. Funding Requested
   a) Grant Type: Community-wide Assessment
   b) Federal Funds Requested: $300,000. We are not seeking a site-specific assessment grant waiver of the $200,000 limit.
   c) Contamination: $100,000 for Petroleum and $200,000 for Hazardous Substance assessments and planning to assist in revitalization and redevelopment efforts.

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

4. Property Information for Site-Specific Proposals: This is a community-wide application.

5. Contacts

   a) **Project Director:**
   Peter Brixius
   City of Craig
   300 W 4th Street
   Craig, Colorado 81625-2713
   Phone: 970-826-2000
   Email:
   pbrixius@ci.crraig.co.us

   b) **Chief Executive:**
   Jarrod Ogden, Mayor
   City of Craig
   300 W 4th Street
   Craig, Colorado 81625-2713
   Phone: 970-826-2000
   Email: jogden@ci.craig.co.us

6. Population The population of the City of Craig is 8,922 (2017 estimate, www.Census.gov).

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is or will assist, a federally recognized Indian tribe	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water	
The priority site(s) is in a federally designated flood plain.	1
The redevelopment of the priority site(s) will facilitate renewable energy.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	8

8. Letter from the State or Tribal Environmental Authority Please see the attached letter.

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

Sincerely,

Jarrod Ogden, Mayor
City of Craig

COLORADO
Department of Public Health & Environment

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

November 18, 2019

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

RE: Craig Colorado – Assessment Grant Proposal

Dear Mr. Heffernan:

I am writing to express our support of the Brownfields Assessment Grant application for the City of Craig Colorado. The Colorado Department of Public Health and Environment (CDPHE), the state regulatory authority for hazardous and solid waste, has previously supported Craig in their efforts to address local contaminated sites and identify redevelopment opportunities within the City. We support this proposal as part of the City's continuing transition from a coal mining based economy to an economy based on tourism, agricultural production and a regional health care center. Furthermore, funding provided by this grant is critical to help answer questions regarding potential contamination at the multiple brownfields sites outlined in Craig's proposal.

The proposed cleanup project will support EPA's current efforts in economic development and environmental cleanup by addressing known sources of contamination and helping Craig prepare a number of catalyst sites for reuse and redevelopment. If additional resources are necessary to complete or supplement activities outlined in this proposal, CPDHE has the ability to provide funding for Brownfields cleanup through the Colorado Brownfields Revolving Loan Fund and the State of Colorado Brownfields (H.B. 1306) program. The State of Colorado has also offers a State Income Tax Credit for Remediation of Contaminated Land that can provide additional resources for cleanup activities. CDPHE has informed the City of the availability of these resources and can assist with the application process if requested.

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

Sincerely,

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

IV.E.1.a.i. Background and Description of Target Area (5 points)

Located in the Northwest corner of Colorado, Craig, Colorado represents the ideals of a hard-working, rural mountain town. and the face of a changing energy policy where the realities of the economic debate gets very personal. The fate and fortunes of this tight-knit town of **8,922** (2017), have been hitched to coal since the nearby Craig Station power plant was built in the early 1970s and expanded several times through 1984. Currently, the plant is estimated to employ approximately 275 people. In addition, the nearby WyoColo and Trapper Mines employ at least 750 people. Hence, what happens in the world of coal has a ripple effect across the community. In fact, mining and construction, the employment sectors which include these jobs are disproportionately represented in the community. This category of jobs is 16 times more prevalent than would be expected nationally in a community this size. In 2019, a local County Commissioner estimate that nearly 61% of the county's assessed tax value was represented in properties associated with coal.

Brownfields are prevalent in Craig's downtown core, where vacant buildings and parcels impacted by the changing economy struggling for new investment amid the residual coal dust that has settled over town. Buildings that were once vibrant in the energy economy's heyday are now struggling to find new occupants. With the dark cloud facing the coal economy, Craig is looking to the future to reposition its economy for the next Century. The **RETOOLING CRAIG** initiative will focus on where our community began, in downtown at the crossroads of Victory Way and Yampa Avenue, to explore opportunities for a sustainable future. Our target area includes Census Tract 4 (a designated Opportunity Zone) and Tract 5 extending outward form the intersection of Yampa Avenue and Victory Way. **All of Downtown Craig, and our priority sites are located in the 500-year flood plain.**

IV.E.1.a.ii. Description of the Priority Brownfield Site(s) (10 points)

1. **School Administration Building (Yampa Building)** - Near the north edge of our target area is the historic Craig High School, proximate to residential uses and a medical facility. Built in the 1920s and replaced during the boom in the 1980s, the beloved school most recently served as home to the Moffatt County School District administration, which relocated its campus three years ago. The property is currently vacant. Although a notable landmark in the community, there is concern about filling the space and preserving the structure. Saddled with the presence of asbestos and possibility of lead-based paint throughout the building, deferred maintenance has resulted in several instances where moisture created an incubator for mold. Despite the concerns, the facility could benefit locals by offering spaces targeting economic diversification. A feasibility study to explore the possibility of selling the facility to a developer for transformation into a next-generation makers' space to cultivate startup craft industries, has been launched with the support of Colorado Department of Local Affairs Grant through the Rural Economic Development Initiative. In collaboration with the local community college, 3D printers, innovation manufacturing and fiberworks efforts could support the retooling of this building to welcome a new economic future in Craig. With the support of the school district, the first step is to characterize the extent of any environmental hazards to jumpstart the budding entrepreneurial enthusiasm surrounding this site.

2. **Craig Memorial Hospital** - As with other aging facilities in the community, the Memorial Hospital served its purpose well until 2015 when it was replaced with a new facility. The building is known to have extensive asbestos and lead-based paint concerns. Several environmental

studies have been completed, and the community would like to explore how reuse of this site could contribute to the economy of Craig. The property could be transferred to the City to explore how the property could be integrated with the Yampa Building (#1 above) for potential business or workforce housing opportunities. The United Way has expressed an interest in being a partner for housing, and the City is working regionally on transit service to connect workers with jobs in the nearby Steamboat Springs resort. Grant funds could assist in redevelopment planning to explore these options.

3. **Craig Depot** - Originally built in 1917, this Depot was the center of community life for decades. In 1985, the Denver & Rio Grande Railroad shut down the depot, its functions taken over by a computer in Denver. In 2001, the Union Pacific Corporation, the current owners, delayed demolition of the depot and negotiated with the Museum of Northwest Colorado and the Community Foundation of Northwest Colorado to donate the building. However, in 2004, Union Pacific decided against donating the depot, and the building continues to deteriorate. Due to its historic value, this property could serve as a catalyst for revitalizing vacant and underutilized properties in the vicinity, adding the potential for seeds of new economic progress. Based on proximity to the railroad, contamination is a concern which is hindering redevelopment of this site and adjacent properties.

4. **538 Yampa** - The heart of a community starts with places to gather and tell stories around a hot meal. One of Craig's landmark dining opportunities closed in 2015 and remains a gap in the community's ability to provide a unique sit-down restaurant. Plagued by concerns regarding lead, mold and asbestos, the building sits vacant on Yampa Street. Currently there's a hole in the roof causing mold concerns. Building also contains 3 small apartments (vacant). It's the anchor of Downtown, but is currently a safety hazard contributing to blight in the area. Our goal is to demonstrate a new vision to encourage the owner to invest in redevelopment.

5. **Oil Services, Cleaners, Vacant Big Box** - At least nine other sites falling under the category of cleaners, oil related facilities or vacant big box retail stores reside in our target area. Two service stations, a bulk fuel plant and two cleaners present a hurdle for reinvestment due to concerns regarding cleanup costs. The perspective that redevelopment is difficult also diverts attention away from these opportunities. The target area extends into **Craig's Opportunity Zone**, home to several target brownfield properties, including the former Kmart building at 1198 W. Victory. While several vacant buildings and properties await investment, the questions regarding possible contamination have not been assessed, creating a barrier to investment.

IV.E.1.b. Revitalization of the Target Area (15 points)

IV.E.1.b.i. Reuse Strategy and Alignment with Revitalization Plans (10 points)

The City of Craig completed a Strategic Community Assessment report in 2013. This broad-based planning effort included 27 different stakeholder perspectives from the region along with resident participation which focused on steps to help revitalize Downtown Craig. Specific action items include a focus on filling vacant buildings. This activity has been an ongoing effort in Craig over subsequent years, but several hurdles remain, including concerns about environmental hazards. Since the completion of the Assessment, Craig has successfully implemented a Facade Improvement Program – funded with $85,000 in 2020 - to help businesses address the physical and aesthetic state of the exterior of their buildings. Yet, sometimes its what's inside (and underground) that limits reuse of these vacant spaces, specifically fear of contamination. Another aspect of this assessment report included a recommendation to make downtown more

walkable. Safe pedestrian circulation is critical to inviting locals and visitors downtown to visit businesses. To assist in supporting this goal, the City has budgeted $200,000 in 2020 for sidewalk repairs. The ReTooling Craig initiative will help to identify (or dispel) contamination concerns, while exploring economically viable uses to fill brownfields – a direct goal of the 2013 Assessment Report.

More recently, the Moffat County Comprehensive Economic Development Strategy (CEDS) was completed in 2016 and guides our efforts through 2021.The CEDS plan noted that "investment in downtown would bring significant quality-of-life improvements and assist in attracting and retaining quality workers to the area and would create a renewed sense of pride in the community." This pride will be crucial for Craig as it retools its economy and encourages new industries to take roots. The CEDS also identifies opportunities for Artisan Textile Manufacturing, and an Entrepreneur/Manufacturing Incubator. With Moffat County's sheep industry and branding as the authentic west, there is the potential to create a textile industry in the County that focuses on natural, minimally processed yarns and textiles. Creating an incubator in the Yampa Building will eliminate a brownfield, encourage entrepreneurship and help existing businesses to grow and become more commercially viable. Both endeavors have the potential to be located in downtown Craig; repurposes the many vacant spaces, while serving our goal to retool Craig's economy by supporting innovators.

Regarding downtown, the CEDS states: "In order to begin a virtuous cycle of investment, a catalytic project must be designed that will be a destination attraction and change the economic landscape." With the assistance of the **ReTooling Craig** initiative, we have aligned our approach with prior revitalization plans and will identify several catalyst economic concepts that can take root in our targeted brownfield sites.

IV.E.1.b.ii. Outcomes and Benefits of Reuse Strategy (5 points)

The community is transitioning from coal mining as the primary economic driver to tourism, agricultural production and a regional healthcare as the economic focus. Our target area overlaps with an Opportunity Zone and contains a catalyst property - 1198 Victory Way (former Kmart.) Matching economic opportunities with these physical locations will help the community get a jump-start in managing job losses from coal. Specifically, craft textile manufacturing using wool fiber is viewed as a growth possibility, due to existing sheep ranches in the area.

Outcomes will include reducing the proportional number of jobs in the mining industry and grow jobs in other sectors of the economy. Reducing the number of vacant buildings in Craig by completing assessments so environmental hazards may be identified and addressed to prepare the buildings for reuse is another outcome. The reuse of these buildings will create new economic opportunities; ultimately, reducing dependence on the mining industry and diversify the economy to reduce outmigration if/when plant closures occur.

IV.E.1.c. Strategy for Leveraging Resources (10 points)

IV.E.1.c.i. Resources Needed for Site Reuse (5 points)

The City, County and Memorial Health have come together to support the preparation of this application, both in providing human capital and financial support for grant preparation assistance. This partnership is anticipated to continue. Prior resources, including our REDI grant analyzing the feasibility for a Co-Working Space in the Yampa building demonstrate our commitment to working together (Leverage funds: $20,900.) The City has also budgeted $85,000 in 2020 supporting our Façade Grant Program to assist our brownfields with redevelopment.

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

Due to the economics-heavy approach, we will look to programs offered by the US Economic Development Administration to tackle any large-scale infrastructure needs identified during the project. We view the EPA Assessment Grant as a tool to leverage other opportunities. Craig's history of leveraging grants lends a track record of success to agencies, resulting in the high probability that the community will be able to create a successful resource roadmap to assist in retooling the economy. One example of this leveraging that has already commenced is the feasibility study for the Co-working Space in the Yampa Building. We look to build upon this effort to advance the retooling vision.

IV.E.1.c.ii. Use of Existing Infrastructure (5 points)

The target area includes the core of downtown Craig, extending west along Victory Way which includes traditional municipal utilities and infrastructure, such as water, sewer, gas and electric. In addition, the 2020 municipal budget includes $200,000 in funds allocated for the repairs of sidewalks. The reconstruction of a strong pedestrian environment and an enlivened downtown district is critical for attracting a skilled-workforce to new business opportunities spurred by brownfields redevelopment and encourages walkability. Encouraging infill development will lessen the maintenance burden on City forces when compared with external greenfield growth.

IV.E.2. Community Need and Community Engagement (35 Total Points)

IV.E.2.a. Community Need (20 points)

IV.E.2.a.i. The Community's Need for Funding (5 points)

Craig has benefitted from the coal industry since the mines and Craig Station generating plant were opened in the 1970s. Although coal has been a sensitive environmental issue over the years, the prevailing perspective of the industry remained optimistic. Yet in October of 2019, the luxury of time became a passing opportunity. PacifCorp Energy, a partner company that utilized the energy from Craig Station, released a new long-term energy plan. And rather than the prior closure date target of 2034 for Unit 2 at Craig Station, the timeline was moved up to 2026, just one year after the closure of Unit 1. Although this timeline requires approval by other partners, the stark reality is that change is eminent. A nearby facility in Nucla, CO recently saw their closing date moved up, shuttering the facility two years earlier than expected.

According to Moffat County Commissioner Ray Beck, the county's top 10 taxpayers are all energy-based, accounting for 61% of the county's assessed value. Two companies heavily vested in the coal industry include the two top taxpayers - PacifiCorp and Tri-State Generation, operator of Craig Station. (https://www.gjsentinel.com/news/western_colorado/utility-intends-to-shut-coal-unit-in-craig-sooner/article_59584fa2-e667-11e9-9c01-20677ce05640.html)

The outsized impact of the coal economy is felt in the sheer number of employees dependent on the mines. At least 750 of the estimated 4300 community members employed can be attributed to the mines or Craig Station. This doesn't account for spinoff jobs like Production Occupations, Transportation or Maintenance jobs that likely add another 600 employees to the ranks

dependent on the coal industry. Additionally, these are high paying jobs. Construction and Extraction Occupations is ranked as the most common job in the community, paying the fourth highest median earnings of $61,818.00. (https://datausa.io/profile/geo/craig-co/ - Accessed 11/7/19). A major retraction of the coal economy will have significant impacts on the entire community, limiting our ability to retool existing brownfields. Craig is trying to get ahead of the game by creating economic opportunities to keep the community viable after plant closures.

IV.E.2.a.ii. Threats to Sensitive Populations (15 points)

Several **sensitive populations** reside in or near the target area. The particulate matter issued by diesel train engines is associated with pulmonary and cardiovascular issues, including cancers, heart disease, and asthma. **Children, teens and the elderly are especially vulnerable.** Exposure to Particulate Matter (PM) less than 2.5 microns in diameter (PM2.5) over a few hours to weeks can trigger cardiovascular disease–related mortality and nonfatal events; longer-term exposure increases the risk for cardiovascular mortality to an even greater extent than exposures over a few days and reduces life expectancy within more highly exposed segments of the population by several months to a few years. (American Heart Association Journal. 2010;121:2331-2378.) Based upon information from SourceWatch.org, a report created for the Clean Air Task Force in 2011 estimated 24 deaths, 36 heart attacks, and 440 asthma attacks could be attributed annually to Craig Station based on the particulate matter(www.sourcewatch.org/index.php/Craig_Station. Accessed 11/1/19.) This is reflected in the **higher than normal rate of premature age adjusted mortality** when compared with the State, logging 380 premature deaths per 100,000 people. Colorado's rate is significantly less at 270 per 100,000. (www.CountyHealthRankings.org accessed 10/28/19 The extensive truck and rail traffic compound one another's impacts. According to the American Cancer Society, diesel exhaust is classified by the EPA as a potential human carcinogen. Proximity to the railyard can also expose area residents to concentrations of coal dust, which can increase respiratory and heart disease. (CDC – Coal Mine Dust Exposures and Associated Health Outcomes, Current Intelligence Bulletin #64, April 2011.) The PM2.5 associated with diesel has been linked to premature death in people with heart or lung disease and can increase incidence and severity of respiratory diseases.

The prevalence and proximity of brownfields to residents in the target area potentially expose residents to health risks associated with asbestos, lead based paint, mold, VOCs, PAHs, heavy metals, PCBs, pesticides and petroleum hydrocarbons. According to the Agency for Toxic Substances and Disease Registry, these contaminants may cause a variety of health issues, including cancer and other lung diseases; damage to brain and nervous system; asthma, and other respiratory problems; liver/kidney failure; anemia/bone marrow problems. **Our low-income seniors and youth are disproportionately impacted** as many live within walking distance of brownfield sites and pass by them regularly to access basic community services including healthcare, the library, post office and local government resources. Several of the brownfield sites are unsecured and can be accessed by youth in the local community, exposing them to possible contact with viruses from bird and rodent feces (Psittacosis virus and Hantavirus) as well as physical exposure from the dangerous structural issues like are present at 538 Yampa. Additionally, residual chemicals from dry cleaning operations have the potential to increase resident and worker exposure to perchloroethylene which is a known carcinogen (Environment, Health & Safety Online.) The presence of asbestos in our brownfields can cause lung cancer and

mesothelioma with long-term exposure (https://www.atsdr.cdc.gov/asbestos/health_effects_asbestos.html accessed 11-7-19.) Additionally, homes in the target area are likely impacted by the presence of asbestos and Lead Based Paint. Within the target area, 73% of the housing stock was built before 1979, representing a rate that's nearly 30% more than Colorado as a whole. (2017 ACS Census.) By the nature of affordable housing dynamics, low income and senior residents tend to occupy older homes, increasing their exposure.

IV.E.2.b. Community Engagement (15 points)

With the support of the grant, the community will follow two tracks for engagement to explore **ReTooling Craig**. The first will focus on bringing the community together to explore economic drivers, understand the opportunities for retooling the economic and identify additional steps or resources required. The process will be structured to identify existing and potential entrepreneurs that are already percolating innovative ideas in Craig. The second focus will be on the brownfield sites with the intent of matching the physical spaces with the opportunities identified in the first engagement session. Particularly, identifying the unique needs of each parcel, the potential limitations on use, the proximity to populations to be served and the financial basis will all be explored. Our goal is finding the best fit for reuse to achieve maximum success. We believe firmly that the effort should focus on getting beyond the brownfields. Our desire is to utilize innovative engagement strategies, including 3D modeling, renderings and illustrations along with video all to be used to communicate the vision and encourage community investment.

Traditional engagement techniques will include a project website, presentations at community events, and updates sent out with assistance from our project partners (County, School District and Medical Center). Our workshops will seek to identify opportunities for our project team to meet stakeholders where they are comfortable. Targeting festivals and community events like Grand Old West Days and the summer farmers market, our engagement will go out to the people. Although only 6% of the community is foreign born, we will assess opportunities to translate printed materials into Spanish, as necessary, to enable access to non-English speakers.

IV.E.2.b. i. and ii. Project Partners (5 points) and Partner Roles (5 points)

PARTNER	POINT OF CONTACT	SPECIFIC ROLE IN PROJECT
Moffat County School District	Dave Ulrich, Superintendent dave.ulrich@moffatsd.org 970-826-6261	Catalyst Site Owner Linkage to school events for outreach
Memorial Regional Health	Jennifer Riley, VP of Operations jennifer.riley@memorialrh.org 970-826-3109	Contributed to Grant Prep. Catalyst Site Owner
Moffat County Visitors Center & Craig Chamber	Jennifer Holloway director@craig-chamber.com 970.824.5689	Use of extensive business communication Network
Moffat County	Ray Beck, County Commissioner rbeck@moffatcounty.net 970-824-9115	Contributed to Grant Prep. Assist w/ meeting facilities

IV.E.2.b.iii. Incorporating Community Input (5 points)

Prior to applying for the grant, the process to incorporate community input was launched on 8/27/19 as City Manager Peter Brixius presented the grant for discussion at a City Council meeting. Following discussion on how the grant could assist the community in retooling, a unanimous motion of support to pursue the grant was approved on a 7-0 vote. The Economic Development Committee and Joint Services Workgroup also reviewed the grant approach in August of 2019, leading to the support of both organizations for this application. By working with both property owners and entrepreneurs, we will hold listening sessions and provide community updates regarding project progress. Through iterative communication loops, we will integrate stakeholder feedback into the process.

IV.E.3. Task Descriptions, Cost Estimates, and Measuring Progress (50 Total Points)

IV.E.3.a. Description of Tasks/Activities and Outputs (25 points)

IV.E.3.a.i. Project Implementation (10 points)

We have initiated the "Retooling Craig Committee" comprised of partners who will help to steer the project activity, including the school district, medical center staff, business leaders, and property owners. The City Manager's office will provide staff leadership in implementing grant activities, with assistance from a consultant team.

TASK 1: GRANT MANAGEMENT (H - $10,500, P - $6,500)

Contractor Procurement: We will follow federally compliant procedures to procure a qualified environmental consultant. We look to secure assistance from a firm experienced in administering and successfully implementing EPA grants and subsequent redevelopment efforts. Our consultant will assist with quarterly and annual reporting. Travel: Funding has been budgeted for city staff to participate in training opportunities. (Estimates based on 2 trips @ $1,500 each, plus 4 hours/month QEP assistance, reporting, bi-weekly project calls.)

TASK 2: COMMUNITY OUTREACH (H - $9,500, P - $5,500)

Physical Site Inventory: During October of 2019, the City, Moffat Count and Economic Development Boards held work sessions regarding the grant process. At these meetings, initial sites and opportunities were discussed. In addition to these locations, our staff and consultant will create an inventory of brownfields sites to rank based on community-supported factors including: catalyst potential, community support, environmental cleanup, timely redevelopment potential, landowner interest, and leveraged resources proposed. These sites will be confirmed via our public outreach during the Summer of 2021. As the lead organization, City Staff will coordinate communication among our community partners and manage the activities/funds to ensure the grant is completed within the 3-year timeframe. Additional outreach efforts will include the project website, property tours, visioning sessions and open house meetings.

TASK 3: INVENTORY & PLANNING (H - $28,000, P - $19,000)

Economic Driver Inventory: Leveraging the existing Community Economic Development Study, we will explore potential business opportunities during 2021. Once we identify the physical sites, we can match economic drivers to help retool the economy. Our team will identify potential grant resources that may help advance implementation while also visualizing what redeveloped sites and buildings might look like to assist in motivating investment.

TASK 4: ASSESSMENT (H - $116,000, P - $50,000)
A qualified environmental professional will be procured as per federal guidelines to perform approximately 10 Phase I ESAs (per ASTM E1527-13) @ $4,000 each; 5 Phase II ESAs (cost depending on site size and complexity, estimated @ $25,000 each) for a total of $162,000; a QAPP will be coordinated for approval by Region 8; estimates are based on past assessments performed in this area. Staff will assist in securing access agreements.
TASK 5: REDEVELOPMENT PLANNING + VISUALIZATIONS (H - $36,000, P - $19,000)
We will work closely with property owners and community members to create redevelopment strategies for key brownfields identifying economic opportunities that will help retool the Craig economy. Strategies may include site plans, 3D visualizations, video presentation of vision, and resource road-mapping. Includes completion of 3-4 ABCAs and facilitate discussions with CDPHE regarding entry of site into the Voluntary Remediation Program. Total Staff in-kind support is estimated at 720 hours (20 hours/month x 36 months.) This cost is considered an opportunity to leverage the grant. **Task 3 and Task 5 are primarily eligible reuse planning activities. These Tasks comprise a total of $102,000 or 34% of the total project budget.**

IV.E.3.a.ii. Anticipated Project Schedule (5 points)
Summer 2020 – Complete Workplan, EPA Cooperative Agreement
Fall 2020 – Draft RFP, Secure Contractor Assistance
Spring 2021 – Physical Site Inventory, Public Project Launch, Initial Outreach Meeting
Summer 2021 – Economic Driver Exploration, Matching Business Options with Physical Sites
Fall 2021 – Conduct ESAs, Create Redevelopment Plans, Resource Roadmap
2022 – Complete additional priority site ESAs, Redevelopment Plans, and Resource Roadmaps
2023 – Wrap up project, summary report, leverage additional resources for investment.

IV.E.3.a.iii. Task/Activity Lead (5 Points)
Task 1: Management - Workplan, Cooperative Agreement, RFP: City Manager's Office
Task 2: Community Outreach - Physical Site Inventory: City Manager, Planning, Contractor
Task 3: Inventory & Planning – City Manager, Consultant
Task 4: Assessment – Qualified Environmental Professional
Task 5: Redevelopment Planning – City Manager, County Economic Development, Contractor

IV.E.3.a.iv. Outputs (5 points)
ESA Phase I – 10 Properties, ESA Phase II – 5 Properties, Project Brand -1, Economic Opportunities Report – 1, Physical Site Redevelopment Plan – 3-5 Sites, 3-Dimensional Visualization – 2-3 Sites, Resource Road mapping – 3-5 Sites, Grant Summary Report

IV.E.3.b. Cost Estimates (20 points)

Budget Categories	Project Tasks ($) (programmatic costs only)					
	Task 1: Grant Mgmt.	Task 2: Comm. Outreach	Task 3: Inventory & Planning	Task 4: Assessment	Task 5: Remediation Planning + Visuals	**Total**
Travel – HAZ	$1,500	--	--	--	--	$1,500
Contractual - HAZ	$9,000	$9,500	$28,000	$116,000	$36,000	$198,500
Subtotal Hazardous Budget	$10,500	$9,500	$28,000	$116,000	$36,000	$200,000
Travel – PET	$1,500	--	--	--	--	$1,500
Contractual - PET	$5,000	$5,500	$19,000	$50,000	$19,000	$98,500
Subtotal Petroleum Budget	$6,500	$5,500	$19,000	$50,000	$19,000	$100,000
Grand Total (P+H)	**$17,000**	**$15,000**	**$47,000**	**$166,000**	**$55,000**	**$300,000**

IV.E.3.c. Measuring Environmental Results (5 Points)

In cooperation with the EPA Region 8 project officer, we will develop a workplan, including a timeline for activities to be conducted under the grant. Our team has a basic understanding of the ACRES system and will develop quarterly reports and a final report to track and document grant related activities and outputs. One of our first steps will be to initiate an open line of communication with our EPA project officer to streamline project administration and delivery.

IV.E.4 Programmatic Capability and Past Performance (25 Total Points)

IV.E.4.a. Programmatic Capability (15 points)

IV.E.4.a.i. Organizational Structure (5 points)

The City of Craig is accustomed to doing more with less. Our talented administration team is flexible in accommodating a diversity of tasks and look forward to administering the grant in a timely and effective manner. Our Steering Committee includes members from the City, County, School District and Medical Center to ensure that a broad cross-section of leadership is available to direct the project. Administration will be led by the City including leaders for technical, administrative, and financial elements of the **Retooling Craig** initiative.

V.E.4.a.ii Description of Key Staff (5 points)

Peter Brixius is the City Manager and will project manage **Retooling Craig**. With both public and private sector experience, Peter manages a $23 million budget for the City of Craig, Colorado. Peter handles the city management including 5 departments including 3 Enterprise Funds, Economic Development Committee and the City's General Fund Departments. **Chris Nichols** currently serves as a Councilman for Craig City Council being active in the city's efforts in Economic Development, Associated Governments of Northwest Colorado, and Colorado Municipal League policy committee. Chris is working to revitalize economic development for the

community due to the decline of carbon-based energy fuels which are the largest employers in the community. **Bruce Nelson** has served as the Craig Finance Director for the last 23 years. Overall, he has a total 40 years of experience with municipal and state governments. His work in all the positions mainly involved in financial planning and operations in the area of auditing, accounting, grant administration, investments, utility billing, budgeting, payroll and IT. Each of these individuals will be involved in the daily management of the grant, and should any depart, the others will be able to effectively fill their role.

IV.E.4.a.iii. Acquiring Additional Resources (5 points)

The City of Craig has experience in securing grants and stretching our resources. We anticipate using the Resource Roadmaps that are created during the process to identify and pursue grants from the Colorado Department of Local Affairs, as well as other federal programs including the US Economic Development Administration. We are comfortable in finding contractors who can provide the services contemplated under the **Retooling Craig** approach based on our prior environmental and economic development studies.

IV.E.4.b. Past Performance and Accomplishments (10 Points)

IV.E.4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (10 points) The City of Craig has not received a Brownfield Grant in the past, but has worked with State and Federal programs, including the USDA REDI program. In 2019 alone, we have successfully managed $1.6 million in grants. We have successfully completed all requirements with reports submitted on-time in compliance with agreements.

2019 Grant Overview		
Grant Source:	**Department of Local Affairs**	$300,000
Project Title:	**Design Forgiveness Loan**	
Grant Source:	**Department of Local Affairs**	$1,000,000
Project Title:	**Minimum Chlorine Residual Compliance Project**	
Grant Source:	**Great Outdoors Colorado**	$150,000
Project Title:	**Breeze Park Development Phase 2**	
Grant Source:	**Associated Governments of Northern Colorado**	$5,000
Project Title:	Wayfinding	
Grant Source:	**Department of Local Affairs**	$20,900
Project Title:	**Rural Economic Development Initiative - Cowork innovation**	
Grant Source:	**United States Department of Agriculture**	TA/Capacity Building
Project Title:	**Rural Economic Development Innovation - Technical Assistance**	
Grant Source:	**Department of Local Affairs - Energy Impact Grant**	$9,500
Project Title:	**Opportunity Zone Marketing Strategy**	
Grant Source:	**Department of Local Affairs**	$200,000
Project Title:	**Renewable Energy Challenge - Regional Solar Utility Project**	
		GRAND TOTAL: $1,685,400

APPENDIX A: THRESHOLD CRITERIA

III.B.1. Applicant Eligibility

Municipal Government.

III.B.2. Community Involvement

We have established a Steering Committee that includes members from various community organizations that will guide our community involvement. Based on experience, a variety of communication methods will be used to reach stakeholders in the area: flyers, social media posts, e-mail, City website, individual phone calls, and press releases to local media and newspaper outlets will all be utilized to advertise public meetings and provide project updates, along with spreading the word through our various community partners. In addition to our Public Launch meeting and Workshop events, our team will work to explore production of short video updates for the project to enable concise and accessible information to be distributed to a wide audience of stakeholders. These updates will be provided to the senior center to run on their lobby TV, to the school district to help engage students, and will be run on the City public access cable channel. In addition to the workshops described above, we will work with the newspaper to run updates and newsletters that target members of our community who are more comfortable with printed materials.

III.B.3. Expenditure of Assessment Grant Funds

The City of Craig does not have an active EPA Assessment Grant.

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 11/26/2019

4. Applicant 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: City of Craig, Colorado

* b. Employer/Taxpayer Identification Number (EIN/TIN): (b) (6) [redacted]

* c. Organizational DUNS: 0941620880000

d. Address:

* Street1: 300 W. 4th Street
Street2:
* City: Craig
County/Parish:
* State: CO: Colorado
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 816252713

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: Peter
Middle Name:
* Last Name: Brixius
Suffix:

Title: City Manager

Organizational Affiliation:

* Telephone Number: 970-826-2023
Fax Number:

* Email: pbrixius@ci.craig.co.us

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Craig, Colorado Brownfields Assessment Grant Program (ReTooling Craig Initiative)

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 3
* b. Program/Project: 3

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2020
* b. End Date: 09/30/2023

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 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 in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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: Ms.
* First Name: Melanie
Middle Name:
* Last Name: Kilpatrick
Suffix:

* Title: Executive Administrative Asst. / AOR

* Telephone Number: 970-826-2016
Fax Number:

* Email: mkilpatrick@ci.craig.co.us

* Signature of Authorized Representative: Melanie Kilpatrick
* Date Signed: 11/26/2019