

DOWNTOWN COLORADO, INC. PRESENTS

TURNING OBSTACLES INTO COMMUNITY REUSE OPPORTUNITIES REVITALIZATION THROUGH YOUR BROWNFIELDS JOURNEY

VIRTUAL | MAY 17, 2022 | 9:00-11:00AM

Join us for the journey to revitalization, as we present phases of a project and the services provided to guide the process and tools available to help communities move forward.

AGENDA

VISION

WHAT DO YOU WANT TO DO? | Andy Arnold, Short Elliott Hendrickson, Inc. (SEH)

PAST

HOW DID WE GET HERE? | Jesse Silverstein, Development Research Partners

CURRENT

HOW DO WE UNDERSTAND THE CURRENT ENVIRONMENTAL CONDITIONS? | Kate Lucas, Adaapta

FUTURE

GETTING IT DONE | Jesse Silverstein, Development Research Partners

CASE STUDIES

- Pueblo Superfund Site, Andy Arnold
- Denver Dry Cleaners, Kate Lucas
- Ute Ulay Hinsdale County, Mark Rudolph, CDPHE

DISCUSSION + CLOSING

NEXT STEPS

July 21 | Grants for Brownfield Redevelopment

August 9 | Tax Increment Finance 201



COLORADO
Department of Public
Health & Environment

COLORADO BROWNFIELDS RESOURCES

WHAT IS A BROWNFIELD?

A brownfield is a property where expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.

Brownfields are present in nearly every community, from dry cleaners and gas stations to vacant retail properties and former industrial sites. Nationally, the [Comprehensive Environmental Response, Compensation and Liability Act of 1980](#) (CERCLA, also known as Superfund) and the [Resource Conservation and Recovery Act](#) (RCRA) were established to address the threat of hazardous wastes sites and to prevent future contamination from occurring. Although some brownfield sites are governed by CERCLA or RCRA, most are regulated on a state level. In Colorado, most brownfield sites fall under the oversight of the Colorado Department of Public Health and Environment, or the Department of Oil and Public Safety.



COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE)



SITE ASSESSMENTS

CDPHE provides assistance in performing site assessments to determine the extent and nature of site contamination. Public and non-profit groups are eligible, with preference given to applicants who have established a vision for reuse.

VOLUNTARY CLEANUP PROGRAM (VCUP)

The VCUP program was established to facilitate cleanup by public and private property owners and to provide assurances against regulatory enforcement. The program allows property owners to obtain both state and federal regulatory approval in one step, which addresses environmental liability concerns and makes brownfield projects more eligible for financing.

BROWNFIELDS REVOLVING LOAN FUND (BRLF)

Under the BRLF, CDPHE partners with private landowners or qualifying local governments and non-profits to provide financing with reduced interest rates, flexible loan terms, and more flexibility in acceptable forms of collateral to encourage cleanup and reuse of contaminated sites. Only projects with an approved Voluntary Cleanup Plan are eligible.

TAX CREDITS

Brownfield Tax Credits are available for VCUP sites where remediation has been performed in conjunction with new capital improvement or redevelopment projects. The maximum tax credit available is \$525,000. Available tax credits through December 2022, when the state legislation authorizing them expires, are currently allocated. Please check with the contact below for latest status.

BROWNFIELD CLEANUP GRANTS

CDPHE has up to \$250,000 available in grant funding for sites where there is no responsible party to perform remediation and the contamination presents a threat to human health or the environment. Only non-profits, non-federal government entities, watershed groups and other community organizations are eligible.

CONTACTS

Revolving Loan Fund

Doug Jamison
303-692-3404
doug.jamison@state.co.us

Site Assessments

Mark Rudolph
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Kyle Sandor
303-692-6394
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Tax Credits

Fonda Apostolopoulos
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Cleanup Grants

Kyle Sandor
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COLORADO DIVISION OF OIL & PUBLIC SAFETY

PETROLEUM STORAGE TANK FUND

The Petroleum Storage Tank Fund provides reimbursement for the costs associated with assessment and cleanup of sites contaminated with petroleum. Tank owners and operators, property owners, and lenders are all eligible, but funding may be reduced or unavailable if tanks were not operated in compliance with applicable regulations. Maximum reimbursement is \$2 million per release occurrence and \$3 million per year for a single applicant. Tank owners and operators are responsible for the first \$10,000 of remediation costs.



COLORADO
Department of
Labor and Employment

Division of Oil and Public Safety

PETROLEUM CLEANUP AND REDEVELOPMENT FUND

The Petroleum Cleanup and Redevelopment Fund "Redevelopment Fund" was created to support the investigation and cleanup of abandoned gas stations and other petroleum storage tank sites that are not eligible for reimbursement through the Petroleum Storage Tank Fund. To be eligible, the applicant must provide proof of property ownership, evidence of the presence of petroleum storage tanks, and a plan for reuse/redevelopment. Up to \$10,000 is available for tank removal, up to \$20,000 for a Level I Site Assessment (with 10% match by Applicant), up to \$30,000 for a Level II Site Characterization (with 10% match by Applicant), and up to \$500,000 for Level III (Cleanup) work, with 50% match by Applicant.

CONTACTS

Petroleum Storage Tank Fund

Mary KV White
303-318-8506
marykv.white@state.co.us

Petroleum Cleanup and Redevelopment Fund

Michelle Howard
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TECHNICAL ASSISTANCE PROGRAMS

COLORADO BROWNFIELDS PARTNERSHIP

Colorado Brownfields Partnership is a state-wide collaboration between Community Builders, Development Research Partners, and CDPHE. Colorado Brownfields Partnership provides free planning assistance, capacity building, educational resources, and financial help to communities with brownfield sites, with the goal of fulfilling economic potential.

EPA TECHNICAL ASSISTANCE TO BROWNFIELDS (TAB)

The EPA TAB program provides free technical assistance to communities on brownfields issues, with the goal of increasing the community's understanding and involvement in brownfield cleanup and revitalization, and helping put brownfield properties back to productive use. Kansas State University (KSU) is the TAB provider to Colorado, as well as all of EPA Regions 5, 6, 7, and 8. KSU provides planning and redevelopment assistance, financial analysis, technical document review, community outreach assistance, online tools, and more.

KANSAS STATE
UNIVERSITY



TAB

TECHNICAL ASSISTANCE TO BROWNFIELDS

CONTACTS

KSU TAB

Kate Lucas, AICP
Colorado Point of Contact
303-339-0896
kate@adaapta.com

KSU TAB

Maggie Belanger
785-532-0782
maggiejessie@ksu.edu

Colorado Brownfields Partnership

Erica Heller
970-519-6596
info@CObrownfieldspartnership.org



OTHER PROGRAMS AND RESOURCES

QUALIFIED OPPORTUNITY ZONES

COMMUNITY DEVELOPMENT BLOCK GRANTS

ENTERPRISE ZONES

LOW INCOME HOUSING TAX CREDITS

NEW MARKET TAX CREDITS

RENEWABLE AND CLEAN ENERGY INITIATIVE GRANTS

CHARGE AHEAD COLORADO

CITY AND/OR COUNTY FUNDING

BROWNFIELD REDEVELOPMENT RESOURCES

COMPLEMENTARY GRANT PROGRAMS

- **Insurance Archeology**
([https://www.cdfa.net/cdfa/cdfaweb.nsf/ord/Brownfieldswebcastslices_CostRecovery/\\$file/6.28_Insurance_Webinar%20Slides_Final.pdf](https://www.cdfa.net/cdfa/cdfaweb.nsf/ord/Brownfieldswebcastslices_CostRecovery/$file/6.28_Insurance_Webinar%20Slides_Final.pdf))
- **Tax Increment Finance (TIF) and other real estate finance approaches**
([https://www.cdfa.net/cdfa/cdfaweb.nsf/ord/TIFBrownfields.html/\\$file/Brownfields%20and%20TIF%20financing%20-%20Econ%20Review.pdf](https://www.cdfa.net/cdfa/cdfaweb.nsf/ord/TIFBrownfields.html/$file/Brownfields%20and%20TIF%20financing%20-%20Econ%20Review.pdf))
- **HUD Section 4**
(https://www.hud.gov/program_offices/comm_planning/section%204%20and%20rural%20capacity)
- **FEMA BRIC Grants** (<https://www.fema.gov/grants/mitigation/building-resilient-infrastructure-communities>)
- **Surface Infrastructure Grants** (<https://www.transportation.gov/grants/rural-surface-transportation-grant>)
- **Historic Presentation** (<https://www.historycolorado.org/preservation-archaeology>)
- **USDA Rural Development** ([Community Facilities Direct Loan & Grant Program | Rural Development \(usda.gov\)](#))
- **FEMA Building Resilient infrastructure Communities**
<https://www.fema.gov/grants/mitigation/building-resilient-infrastructure-communities>

FEDERAL

- **Assessment Grants** (<https://www.epa.gov/brownfields/brownfields-assessment-grants#:~:text=Assessment%20Grants%20provide%20funding%20for,involvement%20related%20to%20brownfield%20sites.>)

Note that under the Bipartisan Infrastructure Law (BIL) that individual grants are available up to \$10 million per grant (up from \$500,000) with no cost share requirement.

- **Cleanup Grants** (<https://www.epa.gov/brownfields/brownfields-assessment-grants#:~:text=Assessment%20Grants%20provide%20funding%20for,involvement%20related%20to%20brownfield%20sites.>)

Note that under the BIL that individual grants are available up to \$5 million per grant (up from \$500,000 with a 20% cost share) with no cost share requirement

- **Multipurpose grants** ([https://www.epa.gov/brownfields/brownfields-multipurpose-grants#:~:text=Multipurpose%20\(MP\)%20Grants%20provide%20funding,area%20or%20a%20census%20tract.](https://www.epa.gov/brownfields/brownfields-multipurpose-grants#:~:text=Multipurpose%20(MP)%20Grants%20provide%20funding,area%20or%20a%20census%20tract.))

Note that under the BIL that individual grants are available up to \$10 million per grant (up from \$800,000 with a \$40,000 cost share) with no cost share requirement

- **Link to updated funding amounts through BIL:** (https://www.epa.gov/system/files/documents/2022-03/bil_brownfields_fy22-fy23-draft-plan.pdf)

STATE + REGIONAL

- **Region 8 Site Assessments** (<https://www.epa.gov/brownfields/forms/region-8-targeted-brownfields-assessments>)
- **CDPHE Site Assessments** (<https://cdphe.colorado.gov/brownfields>)
- **Cleanup grants (CDPHE)** (<https://cdphe.colorado.gov/1306-brownfields-cleanup-grant>)
- **Voluntary Clean Up** (<https://cdphe.colorado.gov/voluntary-cleanup>)
- **Brownfields Tax Credits** (<https://leg.colorado.gov/bills/hb22-1392>)
- **Cleanup Revolving Loan Fund (State/Local)** (<https://www.chfainfo.com/business-lending/loan-programs/brownfields-revolving-loan-fund>)
- **Petroleum Storage Tank Fund (Division of Oil and Public Safety [DOPS])** (<https://ops.colorado.gov/PetroleumStorageTankFund>)
- **Petroleum Cleanup and Redevelopment Fund (DOPS)** (<https://ops.colorado.gov/Petroleum/PetroleumBrownfieldsProgram#:~:text=The%20Petroleum%20Cleanup%20and%20Redevelopment,unregulated%20former%20storage%20tank%20sites>)

TECHNICAL ASSISTANCE

- **KSU TAB** (<https://www.ksutab.org/>)
- **Colorado Brownfields Partnership** (<https://cobrownfieldspartnership.org/>)



ABOUT US



ABOUT US

We are the Doers. We are committed to building downtowns that are prosperous, equitable, creative, and welcoming. United in cause, we are Colorado's downtown champions.

Downtown Colorado, Inc. (DCI) is a nonprofit, membership association committed to building better communities by providing assistance to Colorado downtowns, commercial districts and town centers. Our organization Downtown Colorado, Inc., established in 1982, provides core services, collaboration, and mentorship to organizations and individuals engaged in downtown and commercial district development. With approximately 500 members, DCI serves a diverse group of communities. Members represent downtown organizations, local governments, development and improvement districts, consultants, individuals and others involved in downtown and community development.



MENU OF SERVICES

MEMBERSHIP

DDA, BID,URA may join DCI as a Public or Nonprofit Partner Organization that allows all employees of your organization to use DCI membership benefits for a single payment. As a member, receive discounts on our educational events and take advantage of our networking and professional development opportunities.

MONTHLY CALLS

At DCI's monthly Districts & URA calls, leaders and board members from Districts and URAs across the state join in discussion of their latest projects, successes, and challenges and share the methods that have led to successful implementation.

ANNUAL IN THE GAME CONFERENCE

DCI's annual four-day conference is the premier space to gain resources, training, and ideas in all areas related to economic development and community viability in Colorado. Take advantage of our Challenge Studios workshops where participants worked side-by-side with leading industry experts and local peer networks to craft problem-solving plans.

STATEWIDE DIRECTORY

DCI maintains the State's most comprehensive list of Colorado URAs, DDAs, BIDs contacts, and information about each organization.

MEMBER ONLY RESOURCES

DCI hosts a member-only URA and Districts Resource Page and Colorado Urban Renewal & Districts Partners LinkedIn Page to share news, articles, and updates from recent URA events.

SOUTHERN COLORADO SUMMIT

DCI hosts an annual summit in Southern Colorado in the fall to discuss innovative problem solving tactics and best practice approaches to affordable housing and Tax Increment Financing (TIF).