



**COLORADO**  
Hazardous Materials  
& Waste Management Division  
Department of Public Health & Environment



# BROWNFIELDS



**REDEVELOPMENT**  
**GOLD**

**2023**  
**COLORADO**  
**BROWNFIELDS**  
**CONFERENCE**

## THE 2023 COLORADO BROWNFIELDS CONFERENCE

JUNE 12, LAKEWOOD CO

**CONFERENCE  
SCHEDULE +  
PROGRAM**



# WELCOME!

Thank you for joining us for the 2023 Colorado Brownfields Conference! This year's theme, "Redevelopment Gold," explores the many opportunities associated with brownfields in this time of unprecedented resources and need. We hope this will be a valuable day of learning and connections for professionals of all kinds. From community leaders to redevelopment experts, our sessions are organized into three tracks to accommodate all levels of know-how and areas of interest.



## How-To Track

This track is for new practitioners and community leaders. It includes a review of existing brownfields resources, creative case studies, and other useful ideas for all brownfields professionals.



## Technical Track

This track is for more experienced professionals or those who want to dive deeper. It includes sessions on the latest developments and emerging technologies, brownfields legal issues and accomplishing no liability, creative planning and program applications, as well as lessons-learned.



## Funding & Financing Track

This track is for everyone. This is an opportunity to share novel ideas for funding redevelopment within and outside of brownfields-specific resources. It showcases how to tap into state resources, private equity funds, or venture capital to provide additional funding opportunities. How can people make the most out of their "redevelopment gold"?

## THANK YOU TO OUR SPONSORS!



# SCHEDULE

**8:00 - 8:30** Registration & Coffee

**8:30 - 9:45** Opening Plenary in Main Ballroom

*20 minute session swap & networking*

**10:05 - 11:05** Concurrent Session 1

**In Lakewood Ballroom -**  
 Technical Assistance  
 Can Be the Jumper  
 Cables to Get Your  
 Stalled Project Running

**In City Lights 1 -**  
 Brownfields & the  
 Magic Eye: Innovative  
 Planning and  
 Engineering Studies

**In City Lights 2 -**  
 Show Me the Money!

*10 minute session swap*

**11:15 - 12:15** Concurrent Session 2

**In Lakewood Ballroom -**  
 Safe and Successful  
 Development at  
 Methane-Impacted  
 Brownfields Sites

**In City Lights 1 -**  
 Risk-Based Closure:  
 Identifying Alternative  
 End Points to  
 Environmental Cleanup

**In City Lights 2 -**  
 Trinidad, Colorado –  
 From Coal Mining  
 Town to Brownfield  
 Revitalization Goldmine!

**12:15 - 1:30** Lunch in Main Ballroom

**1:30 - 2:30** Concurrent Session 3

**In Lakewood Ballroom -**  
 Let The Good Times  
 Roll at the Saint Cloud:  
 Renovation of Catalyst  
 Brownfield Properties

**In City Lights 1 -**  
 E-Redox (electrons  
 and chemicals), Bugs,  
 and Other Remedies

**In City Lights 2 -**  
 Going Small! A Rural  
 Redevelopment  
 Toolbox

*20 minute session swap & networking*

**2:50 - 3:50** Concurrent Session 4

**In Lakewood Ballroom -**  
 Catalyzing  
 Redevelopment with  
 Brightfields

**In City Lights 1 -**  
 From Need to Succeed:  
 Leveraging State &  
 Federal Programs to  
 Overcome Obstacles

**In City Lights 2 -**  
 Funding and  
 Structuring Brownfield  
 Redevelopment

*10 minute session swap*

**4:00 - 5:15** Keynote, featuring **KC Becker**, Main Ballroom

**5:15 - 6:30** Networking Social

# community revitalization



CHFA is proud to sponsor the Colorado Brownfields Conference and help support community revitalization through local investment as the revolving loan fund manager.

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Real Estate Market Analysis  
Funding Source Identification

### Land Use & Economic Development

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### Training & Outreach

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# PLENARIES

## OPENING PLENARY

The opening plenary will set the stage for an all-day exploration of the immense potential and transformative power of brownfields redevelopment. The morning will kick off with an armchair panel discussion where industry leaders will bring their diverse expertise to the table, shedding light on critical topics such as investment capital and legal considerations that shape the brownfields landscape. The panel will delve into thought-provoking questions that address the unique opportunities and challenges of brownfields projects.

## CLOSING PLENARY

Join us for a closing plenary that reflects and refocuses the day's learnings and encourages continued momentum in the dynamic realm of brownfields development. Listen to our esteemed platinum sponsors as they share their perspectives on brownfields redevelopment. Finally, don't miss a compelling address from the renowned former House Majority Leader and current EPA Region 8 Administrator, KC Becker. Stick around afterwards for happy hour to affirm the knowledge gained and connections made, and enjoy the company of your colleagues!



**TAB**  
Technical Assistance  
to Brownfields

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OPS Petroleum Brownfields Coordinator, Michelle Howard

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Division of Oil and Public Safety, Remediation Program  
633 17th Street, Suite 500  
Denver, CO 80202

# ABOUT OUR KEYNOTE SPEAKER



KC Becker is EPA's Regional Administrator for Region 8, which encompasses Colorado, Utah, Wyoming, Montana, North Dakota, and South Dakota. President Biden appointed her to lead Region 8 in November 2021. Prior to that, she served in the Colorado House of Representatives for 4 terms before being term-limited in January 2021. She served as Speaker of the House for 1 term and as House Majority Leader for 1 term.

Prior to serving in the Colorado legislature, she served 4 years on Boulder, Colorado's city council. She worked for several years as an attorney-advisor in the Solicitor's Office at the US Department of the Interior. She graduated with a degree in Government from the College of William and Mary. She earned her JD from Lewis and Clark Law School with a certificate in environmental law, where she served on Law Review. She earned an MS in Real Estate Development from the University of Denver's Daniels College of Business.

While in the legislature, KC led landmark legislation to reform Colorado's oil and gas sector, create a first-in-the-nation Office of Just Transition, and pass nationally leading legislation requiring the state to put forward a plan to meet carbon reduction goals. She lives in Boulder, Colorado with her husband and two sons.



## ATLAS

### BROWNFIELD SERVICES

<b>REDEVELOPMENT</b> Grant Support Site Planning Economic & Financial Assistance	<b>DUE DILIGENCE</b> Inventory Development Environmental Assessments Indoor Air Quality / Mold Screening
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# PLENARY SPEAKERS

## GOLD ARMCHAIR PANEL

### **Jon Antsey - Environmental Department Manager and Senior Geologist, Terracon**

Jon Anstey is a professional geologist with over two decades of environmental experience. He spearheads a team of 20 multi-faceted environmental professionals for Terracon's Denver office. Since 2017, Jon has successfully managed more than 20 Voluntary Cleanup projects through the Colorado Department of Public Health & Environment.

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### **Nick Talocco - Senior Engineer, Geosyntec**

Mr. Nick Talocco grew up in North Denver and Lakewood, and has over 23 years of environmental engineering and consulting experience. He has worked on numerous Brownfields projects throughout Colorado for municipalities and private clients under the Colorado Voluntary Cleanup Program, and under EPA assessment and cleanup grants. This includes completing multiple projects at Lowry, River North and Overland Neighborhoods and at the Auraria Campus. Nick has managed completion of multiple assessment projects under City and County of Denver and City of Lakewood EPA Assessment Coalition Brownfield Grants. Nick has also assisted in obtaining and the implementation of EPA Brownfields Cleanup Grants.

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### **Scott Clark - Managing Director, Burns, Figa & Will**

Mr. Clark's primary practice areas are environmental law, water rights and real estate. His environmental work encompasses brownfield redevelopment, contaminated property, hazardous waste, petroleum spills, environmental permitting and compliance, and other issues. Clients include developers, local governments, property investors, individual owners, and fortune 500 companies. Mr. Clark has taught Environmental Law at the Colorado School of Mines and has served as an officer and director of the Colorado Environmental Management Society, the Colorado Brownfields Foundation, the Colorado Bar Association Environmental Law Section and Habitat for Humanity of Metro Denver.

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### **John Fontana - President & CEO, Vista Geoscience**

John Fontana, is an AIPG Certified Professional Geologist, NGWA Certified Well Driller, is the President, CEO, and owner of Vista GeoScience, specializing in environmental drilling, advanced site characterization, and in-situ remediation. With over 40 years of experience, he has contributed to influential teams on ITRC guidance documents, and an EPA Science Advisory Board. John's expertise and extensive presentation and publication track record make him a respected leader in the geoscience industry.

## PLATINUM SPONSOR SPEAKERS

### **Steve Boice - Manager of Business Finance, CHFA**

Steve Boice has over 17 years of experience working in the commercial loan and banking industry. He has served in various capacities in Community Development and Asset Management since joining CHFA in 2012. As the Manager of Business Finance at CHFA, Mr. Boice leads a team of commercial loan officers that are responsible for underwriting and providing direct commercial real estate loans, including permanent and construction loan products, New Markets Tax Credits, and Industrial Development and 501c3 bonds. In addition, his team administers a variety of economic development products and loan funds on behalf of various agencies, including the CLIMBER, Brownfields, and the State Historic Revolving loan funds. Mr. Boice also has experience in portfolio and credit risk management, as well as underwriting complex multifamily loan transactions in excess of \$80 million involving: historic and affordable housing tax credits, HUD risk share insurance, FFB, permanent, construction, Private Activity Bond, and uninsured products. Mr. Boice is currently a Board Member of the Economic Development Council of Colorado as well as a member of the B-Side Capital SBA 504 Loan Committee. He is a Board Emeritus member of Think 360 Arts for Learning.

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### **Mary Hashem - Principal, Adaapta**

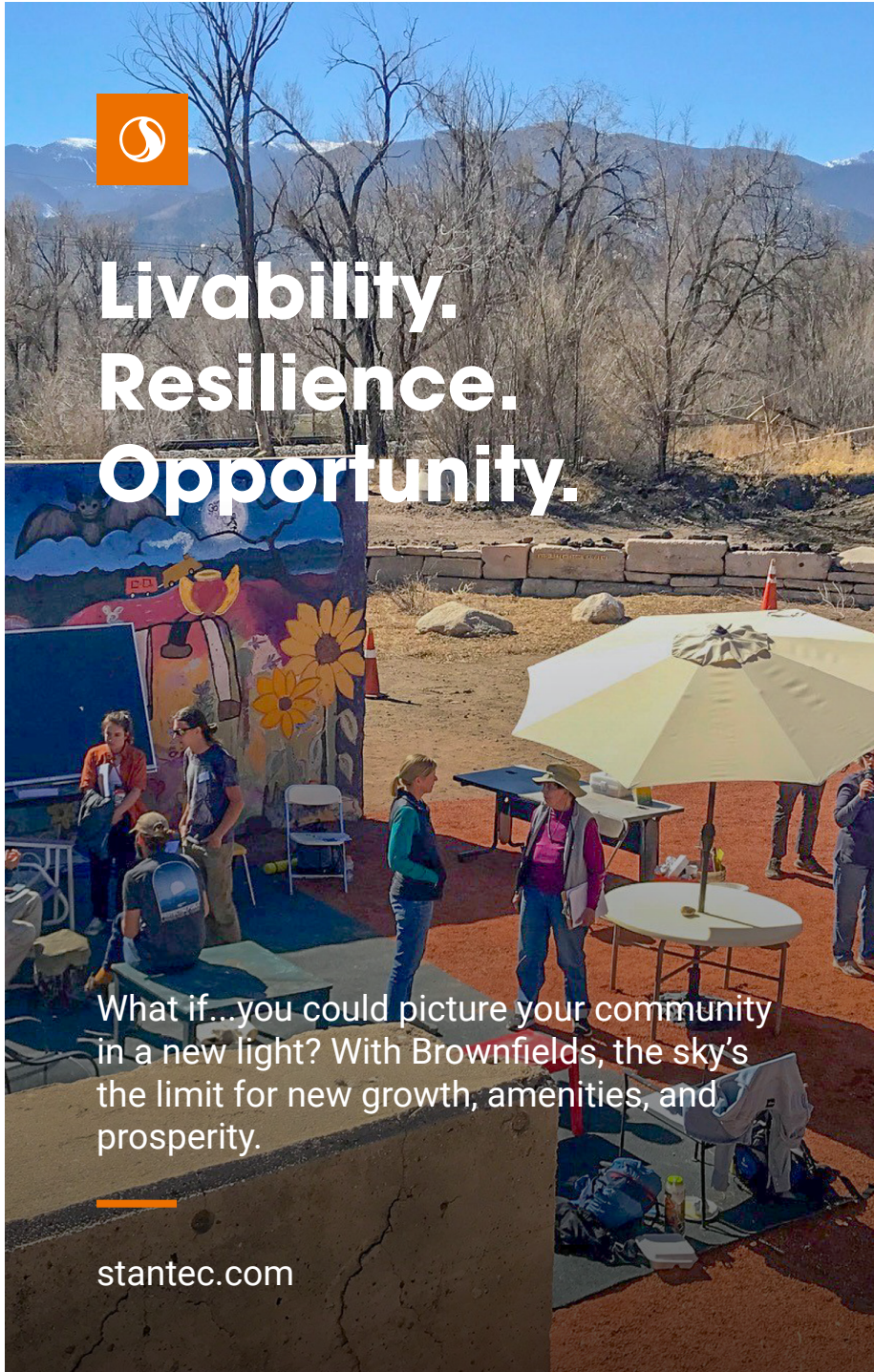
Mary is the founder of Adaapta. She is an MIT-educated geoscientist with over 30 years of business experience in real estate, environmental consulting and management, the last 20 years of which has been in the Brownfield redevelopment industry. Her career has focused on the underwriting, remediation, redevelopment, and divestiture of commercial and industrial properties, including distressed assets with significant financial and environmental challenges. Mary and her team have been providing brownfields technical assistance support for over 7 years.

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### **Dave Laney - Principal, Stantec Consulting**

Dave Laney has 39 years of environmental consulting, site assessment, cleanup and redevelopment experience. He is responsible for all aspects of brownfields grant implementation for clients in EPA Region 6 (New Mexico and Texas) as well as Region 8 (Colorado and Utah) and Region 9 (Arizona, California and Nevada). He has assisted numerous clients with grant implementation and preparation of EPA required reports, preparation of property eligibility determinations, development of community-wide inventories, community outreach and engagement, Phase I and II Environmental Site Assessments, Cleanup and Reuse Plans and Area-Wide Plans. Some of his most recent experience includes managing implementation of multiple \$600,000 EPA brownfield assessment coalition grants for Cochise County Arizona, the Northern Arizona Council of Governments, Fremont County Colorado and Carbon County Utah, an \$800,000 multipurpose grant for Canon City, and a \$1.7 million statewide assessment grant for CDPHE.





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Your guide for Colorado  
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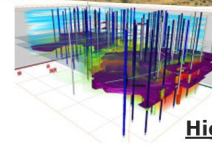
**Kerry Conner, P.G.**  
Colorado Brownfields Lead  
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# SESSIONS | HOW-TO

All How-To Track Sessions Held in the **Lakewood Ballroom**

morning

**8:30 - OPENING PLENARY, LAKEWOOD BALLROOM**

## 10:05 - CONCURRENT SESSION 1

### Technical Assistance Can Be the Jumper Cables to Get Your Stalled Project Up & Running

Do you have a brownfields project that has stalled and could use a jump start to get going again? Are you looking for assistance with project strategies, EPA Brownfields grants, site planning, community engagement, marketing and evaluations, RFPs, funding, or tackling green energy initiatives? Free technical assistance delivered by brownfields experts may be the key. Technical assistance providers meet you where you are in diagnosing and addressing obstacles to move your redevelopment project forward. Join us to learn about these opportunities through case studies from state and federal assistance programs.

**Speakers:** Mary Hashem, President, Adaapta | Kate Lucas, Planner, Adaapta | Maggie Belanger, Assistance Director, KSU TAB

- 10 MINUTE SESSION BREAK -

## 11:15 - CONCURRENT SESSION 2

### Safe & Successful Development at Methane-Impacted Brownfields

Many brownfields sites have methane in soil gas, possibly due to biodegradation of organic materials, buried wastes, or petroleum contaminated soils, or as a by-product of in situ remedies. Methane can be of concern because of the potential for explosion. Unfortunately, most Vapor Intrusion guidance documents exclude methane, and those that include it often have onerous requirements that increase the cost of development and may not be necessary in many situations. Fortunately, CDPHE is developing better guidance for methane that is based on current state of the art practices. CDPHE will describe the new policies, and the expert panel will discuss the options available to developers to assess and mitigate risks, minimize costs, and address liabilities associated with methane.

**Speakers:** Fonda Apostolopoulos, CDPHE | Scott Clark, CEO, Burns Figa & Will | Dave Folkes, Senior Principal, Geosyntec | Mary Hashem, Principal, RE Solutions

**12:15 - LUNCH, LAKEWOOD BALLROOM**

### About the How-To Track

This track is for new practitioners and community leaders. It includes a review of existing brownfields resources, creative case studies, and other useful ideas for all brownfields professionals.

**Speaker details can be found on the following page.**

afternoon

**12:15 - LUNCH, LAKEWOOD BALLROOM**

## 01:30 - CONCURRENT SESSION 3

### Let The Good Times Roll at the Saint Cloud: Renovation of Catalyst Brownfield Properties for Historic Preservation, Tourism, and E.D.

The Hotel St. Cloud was originally constructed in 1883 in Silver Cliff Colorado. Fast forward more than 100 years and after a very colorful history that included fires, the Klu Klux Klan, and a host of movie stars, the hotel was in disrepair and in need of a major facelift. Enter, Unbridled Companies, an innovative, forward-thinking family of companies specializing in historic preservation. They acquired the hotel at auction and have since secured significant financing from multiple sources to renovate the building. Canon City and EPA brownfield grants have been instrumental in assisting in this effort. This catalyst project will revitalize and bring new life to the historic downtown area. This is the story of how that will happen.

**Speakers:** Stan Bullis, Founding Partner, Unbridled Companies | Rich Harrmann, Canon City Economic Development | Dave Laney, Principal, Stantec

- 20 MINUTE SESSION BREAK -

## 2:50 - CONCURRENT SESSION 4

### Catalyzing Redevelopment with Brightfields

This session will explore the way that key factors highlighted in "Thriving Downtowns: an investment playbook for rural Appalachia" can be applied to redevelopment in towns in rural Colorado to provide catalytic change. The panelists will discuss how investment capital and catalytic capital can drive transformative investment for downtown revitalization and renewable energy development. You can expect an interactive discussion that highlights how to catalyze change, redefine downtowns and energy challenges as economic development opportunities, and use brownfield redevelopment tools to solve systemic challenges.

**Speakers:** Bill Shrum, Downtown Colorado, Inc. | Paul Curran, BQ energy | Amy Dzialowski, Geosyntec | Susan Brodie, Geosyntec (moderator)

**4:00 - CLOSING PLENARY & KEYNOTE, LAKEWOOD BALLROOM**

## **SESSION 1: Technical Assistance Can Be the Jumper Cables to Get Your Stalled Project Up & Running**

### **Mary Hashem, CRE - Principal, Adaapta**

Mary is the founder of Adaapta. She is an MIT-educated geoscientist with over 30 years of business experience in real estate, environmental consulting and management, the last 20 years of which has been in the Brownfield redevelopment industry. Her career has focused on the underwriting, remediation, redevelopment, and divestiture of commercial and industrial properties, including distressed assets with significant financial and environmental challenges. Mary and her team have been providing brownfields technical assistance support for over 7 years.

### **Kate Lucas, AICP - Planner, Adaapta**

As a planner specializing in entitlements, conceptual site design, land planning, and community engagement, Kate Lucas has worked with over 30 different municipalities and numerous resident groups. She has managed the design, entitlement, and CEQA process for projects ranging from quarter-acre single-use sites to mixed use projects of several hundred acres.

### **Maggie Belanger - Assistance Director, KSU TAB**

Maggie has over 10 years experience providing technical assistance to communities, Tribes, and local governments overcoming environmental challenges associated with reuse or redevelopment of brownfields properties. Maggie has a Bachelor's in Environmental Studies and 20 years of experience in environmental assessment, cleanup, regulatory compliance and property revitalization; encompassing, public speaking, community engagement, project management, technical guidance and policy development, and applying for and managing federal grants.

## **SESSION 2: Safe & Successful Development at Methane-Impacted Brownfields**

### **Fonda Apostolopoulos, PE - Voluntary Cleanup Coordinator, CDPHE**

Fonda is the Voluntary Cleanup program coordinator at CDPHE and has been with the Department for the past 30 years. He has a background in Civil/Environmental Engineering, and Molecular Biology. He has been working in the Hazardous Materials and Waste Management Division as an On-Scene Coordinator and Project Manager at various Superfund Sites in Colorado. Over the past 28 years he has reviewed over 800 Voluntary Cleanup and Redevelopment Act applications, and has extensive knowledge in cleanups of heavy metals, asbestos in soils, Solid Waste sites, volatile organic compounds, indoor air issues (volatiles and methane), and radiological sites.

### **Scott Clark - CEO/Shareholder, Burns Figa Will**

Scott Clark is the Managing Director of Burns, Figa & Will, P.C. Mr. Clark's primary practice areas are environmental law, water rights and real estate. His environmental work encompasses many aspects of environmental law but focuses primarily on Brownfields and other impacted properties. In his nearly 30 years of practice, Mr. Clark has guided numerous developers and property owners through remedial and regulatory processes. Mr. Clark also has taught Environmental Law at the School of Mines and has been actively involved in the environmental professional community.

### **Dave Folkes, P.E., Senior Principal, Geosyntec Consultants, Inc.**

Dave has over 40 years of experience in the environmental field, including work on over 200 vapor intrusion sites across the US, including the evaluation and mitigation of methane of schools, hotels, commercial, industrial, and institutional buildings. His experience includes both existing and new construction, and use of energy efficient and sustainable technologies such as aerated floors. He is currently assisting CDPHE with its methane guidance and helped write its 2021 vapor intrusion guidance.

**Mary Hashem, CRE - Principal, Adaapta (bio above)**

## **SESSION 3: Let The Good Times Roll at the Saint Cloud: Renovation of Catalyst Brownfield Properties**

### **Stan Bullis - Founding Partner, Unbridled Companies**

Stan Bullis is the Founding Partner of the Unbridled Companies, an expanding group of 22 businesses with combined total sales exceeding \$100 million. Five businesses form Unbridled, a full-service live events agency headquartered in Denver. The others include: Wealth Management, Contact Center, Co-Working/Incubation, Construction, Real Estate/Historic Preservation, Custom Furniture and a Non-Profit. Stan's driving passion is to "restore people and places". A kinesthetic learner and hard worker, Stan learned the how behind successful business from the bottom up, rising from the dish-room at 16 with Marriott to the boardroom at Ritz-Carlton Hotel Company and at 29 becoming CEO for TG Worldwide. When Stan started Unbridled in 2001, he committed the second half of his career to discovering the why behind a successful brand - one that he hopes will redefine corporate culture.

### **Rick Harrmann - Economic Development Manager, Canon City**

Rick manages a 3 person staff responsible for creating programs and relationships that strengthen the local economy through attraction, retention and expansion of businesses. He is also responsible for job creation, tax revenue and local investment.

### **Dave Laney, CHMM, AZED Pro - Principal, Stantec Consulting**

Dave Laney is a Principal and EPA Brownfields Grant Specialist with Stantec. He has 39 years of environmental consulting, site assessment, cleanup and redevelopment experience. He is responsible for all aspects of brownfields grant implementation for clients in EPA Region 6 (New Mexico and Texas) as well as Region 8 (Colorado and Utah) and Region 9 (Arizona, California and Nevada). He has assisted numerous clients with grant implementation and preparation of EPA required reports, property eligibility determinations, development of community-wide inventories, community outreach and engagement, Phase I and II Environmental Site Assessments, Cleanup and Reuse Plans and Area-Wide Plans.

## **SESSION 4: Catalyzing Redevelopment with Brightfields**

### **Paul F Curran, PE - Chief Executive Officer, BQ Energy Development**

Paul F. Curran is CEO of BQ Energy, a CleanCapital company. Since 2003, BQ Energy has developed wind and solar projects on landfills and brownfields exclusively. Their projects have received awards and recognition for sustainable redevelopment and innovative development practices. Paul and his colleagues led development of the Annapolis Solar farm, one of the largest solar projects on a landfill in the US, the Steel Winds facility on a former Superfund site in NY, and many others. Paul is a registered Professional Engineer in New York and holds an MBA from Marist College and degrees in Engineering from Columbia University.

### **Bill Shrum - Director of Operations, Downtown Colorado, Inc.**

Bill Shrum is the Director of Operations for Downtown Colorado, Inc., a 40+ year old non-profit organization serving communities, public, and private sector champions for downtowns of all sizes throughout Colorado. The work incorporates the years of experience Bill has in public administration, economic development, community engagement, strategic planning, and design. Previously Bill was the Assistant Town Manager in Eagle, CO where he managed capital improvement projects and helped create and manage the town's departments of sustainability, economic development, and information technology. Bill has an Executive MPA from the University of Colorado Denver with an emphasis in Local Government, a Masters of Communication and a Bachelors of Environmental Design from CU Boulder.

### **Amy Dzialowski - Senior Principle, Geosyntec**

### **Susan Brodie - Senior EHS and Sustainability Professional, Geosyntec**



# SESSIONS | TECHNICAL

All Technical Track Sessions Held in the **City Lights 1 Room**

morning

8:30 - OPENING PLENARY, LAKEWOOD BALLROOM

## 10:05 - CONCURRENT SESSION 1

### **Brownfields & The Magic Eye: Innovative Planning and Engineering Studies Identify Alternatives For Future Brownfields Redevelopment**

Thirty years ago, a series of books with hidden images was published by a Japanese company titled Miru Miru Mega Yokunaru Magic Eye (Your Eyesight Gets Better & Better in a Very Short Rate of Time: Magic Eye). When this idea is applied to brownfields visioning and planning it can help stakeholders see how brownfields can be repurposed, even though the potential isn't initially apparent. This session uses case studies to show how planners shift the focus so that owners and communities see the hidden potential. In Fountain, the community explored the reuse of an abandoned school and a legacy industrial property for open space, housing, and recreation. In Colorado Springs, the City assisted Concrete Couch (a non-profit) in transforming a former asphalt and concrete plant into a youth enrichment asset. In Canon City, new hydrology data has opened up redevelopment along the Arkansas, changing this area from pariah to potential phenom.

**Speakers:** Ryan Givens, City Planner / Urban Designer, Stantec | Dave Laney, Principal, Stantec

- 10 MINUTE SESSION BREAK -

## 11:15 - CONCURRENT SESSION 2

### **Risk-Based Closure - Identifying Alternative End Points to Environmental Cleanup**

The ability to efficiently move through the assessment and remediation process depends in part on the end goal. Will the site be remediated to published cleanup levels for residential end use? Or are there options for commercial/ industrial land use. Knowing the potential end use of the property may allow communities and developers to identify alternative clean up standards which will save time and money on cleanups. This session will outline the opportunities for risk-based cleanups in Colorado.

**Speakers:** Allison Riffel, Vice President and Business Unit Manager, Trihydro Corporation | David Kreutzer, Attorney General's Office | Robert Adams, CDPHE

12:15 - LUNCH, LAKEWOOD BALLROOM

## About the Technical Track

This track is for more experienced professionals or those who want to dive deeper. It includes sessions on the latest developments and emerging technologies, brownfields legal issues and accomplishing no liability, creative planning and program applications, as well as lessons-learned.

**Speaker details can be found on the following page.**

afternoon

12:15 - LUNCH, LAKEWOOD BALLROOM

## 01:30 - CONCURRENT SESSION 3

### **E-Redox (electrons and chemicals), Bugs, and Other Remedies**

This session will cover combined remedies of biological, electrical and chemical tools for treating contaminated soil and groundwater. Common brownfields contaminants like chlorinated solvents and vinyl chloride (VC) will be the focus. PFAS will also be discussed. The presentation will cover both scientific mechanisms and field case studies. Key topics will include the introduction of common remedial technologies and their general applicability and challenges; the mechanism and pros and cons of biological dechlorination, electro-chemical reduction (e.g., E-Redox) technologies, and mixed beta-elimination and hydrogen-addition in chemical reduction; the pros and cons of the combination of technologies and their potential synergies including a field applicability discussion with case studies; and a brief discussion of the combined remedy for PFAS treatment.

**Speakers:** Song Jin, Principal Scientist, Advanced Environmental Technologies, LLC | Joseph Aiken, President, JA Environmental Consulting, LLC

- 20 MINUTE SESSION BREAK -

## 2:50 - CONCURRENT SESSION 4

### **From Need to Succeed: Leveraging State and Federal Programs to Overcome Brownfields Redevelopment Obstacles**

This session presents successes and lessons learned at two Colorado Brownfield sites. Arvada Urban Renewal Authority (AURA) had a former dry cleaner site that was blighted, with concerns about potential environmental liability. The project team worked with CDPHE to enroll the site into the Voluntary Cleanup Program (VCUP), making it eligible for tax credits, streamlining the regulatory process, and leading to full corrective action within 9 months. The City of Colorado Springs and U.S. Olympic Museum (USOM) stakeholders had a parcel in the downtown Urban Renewal Zone with history as storage for coal and the railroad. Terracon helped the parties apply for VCUP, beneficial use determination, and tax credits. The USOM, which opened June 2020, is now an iconic, economically impactful site for the City.

**Speakers:** Brian Williams, Senior Geologist, Terracon | Maureen Phair, Executive Director, Arvada Urban Renewal Authority | Jared Geissler, Environmental Department Manager, Terracon | Stan Rovira, Owner's Representative/PM for USOM Project

4:00 - CLOSING PLENARY & KEYNOTE, LAKEWOOD BALLROOM

## **SESSION 1: Brownfields & The Magic Eye: Innovative Planning & Engineering Studies Identify Alternatives For Brownfield Redevelopment**

### **Ryan Givens, AICP - City Planner / Urban Designer, Stantec**

Ryan Givens, AICP, is a City Planner / Urban Designer with experience in all facets of land planning with a particular focus on community design and long term implementation strategies. Ryan is passionate about urban places and revealing untapped potential. Ryan has specific experience in redevelopment, master planning, long-range strategy plans, community visioning, and conceptual design. A main focus is on the physical design of a project and incorporates land use laws, market trends, building functionality, infrastructure planning, and environmental preservation. He enjoys infill developments that specifically enable communities to activate urban centers and enhance existing neighborhoods. Ryan has led many diverse community design projects in both urban and rural settings. He started his career focused in downtown redevelopment and progressed into urban design.

### **Dave Laney, CHMM, AZED Pro - Principal, Stantec Consulting**

Dave Laney is a Principal and EPA Brownfields Grant Specialist with Stantec. He has 39 years of environmental consulting, site assessment, cleanup and redevelopment experience. He is responsible for all aspects of brownfields grant implementation for clients in EPA Region 6 (New Mexico and Texas) as well as Region 8 (Colorado and Utah) and Region 9 (Arizona, California and Nevada). He has assisted numerous clients with grant implementation and preparation of EPA required reports, property eligibility determinations, development of community-wide inventories, community outreach and engagement, Phase I and II Environmental Site Assessments, Cleanup and Reuse Plans and Area-Wide Plans.

## **SESSION 2: Risk-Based Closure - Identifying Alternative End Points to Environmental Cleanup**

### **Allison Riffel -Vice President & Business Unit Manager, Trihydro Corporation**

Ms. Riffel has over 23 years of experience in site characterization and remediation in Colorado. Her background includes a broad range of commercial, industrial, and municipal cleanup projects, including brownfields redevelopment sites with potential historic urban fill.

### **David Kreutzer - Colorado Attorney General's Office**

David Kreutzer, Esq. has worked for the Colorado Attorney General's Office since 1996, focusing on hazardous and solid waste enforcement and corrective action. He also handles CERCLA remediation and cost-recovery issues, and serves on the AGO Colorado Open Records Act Committee. In 2008, Mr. Kreutzer was appointed the Hazardous & Solid Waste & CERCLA Litigation Unit leader, and now assists with natural resources damages matters. In 2010 Mr. Kreutzer became an adjunct professor at the University of Colorado School of Law, teaching Environmental Litigation. He frequently instructs for the Western States Hazardous Waste Project.

### **Robert Adams - Environmental Regulator, CDPHE**

Robert is a multifaceted Environmental Scientist with over nine years of experience regulating RCRA Corrective Action and CERCLA activity in the Mountain West and managing highway, capital construction, and environmental remediation projects in the Northeast and Southeast US. He has exceptional adaptability to project challenges; from saving a behind the schedule remediation field sampling project (and finish ahead of schedule) as an Environmental Scientist, to being handed the reigns as a Construction Manager of an exceptionally fast paced, \$122 million design-build highway widening project.

## **SESSION 3: E-Redox, Bugs, and Other Remedies**

### **Song Jin - Principal Scientist, Advanced Environmental Technologies**

Song has 25+ years of experience in innovation and implementation of remedial technologies. He is a pioneer and leading practitioner of bioelectrochemical redox technologies (E-Redox®) for remediation of contaminants (e.g., petroleum, chlorinated solvents, and PFAS), specifically for tight formations such as clay and bedrock fractures. E-Redox technology has been successfully applied on 50+ field sites. Song received his Ph.D. from the University of Wyoming. He has published 100+ papers in peer-review journals and book chapters and 120+ papers in technical conferences. He holds 38 patents.

### **Josheph Aiken - President, JA Environmental Consulting, LLC**

Joseph Aiken has 40+ years of management and technical experience with assessments and remediation of environmentally impaired real estate, including manufacturing and mineral processing facilities, landfills, gasoline stations, dry-cleaners, military bases, and other properties. He has extensive experience with soil and groundwater that is impacted by metals, asbestos, petroleum, chlorinated solvents, radiological constituents, and other contaminants. Mr. Aiken received a patent for an innovative remediation technology for the in-situ treatment of chlorinated solvents, has experience with RCRA, CERCLA, UST, and Voluntary Cleanup Programs, and is a Colorado Division of Oil and Public Safety Recognized Environmental Professional (REP).

## **SESSION 4: From Need to Succeed: Leveraging State and Federal Programs to Overcome Brownfields Redevelopment Obstacles**

### **Brian Williams - Senior Staff Geologist, Terracon Consultant**

Mr. Williams led the investigation and cleanup design for the AURA dry cleaning facility and provided regulatory assistance, including application for enrollment into the Voluntary Cleanup Program.

### **Maureen Phair - Executive Director, Arvada Urban Renewal Authority**

Ms. Phair directed the overall program for investigation, cleanup and redevelopment of the dry cleaning facility and redevelopment of the the surrounding area of Arvada. AURA is responsible for revitalizing urban areas designated throughout the community by creating successful, high-quality projects that will help produce a vibrant cohesive city and enhance the quality of life for the citizens of Arvada.

### **Jared Geissler, PE, MBA, PMP, CHMM - Environmental Department Manager, Terracon Consultants**

Mr. Geissler managed the investigation and cleanup design for the USOM facility and provided regulatory assistance, including application for enrollment into the Voluntary Cleanup Program.

### **Stan Rovira - Owner's Representative/Project Manager for the USOM Redevelopment Project**

Mr. Rovira directed the overall program for investigation, cleanup and construction of the U.S. Olympic Museum facility and redevelopment of the property in the Urban Renewal Zone of southwest downtown Colorado Springs. The Museum was selected the country's Best New Attraction in 2020 by USA TODAY's 10Best Readers' Choice Awards.



# SESSIONS | FUNDING & FINANCING



All Funding & Financing Sessions Held in the **City Lights 2 Room**

morning

8:30 - OPENING PLENARY, LAKEWOOD BALLROOM

## 10:05 - CONCURRENT SESSION 1

### Show Me the Money!

In this session we will talk about all the monies available to municipalities, non-profits, P3 entities from the state and EPA for Brownfield projects. We will talk about the Voluntary Cleanup program and Brownfield Tax Credits, state grant monies available, Office of Public Safety money and EPA grant money. We will discuss eligibility requirements, amounts available and timing of grant cycles.

The Colorado Division of Oil and Public Safety has created The Petroleum Cleanup and Redevelopment Fund to support the investigation and cleanup at petroleum-contaminated properties that have been unaddressed for decades. These brownfields are often abandoned gas stations with known or perceived contamination that complicates the future sale, reuse or redevelopment of the property. These stations are found in almost every Colorado community, and many are visible on the Main Streets and corner lots around Colorado. Find out how this funding can be leveraged for the sites to remain "A Good Corner."

**Speakers:** Fonda Apostolopoulos, CDPHE | Michelle Howard, Petroleum Brownfield Coordinator, OPS | Christin Russell, Brownfields Project Manager, EPA

- 10 MINUTE SESSION BREAK -

## 11:15 - CONCURRENT SESSION 2

### Trinidad, Colorado - From Coal Mining Town to Brownfield Revitalization Goldmine!

Trinidad, Colorado is writing a playbook on small town brownfield revitalization, creating affordable housing, spurring economic growth, and creating a regional destination for the arts, recreation, and historic preservation. This city of 8,000 was a bustling center of arts and commerce in the 1800s but struggled with economic hardship and population loss as coal mining declined. After years of vacancy and blight, Trinidad has embraced brownfield renewal as a critical component in its renaissance. Join us to learn how the city is working to leverage a range of brownfield tools and programs including: Colorado's Space to Create program; EPA's Brownfield Grant program which has awarded the city \$1.6 million (and counting!); and Colorado's Brownfield Program. Hear from redevelopment policy and finance experts about building support, leveraging public and private investment, building a capital stack, and bringing projects from vision to reality.

**Speakers:** Steve Ruger, City Manager, City of Trinidad | Dana Crawford, CEO, Urban Neighborhoods, Inc. | Grant Bennett, Founder, Proximity Green

12:15 - LUNCH, LAKEWOOD BALLROOM

## About the Funding & Financing Track

This track is for everyone. This is an opportunity to share novel ideas for funding redevelopment within and outside of brownfields-specific resources. It showcases how to tap into state resources, private equity funds, or venture capital to provide additional funding opportunities. How can people make the most out of their "redevelopment gold"?

**Speaker details can be found on the following page.**

afternoon

12:15 - LUNCH, LAKEWOOD BALLROOM

## 01:30 - CONCURRENT SESSION 3

### Going Small! A Rural Redevelopment Toolbox

Despite the plethora of redevelopment opportunities in small communities, the messaging from funders and investors often says, "you just aren't big enough". Consider the role of brownfield financing in reshaping the conversation to allow small, rural projects to thrive. Join the Downtown Colorado, Inc. team working to re-build the rural redevelopment toolbox to consider a new model for getting it done. Participants will learn about:

- 1) Options for blending and braiding funding sources;
- 2) The use of data and storytelling to further projects;
- 3) Links between the regulation, access to capital, and access to expertise.

**Speakers:** Brian Lujan, Town Manager, Town of Center | Andy Arnold, Founder, Pioneer Development Company | Kat Correll, Executive Director, Downtown Colorado, Inc. | Kylie Brown, Rural Program Manager, Downtown Colorado, Inc.

- 20 MINUTE SESSION BREAK -

## 2:50 - CONCURRENT SESSION 4

### Funding and Structuring Brownfield Redevelopment

Implementing Brownfield revitalization most often requires structuring multiple funding resources. The overall financing structure of each transaction must be carefully evaluated to arrive at a strategy that satisfies the requirements of each of the participating funding sources. This panel will provide four unique perspectives on Brownfield redevelopment risk, feasibility, and availability of capital.

**Speakers:** Patricia Gage, Principal, Adaapta | Rhett Nunnally, Commercial Real Estate, BOK Financial | Tom Currell, Senior Advisor, Adaapta

4:00 - CLOSING PLENARY & KEYNOTE, LAKEWOOD BALLROOM



## SESSION 1: Show Me the Money!

### Fonda Apostolopoulos, PE - Voluntary Cleanup Coordinator, CDPHE

Fonda is the Voluntary Cleanup program coordinator at CDPHE and has been with the Department for the past 30 years. He has a background in Civil/Environmental Engineering, and Molecular Biology. He has been working in the Hazardous Materials and Waste Management Division as an On-Scene Coordinator and Project Manager at various Superfund Sites in Colorado. Over the past 28 years he has reviewed over 800 Voluntary Cleanup and Redevelopment Act applications, and has extensive knowledge in cleanups of heavy metals, asbestos in soils, Solid Waste sites, volatile organic compounds, indoor air issues (volatiles and methane), and radiological sites.

### Michelle Howard - Petroleum Brownfield Coordinator, OPS

Michelle Howard is the Petroleum Brownfield Coordinator for the State of Colorado, Division of Oil and Public Safety. Michelle has been part of the Petroleum Cleanup and Redevelopment Fund (PCRFR) since its inception in 2014, and has managed over fifty applications to the PCRFR program, and has issued several no further action letters. She has assisted many Colorado communities with her knowledge and expertise with petroleum brownfields.

### Christin Russell - Brownfields Project Manager, EPA

## SESSION 2: Trinidad, Colorado - From Coal Mining Town to Brownfield Revitalization Goldmine!

### Steve Ruger - City Manager, City of Trinidad, Colorado

Steve Ruger is a professional with nearly 20 years of experience in local government administration. He has served roles in housing authority administration, contract administration, and overseeing millions of dollars' worth of accounts payable. From 2012 to 2020, Steve served as city clerk for the cities of Rio Rancho, New Mexico, and Aurora, Colorado. Thereafter, he served as Deputy City Manager for the City of Rio Rancho where he oversaw several departments including Utilities, Libraries, Fire/Rescue, IT, the Office of the City Clerk, as well as administrative staff. He is currently the City Manager of Trinidad, Colorado. Steve is a member of the International City/County Management Association (ICMA), where he is a candidate to become a Credentialed Manager, and a member of the International Institute of Municipal Clerks, through which he holds the designation of Certified Municipal Clerk.

### Dana Crawford - CEO, Urban Neighborhoods, Inc.

Award-winning preservationist, Dana Crawford, pioneered the redevelopment of Denver's historic Larimer Square in the mid-1960s initiating an innovative concept of urban renewal. She has redeveloped more than a million square feet of historic property. In July 2014, Union Station Alliance opened the Denver Union Station transit hub. In October 2018, she received the Colorado Governor's Citizenship Vanguard Legacy medal honoring individuals who have made enduring contributions to the state's strength and vitality. Dana Crawford's energy and commitment continues as she revitalizes communities across the state with projects in Trinidad, Pueblo, and Idaho Springs - all involving contaminated properties.

### Grant Bennett - Founder, Proximity Green

Grant Bennett is passionate about helping people, places and communities thrive. He leverages his engineering background and training, and experience with complex financial and real estate projects to focus on the revitalization triple bottom line of economics, placemaking, and community. His areas of expertise include financial strategy, community development, design team management, public/private partnerships, tax increment finance, urban redevelopment, and affordable housing projects. Grant recently provided his expertise on the Pancretia Hall affordable housing redevelopment project in Denver, and is working to bring the historic Holy Trinity Convent and School in Trinidad, Colorado back to life as a mixed use affordable housing, hospitality, and retail destination.

## SESSION 3: Going Small! A Rural Redevelopment Toolbox

### Brian Lujan - Town Manager, Town of Center

Appointed by the Town Board of Trustees (Town Board), Brian Lujan is the Chief Executive of the Town and is responsible for effective and efficient operation of the Town and administration of all departments and staff in Center. He reports to and receives direction from the Town Board, responds to public inquiries complaints and concerns, and coordinates and delivers information to the citizens, general public, media and other stakeholders concerning the plans and activities of the Town. Town Manager Brian Lujan was named the Vicki Mattox Downtowner of the Year at the 2022 Governor's Awards for Downtown Excellence.

### Andy Arnold - Founder, Pioneer Development Company

Andy Arnold is the founder and principal of Pioneer Development Company (PDC). PDC specializes in community, economic, real estate and land development. We provide consulting services to both the public and private sectors to achieve community-minded development within the built environment. PDC's mission is to help communities across the nation make their development visions, goals, objectives, and policies feasible. "We Find The Way" is not only PDC's trademark, it is our promise to communities.

### Kat Correll - Executive Director, Downtown Colorado, Inc.

Katherine Correll is known for her ability to spark creativity and bring the energy to make positive change and empower ideas. Kat has been honored to lead the Downtown Colorado, Inc. team and share her philosophy that each challenge is an opportunity waiting to be found. Under Kat's direction, the organization tripled membership and programming. DCI restructured the Colorado Main Street Program for economic development through historic preservation and assisted in establishing that as a State of Colorado program.

### Kylie Brown - Rural Program Manager, Downtown Colorado, Inc.

## SESSION 4: Funding and Structuring Brownfield Redevelopment

### Patricia Gage, CRE - Principal, Adaapta

Patricia has worked as a developer, lender, and contractor in commercial real estate for over 30 years. She is responsible for the firm's advisory services in the areas of financial analysis, capital procurement, public-private partnerships, community land trusts, real estate market studies, and development planning. Ms. Gage has secured more than \$750 million in financing for land acquisition and construction over the course of her career, including brownfields loans, public TIF and PIF financing, and conventional debt and equity.

### Rhett Nunnally - SVP Commercial Real Estate, BOK Financial

Rhett is a commercial real estate finance professional with three decades of industry experience encompassing debt and equity originations, underwriting, due diligence, and asset management. Transactional experience with all facets of the capital stack including permanent debt, construction & interim debt, multi-tranche mezzanine facilities and preferred equity investments associated with office, industrial, retail, multi-family, hotel, self-storage and manufactured housing properties.

### Tom Currell - Senior Advisor, Adaapta

Tom has more than 25 years of experience in orchestrating all facets of public-private-partnerships to accomplish community economic development and affordable housing goals. His cumulative project management and real estate advisory work has produced more than \$800 million in new investment, and created over 4,400 of mixed-income housing. Most of these projects involved voluntary environmental clean-up and redevelopment of blighted properties. Tom has managed engineering and legal consulting teams through the process of securing no further action letters for eleven developments in five states.



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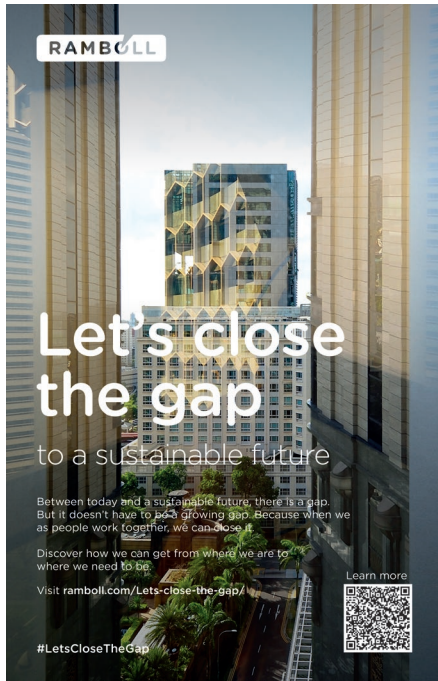


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# ABOUT CBP

## (COLORADO BROWNFIELDS PARTNERSHIP)

The Colorado Brownfields Partnership (CBP) is a state-wide collaboration between Community Builders and the Colorado Department of Health and Environment (CDPHE). We **provide a variety of services** including; planning assistance, clean-up support, on-call coaching, and financial resources to help spur community revitalization. We are proud to work hand-in-hand with communities, local leaders, developers, and property owners to provide **free and easy access to our resources**.



### PLANNING & CAPACITY SUPPORT

Workshops, On-Call Coaching, Webinars,  
Technical Assistance



### CLEAN-UP SUPPORT

Targeted Brownfield Assessment,  
Voluntary Cleanup and Redevelopment Program



### FINANCIAL RESOURCES

Tax Credits, Clean-Up Grants,  
Revolving Loan Fund



**community  
builders**

Community Builders is a non-profit organization based in Glenwood Springs that works to inform, enable, and inspire local leaders with the resources and assistance they need to build strong, prosperous, and livable communities. Community Builders serves as the primary outreach organization for the Colorado Brownfields Partnership.



**COLORADO**  
Hazardous Materials  
& Waste Management Division  
Department of Public Health & Environment

The Colorado Department of Public Health and Environment (CDPHE) provides resources to facilitate brownfield site cleanups in Colorado. CDPHE contributes the financial assistance to the Colorado Brownfields Partnership, and executes the application and review process for the program.

