



# COLORADO BROWNFIELDS CONFERENCE PROGRAM

MAY 1, ARVADA CO



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



# WELCOME!

Thank you for joining us for the 2024 Colorado Brownfields Conference! This year's conference theme, **Brownfields Begin with Partnerships**, emphasizes the importance of partnerships in accomplishing brownfields redevelopment. A successful brownfields project begins with committed partners. We are pleased to once again bring together consultants, development experts, seasoned professionals, resource providers, community leaders, and municipal staff to continue to build on the partnerships, networks, and learnings that contribute to the revitalization of brownfields.

## Presented by:



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



The Colorado Brownfields Partnership is a collaboration between the Colorado Department of Health and Environment and Community Builders. See page 13 for more information.

## CONFERENCE TRACKS

From community leaders to redevelopment experts, our sessions are organized into three distinct tracks to accommodate all levels of know-how and areas of interest. All three tracks include seasoned professionals providing case studies, best practices, and expert tips. Starting the Work sessions will provide more introductory information, while Navigating the Hurdles is a great fit for seasoned practitioners. Capitalizing Redevelopment will provide financing information for all needs and levels of experience.



### Starting the Work

For new practitioners and community leaders. Topics will include resources, case studies, terminology, and tips.



### Navigating the Hurdles

For more experienced professionals or those who want to dive deeper. Topics will include emerging technologies and strategies, legal considerations, and lessons learned.



### Capitalizing Redevelopment

This track is for developers, deal makers, and those looking to learn more about financing. Topics will include creative tools, partnerships, and success stories.

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### Platinum:



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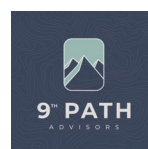
### Happy Hour:



### Refreshments:



### Silver:



# CONFERENCE SCHEDULE

*(Plenaries Held  
in Ballroom A/B)*

**8:00 - 8:30** Registration & Coffee  
**8:30 - 9:45** Opening Plenary

*(Food Served  
in Ballroom D)*

## Starting the Work Ballroom E

## Navigating the Hurdles Ballroom A/B

## Capitalizing Redevelopment Ballroom C

### **10:00 - 11:00** Concurrent Session 1

#### Show Me The Money II

Fonda Aspostolopoulos &  
Mark Rudolph, CDPHE  
Barbara Benoy, EPA

#### Technical Assistance for Redevelopment Inspiration

Greg Davis & Stacey  
Eriksen, EPA  
Angie Martell & Mackinzi  
Taylor, CBP  
Brooks Cowles, 9th Path

#### Smooth Move: Redevelopment Process

Nick Talocco & Amy  
Dzialowski, Geosyntec  
Trae Logan, Logan County  
Development Corp

### **11:10 - 12:10** Concurrent Session 2

#### Sizzling Hot Brownfield Buzzwords

Dave Laney & Carrie /  
Rackey, Stantec

#### Mayday! Steadying the Ship at the Confluence of Brownfields and Superfund

Jonathan Anstey, Terracon  
Brian Tominov, Pure  
Development

#### How to Add RLF to Your Capital Stack

Doug Jamison, CDPHE  
Mary Hashem, Adaapta  
Ryan Terbush, CHFA

### **12:10 - 1:20** Lunch Panel: Trials & Tribulations of a Sugar Mill Project

Tony Chacon, City of Longmont | Charlie Woolley, St Charles  
Town Development | Bruce O'Donnell, Starboard Realty

**Moderated by:** Dave Laney, Stantec

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

#### So You Want to Be a Brownfield Professional

Fonda Aspostolopoulos &  
Doug Jamison, CDPHE  
Mary Hashem, Adaapta  
Mark White, Terracon

#### Making Brownfields History: Clearing Hurdles...

Wade Broadhead, City of  
Pueblo  
Carrie Rackey, Stantec  
Sara Kappel, History  
Colorado

#### How, When & Why to Partner with the Private Sector

Brooks Cowles, 9th Path  
Sarah Laverty, Enviro  
Finance Group

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

#### Quantifying Performance Measures

Maggie Belanger, KSU TAB  
Sarah Crosthwaite, Town of  
Johnstown  
Bill Shrum, DCI  
Dawn Thilmany, CSU  
Regional Economic  
Development Inst.

#### The Craig Memorial Hospital Transformation

Peter Brixius, Craig  
Housing Authority  
Shannon Scott, City of Craig  
Mike Scholl, Ayres  
Associates  
Stacey Eriksen, EPA

#### Redevelopment In Historic Mining Communities

Kat Correll, DCI  
Austin Brown, City of  
Louisville  
Julian Jacquin, Town of Erie  
David Starnes, CIVISTRUCT

### **4:00 - 5:15** Keynote: Putting it All Together: Brownfields Partnerships, Investments & Returns

Rick Harrmann, City of Canon City

**5:20 - 6:30** Happy Hour



# strengthening colorado



As CHFA celebrates 50 years of strengthening Colorado, we appreciate the valuable partnerships that make a lasting impact for Coloradans. We are proud to sponsor the 2024 Colorado Brownsfields Conference.

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celebrating **50** years



colorado housing and finance authority





 **CONCRETE COYOTE BROWNFIELD PROJECT** | COLORADO SPRINGS, COLORADO

# Transforming brownfield sites into assets that create value for our clients and community.

Stantec is your trusted source for Colorado brownfield solutions with expertise in grant writing, program development, community engagement, environmental science, engineering, reuse planning, and asset transformation. We are passionate about helping communities celebrate, preserve, and build on all that makes them the unique and special places we call home.

**Stantec is a proud sponsor of the Colorado Brownfields Conference. Visit our site to learn more!**

[stantec.com/ideas/spotlight/conference/colorado-brownfields](https://stantec.com/ideas/spotlight/conference/colorado-brownfields)



# PLENARIES

Note, all Plenaries are held in Ballroom A/B

## 8:30 AM | OPENING PLENARY

Get ready for a dynamic and exciting day of brownfields at the opening plenary. The morning armchair panel discussion brings together cross-sector industry leaders, to address timely topics shaping the brownfields landscape. The panel will discuss thought-provoking questions, sharing their collective decades of experience in addressing the unique opportunities and challenges of brownfields projects.

## 12:40 PM | LUNCH PANEL

The City of Longmont, in reverence to the community's agricultural founding, has embarked upon a mission to ensure the local abandoned sugar factory remains a historic community edifice and asset rather than becoming a rubble pile and distant memory to which other factories have succumbed. While the goal is simple, the challenges encountered can best be described as overwhelming, but not beyond achievable. Come learn about the trials, tribulations, successes, and lessons learned from the prospective developer team and City as the parties continue to move the project towards success.

**Speakers:** Tony Chacon, Redevelopment Manager/Urban Renewal Director, City of Longmont | Charlie Woolley, President, St. Charles Town Development | Bruce O'Donnell, President, Starboard Realty Group, LLC.

## 4:00 PM | KEYNOTE: PUTTING IT ALL TOGETHER: BROWNFIELDS PARTNERSHIPS, INVESTMENTS & RETURNS

Join us for the closing plenary to hear the compelling and inspiring story of brownfields revitalization in Cañon City. Learn how Cañon City has implemented a City-wide brownfields program, working through a network of partnerships with the community, brownfields experts, and the private sector, to turn liabilities into assets. The presentation will reflect and refocus many learnings from the day, covering a wide variety of brownfields tools, the often intangible "ROI", how smaller communities can use brownfields to manage growth without a loss of identity, attracting investment, and more. For a healthy dose of inspiration in the dynamic realm of brownfields redevelopment, you won't want to miss this presentation!



Photo: The New Method Laundry facility in Downtown Cañon City

Keynote speaker Rick Harrmann is the Economic Development Manager for Cañon City, CO, bringing 22 years of private sector experience to his position, including 12-years as the VP for a small-scale manufacturer in Wisconsin. His background brings a unique perspective to the role of municipal economic development. Heavily focused on balancing the divide between the risk-assessment nature of private sector investment with the risk-avoidant nature of municipal codes and practices, Rick is managing an EPA Multipurpose Grant to help mitigate some of those risks and spur development on previously undevelopable parcels.

## 9:45 AM - 4:00 PM | OFFICE HOURS!



**TAB**  
Technical Assistance  
to Brownfields



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



**COLORADO**  
Division of Oil and Public Safety  
Department of Labor and Employment

Want to discuss a project with brownfields resource providers? Stop by the Brownfields Office Hours table and chat with us! With a designated Office Hours table located near the venue entrance, our state, regional, and federal experts will be ready to answer all of your brownfields related questions and set you up for success.





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**COLORADO SPRINGS**

13 SOUTH TEJON STREET  
5<sup>TH</sup> FLOOR  
COLORADO SPRINGS, CO

## Explore with us

Terracon is a leading brownfields consultant. We help our Colorado clients integrate the needs of the environment, community, and redevelopment to help you achieve your revitalization goals with a locally based, full-service team of engineers, scientists, facilities experts, planners, and community outreach specialists. Let's build your Brownfields Program today - for a better tomorrow.



[Terracon.com/Brownfields](https://terracon.com/Brownfields)

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- Facilities
- Environmental
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All “Starting the Work” Sessions are held in **Ballroom E**

All Plenaries are held in **Ballroom A/B**

**8:30 AM - OPENING PLENARY**

## **10:00 AM | Show Me the Money II**

Join State and EPA brownfields seasoned experts at this presentation to learn about monies available for qualifying brownfield sites to use towards cleanup and redevelopment. This session will cover the details of State Brownfield Tax Credits, the Brownfield Revolving Loan Fund, Phase I and Phase 2 funding, federal fund availability, and other state grants and programs which can assist in the cleanup of public, non-profit, and privately owned brownfield sites.

**Speakers:** Fonda Apostolopoulos and Mark Rudolph, CDPHE | Barbara Benoy, EPA

**- 10 MINUTE SESSION BREAK -**

## **11:10 AM | Sizzling Hot Brownfields Buzzwords**

For both the brownfield novice and the seasoned veteran, the smart money is on the folks who know what grantmakers are looking for in applications this year. Understanding the ideas and concepts that currently resonate with funders is also critical for effective community outreach. This session discusses how a shifting political landscape has placed an emphasis on environmental justice, climate adaptation/mitigation and resilience, economic and climate justice, equity, underserved communities, environmentally overburdened communities, and disadvantaged communities. It defines each term, discusses how grants, loans and technical assistance currently prioritize funding for brownfields that demonstrate commitment to these ideas. The session also identifies tools and resources like Colorado EnviroScreen and EJ Screen to help users learn where they are applicable.

**Speakers:** Dave Laney and Carrie Rackey, Stantec

**12:10 PM - LUNCH & PANEL PRESENTATION**

## **1:30 PM | So You Want to Be a Brownfield Professional**

Are you new to the world of brownfields, and interested in a career focused on all things brownfields? This session will provide an overview of several brownfields career paths, and will highlight what the State, and private consultants and developers are looking for when hiring environmental professionals.

**Speakers:** Fonda Apostolopoulos and Doug Jamison, CDPHE | Mary Hashem, Adaapta | Mark White, Terracon

**- 20 MINUTE SESSION BREAK & NETWORKING -**

## **2:50 PM | Quantifying Performance Measures**

Kansas State University’s Technical Assistance to Brownfields (KSU TAB) program’s mission is to assist communities in EPA Regions 5, 6, 7 and 8 who are redeveloping brownfields. KSU TAB also provides online tools to create site inventories and write proposals for EPA brownfields grant funding. KSU TAB has partnered with Downtown Colorado Inc. (DCI) to increase outreach and education about these services throughout Colorado. Join us and supporting partners at the CSU Rural Economic Development Institute as we detail a dynamic new process for bringing quantitative measurement to the engagement and use of KSU TAB services while building community capacity for starting and evolving their brownfields programs, with our case study featuring Johnstown, Colorado.

**Speakers:** Maggie Belanger, KSU TAB | Sarah Crosthwaite, Town of Johnstown | Bill Shrum, DCI | Dawn Thilmany, CSU Regional Economic Development Institute

**4:00 PM - KEYNOTE / 5:15 PM - HAPPY HOUR**



All “Navigating the Hurdles” Sessions are held in **Ballroom A/B**  
All Plenaries are held in **Ballroom A/B**

**8:30 AM - OPENING PLENARY**

## **10:00 AM | Technical Assistance for Redevelopment Inspiration**

A variety of free planning and technical assistance tools are available to help low-capacity communities define and realize their redevelopment dreams. This session will explore how state and federal resources can take brownfields projects from concept to reality. EPA Brownfields staff will provide case studies on several Brownfields projects where these resources were provided to define innovative solutions for redevelopment. The Colorado Brownfields Partnership will demonstrate how planning assistance can use market research and community input/goals to articulate re-use plans that support successful brownfields funding applications.

**Speakers:** Greg Davis and Stacey Eriksen, EPA | Angie Martell and Mackinzi Taylor, Colorado Brownfields Partnership | Brooks Cowles, 9th Path Advisors

**- 10 MINUTE SESSION BREAK -**

## **11:10 AM | Mayday! Steadying the Ship at the Confluence of Brownfields and Superfund**

Uncontaminated properties for redevelopment in urban areas are becoming fewer each year. Superfund sites can be an option for redevelopment, as proven at the former Denver Post facility in north Denver. A portion of the 60-acre property is within the Vasquez Blvd / I-70 Superfund Site, contaminated with smelter waste and spent coal fill. This hurdle has been overcome and development is ongoing for the new urban hub at Fox Park. This case study project can be an example of how to successfully redevelop an underutilized property with the stigma of Superfund.

**Speakers:** Jonathan Anstey, Terracon | Brian Tominov, Pure Development

**12:10 PM - LUNCH & PANEL PRESENTATION**

## **1:30 PM | Making Brownfields History: Clearing Hurdles...**

The EPA Brownfields Program has grown steadily over the last 30 years with significant increases in funding from the Bipartisan Infrastructure Law. Due to their age many brownfield sites with buildings are considered historic, creating some hurdles and additional funding opportunities. Though the term brownfields often conjures up dry cleaners and gas stations, vacant or underused buildings like former schools, hotels, or commercial/industrial facilities also meet this definition. Many of these buildings are historic or eligible for historic designation and most need remediation of lead and asbestos. These buildings represent a powerful opportunity to promote dense, walkable, affordable, sustainable development in established communities while preserving historic resources and character.

**Speakers:** Wade Broadhead, City of Pueblo | Carrie Rackey, Stantec | Sara Kappel, History Colorado

**- 20 MINUTE SESSION BREAK & NETWORKING -**

## **2:50 PM | The Craig Memorial Hospital Transformation**

In the heart of Craig, the City took on the challenge of redeveloping the former Memorial Regional Health Hospital (MRH). Built in 1949, the 48,204 sf hospital served as the primary health care facility in Craig until 2015. MRH started decommissioning the hospital in 2019 but found that over 40,000 sf of materials required asbestos abatement. CDPHE worked with MRH to finish demolition. But the City and MRH recognized the potential of the site. Through this partnership, the site received a Brownfield Assessment Grant, which was used to develop plans and help the City apply for critical housing funds. Two key housing grants were awarded, totaling \$4.25M. The resulting affordable housing project is expected to be completed in 2024.

**Speakers:** Peter Brixius, Craig Housing Authority / City of Craig | Shannon Scott, City of Craig | Mike Scholl, Ayres Associates | Stacey Eriksen, EPA

**4:00 PM - KEYNOTE / 5:15 PM - HAPPY HOUR**





All “Capitalizing Redevelopment” Sessions are held in **Ballroom C**  
All Plenaries are held in **Ballroom A/B**

**8:30 AM - OPENING PLENARY**

## **10:00 AM | Smooth Move: Redevelopment Process**

Do you have a brownfield property stuck between assessment and cleanup? If so, join us to learn how to smoothly move the redevelopment process from identification and assessment to property cleanup and reuse. Speakers will present tools to get the most out of each element of the redevelopment process. These elements include reuse pre-planning, coordination with sustainability and other community development goals, financial planning, comprehensive site characterization, cleanup alternatives evaluation, regulatory liaison, land entitlements, and community engagement. Case studies will be used to demonstrate how to course-correct around pitfalls to build the path success. We will crowdsource best practices with the audience to create a list of actionable steps to save you time, money, and aggravation.

**Speakers:** Nick Talocco and Amy Dzialowski, Geosyntec | Trae Logan, Logan County Development Corp

**- 10 MINUTE SESSION BREAK -**

## **11:10 AM | How to Add RLF to Your Capital Stack**

The Colorado Brownfields Revolving Loan Fund encourages the cleanup of unused or underused contaminated properties by offering financing with reduced interest rates, flexible loan terms and flexibility in acceptable forms of collateral. The fund also can provide cleanup grants to qualifying local governments and nonprofits. But how do you layer this valuable tool into the capital stack for your brownfields projects? This session will provide you with details of how the RLF works and present several case studies that have used the RLF to achieve brownfields success.

**Speakers:** Doug Jamison, CDPHE | Mary Hashem, Adaapta | Ryan Terbush, CHFA

**12:10 PM - LUNCH & PANEL PRESENTATION**

## **1:30 PM | How, When & Why to Partner with the Private Sector**

Can you readily define the term “Public-Private Partnership”? Do you know how and when to pursue it? If not, you are not alone. One of the most important keys to a successful brownfield revitalization effort is to involve a variety of stakeholders and partners in order to optimize capabilities and capacities. In most cases, that will involve the private sector in some way, shape or form. Whether its a prime Downtown location, a marginal market site that needs creative financing, a life safety hazard that needs remediation or anything in between, it is often wise to partner with the private sector early on. This session will reference case studies, anecdotes, and years of professional real estate experience to demystify the many roles that the private sector can and should play in Brownfields Redevelopment and Revitalization.

**Speakers:** Brooks Cowles, 9th Path Advisors | Sarah Laverty, Enviro Financy Group

**- 20 MINUTE SESSION BREAK & NETWORKING -**

## **2:50 PM | Redevelopment in Historic Mining Communities**

Brownfield issues are a community-wide challenge and often require unique public-private models to find solutions. The session will investigate case studies from Erie and Louisville using broad partnerships, including municipalities, urban renewal authorities, metropolitan districts, and business improvement districts to explore dynamic approaches to mitigating undermining to facilitate new development in these historic coal mining communities. Join partners from the public, private, and nonprofit sectors as we understand the financing tools. share the process for forming the partnerships, and dive into dynamic mitigation strategies.

**Speakers:** Kat Correll, DCI | Austin Brown, City of Louisville | Julian Jacquin, Town of Erie | David Starnes, CIVISTRUCT

**4:00 PM - KEYNOTE / 5:15 PM - HAPPY HOUR**

**WE WANT TO HEAR FROM YOU! PROVIDE YOUR FEEDBACK HERE:**



# 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.

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