



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

# SHOW ME THE MONEY II

*Fonda Apostolopoulos – CDPHE*

*Mark Rudolf - CDPHE*

*Barb Benoy - EPA*



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# 2024 Colorado Brownfield Conference - Partnerships

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Fonda Apostolopoulos, P.E  
State Project Officer/Voluntary Cleanup Coordinator  
Colorado Department of Public Health and Environment



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# What we will cover

- Voluntary Cleanup Program (VCUP); many assistance monies are linked to VCUP
- State Assistance Monies; Phase I's, Cleanup Grants, Revolving Loan Fund, State Tax Credits



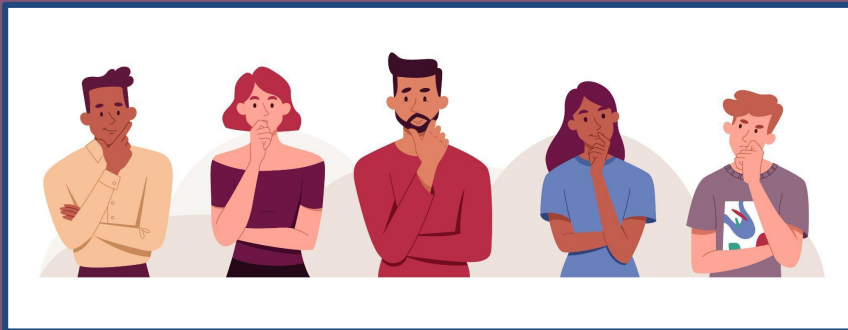
# Central I-70 Project

## Environmental Soil testing

- more than 2,100 sample
- more than 1,100 bores

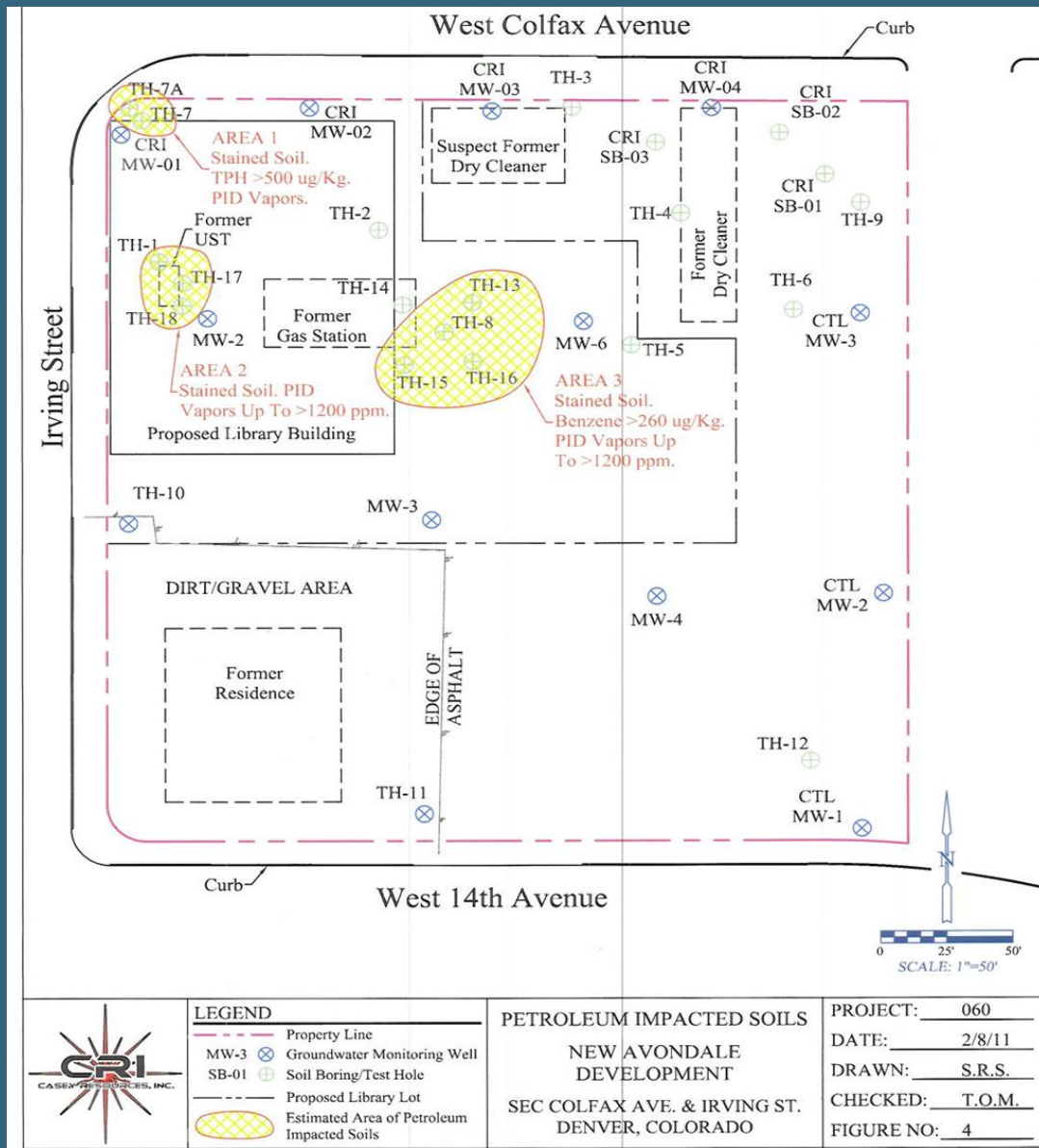


# How is this program set up

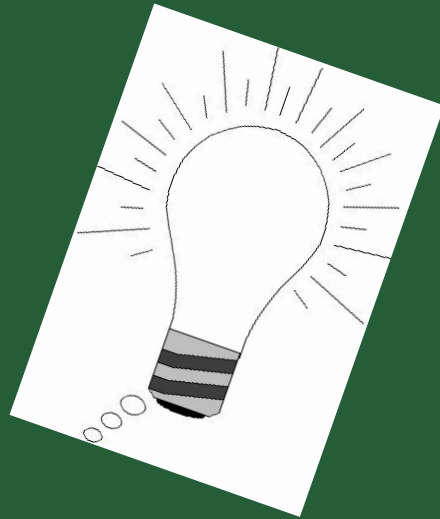


- Submit an Application with Fee
- Very Similar to Phase I and Phase II
- Site Must Be Fully Characterized (soil, groundwater, indoor air)
- Applicant Does Work Overseen By their Own Qualified Environmental Consultant





# How Does VCRA Help You Redevelop Contaminated Sites?



- 45 Day Application Review
- Allows Cleanups Suitable for Proposed Land Use (Risk-Based)
- Protection Under MOU with EPA (after Certified & Notice)
- Truly Voluntary
- Staff Available for Discussing Preliminary Plans



# Type of Submittal

- No Action Determination (NAD):
  - Sites Do Not Pose a Risk Under Proposed Land Use
  - Risk Pathways Have Been Evaluated
  - Contaminated Aquifer Situation



# Voluntary Cleanup Plan

- Risk-Based Cleanup
- Evaluate Risk Pathways
- Risk Assessment for Some Cases
- Materials Management Plans
- Self-Certification



# Specific Exclusions

Underground  
Storage Tank Sites  
(post Dec. 1988)

RCRA Treatment  
Storage or Disposal  
(TSD) Facilities and  
Corrective Action  
Sites (Post 1980)

Listed or  
proposed NPL  
sites

Site subject to  
orders under  
the clean water  
act



# What does it take?

Voluntary Cleanup Program  
(<https://cdphe.colorado.gov/hm/voluntary-cleanup>)

\$2,000 review fee

One hard bound  
copy and one  
e-copy of  
application



# What do you get: No Action Determination Approval

*Based upon the information submitted...it is the opinion of the CDPHE that no further action is required to assure that this property, when used for the purposes identified in the No Action Petition, is protective of existing and proposed uses and does not pose an unacceptable risk to human health or the environment.*



# What do you get: Voluntary Cleanup Approval

*Based upon the information submitted...it is the opinion of CDPHE that upon completion of the Voluntary Cleanup Plan no further action is required to assure that this property when used for the purposes identified in the Voluntary Cleanup Plan, is protective of existing and proposed uses and does not pose an unacceptable risk to human health or the environment.*



# What do we get:

- Sites Cleaned Up that Normally Would Not Be Addressed
- Provide Protection of Public Health and Environment
- Foster Transfer, Redevelopment and Reuse of Contaminated Properties



# Results

User Friendly  
Mechanism for  
Redevelopment of  
Contaminated  
Properties

Tools to get the  
job done



# State brownfield tax credits

- Up to \$525,000; Rural areas up to \$675,000; 40% of first \$750K, 30% of 2nd \$750K; Rural 50% of first \$750K, 40% of 2nd \$750K
- Must be enrolled in VCUP
- Project must have financing secured
- Due to fiscal note, you must coordinate at time of application; first come, first served
- Work must be completed by December 31, 2024; State will have to re-authorize program for post 12/31/2024



# How to apply for brownfield tax credits

- You have to notify VCUP at the time of the application with a letter showing the amount of applicable remediation costs to be placed on a list and when work will be completed (year for the fiscal note).
- As long as funds are available (\$3 million fiscal note for each year), you will be placed on an approved amount list.
- Must meet with project officer and time of submittal



# Phase 1 Assistance

- Only municipalities and nonprofits can apply.
- Joint ventures involving municipalities and for profit can be eligible
- If in the process of buying a property, make sure the Phase I is performed **within six months prior to purchase** to be considered a Bona Fide Prospective Purchaser
  - this is linked to Federal monies

# State cleanup grants

- The state has up to \$250,000 in cleanup grant monies
- Municipalities and Nonprofits eligible.
- Grants are graded upon benefits to the environment, exposure pathways, end use of the property, benefits to the community
- First come first served. Notifications dates varies upon amount of financing available



# Brownfields Revolving Loan Fund

- As a public-private partnership, 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.
- All cleanups financed through the fund must have previous approval under the Voluntary Cleanup Program. The Colorado Housing and Finance Authority serves as financial manager for the Revolving Loan Fund, but doesn't vote on where to allot the fund.



# Current funding available

- Currently we have ~\$1 Million available
- Private entities can apply
- All loans go through the Colorado Housing Authority for financial approval
- All projects must have an approved VCUP to be eligible for funding
- Short term loans (typically 2-5 years), to deal with remediation before  
you can get a construction  
loan



# References



## **VCUP & Tax Credit Questions:**

Fonda.Apostolopoulos@state.co.us

## **Targeted Brownfield Assessment Questions:**

Mark.Rudolph@state.co.us

Kathleen.Knox@state.co.us

## **Revolving Loan Fund Questions:**

Doug.Jamison@state.co.us

## **State Cleanup Grant Questions:**

Kyle.Sandor@state.co.us

# Thank you

