



COLORADO BROWNFIELDS PARTNERSHIP

ANNUAL REPORT

2024 - 2025



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January 2025

Dear Reader:

It's been 30 years since the Colorado Department of Public Health and Environment (CDPHE) began offering a statewide brownfields program in 1994. In that time, we've supported thousands of projects across Colorado with \$60 Million in funding. The projects we've supported - lead by local governments, non-profits, and private owners - reflect the diversity of needs and communities in our state. Not only do they span the state geographically, but they range in size, scope, and duration from the smallest Phase one assessments that quickly clear up uncertainty to enable a property sale, to multiphase clean ups, multimillion dollar investments, and revitalization of whole neighborhoods. Again and again, we see that Brownfields offer the opportunity to contribute benefits to communities through redevelopment and revitalization.

And even after 30 years, there is still much work to be done. Brownfields remain in almost every community. With expanded federal brownfields funding available, communities show renewed and growing interest in using brownfields funding to pursue economic development, improve environmental health, and provide space for housing, businesses, and amenities. Yet the many challenges of growth and the lack of capacity to address these challenges - especially in rural communities - can limit progress.

The Colorado Brownfields Partnership (CBP) works closely with communities, local governments, property owners, and nonprofits across the state to facilitate the cleanup and revitalization of brownfields sites. As collaboration between CDPHE and Community Builders, a nonprofit, we are equipped to support communities at every stage of the brownfields reuse process, assisting with not only the financial resources to take on brownfields revitalization projects, but also the planning and technical assistance needed to get projects off the ground and prepared for redevelopment.

In 2024, CBP responded to a higher demand for property assessments, planning support, and hands-on coaching to turn brownfields into opportunities, while continuing outreach, communications and educational workshops. CDPHE and CBP continue to tailor and hone the services we provide to support municipalities in turning their abandoned, underused, and unsightly properties into economic and community assets. Absent brownfields resources, it is uncertain how communities would address these issues. For our partners in brownfields who find these resources useful, we encourage you to contact your legislators to call attention to the importance of continued brownfields funding at the state and federal levels.

As we celebrate our accomplishments this year and the past 30 years, we are grateful to our partners and collaborators across the state that roll up their sleeves to get projects done. We look forward to continuing to assist and revitalize Colorado communities for many more years.

Sincerely,



Mark Rudolph
Superfund/Brownfields Unit



Doug Jamison
Superfund/Brownfields Unit Leader

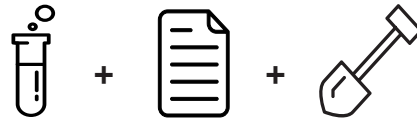


COLORADO
Department of Public
Health & Environment

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OVERALL IMPACT



1,648

APPROVED VOLUNTARY CLEANUP AND REDEVELOPMENT PLANS SINCE 1994



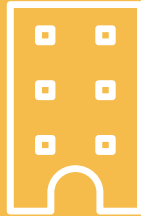
18,527

ACRES OF LAND RESTORED SINCE 1994



NEW RESIDENCES

55,776



47,916

NEW JOBS CREATED



\$59,803,511

FUNDING ALLOCATED TO PROJECTS FOR THE PAST 31 YEARS

Tax Credits: **\$26,323,941**

Grants: **\$4,065,976**

Revolving Loan Fund: **\$29,413,594**

ABOUT US

The Colorado Brownfields Partnership (CBP) is the outreach organization for the Colorado Department of Public Health and Environment's (CDPHE) brownfields program. Funded by CDPHE, the Partnership works to distribute state brownfields resources across Colorado communities, while also assisting in education, visioning, planning, and on-call coaching for communities remediating their brownfield sites.

Every community has brownfield properties that are vacant or underutilized. When these properties are perceived to have environmental issues, they become easier to ignore rather than address head-on. The result? Properties that could be real assets to the community become a liability and sit stagnant. However, these sites offer great potential and provide unique opportunities for revitalization efforts such as economic development, housing, community services, and much more.

At CBP we address brownfields by starting with a vision that is designed by the community, stakeholders, and property owners with a shared understanding of local needs and opportunities. We work collaboratively to identify potential brownfield properties and determine how redevelopment can meet community goals. Finally we support communities with resources and funding to identify and address environmental concerns that might complicate property redevelopment. Communities across Colorado have created affordable housing, job opportunities, event centers, and parks by revitalizing brownfields, which creates a chain reaction for more economic development.

Through the Colorado Brownfields Partnership, communities are provided with the necessary tools, support, remediation and redevelopment expertise to move from vision to implementation to create transformative projects.

SERVICES

Our goal is to provide brownfields education and technical assistance to protect human health and the environment, enable redevelopment, and deliver catalytic impact across Colorado. We provide a simple process, with a 1-step application to receive most of our cleanup support and financial resources.



CLEANUP

- **Targeted Brownfields Assessments** evaluate past site use and if necessary gather environmental data to determine if contamination is present. The information collected can assist with site planning and decision making. Assessments also provide liability protection and eligibility for brownfields cleanup funding.
- **Voluntary Cleanup and Redevelopment Program (VCUP)** provides a roadmap to cleanup and access to financial resources such as tax credits and brownfields loans. VCUP also supports liability management, real estate transfers, cleanup approval, and assurances for investing and lending.



PLANNING & SUPPORT

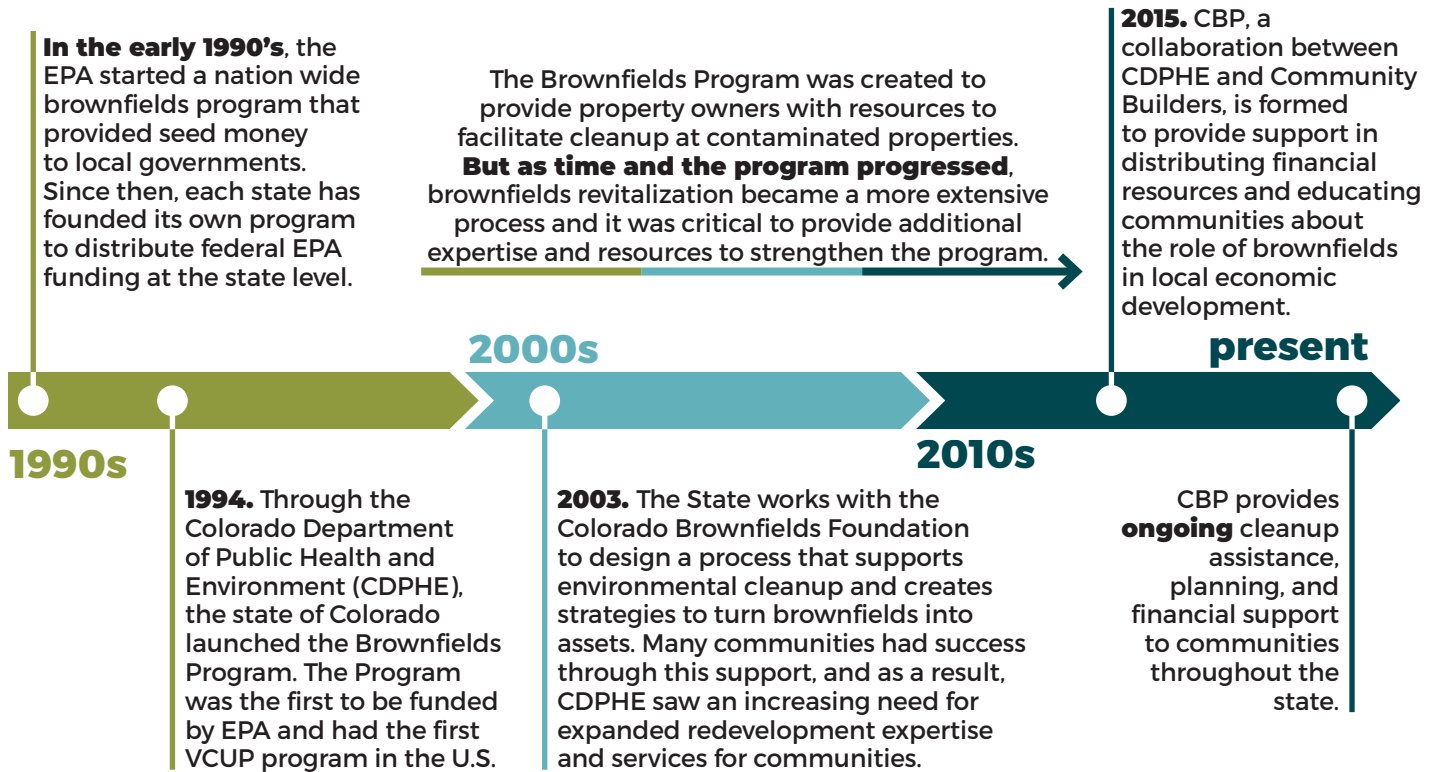
- **Workshops** provide brownfields information, explain how to access financial resources, and help communities solve challenges.
- **Hands-On Assistance** supports visioning and planning, ultimately resulting in actionable strategies for brownfields sites.
- **On-Call Coaching** offers risk management support and assistance in moving brownfield projects toward implementation.



FINANCIAL

- **Brownfields Tax Credits** are available on a first-come-first-serve basis and assist in cleanup costs.
- **Revolving Loan Fund** gives access to low-interest, flexible loans for brownfields cleanup.
- **Colorado Brownfields Cleanup Grants** are designed to help local governments support brownfield redevelopment and community revitalization.

HISTORY



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.

2024 IMPACT + FOCUS

For the Colorado Brownfields Partnership, 2024 represented a year of responding to increased interest from local communities ready to move brownfields projects forward. CDPHE provided targeted brownfields assessments through both a state-wide assessment grant and an annual EPA grant funding allocation, benefitting 39 properties in 21 communities. CBP provided hands-on application and project coaching and assistance to more than 24 communities across the state. To help communities identify and remediate environmental concerns, CDPHE deployed over \$7.7M towards cleanup, remediation, and tax credits; and approved 35 applications for the Voluntary Cleanup and Redevelopment Program (VCUP). This year's impact included remediation of 137 acres of land, construction of 1,646 new residences, and creation of 388 jobs.

\$ 2024 CLEANUP FUNDING SOURCE & RECIPIENT BREAKOUT

BROWNFIELDS TAX CREDITS - \$3,450,920

» Including \$1,520,000 in rural communities

BROWNFIELDS GRANTS - \$700,000 total

» **128(a) Subgrants**

- Mt. Carmel, Wellness & Community Center - \$200,000
- City of Rocky Ford, collapsed building removal - \$49,606
- Rocky Ford School District, vacant school - \$172,682
- City of Delta, community shelter - \$30,000

» **Brownfields Cleanup Grant (1306)**

- City of Lamar, S. Main historic building - \$50,000
- Prowers County, 210/207 E. Elm St - \$120,000
- Friends of Raymer, Historic Starr Filling Station - \$20,000
- Habitat for Humanity, Golden build site - \$5,598
- Elevation Land Trust, Hattie McDaniel Apts - \$52,114

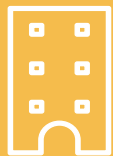
REVOLVING LOAN FUND - \$3,572,410 (including \$600,000 in subgrants)

- » Bonanza Boy, LLC - Bonanza Boy Millsite - \$1,695,382
- » Archway Jody Acquisition, LLC - \$1,277,028
- » **Subgrants:**
 - » TAI Rural Resurgence - San Luis Market - \$200,000
 - » City of Loveland - Sugar Mill Project - \$400,000

137
ACRES OF LAND RESTORED



1,646
NEW RESIDENCES



388

NEW JOBS CREATED



COMMUNITY ASSISTANCE HIGHLIGHTS



30 COMMUNITIES AT WORKSHOPS & CBP CONFERENCE



39 TARGETED BROWNFIELD ASSESSMENTS



24 COMMUNITIES PROVIDED WITH 1:1 COACHING



9 GRANTS AWARDED

COACHING & APPLICATION ASSISTANCE

With awareness of brownfields resources high, communities reached out to CBP with ever more new inquiries, seeking ongoing coaching assistance to guide their brownfields projects. In 2024, CBP provided continued coaching and application assistance to more than 24 different Colorado communities and regional organizations and fielded new inquiries from a range of additional communities, non-profits, and private developers beginning their brownfields journeys. Our assistance helped communities navigate the process of obtaining funding for assessment of their brownfields projects, resulting in increased Targeted Brownfields Assessment (TBA) applications to both CDPHE and Environmental Protection Agency (EPA) Region 8. CBP also partnered with Kansas State University Technical Assistance to Brownfields (KSU TAB) program to offer their annual grant-writing workshop the day following the CO Brownfields Conference in the same location, which increased attendance for both events.

WORKSHOPS

After several years of increased demand for educational workshops about brownfields resources, 2024 saw a reduction in demand for workshops as inquiries shifted to a greater focus toward property assessments, project coaching and funding. CBP continued to offer workshops to meet requests, presenting one virtual community workshop, one regional workshop, and one grant-writing workshop in collaboration with KSU TAB. Together these workshops provided information to 21 distinct Colorado communities and local economic development entities, as well as additional participants.

ASSESSMENTS AND CLEANUP AWARDS

Demand for Targeted Brownfield Assessments (TBAs) and clean up grant funding remained very high in 2024, and was met with increased resources. CDPHE began deployment of a Statewide Assessment Grant, benefitting the communities of Cortez, Firestone, Longmont, and Lyons with work on 23 Phase 1 Environmental Site Assessments (ESAs), 15 Phase 2 ESAs, 9 Regulated Building Material Surveys, 7 Cleanup/Site Reuse Plans and 2 Area Wide Plans conducted to date. In other areas of the state, CDPHE conducted TBA work at 16 sites and awarded clean up funding to 8 projects.



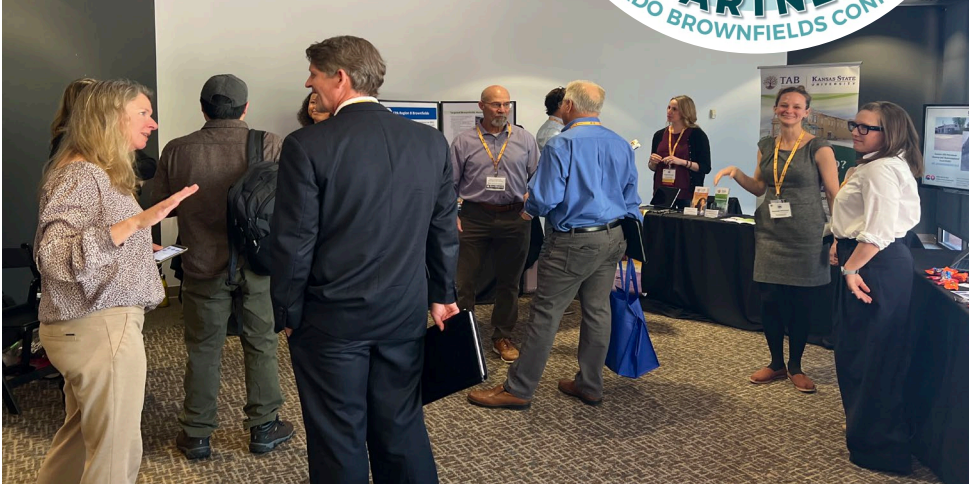
EPA AWARDS TO COLORADO

Colorado communities experienced another very strong year of funding awards through the EPA Brownfield Grants program, which continued to offer expanded funding as authorized under the Infrastructure Investment & Jobs Act of 2021. Of the \$11.9 million awarded in Brownfields Multipurpose, Assessment, Revolving Loan Fund, and Cleanup (MARC) Grant funding in 2024, \$6.9 million, or more than half of the total awarded in EPA Region 8, has been awarded to Colorado communities. Recipients include Greeley, Kersey, Monte Vista, Northglenn, Pueblo, and West Metro Housing Solutions in Lakewood. Through outreach, coaching, and assistance efforts, CBP spreads awareness about funding opportunities for brownfields sites and provides critical support to assist communities in accessing the funding needed to achieve their redevelopment goals.

COMMUNICATIONS + OUTREACH

2024 COLORADO BROWNFIELDS CONFERENCE

In 2023, CPB brought back the popular Colorado Brownfields Conference, which had been on hiatus since 2017. The event was held again in 2024, with 35 sponsoring partners supporting the event, up from 22 in the prior year. The conference brought together nearly 200 industry leaders, experts, and professionals from diverse backgrounds, creating a vibrant platform for knowledge sharing and networking. The full-day event showcased included three learning tracks: Starting the Work, Navigating Hurdles, and Capitalizing Redevelopment. A competitive speaker selection process resulted in a rich day of 14 speaker presentations. An exciting new highlight was a sponsorship level that supported nine community scholarships, enabling staff from communities that are actively working on brownfields projects to come and benefit from the learning and networking available at the event. The now re-established statewide conference is expected to continue bi-annually on opposite years from the National Brownfields Conference, returning next in 2026.



PARTNER EVENTS

In 2024, CBP presented at four annual conferences hosted by other Colorado nonprofits that attract representatives of local communities and revitalization efforts. These include a session on using brownfields in historic preservation projects at Colorado Preservation’s Saving Places conference; a session on planning assistance at the Colorado Chapter of the American Planning Association annual conference; a mobile tour and informational sessions at the Downtown Colorado, Inc. annual In the Game Conference and a session on funding available through state brownfields programs at the Colorado Environmental Managers Conference. Through these events, CBP reached approximately 120 local government and brownfields professionals and provided information about Colorado brownfields resources as well as tools and assistance available through the CBP.

WEBSITE & NEWSLETTER

The CBP website and quarterly newsletter continue to be essential resources for outreach and communication. The newsletter is sent to a list of approximately 1450 active recipient addresses, while the CBP site had approximately 10,066 page views, 5,952 sessions, and 4,298 unique users in 2024.



TESTIMONIAL

DAN BROWN

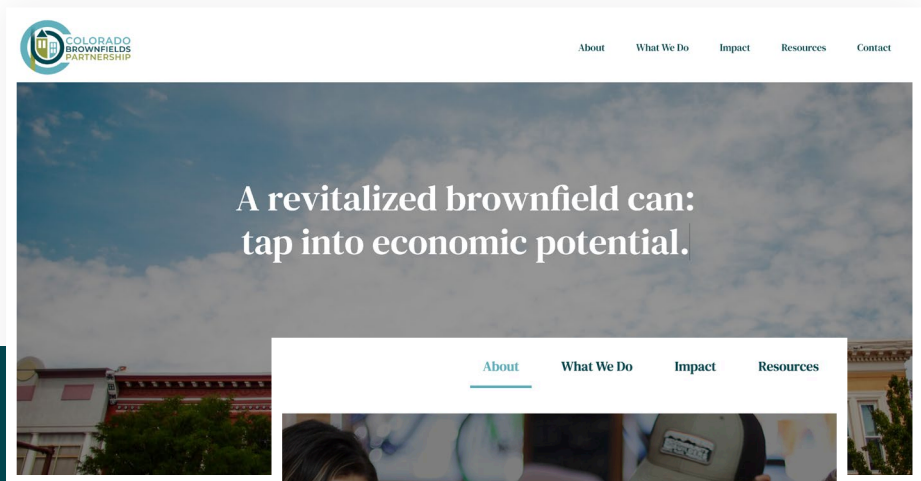
Partners Environmental.....

“In supporting the preparation of a FY23 United States Environmental Protection Agency (US EPA) Multipurpose Brownfield Grant application for the Town of Silverton, Colorado, I became familiar with the Silverton Compass Master Plan, which was funded and created with Colorado Brownfields Partnership support. The Compass Master Plan documented one of the best outreach processes I have ever seen and was instrumental in the successful award of a \$800,000 Multipurpose grant for the Town from US EPA. Having been involved with the US EPA program since its inception, I can confidently say that the work by the Colorado Brownfields Partnership was instrumental in helping Silverton achieve this transformative award to address Brownfields in their community.”

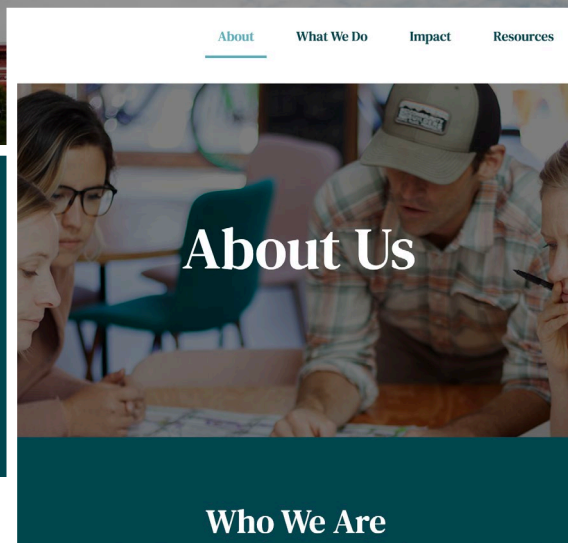
IN CLOSING

Colorado communities continue to face an array of challenges, such as growth pressure, diminishing affordability, and lack of housing options, and increasing costs for development. Increasingly, well-located brownfields sites are critical opportunities for achieving community goals and needs while maintaining efficient growth patterns. Fortunately, current historic levels of funding for brownfields revitalization present opportunities for Colorado communities to address these issues with a fresh look at the reuse potential offered through brownfields sites. Over the past 30 years, the CDPHE has been committed to supporting brownfields revitalization and ensuring communities throughout Colorado can access these resources. With continued dedication, the Colorado Brownfields Partnership looks forward to continuing the many successes of 2024, and accomplishing new milestones in the coming years.

As always, we could not do this without the help of our partners, including KSU-TAB, the Colorado Department of Local Affairs, the Colorado Division of Oil and Public Safety, the Colorado Main Street Program, 9th Path Advisors, Downtown Colorado Inc., the Environmental Protection Agency, and of course the dedicated local government and nonprofit owners of brownfields sites. We will continue to work side-by-side with these organizations to bring assistance, resources, and revitalization to Colorado communities.



For more information on the Colorado Brownfields Partnership and the resources we offer, visit our website at cobrownfieldspartnership.org.







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