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December 17, 2014

Environmental Management Support, Inc.
Attn: Mrs. Edie Findeis Cromwell
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone 301-589-5318

Mr. Dan Heffernan
Environmental Protection Agency, Region 8
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129

11701 Community Center Drive
PO Box 330061
Northglenn, Colorado 80233-8061
Phone (303) 451-8326
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Re: Northglenn Brownfield Revitalization Area
USEPA Brownfield Community Wide Petroleum and Hazardous Materials Assessment Grant

Dear Mrs. Cromwell & Mr. Heffernan:

The City of Northglenn is pleased to submit this combined application for the USEPA Brownfield Community Wide Petroleum (\$200,000) and Hazardous Materials Assessment Grant (\$200,000). Our application includes responses to all threshold and ranking criteria as described within the application materials. The City will use the requested Petroleum and Hazardous Materials funds to support brownfield redevelopment in our West 104th district to reduce threats to our citizens' health, welfare, and our environment; help create new jobs; increase tax base; eliminate blight; and stimulate our economy. Our goal is to identify and assess brownfields in our West 104th commercial district to improve and promote future commercial growth, create a cohesive community aesthetic, and improve the character of Northglenn's neighborhoods.

A. Applicant Identification:

The proposed recipient of the EPA Community-Wide Hazardous Materials and Petroleum Assessment Grant monies is the City of Northglenn with offices located at 11701 Community Center Drive, Northglenn, Colorado 80233.

B. Applicant DUNS Number: DUNS #07-341-7438

C. Funding Requested:

- i. Grant Type: Assessment Grant*
- ii. This \$400,000 application is for the combined EPA Hazardous Materials and Petroleum Assessment Grant to be utilized for the assessment of contaminated lands targeted for remediation and redevelopment.*
- iii. This application is for the combined EPA Hazardous Materials and Petroleum Assessment Grant to be utilized for the assessment of contaminated lands targeted for remediation and redevelopment. We are requesting \$200,000 to be utilized for contaminated land assessment activities for hazardous substances and \$200,000 for petroleum assessment to assist in southwest commercial district revitalization and redevelopment efforts.*
- iv. This application is a Community-Wide Assessment Grant*

D. Location:

Northglenn is strategically located in the heart of the Denver Metro Region and is competitively positioned along the Interstate 25 corridor. Northglenn is only nine miles north of downtown Denver, 19 miles from Boulder, and 25 miles from the Denver International Airport. The City's location also provides easy access to the nearby Rocky Mountains. The targeted community consists of the West 104th commercial district, an area roughly defined by census tracts 93.04 and 93.23

E. **Site Specific:** *This is a community wide application and does not include site specific information.*

F. **Project Contacts:**

Project Director

Ms. Debbie Tuttle, CEcD
NURA Executive Director
11701 Community Center Drive
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Phone (303) 450-8743
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Chief Executive

Mr. John R. Pick, ICMA-CM
City Manager
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Northglenn, CO 80233-8061
Phone (303) 450-8706, Fax (303) 450-8798
Email: JPick@Northglenn.org

G. **Date Submitted:** *December 19, 2014 via United Postal Service Delivery*

H. **Project Period:** Three years

I. **Population:** Our population is 37,499 persons (2014 Est. - Colorado Dept. of Local Affairs)

J. **Special Consideration Checklist:** Please see attached for complete checklist.

Thank you for consideration of our grant application, and we encourage your support and approval. Please feel free to contact us if you have any questions or require any additional information.

Sincerely,


John R. Pick
City Manager

Enclosure

Threshold Criteria for Assessment Grants

1. Applicant Eligibility

The applicant for this combined EPA Community Wide Hazardous Materials and Petroleum Assessment Grant is the City of Northglenn, CO. The City of Northglenn fulfills the definition of an “eligible entity” by being a recognized political subdivision as defined by the State’s legislative definition of a political subdivision per 40 CFR stats. 35.6016 (a) (31) in 2012, with an estimate of 37,499 in 2014 according to the Colorado Department of Local Affairs. The City of Northglenn is a General Purpose Unit of Local Government as defined in the eligibility requirements for this grant.

2. Letter from the State or Tribal Authority (Attachment A)

The Colorado Department of Public Health and Environment (CDPHE) has reviewed this combined EPA Community Wide Hazardous Materials and Petroleum Assessment Grant and has provided a letter of support from the Brownfields Program.

3. Site Eligibility and Property Ownership Eligibility

A specific property eligibility determination is not requested at this time. Site eligibility and property ownership eligibility requirements will be determined in accordance with the community-wide grant requirements. Specific sites have not been identified; however, the intent is to use the Community Wide Hazardous Materials and Petroleum Assessment Grant to assess blighted commercial districts in the City of Northglenn. Properties to be used under this funding are a mix of properties, some are owned by the Northglenn Urban Renewal Authority, while many others are privately held.

Ranking Criteria for Assessment Grants

Community Need (50 Points)

Targeted Community and Brownfields (25 Points)

Community Description (5 Points)

The city of Northglenn was incorporated in 1969 in a location that was once the edge of the Denver metro region. The City’s population grew quickly from roughly 500 residents in 1960 to almost 26,000 in 1969. Today, the City’s population is estimated at 35,958, and the City boundaries have been encompassed by further suburban growth. Northglenn is strategically located in the heart of the Denver Metro Region and is competitively positioned along the Interstate 25 corridor. Northglenn is only nine miles north of downtown Denver, 19 miles from Boulder, and 25 miles from the Denver International Airport. The City’s location also provides easy access to skiing, hiking, rafting, and camping in the nearby Rocky Mountains.

Early visions for the city included self-sufficient neighborhoods where most household needs could be met within a short distance. As such, the first major subdivisions included commercial, industrial, recreational, and school areas centered on a regional shopping mall. Today, the City of Northglenn is landlocked, and the land within the municipal boundaries is nearly fully developed. There are no opportunities for additional annexation and very few opportunities for Greenfield growth. Future growth of City of Northglenn is dependent upon the City’s ability to reclaim vacant properties and capitalize on infill sites. Unfortunately, Northglenn’s large commercial developments have deteriorated and become large blighted areas with aging infrastructure, environmental issues, and under-performing businesses. More than 85% of all the commercial properties have been designated as blighted and are located within the City’s designated urban renewal areas.

The City has taken a proactive approach to redeveloping the blighted commercial areas and created the Northglenn Urban Renewal Authority (NURA) in the early 1990s to affect a revitalization of the Northglenn’s blighted properties. Northglenn’s Urban Renewal Areas include a large commercial development located in



the southwest portion of the city along West 104th Avenue, immediately west of I-25. For the purposes of analyzing demographic data, this blighted commercial district (i.e., the targeted community, hereafter referred to as the “West 104th”) is primarily located in census tracts 93.23 and 93.04.

Demographic Information (5 Points)

Demographic	CT 93.04	CT 93.23	City of Northglenn	Adams County	Colorado	United States
Population ¹	5,326	3,927	35,958	442,996	5,042,853	309,138,711
Unemployment ¹	7.7%	13.1%	10.7%	9.5%	8.0%	9.3%
Poverty Rate ¹	11.4%	27.2%	16.0%	14.2%	12.9%	14.9%
Children in Poverty	21.1%	50.1%	25.7%	20.3%	12.9%	14.9%
% Hispanic or Latino ¹	36.7%	29.5%	30.7%	37.8%	20.6%	16.4%
% Minority ^{1,2}	45%	41%	40%	47%	30%	36%
Median Household Income ¹	\$52,348	\$43,443	\$52,149	\$56,633	\$58,244	\$53,046
Per Capita Income ¹	\$25,244	\$21,910	\$23,126	\$24,357	\$31,039	\$28,051

1. 2008-2012 ACS 5-year Estimates, available from <http://www.census.gov> and Colorado Department of Local Affairs
2. Minority defined as persons who identify as Hispanic or Latino and all other persons that are not “White alone”

Brownfields (5 Points)

The West 104th area hosts a significant number of new and old commercial structures, many of which have met their useful life. Some have been rehabilitated, but many remain in various stages of deterioration. The City has identified two primary commercial developments in need of remediation and redevelopment: Northglenn Marketplace and Huron Center.

The Huron Center is an approximately 12.5 acre commercial site that was developed in 1978. At its peak, this development included an Albertson’s grocery store, a Rite Aid drugstore, a regional bank, several restaurants, and a wide variety of retail tenants in the in-line spaces. The grocery store closed in 2006, the drugstore closed in 2008, and much of the in-line retailers followed shortly afterward. The anchor space has remained vacant for the past 8 years despite efforts to lease it to another tenant. NURA purchased the anchor building and property in 2013, and now owns 51% of the property. The remaining properties are owned by an out-of-state developer. A dry cleaner has been located in the west wing for more than 25 years, and environmental issues and potential contaminants, including perchloroethylene, have been a concern by developers and end-users interested in the property. Additionally, storm water drainage and flooding is a major problem during storm events. All of the buildings are aged, and do not meet building and fire requirements. More than 49% of the buildings are not sprinkled, which makes them unmarketable to tenants under state code.

The Northglenn Marketplace is an approximately 130 acre commercial site that was built between 1999 and 2001 on the former site of the Northglenn Mall. The Marketplace development is the City’s major commercial center, and, as such, this area provides the majority of the City’s sales tax revenue. Unfortunately, revenues have been decreasing since 2005, and many of the commercial spaces are vacant, including five larger tenants. Additionally, the site has no storm water drainage infrastructure, and minor flooding is often a problem during storm events. Potential contaminants at these two sites include perchloroethylene from former dry cleaning businesses and petroleum hydrocarbons from former auto shops.

With widespread vacancy, increased retail competition in the surrounding areas, and decreasing revenues, many of the commercial buildings in the West 104th area have fallen into disrepair. Conditions surveys completed in 2008 and 2012 documented numerous blight factors in the targeted area, including graffiti, broken windows, trash and debris on sidewalks, standing water, broken curbs, deteriorated streets and parking lots, potholes, and deteriorated structures. Along with the minor blight issues come several factors that are direct threats to the health and safety of area residents and visitors, including higher crime incidences, flooding issues due to a lack of storm water management, unscreened mechanical equipment, exposed wiring, and a lack of fire protection infrastructure. The City has tried to attract developers to these commercial sites; however, potential contamination from former dry cleaners and auto shops has deterred investors.

Cumulative Environmental Issues and Environmental Justice (10 Points)

The presence of brownfield properties in the West 104th area represents a significant environmental justice concern. Impoverished and minority residents are concentrated around the blighted commercial developments, exposing these populations to increased environmental and health hazards.

The Northglenn Marketplace is located in census tract (CT) 93.23. Approximately 10% of Northglenn's population is located within this census tract, and, as evidenced by the preceding demographic data from the U.S. Census Bureau's 2008-2012 American Community Survey, the population in this area of Northglenn is not financially influential. The City of Northglenn itself has a median household income and a per capita income that is only slightly lower than the National and Colorado averages. However, the median household income around the Marketplace development (\$43,443) is over 16% lower than the median household income of the City (\$52,149). Similarly, the poverty rate for all people is 11.2% higher, and the unemployment rate is 2.4% higher. Moreover, half of all children (50.1%) living in CT 93.23 are living in poverty.

The Huron Center is located along the northern border of CT 93.04, and residents of this area have a median household income that is close to the City-wide and national values. Since the blighted area is located at the edge of this census tract, most residents within this census tract are not adjacent to the potentially contaminated parcels. However, behind the Huron Center there is major multi-tenant and single family homes. The portion of Northglenn that is most impacted by the blighted West 104th area is most accurately depicted by the previously discussed demographics in CT 93.23.

In addition to the brownfields properties that affect the health and welfare of Northglenn's citizenry, the City also suffers from poor air quality, including higher than average levels of nitrogen dioxide. Based on reporting by the U.S. Environmental Protection Agency, the 2013 median Air Quality Index (AQI) in Adams County was 45, which is approximately 22% higher than the national average. The median AQI corresponded to 103 days of moderate air quality and 6 days of air quality that was unsafe for sensitive groups. Ozone and nitrogen dioxide are the primary pollutants. In 2014, the nitrogen dioxide level in the Northglenn area neared 20 ppb, a level over twice the national average. Exposure to elevated levels of nitrogen dioxide increases the likelihood of respiratory problems and reduces immunity to lung infections. Most nitrogen dioxide in cities comes from motor vehicle exhaust, and given the high traffic volumes on the adjacent I-25 corridor, the targeted community likely experiences elevated nitrogen dioxide levels on a daily basis.

Overall, the environmental health of Northglenn and Adams County is less than optimal. According to the *County Health Rankings & Roadmaps* program, which is a collaboration between the Robert Wood Johnson Foundation and the University of Wisconsin Population Health Institute (available at www.countyhealthrankings.org), the county ranks in the bottom half (35th out of 59) of Colorado counties

regarding environmental health. The County ranks above the Colorado averages for smoking, adult obesity, unemployment, violent crime, and commute times and below the state averages for high school graduation and post-secondary education.

Impacts on Targeted Community (10 Points)

Urban blight and decay are widely recognized as invitations to violent and property crimes. This is often referred to as the "Broken Windows Theory", which was introduced by James Wilson and George Kelling in the early 1980s. The conditions surveys completed in 2008 and 2012 documented numerous blight conditions in the West 104th area, including graffiti, structure deficiencies, litter, standing water, and broken curbs. These blighted properties may be contributing to the high crime incidence in this area of Northglenn. According to information from the Northglenn Police Department, properties in the targeted area are associated with a disproportionately high number of 911 calls for occurrences ranging from property damage, to injury accidents, to theft, and the apartment complexes in this district consistently have calls for service ratios above the city-wide average. Within the last 6 months, there have been 51 cases of property destruction/vandalism, 5 burglaries, 15 motor vehicle thefts, and countless drug/narcotic violations within a half mile of the two blighted commercial developments.

Additionally, these commercial brownfields are plagued by a predominance of defective or inadequate street layout and many buildings lack adequate fire protection infrastructure, representing a significant safety hazard for area residents and patrons of the occupied commercial spaces. The existing access roads are insufficient to meet the needs of improvements within the area; they are inconsistent with city standards and, in many cases, are deteriorating. According to the Northglenn Police Department, there are a high number of 911 based calls for service associated with traffic accidents near the two commercial developments. According to Northglenn PD's 2013 Annual Report, the two main intersections used to access the Marketplace Area have the 1st and 3rd highest total number of accidents in all of Northglenn.

The relatively high crime rate coupled with the unsafe intersections and inadequate fire protection is particularly troublesome when you consider the neighboring land uses. The Huron Center is located immediately adjacent to Hillcrest Elementary School, multi-family and single-family housing, and the Crossroads Church and is within blocks of the high school which has more than 1,800 students. The Marketplace is also immediately adjacent to multi-family and single-family housing, Vantage Point Senior High School, and two churches. The vacant spaces, blighted buildings, and deteriorating roadways have already had a blighting influence on the one of the adjacent multi-family residential developments. According to a 2012 conditions study by Ricker Cunningham, the apartment complex has multiple blight factors, including fire safety problems, deteriorating parking surfaces, cracked/uneven sidewalks, and high crime incidence.

Perhaps the most tangible impact that these blighted, vacant commercial spaces have had on the community is the lack of access to healthy foods. The anchor space of the Huron Center was once occupied by a large grocery store, Albertson's, but the space has been vacant since the store closed in 2006. There have been no new city grocery stores on the west-side of I-25, and, unsurprisingly, most of the targeted community is considered a food desert by the USDA. According to the USDA, a lack of access to healthy foods contributes to a poor diet and can lead to higher levels of obesity and other diet related diseases, such as diabetes and heart disease. The bi-annual resident survey ranks a new full-service grocer as one of the highest needs for the community.



Financial Need (15 Points) *Economic Conditions (5 Points)*

The City of Northglenn is completely surrounded by neighboring communities, is completely landlocked, and has no possibilities of future annexable land. There are only a handful of very few small infill parcels that are developable, and only one small developable green field site. Due to a lack of vacant land area, new residential and commercial construction has stagnated within the City boundaries. According to US Census Bureau Data, only 1 new single-family or multi-family residential construction permit has been issued in Northglenn since 2007, and only one multi-family residential complex has been constructed in more than 14 years. The majority of commercial and residential structures were built in 1960s and 1970s and many now need renovations or complete redevelopment. Because of these factors, the City must rely on urban renewal and redevelopment to ensure the continued vitality and prosperity of the local community.

The City is largely dependent on sales tax revenue in order to fund its operations. A large proportion of this revenue comes from sales taxes collected in the West 104th area. Revenues at the Marketplace peaked in 2005 and have declined each year since. Revenues at the Huron Center decreased by 90% between 2004 and 2011. Since 2011, revenues at the Huron Center have recovered slightly, but annual revenues are still less than half of the 2004 value. The commercial buildings in are nearing the end of their design life, and redevelopment of the existing commercial developments in the West 104th area is absolutely crucial for the city of Northglenn. The Tax Increment Financing (TIF) clock ends in the Marketplace area in less than three years, and the City needs redevelopment and the subsequent increases in sales tax revenues in order to continue to provide the same level of municipal services into the future.

In addition to the falling tax revenues, high commercial vacancy rates, the City of Northglenn suffers from a high unemployment rate and a predominance of low wage jobs. According to the U.S. Census Bureau 2008-2012 American Community Survey, the city-wide unemployment rate (10.7%) is over 30% higher than the state unemployment rate, and the unemployment rate in CT 93.23 is over 60% higher than the state rate (13.1% versus 8.0%). Even though the unemployment rates are decreasing, they are higher than the metro Denver and surrounding other municipalities. Two of the primary industries in Northglenn include retail trade and accommodation and food services; almost 25% of Northglenn's working population is employed in these two industries, which typically have lower wages. According to the Colorado Department of Labor and Employment, the average wage for Adams County workers in the accommodation and food service industry was only \$323 per week in 2013. The average wage in all of Adams County (\$907/week) is more than 7% lower than the state-wide value (\$978/week).

Adams County was also one of the many places impacted by the 2013 Flood, which spread across a range of almost 200 miles from north to south and affected 17 counties. President Barack Obama declared a state of emergency for Adams County and 11 other counties on September 16, 2013. The 2013 Flood had tremendous impacts across Colorado, including lost lives and destroyed homes and businesses. While Northglenn and Adams County were not among the hardest hit, the severity of the 2013 Flood was such that it negatively impacted the economy of the entire state. Throughout Colorado, widespread impacts from the flooding included tourism reduction, transportation disruptions, displaced workers, and environmental contamination from hazardous waste.

Over the last twenty years, NURA has invested more than \$26 million in TIF funds into revitalization and redevelopment projects within the city's urban renewal areas. The City recently worked with three developers to redevelop the majority of the blighted Marketplace development; however, despite recent NURA investments, potential investors have identified a potential for environmental contamination from past land uses and chose not to make purchase. Recently a Request for Proposal (RFP) was released on



the Huron Center to solicit developers for redevelopment of the property. Unfortunately, interested developers and/or end-users were not interested in the property, because of the current property assemblage and unknown environmental issues that may exist on the property due to a drycleaner that had been located for more than 20 years.

In order to attract investors to redevelop the blighted commercial properties, assessment and remediation work must first be completed. With the sales tax revenues, the City's budget is already strained and other forms of assistance are needed. In their 2010 Comprehensive Plan, Northglenn identified the EPA's Brownfield Program as a possible tool to help create a more diversified and well-balanced economic base. An assessment grant would be the catalyst needed to revitalize the West 104th area through brownfield redevelopment.

Economic Effects of Brownfields (10 Points)

As discussed earlier, impoverished residents are squeezed around the blighted and vacant commercial spaces in the West 104th area. Census Tract 93.23, where the blighted Marketplace development is located, performs below the national, state, and county averages on almost all economic indicators. According to the U.S. Census 2008-2012 American Community Survey, poverty levels in this area are significantly higher than the city-wide, national, and Colorado averages, and the median income and per capita income are significantly lower. The median income of households in the CT 93.23 in the targeted community was \$43,443, compared to \$53,046 nationally and \$52,149 throughout Northglenn as a whole. Similarly, the per capita income of CT 93.23 was \$21,910, compared to \$28,051 nationally.

Redevelopment of Northglenn's West 104th area has the potential to raise adjacent property values, increase sales tax revenue, and once again put this area of Northglenn on the map as an important retail destination for both local and regional shoppers. However, due to poor site design, underutilized parking areas, an overall negative perception of existing management and building ownership, and potential contamination from past dry cleaners and auto shops, the City has had difficulty attracting tenants to the existing spaces.

Barriers to redevelopment in this area include the environmental condition, contamination, and blight that reinforce a negative perception of the West 104th area. Some absentee property owners, as well as present owners, have stopped caring for their properties, leaving them to become overgrown, run down, and unattractive. Owners of some of the vacant and abandoned sites are interested in selling or improving the land, but significant assessment and remediation activities are needed before redevelopment can occur. Many owners do not understand the environmental regulations associated with redevelopment and are fearful of fees or fines. This fear is mirrored by potential investors/developers. For example potential developers have been solicited to redevelop portions of the West 104th area, but potential investors/developers feared clean-up of the site would be too expensive and involved.

Project Description and Feasibility of Success (50 Points Total)

Project Description (25 Points)

i. Project Description (15 Points)

Northglenn will use the EPA funding to develop both a Hazardous and Petroleum inventory of brownfield sites in the West 104th area. This inventory will help the City prioritize the assessment, cleanup, and redevelopment of these sites and will accelerate their reuse by providing accessible information to developers. The City will consolidate this information in electronic format and create summary sheets that highlight the most pertinent information about each site that can be distributed to interested developers.



EPA funds will also be used to conduct approximately 8 Phase I Environmental Site Assessments (ESAs) on Hazardous sites and another 4 Phase I ESAs on Petroleum sites.

Phase II ESAs will be performed on approximately 4 Hazardous sites and 3 Petroleum sites, which will be identified through the brownfield inventory and community involvement efforts. For each Phase II ESA conducted, quality assurance project plans, site-specific sampling and analysis plans, and remedial action work plans will be developed. EPA will be consulted before any work is conducted on sites that might impact historical properties. In addition, remediation and reuse plans will be created for each site that undergoes a Phase II ESA.

Northglenn will also use EPA grant funding to conduct area-wide planning activities targeted at integrating brownfield reuse efforts with the community's vision for a thriving mixed-use commercial development. These area-wide efforts will enable the development of a community-led revitalization strategy that facilitates brownfield cleanup and reuse and fosters broader economic and environmental barriers that hinder brownfield redevelopment in the area. The redevelopment of brownfield properties will allow for the creation of jobs and a stronger tax base for the City while promoting much needed infill development, including diverse, high-quality housing stock, and new businesses that pay higher wages than the current city average—all of which are identified as goals in the City's Comprehensive Plan.

The redevelopment of underutilized and vacant properties is one of the main policies of Northglenn's Comprehensive plan. Northglenn wishes to redevelop the West 104th area into a strong city center oriented toward specialty retail and entertainment in an attractive, pedestrian setting. Mixed-use development will be favored in order to encourage multiple uses that will strengthen and expand the core of the community, including retail, offices, restaurants, and civic uses.

ii. Project Timing (5 Points)

The City of Northglenn has the requisite capacity to administer the EPA grant funds based on the previous experience of key staff in federal and state grant management. Examples of previous grant management experience are provided in the "Programmatic Capability" section of this grant application. Multiple individuals and organizations will be involved to ensure the project's success. Shortly after the grant is awarded, the City will follow the procedures detailed in 40 CFR 31.36 for the procurement process to select the environmental consultant project team and will release a competitive, public Request for Qualifications in order to select the team deemed most qualified by a review committee. The City will also immediately begin the site selection process, making use of the broad community knowledge held by local community members and partnered community groups. Site access issues will be addressed when/if they arise, and will be taken into account during the prioritization process.

To track the success of this grant, Northglenn's project manager will record outputs in a comprehensive database as the grant is implemented. Contractors will be expected to report monthly on the work performed, including outputs or outcomes. The project manager will summarize outputs/outcomes in quarterly reports submitted to the EPA. This system will ensure that all milestones and deliverables are met/completed in a timely manner (less than 3 years) and are recorded as they are finished. The project manager will track data for both the Petroleum Assessment Grant and the Hazardous Substances Assessment grant and will enter pertinent information into the EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database.

iii. Site Selection

The first step in assessment will be the identification of potential properties to be considered under this project, and developing and implementing a site prioritization scheme. Potential properties and/or areas of



high priority have been previously discussed. Criteria for properties to be selected will be based upon a number of factors, including fit with the City of Northglenn Comprehensive Plan, developer interest, known and suspected past operations, known and suspected environmental issues, and storm water management issues. In addition to these criteria, final site selection will focus on those properties that are a redevelopment priority and have the greatest potential to adversely impact the environment and the health and well-being of the community.

Task Description and Budget Table (20 Points)

Task 1 – Site Inventory, Selection and Planning

Northglenn anticipates site inventory, selection, and planning costs of approximately \$58,000. This task includes costs associated with identifying and cataloging potential sites and costs for developing and implementing a site prioritization scheme. The ultimate goals of our program are to protect public health and the environment, remove blight, and to clean-up sites so that they can be reused for a variety of purposes. To guide the program, we are establishing a Brownfields Advisory Committee (BAC) comprised of representatives from a diversity of community groups, public entities, and other engaged entities and residents. A team of City staff and consultants will provide technical support to the Program. A site inventory and prioritization process will be created for brownfield sites throughout the community, which will result in a ranking of key sites for assessment, cleanup, and redevelopment. Costs will include \$7,000 in staff time offered as “In-Kind” services, primarily assisting in the redevelopment planning activity of the program.

Task 2 – Site Assessment

This task includes preparing site eligibility determinations and Phase 1 ESAs on potential redevelopment sites. All ESAs conducted with grant monies will comply with All Appropriate Inquiries and ASTM Standard E1527-13. While the total number of sites is unknown, Task 2 would likely encompass estimated 4 Petroleum and 8 Hazardous Materials sites at an estimated cost of \$4,000 per Phase 1 ESA, based upon estimates provided by a local environmental contractor. This task also includes fees associated with the sites requiring Phase 2 assessments to delineate the presence, extent, and levels of environmental contaminants. This will include all preliminary and final reports, including preparation of a quality assurance project plan, sampling and analysis plan, and site-specific health and safety plan. Approximately \$32,000 is budgeted for each Phase 2 ESA, based upon estimates from a local environmental contractor, and would likely encompass an estimated 4 Hazardous Materials sites and 3 Petroleum sites. Site assessment costs are anticipated to total approximately \$272,000, assuming 12 Phase 1 ESAs at a cost of approximately \$4,000 each and 7 Phase 2 ESAs at an average cost of approximately \$32,000 each.

Task 3 – Programmatic Costs

This task will include leading and documenting the brownfield site selection process and coordinating and conducting meetings. A majority of this work will be outsourced to an experienced consultant retained by the City, and the cost is budgeted at \$29,000. A total of \$3,000 has been budgeted for City staff, such as our DPW Director and City Planner, to attend USEPA Brownfields conferences over the three-year grant period.

Task 4 – Remediation Planning (ABCA)

This task includes preparing comprehensive Analysis of Brownfield Cleanup Alternatives (ABCA) and Remedial Action Plans (RAPs) to address individual site contamination identified in the previous task. Northglenn will produce an area-wide brownfields plan that integrates brownfield cleanup and redevelopment strategies into the community vision for the West 104th area. During this task, sites



evaluated may be entered into the Colorado Department of Public Health and Environment's Voluntary Cleanup Program (VCUP), if appropriate. A total of 6 ABCA/RAPs are anticipated at \$5,500 each for a total of \$33,000

Task 5 – Community Outreach

Northglenn plans to hold multiple community events during the implementation of this grant in order to educate community members on brownfield issues, solicit feedback on project direction, and ensure the project outcomes are consistent with the community's vision for the West 104th area. We estimate that public outreach to be \$23,000 and will include contractual costs for coordinating and conducting community involvement outreach programs and meetings, and for the cost of preparing, printing, and mailing project and site information and marketing pamphlets and related items. Also included are costs to conduct outreach meetings, draft press releases, and update our website as data is assembled. Costs for these activities will include \$8,000 in staff time offered as "In-Kind" services. Funds are requested under the "Contractual" categories to allow consultants working on the project implementation to participate in the public meetings.

**Projected Budget for Assessment Work – EPA Brownfields Assessment Grant
Downtown Redevelopment Project; City of Northglenn, CO**

Task Description	Task 1 Inventory Planning	Task 2 Environ. Site Assess.	Task 3 Programmatic Costs	Task 4 ABCA	Task 5 Community Outreach	Total Budget
Travel – H	\$					\$
Travel – P	\$		\$3,000			\$3,000
Contractual * – H	\$17,000	\$160,000	\$8,000	\$20,000	\$5,000	\$210,000
Contractual * – P	\$34,000	\$112,000	\$18,000	\$13,000	\$10,000	\$187,000
Personnel – In Kind	\$7,000				\$8,000	\$15,000
Total Budget	\$58,000	\$272,000	\$29,000	\$33,000	\$23,000	\$415,000

H – hazardous substances; P – petroleum

* – The Cooperative Recipient will comply with procurement procedures outlined in 40 CFR 31.36

Ability to Leverage Funds (5 Points)

The City is fully committed to this project and is willing to meet any assessment and other needs of the SW Commercial District revitalization that are not met through this grant through the use of general tax revenues, TIF funds, and in-kind assistance from qualified staff such as the City Manager, NURA board and staff, Economic Development, Planning, Communications, Finance, and Public Works staff. The City will commit future staff time to identifying potential financial funding options to assist with the redevelopment of brownfield properties. This "in-kind" time will include, but is not limited to, conducting meetings with developers, state agencies, and the public. Moreover, the City will pursue Colorado sponsored grants and loans to assist with financing the West 104th area redevelopment projects, including but not limited to Community Development Block Grants, State Incentives for Redevelopment of Contaminated Land, Petroleum Storage Tank Funds, Petroleum Cleanup and Redevelopment Fund, Colorado Brownfields Revolving Loan Fund, and Colorado Targeted Brownfields Assessment.

EPA funding is a key element of a comprehensive initiative already underway by the City, the private sector, and several community partners to revitalize the West 104th area. As such, this funding will

leverage millions of dollars of investment that will be made in this area over the next several years. The City has designated the two blighted commercial developments as Urban Renewal Areas and has completed conditions surveys on the properties. Over the last twenty years, NURA has invested more than \$26 million in TIF funds into revitalization and redevelopment projects within the city's urban renewal areas, including over \$1.7 million in the West 104th area in the last 5 years. An estimated additional \$1.5 million will be invested in the targeted area over the next three years (see attachment).

The Urban Renewal Area #1 (URA 1) identified in the attached budget provides documentation of NURA investments planned for the targeted area in 2015. As reflected in the attached budget, NURA also provides \$100,000 in staff reimbursement to support projects. NURA will also be providing in-kind staff and technical services to support the City for this grant. Additional private funding sources (developers) will be sought to fill any remaining funding gaps to assure the success of the redevelopment projects.

In 2013/2014, NURA assisted the City of Northglenn with the redevelopment of a blighted 45-year-old mall (Garland Center). The redevelopment project included property assemblage and environmental clean-up of the site. This successful project revitalized the surrounding neighborhood and created more than 100 jobs. With the close partnership that the City has established with NURA, Northglenn plans to repeat this success in the blighted West 104th area.

Additionally, NURA, the City and the developer partnered last year on a 10-acre redevelopment project that had been leveled more than ten years ago. It now has more than 55,000 square feet of retail/service/restaurant space and employs more than 300 people. The Denver Regional Council of Governments (DRCOG) awarded the City third place award for the best development project in the state for 2013. This project also included environmental soil clean-up to prepare the property for redevelopment.

Community Engagement and Partnerships (35 Points Total) Plan for Involving Target Community (15 Points)

Community involvement was one of the fundamental concepts of Northglenn's 2010 Comprehensive Plan. During the Comprehensive Planning process, residents, property owners, and business and civic leaders participated in a series of public and focus group meetings. These meetings included a values exercise that was used to formulate key elements for the long-term vision of the city. Attendees and community members helped identify key issues, goals, and objectives, and assisted in developing the key concepts and guiding principles for the City of Northglenn.

Northglenn is committed to continuing this trend of community involvement throughout the implementation of an EPA Assessment grant. Upon award of an EPA Assessment grant, the City will create a Brownfields Advisory Committee to serve as the public outreach forum for the brownfields project. Following site inventory, the prioritization process will involve the community through notices in the local newspaper, the City website, and at public informational meetings. The goal of these outreach strategies will be to solicit public input and to educate the community about project goals. The community will be kept informed throughout the entire project through public meetings, project updates posted on the City website, and through flyers and other publications. The distribution of flyers and other publications and the use of public meetings will ensure that the City communicates with and solicits input from the widest range of citizenry possible. Additionally, all communication related to the brownfield assessment and revitalization project will be translated orally and in written Spanish to ameliorate the language barrier of the Hispanic citizens who



reside in the West 104th area and throughout Northglenn. The City will continue to solicit input as appropriate from private and public entities.

Partnership Development with Government Agencies (10 Points)

The City recognizes the need for involvement of multiple authorities and local offices and realizes the importance of developing intergovernmental agreements. Relationships between the City and other government and local agencies were developed during the creation of the Comprehensive Plan. The City has also adopted the Mile-High Compact, which is a voluntary compliance agreement with the Denver Regional Council of Governments (DRCOG). By adopting the Compact, Northglenn has pledged to uphold the regional tenets of Metro Vision 2035, a regional plan that aims to guide growth, development, and public investments throughout the Denver metro region. Agencies that will likely be involved during implementation of an Assessment Grant include the School Districts, Colorado Parks and Wildlife Division, Bureau of Reclamation, U.S. Army Corps of Engineers, and the Colorado Department of Transportation.

The City has received a letter of support from the Colorado Department of Public Health and Environment (CDPHE), which is included as an attachment to this grant application. The CDPHE will provide invaluable guidance and oversight of the proposed assessment and redevelopment process. The City anticipates that other state agencies, such as the Division of Oil and Public Safety within the Colorado Department of Labor & Employment, will become involved and play important roles as the assessment of contamination at each site is completed. The CDPHE will play an important role in the Brownfield redevelopment process when RAPs and ABCAs are prepared prior to site remediation and once sites are entered into the Voluntary Cleanup Program (VCUP), if appropriate.

Partnerships with Community Based Organizations (10 Points)

Community-based organizations have been instrumental in creating a vision for the revitalization of the West 104th area. The City has and will continue to meet with a variety of community organizations in order to solicit input and keep the community informed about the West 104th Brownfield Revitalization project. The following community organizations have provided letters of support and will be deeply involved in the implementation of this grant.

- **Northglenn Urban Renewal Authority (NURA)** is a special purpose governmental entity with the primary purpose to improve business areas in Northglenn by eliminating blight, assisting private development and redevelopment projects, and planning and building public and public-related commercial improvements as necessary to achieve those goals. NURA has a strong partnership and collaborative working relationship with the City of Northglenn and will contribute to the grant project by assisting the City with public outreach and information dissemination.
- **The Metro North Chamber of Commerce (MNCC)** is a non-profit organization that seeks to promote the economic vitality of the Metro North region. MNCC works to provide support to businesses in the region through strong advocacy at the local and state level while providing opportunities to help businesses grow and develop. MNCC has offered to support the grant project through their Business and Community Connection Center, which serves as the hub for the Metro North region's business development efforts. MNCC has also offered to assist the City with public outreach and information dissemination through their connections, market exposure, and broad influence.
- **Downtown Colorado, Inc. (DCI)** is a nonprofit membership organization committed to building better communities by providing assistance to Colorado downtowns, commercial districts, and town centers. DCI will contribute to this grant project by assisting with public outreach efforts, promoting



sites to businesses and developers for reuse, and by assisting City staff in business recruitment efforts.

- **Economic Development Council of Colorado (EDCC)** is a state-wide, non-profit organization dedicated to successful, responsible economic development. EDCC's mission is to strategically retain, expand, and attract primary employers. The EDCC will contribute to this grant project by helping Northglenn develop partnerships with public and private organizations to create desirable opportunities for redevelopment.
- **Northglenn High School STEM** uses an inquiry approach to problem-based learning (PBLs) in order to teach students 21st century skills. Students must complete four credits on a pathway in order to receive STEM recognition at graduation. Pathways include Science, Technology, Engineering, and Mathematics. The school hopes to use the grant project to educate students about the City's diverse efforts to revitalize the blighted commercial districts, and students may directly assist with the grant project through the PBL model and become part of the successful revitalization project.

Project Benefits (25 Points)

Public Health and/or Welfare and Environment (10 Points)

An assessment grant will assist Northglenn in promoting a vibrant, equitable, and healthy community through the redevelopment of the West 104th area that will:

- Eliminate blight and increase the quality of life for residents
- Promote walkable community and commercial district by redeveloping property
- Create new opportunities for sustainable developments
- Enhance the environmental quality, health, and safety in the community
- Improve storm water management and reduce flood hazards

The emphasis on community engagement that will accompany implementation of this grant will increase community awareness of potential public health and environmental contamination issues associated with the brownfield sites. As the extent and nature of environmental contamination is determined, community members will better understand how to limit their exposure to contaminants. This community engagement will also facilitate the eventual redevelopment of these sites, as residents will become aware of the many benefits associated with reusing brownfield sites as opposed to expanding development to greenfield sites.

Additionally, the improved safety and walkability that will result from the redevelopment of brownfields in the West 104th area will greatly benefit the impoverished residents that live in adjacent residential housing. The lack of access to healthy foods, the high crime incidence, the unsafe intersections, and deteriorating roads make it difficult for area residents to access community amenities. Additionally, several sidewalks in the area are either too narrow for appropriate capacity or too close to the adjacent right-of-way, creating an unsafe environment for walking and biking. With many household incomes below the poverty level, relying on vehicular transportation is a significant financial stress. The redevelopment of these brownfields will not only allow these residents greater access to community amenities, but also create jobs within walking distance, potentially reducing transportation costs for many low-income residents

Environmental benefits from infrastructure reuse/sustainable reuse (8 Points)

The City of Northglenn Comprehensive Plan and the West 104th Revitalization call for the redevelopment of various blighted, vacant, and underutilized land parcels that are located within and around existing neighborhoods and infrastructure. The Comprehensive Plan promotes urban infill development that will be



served by existing infrastructure, which is recognized as a key strategy for minimizing the encroachment of open spaces, agricultural lands, and other natural areas.

Existing roadways will provide sufficient access to the revitalized West 104th area, and intersection improvements and new interior access roads will ensure a safe environment for both vehicles and pedestrians. The development of these infill sites will make existing transportation systems more efficient and encourage the use of public transportation. The existing sidewalks will be supplemented with additional walkways, pedestrian trails, and bike trails connecting the revitalized area with the City's existing trail system, thereby encouraging walking and bicycling as alternative transportation and contributing to healthy lifestyles. By encouraging alternative transportation methods and increasing the amount of green space, including urban trees and native plants, the City hopes to improve the overall air quality in the West 104th area.

In addition to improved transportation options and added green space, the creation of affordable, diverse, and high-quality housing is also a primary goal of the revitalization project and a primary policy of the City's Comprehensive Plan. The City has identified several strategies to meet this goal, including 1) creating partnerships with agencies, developers, and non-profits to redevelop aging multi-family housing developments, 2) the creation of a city-wide housing authority to aid low and moderate income households, 3) provide zoning on vacant parcels that encourages the development of a variety of housing types, and 4) investigate gaps in the housing market and diversify the overall housing stock.

Economic or non-Economic Benefits and/or Greenspace (7 Points)

The primary goals of the West 104th Revitalization are to create a vibrant mixed-use community center that encourages high-quality affordable housing, and attract new businesses with higher-wage jobs. This assessment grant has the potential to benefit the community in a number of different ways that trickle down or directly impact the local economy. Remediating and redeveloping the blighted and contaminated properties would raise the property value of the adjacent and neighboring properties and promote much needed infill development. Incorporating urban green space areas into the redevelopment designs will result in rising land values and, consequently, an increased tax base. Local and state governments would benefit from increased sales taxes due to increased retail business and tourism. Perhaps the biggest economic benefits would be experienced by the local residents of Northglenn, who would see new jobs, potential new and upgraded housing options, and basic community amenities (like a grocery store) that the community currently lacks. The redevelopment areas would also create new synergy in the retail community and the attraction of new businesses to the shopping areas with quality tenants, which will increase shopping opportunities and increase sales tax revenues for the City. The future redevelopment of the brownfield sites could allow for the creation of a significant amount of new jobs, thereby decreasing the high unemployment and poverty rates currently present in the West 104th area. Additionally, the City plans to work with the Adams County Workforce and Business Center and other workforce development organizations to promote local hiring for potential employment opportunities related to the brownfield assessment, cleanup, and redevelopment of the West 104th area.

The West 104th area contains brownfields with the some of the highest potential to attract near-term private-sector, shovel-ready development once the environmental concerns have been more fully understood and remediation activities planned. Our brownfields initiative will help to catalyze new employment (permanent, remediation, and construction), property investment, and value leading to annual increased local property taxes and new housing in our densest and most transit-supported corridor. Most importantly, these targeted investments will help spark additional private-sector investment building from the momentum our initiative is creating. Our proposed program of site identification,



prioritization, and environmental assessment will provide vital knowledge to stimulate remediation and redevelopment at priority sites that can then act as catalysts for further market-driven corridor reinvestment. Sites within the targeted area are strongly positioned for redevelopment based on their accessible, visible locations, yet have not redeveloped due to the significant challenges posed by the presence of aging structures on the site and potential environmental concerns. Environmental assessments will provide the City and prospective developers with crucial information to facilitate economic reuse.

As part of its early planning, the City of Northglenn incorporated a strong network of parks, trails, and recreation facilities throughout the City that provide recreational opportunities and a chance to be close with nature. The West 104th area is surrounded by the City's green space and trail system. Nearby green spaces include Croke Reservoir Grant Park, and the city-wide trail system borders the Marketplace to the north and south. The West 104th area currently has a large amount of underutilized and deteriorating asphalt-paved parking space, and there are countless opportunities for redevelopment to incorporate small green spaces and recreational access points that will provide multiple benefits for residents. Adding green space and connecting this area to the existing trail system would not only serve Northglenn but would also be an amenity for visitors and add to the attractiveness of Northglenn as a regional destination, increasing tourism and, in turn, supporting additional investments.

Programmatic Capability and Past Performance (40 Points Total)

Programmatic Capability (24 Points)

The City's Finance Director, Controller, Economic Development Manager, and City Planning & Development Director all have significant grant management experience. City Planning & Development Director, Brook Svoboda has worked for Municipalities for more than 19 years, and many plans, studies, and assessments have been completed under his direction. Mr. Svoboda had been involved with Residential Rehabilitation Programs, EPA Coordination and has experience in Hazmat remediation. Mr. Svoboda will be responsible for coordinating the brownfield area-wide planning process. The City Planning & Development Office has a staff of four planners. In the event that Mr. Svoboda leaves the employment of the City, one of the remaining three planners would be assigned these responsibilities.

Mrs. Debbie Tuttle, Economic Development Manager, and Executive Director for the Northglenn Urban Renewal Authority (NURA) will act as a point of contact for the grant. Debbie has over 30 years of experience in economic development throughout the state of Colorado, and has been employed by the City since June 2011. During her career she has successfully managed millions of dollars of county, state and federal grants, including grants through the Adams County Workforce Investment Act (WIA), other county, state and federal workforce associated grants, Community Development Block grants (CDBG), Industrial Development Revenue Bonds for both Adams and Jefferson County, and through the Colorado Office of Economic Development Commission. Debbie has been active in many commercial Brownfield and environmental clean-up projects during her economic development tenure. She is also very experienced with building public-private partnerships over the last three decades which has proven as an essential tool in redevelopment and environmentally compromised projects.

City Controller, Jessica Clanton, will be responsible for the financial tracking of the project. Jessica has over seven years of experience in finance, serving as an independent auditor and then working for the City of Northglenn as City Controller for the past two years. As City Controller, Mrs. Clanton has been responsible for compliance on grant requirements, paying project invoices, and following grants through to completion. Mrs. Clanton has administered grants related to CDBG housing, public facilities, transportation, and police grants. These grants have included millions of dollars from Federal, State, and



private sources. Annual audits have been conducted in accordance with OMB Circular A-133, and in all cases, the independent auditor concluded that Northglenn complied with grant requirements of the state and federal programs. The City has never been designated with the "high risk" classification and has always received a "clean" audit.

The City of Northglenn understands that additional technical expertise and resources will be needed to effectively complete the brownfield assessment project. The City will follow federal guidelines to retain a qualified environmental consultant to assist in managing the activities funded by the Assessment Grant through a qualifications-based bid process. This will include evaluating (1) the number of EPA grants the environmental consultants have helped manage; (2) the consultants' understanding of the Assessment Grant process and Quality Assurance Project Plans (QAPPs), and (3) the consultants' understanding and ability to help with community outreach and education. The consultants will be evaluated on their experience with Colorado environmental laws, regulations, and EPA requirements and policies; environmental due diligence; transactions of environmentally impaired property; environmental site assessments (ESAs); brownfield redevelopment and financing; and community outreach activities.

Audit Findings (2 Points)

The City has not had any adverse audits and there have not been any problems associated with grant administration.

Past Performance and Accomplishments (14 Points)

Although the City of Northglenn has never received an EPA Brownfields Grant, the City has successfully administered grant funding from other federal and non-federal agencies. The following is a description of the City's most recent grants that are related to the revitalization and redevelopment of blighted commercial areas.

- **Great Outdoors Colorado Grant**

The grant award was for \$199,925 and was awarded in September 2007 and closed out in June 2009. The City of Northglenn was the grant recipient and point-of-contact for all grant activities. The City successfully met all grant reporting requirements. The Grant funds were used for the Croke Reservoir Nature Area Improvement Project which increased opportunities for residents to experience and enjoy outdoor recreational by adding a new fishing pier, a new connecting trail used for walking, running, roller blading, strolling with baby, etc, an overlook node used for birding, picnicking, photography, wildlife watching, etc.. The new trail connected with the existing trail loop which provided complete access around the lake and to Hugh Danahy Park which has tennis courts, basketball courts and picnic tables.

- **American Recovery and Reinvestment Act Grant - Highway Planning and Construction**

The grant award was for \$4,110,208 and was awarded in January 2010 and closed out in September 2011. The grant project consisted of the reconstruction of 4-5 lanes of Huron Street, from 104th Avenue to 112th Avenue and included the replacement of aged asphalt with 9.5 inches of concrete. Additional work included improvements to storm drains, water lines, sewer lines, traffic signal upgrades, concrete sidewalks, and curb ramps. The City has been successful in maintaining compliance with grant requirements by submitting quarterly reports and financial reports. Additionally, performance reports have been submitted on a semi-annual basis since the start of the project. The City complied with all reporting and programmatic requirements, including entering grant activities into the ARRA database system.



- **Public Safety Partnership & Community Policing Grant**

The grant was awarded by COPS (Community Oriented Policing Services), which is a component within the U.S. Department of Justice. The grant award was for \$726,558 and was awarded in September 2010 and closed out at the end of August 2014. The City of Northglenn was the grant recipient and point-of contact for all grant activities. The City maintained compliance with all grant requirements and successfully submitted quarterly financial reports and quarterly program progress reports. The grant allowed the City to hire 3 additional police officers and enhanced community policing principles in accordance with the community policing plan.



Attachment A
Letter of Support from State or
Tribal Environmental Authority





COLORADO
Department of Public
Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

December 11, 2014

Mr. Dan Heffernan
Environmental Protection Agency
Region 8 Brownfields Program
1595 Wynkoop Street (EPR-B)
Denver, Colorado 80202-1129

RE: City of Northglenn- Brownfields Assessment Proposal.

Dear Mr. Heffernan:

I am writing to express our support of the City of Northglenn's Community Wide Assessment grant application for the "West 104th Area" in Northglenn. The West 104th Area is the City's major commercial center and this proposal is an important part of the City's efforts to reduce blight and stimulate economic development.

The proposed assessment project will support EPA's current efforts in economic development and environmental cleanup by identifying environmental concerns and positioning sites within the target area for re-use. If additional resources are necessary after completion of activities outlined in this application, CDPHE has the ability to provide funding for Brownfields cleanup through the Colorado Revolving Loan Fund and the State of Colorado Brownfields (H.B. 1306) program. The State of Colorado has also recently enacted a State Income Tax Credit for Remediation of Contaminated Land that can provide additional resources for cleanup activities. CDPHE has informed Northglenn of the availability of these assistance programs and can assist with the application process if requested.

In summary, we feel the proposed project is an important step towards improving environmental and economic conditions in Northglenn. As such, we fully support the efforts outlined in their proposal, and look forward to supporting their efforts to revitalize their blighted commercial districts.

Sincerely,

A handwritten signature in blue ink that reads "Douglas C. Jamison".

Douglas C. Jamison
Superfund and Brownfields Unit Leader
Colorado Dept. of Public Health and Environment



Attachment B

Leveraging Documentation



**Northglenn Urban Renewal Authority
2015 Approved Budget - URA #1**

		2015 Approved URA #1	Description
REVENUES:			
50100	Property Taxes	\$ 1,780,583	Assessed Value \$14,524,230 for URA 1 X 122.594/1,000
58200	Investment Earnings	3,500	Increase in fund balances being invested at year-end
58100	Grant Applications	100	3 BIG + 1 BUAG Grant Applications
TOTAL REVENUES		<u>1,784,183</u>	
EXPENDITURES:			
PROFESSIONAL SERVICES			
61100-2	Specialized Consulting Fees	62,500	Misc. Consulting Fees for Prof. and Technical Services
61100-3	Citywide Sustainability Assessment	37,500	Consulting Fees for Citywide Sustainability Assessment
61400-4	104th & I-25 Ramps Landscape Construction	500,000	Landscape Design & Construction of 104th Ave. & I-25 Ramps
61400-6	Other Env. Studies & Testing	7,500	Other URA Remediation Studies, Writing Grants & Testing
61400-9	Marketplace Stormwater Study	25,000	Marketplace Stormwater & Detention Study
61400-10	Subarea Transportation Study	50,000	Subarea Transportation Study for Huron & Marketplace Areas
Total Other Professional Services		<u>682,500</u>	
ADMINISTRATION			
61110	City Reimbursement (salaries & OH)	100,000	Inc. for Addl City Staff Time for 2 URA's & Projects
61120	Legal Services	20,000	Legal Services
61300	Treasurer Fees	25,000	Reassessments & Delinquent Fees (Inc. Property Taxes 1.5%)
Total Administration		<u>145,000</u>	
NURA PROPERTY MANAGEMENT SERVICES			
61400-1	Property Expenses	15,000	Huron Center Maintenance (utilities, security & maintenance)
61600	CONFERENCES/SEMINARS/TRAINING/TRANSP.		
	Board Retreat/Other Training	1,500	Board Supplies for Mtgs., BOD Insurance, etc.
	Local Transportation & Meetings	250	Mileage & Outside Meetings
	ICSC Conference	2,000	ICSC Conference (1 x 2)
	Total Meetings/Conf./Training/Transp.	<u>3,750</u>	
OPERATING SUPPLIES			
62300	Operating Supplies - Other	1,250	Operating Supplies, Postage, Etc.
62310	MEETING MEALS/REFRESHMENTS	<u>750</u>	Refreshments for Board & Special Mtgs.
ECONOMIC DEVELOPMENT ACTIVITIES			
69301	Memberships		
	DCI Membership	175	Membership Fee
	ICSC Membership	88	Membership Fee
	Rocky Mountain ICSC	55	Membership Fee
	Small Business Assistance Center	250	Annual Fee
	Other Membership	188	Other Membership Fees
	Total Memberships	<u>756</u>	
69302	Marketing & Promotion		
	Small Business Assistance & Promotion	1,500	Business Promotion/Classes
	NURA General Marketing	500	General Marketing
	NURA Promotional Brochure/Annual Report	250	Annual Report/Brochure
	Event Sponsorships	1,500	Bus. Appreciation Breakfast & Other Sponsorships
	Total Marketing & Promotion	<u>3,750</u>	

**Northglenn Urban Renewal Authority
2015 Approved Budget - URA #1**

		2015 Approved URA #1	Description
69303	Databases		
	CoStar	2,280	Real Estate Database
	Retail Services Database	325	Retail Matching Database
	Sales Force Database	800	Busines/Prospect/Retention Database
	Business Analyst Online	1,900	ESRI Demographics Database
	Total Databases	<u>5,305</u>	
69304	Business Incentives		
69304-1	Vitamin Cottage Incentive	50,000	Vitamin Cottage Incentive
69304-2	10410-10450 Melody Lane Incentive (Bed Bath & Be)	75,000	Bed, Bath & Beyond Incentive
69304-3	BUAG/Small Incentive Programs	25,000	Utility Assistance Grants
69304-4	Business Incentive Grant (BIG)	50,000	Exterior Improvement Grants
69304-8	Undetermined Projects	250,000	TBD Incentives
69304-10	Texas Roadhouse Incentive	150,000	Texas Roadhouse Incentive
69304-11	10410-10450 Melody Lane (Sports Authority)	25,000	Sports Authority Incentive
	Total Business Incentives	<u>625,000</u>	
	Total Economic Development	<u>634,811</u>	
	OPERATING CONTINGENCY	<u>25,000</u>	Contingency Fund
	TOTAL EXPENDITURES	<u>1,508,061</u>	
	EXCESS OF REVENUE OVER EXPENSES	<u>276,122</u>	
	Other Financing Sources/(Uses)		
63400	Sale of Assets	-	
	NET CHANGE IN FUND BALANCE:	<u>276,122</u>	
	BEGINNING FUND BALANCE	<u>9,380,603</u>	
	ENDING FUND BALANCE	<u>\$ 9,656,725</u>	
	NOTE: CAPITAL PROJECT AMOUNTS:	500,000	104th Ave. & I-25 Bridge/Ramp Landscaping

Budget Statement: Presented using the modified accrual basis of accounting.

Marketplace Marketplace Annex

1995 Traffic Signal Improvement	104th Ave. Right Away	\$197,936
1996 Feasibility Study	Northglenn Mall	\$6,000
1996 Sears Robuck Acquisition	Northglenn Mall	\$7,500,000
1997 Purchase Real Property from Sears Robuck & Company	Northglenn Marketplace	2,000,000
1998 Asphalt Paving	104th Ave. I-25 to Melody	\$11,550
1998 Rental Traffic Control Devices	Widening of 104th Avenue	\$3,500
1998 Traffic Signal Poles	104th Ave/105th Ave/106th Ave	\$38,841
1998 Traffic Signal Installation	104th Ave. @ Marketplace Entry	\$43,550
1998 Street Light Installation	North side of Kennedy Drive	\$4,098
1998 104th Avenue Concrete Construction	104th Ave adjacent to the Marketplace	\$97,404
1998 Bannock St. Traffic Signal Improvements	Bannock @ 104th	\$11,305
1998 Melody Drive Reconstruction and Utility Replacement	Melody Drive	\$70,180
1998 Northglenn Marketplace Impact Traffic Study	104th Ave. @ Marketplace Entry	\$2,500
1998 Survey, 104th Avenue Median Improvements	104th Ave right-away I-25 to Huron St	3,700
1998 Melody Drive Design Engineering	104th to Kennedy	70,200
1998 Purchase of Real Property in Urban Renewal Area	Northglenn Marketplace	\$241,000
	104th Ave right turn lane from West	
1999 104th Ave Right Turn Lane	bound 104th Ave to North bound Huron	\$85,133
1999 Street & Landscape Improvements	104th Ave & Melody Dr	\$630,000
1999 104th Ave Slope Paving	104th Ave. I-25 to Melody	\$10,788
1999 Melody Drive Reconstruction	Melody Dr. to Kennedy Dr	\$1,159,284
1999 104th Ave Median Improvements Project	West of 104th & East of Bannock St	\$206,518
1999 Median Reconstruction	104th Ave. and Bannock St.	\$10,000
1999 Melody Drive Reconstruction - Change Order No. 2	Melody Drive	\$30,880
1999 Melody Drive Construction Management - Change Order No. 1	Mall Block West of Melody Dr.	\$9,556
1999 Melody Drive Reconstruction - Change Order No. 1	Melody Dr	\$58,000
1999 Melody Drive Reconstruciton - Change Order No. 3	Melody Dr	\$16,000
1999 Melody Drive Roundabout Construction - Change Order No. 4	Melody Dr @ roundabout	\$184,515
1999 104th Avenue Median Improvements - Change Order No. 1	West of 104th & East of Bannock St	\$77,675
2000 City Logo Sign	104th Ave Median	\$30,000
2001 104th Avenue Widening (Melody to Huron)	Melody to Huron	\$90,000
2002 104th Avenue Entryway Improvements	NE Corner 104th and I-25	\$225,583
2002 106th Avenue Reconstruction Huron St./Croke Reservoir Design	106th Ave/Huron St/Croke Reservoir	\$175,928
2002 106th Avenue Reconstruction (Melody to Huron)	106th Avenue	\$511,869
2002 104th Avenue Entryway Improvements	NE Corner 104th and I-25	\$32,040
2002 106th Avenue Reconstruction	Melody to Huron	\$365,365
2002 106th Avenue Survey	106th Avenue	\$2,715
2002 106th Avenue Design/Croke Reservoir/RTD Bus Transfer	106th Ave/Huron St/Croke Reservoir	\$118,184
2003 104th & 106th Avenue Streetscape Improvements	Melody West to Huron Street	\$273,966

Marketplace Marketplace Annex

2005 Marketplace Sign	104th Ave & I-25 @ Marketplace	\$100,000
2006 Public Service/Best Buy Utility Relocate	South of 104th Ave.	\$12,468
2007 104th Avenue Improvements	I-25 to Huron St	\$75,000
2009 Bannock Street Overlay	Bannock St South of 104th Ave	\$20,000
2009 Design Work Relating to Bridge Enhancements	104th Ave & I-25	\$10,000
2009 Temporary Directional Signs to Marketplace/104th Ave Bridge Repl.	104th Ave & I-25	\$350
2010 104th Ave. Bridge Enhancements	104th Ave.	\$405,721
2011 2 Incentive Signs for Northglenn Marketplace	Northglenn Marketplace	\$500,000
2011 104th Ave. Bridge Enhancements	104th Ave.	\$405,721
2011 LaSalle Investment Mgt. - (BB&B) Business Upgrade Assistance Incentive	Northglenn Marketplace	\$75,000
2012 Northglenn Greens - New Sign (BIG)	104th Ave.	\$12,500
2012 Cinzetti's - Exterior Paint (BIG)	Northglenn Marketplace	\$3,250
2012 AMF Northglenn Lanes #358 - Exterior Paint (BIG)	104th Ave.	\$11,750
2012 LaSalle Investment Mgt. - (BB&B) Business Upgrade Assistance Incentive	Northglenn Marketplace	\$75,000
2012 LaSalle Investment Mgt. - (BB&B) Business Upgrade Assistance Incentive	Northglenn Marketplace	\$75,000
2013 Cinzetti's - Exterior Paint (BIG)	Northglenn Marketplace	\$3,200
2013 Saigon Basil - Building Signage (BIG)	106th & Melody Drive	\$3,800
2013 SunHawk Seconds - Building Signage (BIG)	106th & Melody Drive	\$996
2013 LaSalle Investment Mgt. - (BB&B) Business Upgrade Assistance Incentive	Marketplace	\$75,000
2014 Cross Development CC Northglenn, LLC	106th & Melody Drive	\$12,500
2014 LaSalle Investment Mgt. - (BB&B) Business Upgrade Assistance Incentive	Marketplace	\$75,000
		\$16,558,019
Other Dedicated Budget		
2015-2018 Texas Roadhouse Incentive	Marketplace	\$500,000
2015-2018 Sports Authority Incentive	Marketplace	\$150,000
2015 Bed Bath & Beyond Incentive	Marketplace	\$75,000
2015 104th & I-25 Bridge Ramp Landscaping & Construction	Marketplace Ramps	\$500,000
2015 Marketplace Storm water & Detention Study	Marketplace	\$25,000
2015 Subarea Transportatikon Study (50% Marketplace & 50% Huron)	Marketplace & Huron Center	\$50,000
		\$17,858,019

Huron Center
Investments

2011 Ricker-Cunningham - Financial Analysis on E	\$2,550
2013 Purchase of Anchor Bldg.	\$1,600,000
2013 Phase 1 & Phase 2 on Anchor Bldg.	\$8,000
2013 Appraisal of Anchor Bldg.	\$7,500
2013 Demi's Treasures and Thrift Store - Building	\$2,103
	<u><u>\$1,620,153</u></u>

Attachment C
Letter of Support from All
Community-based Organizations





11701 Community Center Drive
PO Box 330061
Northglenn, Colorado 80233-8061
Phone (303) 450-8743
FAX (303) 450-8798

December 15, 2014

Mr. Dan Heffernan
EPA Region 8
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129

Dear Mr. Heffernan,

On behalf of the Northglenn Urban Renewal Authority (NURA) board, I am pleased to write in support of the application by the City of Northglenn for funding through the USEPA Brownfield Community Wide Petroleum and Hazardous Materials Assessment Grants. We understand the goal is to identify and assess brownfields in our southwest commercial districts to prepare for future redevelopment opportunities and to improve the economic viability and character of Northglenn's neighborhoods.

NURA exists to improve business areas in Northglenn by eliminating blight, assisting private development and redevelopment projects, and planning and building public-private commercial improvements as necessary to achieve those goals. Examples of NURA's accomplishments include:

- Public and public-related improvements
- Environmental Assessment & Remediation
- Bridge, Street & Traffic Improvements
- Landscaping and Gateway Signage Improvements
- Business grant programs for exterior and utility improvements to commercial

Since 1995, NURA has invested in redevelopment projects in the amount of more than \$23 Million. In the study areas of this grant request, \$21 million has been expended in those areas alone.

Northglenn is landlocked and has no opportunity for future annexation. The city has very little commercial infill areas in the city to develop. The two census areas identified in the grant are major redevelopment areas for the city. Additionally, we have presented these projects to developers in the past, and they have expressed concerns with potential environmental issues related to these areas.

NURA continues to demonstrate a strong partnership and collaborative working relationship with the City of Northglenn on all redevelopment projects. We remain supportive of the City's innovative and effective development strategies, for which the City has been recognized. Notably, the City received the 2014 Economic Development Council of Colorado (EDCC) Large Community of the Year Award, as well as the 2014 DRCOG Local Government Award (3rd Place for Development) for the redevelopment of Webster Lake Promenade.

In 2013/2014, NURA also assisted in the redevelopment of a blighted 45-year-old mall (Garland Center). This included property assemblage, and environmental clean-up of the site. This successful project revitalized the surrounding neighborhood and created more than 100 jobs. Therefore, we see the EPA Brownfield Assessment Grant as a natural extension of our previous successes with redevelopment efforts.

Our board wholeheartedly supports the City's commitment to planning, implementing and completing revitalization projects. We are intimately familiar with the proposed project area and recognize a need to identify site cleanup in order to revitalize this area and eliminate blight for the benefit of the community. The investment of additional resources will enhance the community, creating a more desirable space for future development, which will add value and jobs to our community.

Obtaining a Brownfield Assessment Grant is vital to achieving the planning goals of the City. NURA is the ideal conduit to facilitate and coordinate meetings regarding the redevelopment of the identified areas. Therefore, NURA will commit to further collaborative efforts such as assisting the City with public outreach and information dissemination.

As these properties are evaluated, and eventually redeveloped, it is our goal to transform them into prime economic development and job creation areas for the city. The use of this grant funding will be the first step in evaluating such sites for redevelopment, removing environmental contamination and building a stronger Northglenn. Again, NURA highly recommends approval of this grant application on behalf of the City of Northglenn.

Sincerely,



Rosie Garner
NURA Chair

cc: John Pick, City Manager



December 16, 2014

Mr. Dan Heffernan
EPA Region 8
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129

Dear Mr. Heffernan,

On behalf of the Metro North Chamber of Commerce (MNCC), I am pleased to support the application by the City of Northglenn for funding through the USEPA Brownfield Community Wide Petroleum and Hazardous Materials Assessment Grants. We at the Chamber understand the goal is to identify and assess brownfields in the City's southwest commercial district to prepare for future redevelopment opportunities and to improve the economic viability and character of Northglenn neighborhoods.

MNCC is a non-profit entity comprised of 1,000-plus member businesses and includes 13 cities, four counties, six school districts, and Colorado's largest community college (Front Range CC). Since 1959, MNCC has played an integral role in fostering business development within the region. Speaking with a single unified voice, our mission is to promote the economic vitality of businesses of all sizes throughout the Metro North region.

Our organization actively partners with the communities we serve to promote sustainable businesses and communities. A number of our members are Northglenn-based businesses, for which we provide a variety of services. Examples of our collaboration are joint ribbon cutting events for Northglenn-based businesses and the City's participation on our Business and Government Affairs Committee which works with the State General Assembly to effect business-friendly legislation.

The City of Northglenn will be poised to achieve the planning goals of the City if they secure a Brownfield Assessment Grant. MNCC would be happy to offer its support through our Business and Community Connection Center, which serves as the hub for the Metro North region's business development efforts. We will commit to further collaborative efforts such as assisting the City with public outreach and information dissemination through our connections, market exposure, and broad influence.

MNCC has been impressed with Northglenn's award-winning economic development initiatives. We believe that investment in the southwest commercial district will further position the area for important redevelopment opportunities in the future. This grant funding will improve the economic viability of the area and result in a stronger Northglenn.

Again, MNCC highly supports and recommends approval of this grant application on behalf of the City of Northglenn. Feel free to contact me should I be able to further assist in this endeavor.

Sincerely,

A handwritten signature in blue ink that reads "Angela Habben".

Angela Habben
President and CEO

"YOUR REGIONAL BUSINESS POWERHOUSE"
14583 ORCHARD PARKWAY, SUITE 300 - WESTMINSTER, CO 80023
PH: 303.288.1000 FAX: 303.227.1050 WEB: WWW.METRONORTHCHAMBER.COM
Oh' the Places Your Business will Go...
WITH THE METRO NORTH CHAMBER OF COMMERCE!



**DOWNTOWN
COLORADO, INC**

1420 Ogden Street, Suite G-1, Denver, Colorado 80218, P 303.282.0625, F 303.282.0658
www.downtowncoloradoinc.org

December 15, 2014

Mr. Dan Heffernan
EPA Region 8
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129

Dear Mr. Heffernan,

On behalf of Downtown Colorado, Inc., I would like to offer my wholehearted support of the application by the City of Northglenn for funding through the USEPA Brownfield Community Wide Petroleum and Hazardous Materials Assessment Grants.

As a state-wide economic development organization, DCI has assisted over 60 Colorado communities with their economic development initiatives over the past 10 years. Northglenn has immense potential to benefit from this grant. They have demonstrated commitment to planning, implementing, and completing revitalization projects, and obtaining a Brownfield Assessment Grant will be a vital step in continuing their work.

I understand Northglenn's goal is to identify and assess brownfields in their southwest commercial district to make way for an influx of new development in order to improve the character of Northglenn's neighborhoods. We believe the vacant, underutilized, and blighted or contaminated parcels are a real barrier to achieving their goals. The USEPA's investment in this area will enhance the community, creating a more desirable space for future development, which will add value to their community.

DCI is glad to make available our own programs and expertise to Northglenn's initiatives. We are committed to assisting the City with public outreach efforts, promoting the City's revitalization efforts, promoting sites to businesses and developers for reuse, assisting staff in business recruitment efforts, and providing the City with educational tools and resources through our online resource library. Through our broad membership base of professionals in economic development, DCI is also able to recommend appropriate specialists to review, draft designs of, and market potential sites for redevelopment. Through our technical assistance program, DCI will be able to bring additional resources and experts directly to the community for facilitated meetings and project planning and coordination.

As properties are evaluated and eventually redeveloped, it is the hope of the city that they can be transformed into prime economic development opportunities. The use of this grant funding will be the first step in evaluating such sites for redevelopment, removing environmental contamination and building a stronger Northglenn. I strongly support Northglenn's grant application and believe that this worthwhile investment would go a long way in revitalizing their southwest commercial district and enhancing the community as a whole.

Sincerely,

Katherine Correll
Executive Director



12/15/2014

Mr. Dan Heffernan
EPA Region 8
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129

Dear Mr. Heffernan,

On behalf of the board of directors of the Economic Development Council of Colorado (EDCC) a statewide Economic Development Organization, I am writing in support of the application by the City of Northglenn for funding through the USEPA Brownfield Community Wide Petroleum and Hazardous Materials Assessment Grants.

I understand the objective is to identify and assess possible Brownfield properties in Northglenn's southwest commercial district to make way for an influx of new development in order to improve the character of Northglenn's neighborhoods.

Through its participation with EDCC Northglenn has demonstrated strong willingness to collaborate and engage state, regional and local partnerships. They have demonstrated their willingness to partner effectively with both public and private organizations. Their economic development initiatives have provided the impetus for their request to engage in the environmental cleanup process.

Northglenn is a land locked city and as part of any effective economic development strategy they must find ways to activate all types of available land including vacant, underutilized, blighted or contaminated parcels. The excessive challenges with development on these parcels have both real and perceived barriers to achieving economic success. The EDCC and Northglenn believe that obtaining a Brownfield Assessment Grant as a vital first step to achieving the planning objectives and long term vision of the city. Northglenn has been recognized for other innovative revitalization projects and was the recipient of the 2014 EDCC "Large Community of the Year" award. It would only seem to make sense to invest additional resources that will enhance the community and create a more desirable opportunity for future development.

The EDCC would like to strongly support Northglenn's application for the proposed grant with the hope that as properties are evaluated and eventually redeveloped that the city can transform these properties into prime economic development opportunities. The use of this grant funding will be the first step in evaluating such sites for redevelopment, educating the citizens, business and stakeholders and ultimately removing environmental contamination and lead to a stronger Colorado Community.

Respectfully,

EDCC Chair- Frank Gray

A handwritten signature in blue ink, appearing to read "Frank Gray", is written below the typed name.



NORTHGLENN HIGH SCHOOL

601 WEST 100TH PLACE
NORTHGLENN, COLORADO 80260
SCHOOL: 720-972-4600
FAX: 720-972-4730

December 15, 2014

Mr. Dan Heffernan
EPA Region 8
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129

Dear Mr. Heffernan,

I am pleased to write a letter in support of the application by the City of Northglenn for funding through the USEPA Brownfield Community Wide Petroleum and Hazardous Materials Assessment Grants.

I understand the goal is to identify and assess Brownfields in their southwest commercial district to make way for an influx of redevelopment in order to improve the character of Northglenn's neighborhoods.

Northglenn High School services over 1,900 students that live in the city of Northglenn. Three years ago we were designated a STEM school, changing our focus of education to Science, Technology, Engineering and Math across all content areas. The foundation of our STEM program is built on Problem Based Learning opportunities with a strong partnership with business and industry. Through a rich collaborative working relationship, business members within the community work closely with our students, providing them authentic feedback, mentorship, and future career and educational paths. Our hope is that we will use the brownfields assessment project to educate our students on the City's diverse efforts to revitalize the southwest commercial district and our students may directly assist with this project through our Problem-Based Learning (PBL) model and become part of this success story.

Obtaining a Brownsfield Assessment Grant is a vital first step to achieve the planning goals of the City. Northglenn High School continues to support the city's commitment to planning, implementing and completing revitalization projects. Northglenn High School is familiar with the proposed project area and we recognize a need to address site cleanup in order to revitalize this area for the benefit of the community. Our school is in close proximity to this area and the vacant, underutilized area is perceived as a barrier to achieving many of our educational goals. The City of Northglenn has been recognized for past revitalization efforts and we see the Brownfield grant as a natural extension of their previous work.

It is the hope of the city, that these abandoned, underutilized and blighted or contaminated properties will be evaluated and eventually redeveloped. The use of this grant funding will be the first step in evaluating such sites, so that they can be transformed into prime economic development opportunities. Therefore, Northglenn High School strongly supports this grant application.

Sincerely,

Sharee Blunt
Principal
Northglenn High School
720-972-4603
Sharee.Blunt@adams12.org

Attachment D

Other Factors Checklist



Other Factors Checklist

Name of Applicant: Northglenn, Colorado

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
	Project is primarily focusing on Phase II assessments	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	Pages 9 and 10, documentation attached
	Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions	
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP).	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community.	
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area.	
	Applicant is a HUD Promise Zone community.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	