



Economic Development

415 Silver Ave. SW, 4th Floor
 Albuquerque, NM 87102
 Office: (505) 468-1279
 Fax: (505) 462-9864
 EconDevCares@bernco.gov
www.bernco.gov

RO6-26-A-018

**APPLICATION INFORMATION SHEET
 FY26 EPA BROWNFIELDS ASSESSMENT COALITION GRANT APPLICATION
 RFA NO.: EPA-OLEM-OBLR-25-05**

1. Applicant Identification

Bernalillo County Economic Development Department
 415 Silver Ave. SW 8th Floor
 Albuquerque, NM 87102

2. Website URL

www.bernco.gov

3. Funding Requested

- (a) Assessment Grant Type: Assessment Coalition
- (b) Federal Funds Requested: \$1,500,000

4. Location

The geographic boundary to be covered under the application is Bernalillo County, New Mexico. The non-lead Coalition members are the City of Albuquerque and the Village of Los Ranchos de Albuquerque, both located within Bernalillo County.

5. Coalition Members' Target Areas and Priority Site Information

Coalition Member	Target Area	Priority Site Addresses
Bernalillo County	Bridge Blvd. Corridor	1) 707 Bridge Blvd. 2) 1500-1508 Bridge Blvd.
	Mountain View	1) 9111 Broadway Blvd. SE
City of Albuquerque	Central Ave. Corridor	1) 5200, 5210, 5401 Central Ave. NE 2) 300, 301 San Mateo Blvd. (at intersection with Central Ave. NE) 3) 8020 Central Ave. SE 4) 9710 Central Ave. SE
Village of Los Ranchos de Albuquerque	4 th St NW Corridor	1) 6313 4th St. 2) 405 Mullen Rd

6. Contacts

(a) Project Director:

Name: Marcos A. Gonzales, Executive Development Officer
 Phone: 505.468.1279 | Email: maagonzales@bernco.gov
 Mailing Address: 415 Silver Ave. SW, 8th Floor, Albuquerque, NM 87102

(b) Chief Executive/Highest Ranking Elected Official

Name: Cindy Chavez, County Manager
 Phone: (505) 468-7000 option #7 | Email: manager@bernco.gov
 Mailing Address: 415 Silver Ave. SW, 8th Floor, Albuquerque, NM 87102

7. Population

The census estimated population of Bernalillo County as of 2023 is 674,357. The source of this information is the US Census 2023 American Community Survey 5-Year Data. <https://www.census.gov/>

8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less	6
The applicant is, or will assist, a federally recognized Indian Tribe or United State Territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	3
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	5
The reuse of the priority site(s) will incorporate energy efficiency measures.	5
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	5
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority sites within the target areas.	NA

The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	NA
--	----

9. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the New Mexico Environment Department (NMED) is attached.

10. Releasing Copies of Applications: Not applicable



Application Information Sheet
Attachment A
Letter from State Authority



MICHELLE LUJAN GRISHAM
GOVERNOR

JAMES C. KENNEY
CABINET SECRETARY

January 15, 2026

Carolyn Tobias, Manager
Bernalillo County Economic Development Department
415 Silver Avenue SW
Albuquerque, NM 87102

Re: FY26 Brownfields Assessment Coalition Grant – State Acknowledgement and Support Letter for Bernalillo County

Dear Carolyn Tobias:

The New Mexico Environment Department (NMED) acknowledges and enthusiastically supports Bernalillo County's 2026 U.S. Environmental Protection Agency Brownfields Assessment Coalition Grant proposal in partnership with the City of Albuquerque and Village of Los Ranchos de Albuquerque. This letter serves as acknowledgement from NMED that the County is applying to the EPA for funding assistance under the Brownfields Assessment Coalition Grant Program to conduct assessment and brownfields planning activities. NMED understands that the County is applying for \$1,500,000 to fund these activities.

NMED has witnessed the County successfully execute its 2020 Brownfields Assessment Coalition Grant and work diligently to be an effective coalition partner. The County has collaborated with NMED to creatively engage numerous brownfield property and business owners in South Valley and Bernalillo County, and has facilitated economic development, job creation, environmental protection, and improved quality of life in the area. NMED strongly believes that a second Assessment Coalition Grant would allow the County to build on the momentum of the 2020 grant while continuing to support efforts to revitalize brownfield properties, mitigate potential health risks, and restore economic vitality.

NMED will continue to support the County by providing technical assistance and outreach as needed. NMED looks forward to a favorable response from EPA on your application. If you have any questions, please contact me via email at george.schuman@env.nm.gov or at (505) 670-1143.

Sincerely,

George Schuman

Digitally signed by George Schuman
Date: 2026.01.15 16:20:34 -07'00'

George Schuman, Program Manager
Remediation Oversight Section
Ground Water Quality Bureau

cc: Savannah Richards, Brownfields/Voluntary Remediation Program Team Lead, NMED
ROS Reading File

SCIENCE | INNOVATION | COLLABORATION | COMPLIANCE

Ground Water Quality Bureau | 1190 Saint Francis Drive, PO Box 5469, Santa Fe, New Mexico 87502-5469
Telephone (505) 827-2900 | www.env.nm.gov/gwqb/

(1) PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

Coalition Members, Target Areas and Brownfields

1.a. Coalition Members: Bernalillo County (BernCo or the County) is partnering with the **City of Albuquerque** (pop. 562,488) and the **Village of Los Ranchos de Albuquerque** (“Los Ranchos”, pop. 5,869) to request a \$1.5M EPA Brownfields Coalition Assessment Grant. BernCo, which successfully managed a 2020 Brownfields Coalition Grant, is the only coalition member with the current staffing, systems, and experience needed to lead this effort. Albuquerque and Los Ranchos can contribute staff time for site identification, community engagement, and reuse planning, but neither has the financial or personnel resources required for full-grant administration and leadership.

Current City of Albuquerque public safety demands limit the city’s capacity to lead a brownfields program. Following the Governor’s April 2025 state of emergency declaration in response to Albuquerque’s escalating crime rate, the city has directed staff and financial resources to addressing this issue. In 2023, the city’s crime rate was 76% higher than the state average and 171% higher than the national average.^a The bulk of the city’s resources must be focused on public safety and welfare issues, including not only crime but associated issues of housing stability, mental health support, and homelessness. Low household incomes and modest property values also constrain the city’s tax revenues, limiting the city’s capacity to dedicate the staff needed to fully manage a Brownfields Grant. Given these constraints, the city must rely on the County to lead this initiative.

With a staff of roughly 25 employees and only three staff in its Planning Department, Los Ranchos lacks the personnel, experience, and budget capacity required to lead an EPA Brownfields Grant. The Village’s revenues, derived primarily from gross receipts tax, modest property taxes of about \$3,500 per parcel, and a small general fund, are already committed to essential services such as infrastructure maintenance and basic municipal operations. These limitations leave no capacity for the dedicated environmental, financial, and project-management staffing necessary to pursue or administer its own brownfield funding. Los Ranchos must rely on the County to lead and manage the grant.

There are no other brownfields-specific grant resources available to the coalition. The New Mexico Environment Dept. (NMED) can help with Targeted Brownfields Assessments (TBAs), but these are not sufficient for comprehensive brownfield response as they are limited in number and not available to assist private property owners. TBAs also can’t assist with community engagement or reuse planning. NMED has its own EPA Brownfield Assessment Grant but has committed funding to communities across the state, limiting funding available to BernCo. An EPA Brownfield Grant is the only source of funding readily available for the coalition, collectively the most densely populated area of the state, to take a comprehensive, community-centered approach to tackling brownfield challenges.

1.b. Overview of Brownfield Challenges and Description of Target Areas: The geographic boundary for the grant is Bernalillo County. This area has a long history of heavy industry. By the 1880s the area was a rail hub, with repair and machine shops, and roundhouses. During World War II, Sandia National Labs began weapons design and testing in the area, and Kirtland Air Force Base was constructed, anchoring a defense manufacturing cluster. In the 1960s, chemical companies moved in to distribute chlorine, ammonia, and other hazardous materials. By the 1970s, development aligned with auto-oriented land use, with service stations, truck stops, and heavily used highways.

Since World War II, the area’s heavy-industry base has evolved, leaving behind obsolete manufacturing sites, rail corridors, and industrial yards where contamination concerns deter investment. The resulting blight and vacancy compound severe economic and welfare challenges, including high poverty, low incomes, homelessness, and a lack of affordable housing and basic services. In 1999, EPA selected the County for a Brownfields Assessment Demonstration Pilot, identifying nearly 3,000 acres of brownfields. The County’s 2020 EPA Brownfields Assessment Grant updated the inventory with dozens of priority sites. While many have advanced toward reuse, the breadth of remaining brownfields impedes economic growth, threatens public health, and undermines community resilience. Long-vacant brownfields have created “dead zones” where disinvestment and inactivity invite crime, trespassing, and vandalism. Legacy contamination also threatens local groundwater resources: many brownfields sit over shallow groundwater that is connected to the region’s deeper sole-source aquifer that supplies drinking water to 600,000

^a *Albuquerque Crime Rate: Is Albuquerque, NM Safe?* Ryan Goodman, August 15, 2023

residents. A 2017 U.S. Geological Survey study of local groundwater found contaminants in 30% of sampled wells exceeding at least one human-health standard.^b

The Coalition will use the grant to address environmental condition unknowns at these sites and help quantify and develop plans to overcome them. This will help attract investment, activate the dead zones to discourage crime, attract and retain businesses and jobs to boost economic health, increase the housing supply including affordable housing, and decrease the environmental burden that is threatening the health and welfare of this community. The Coalition will focus grant assistance in four Target Areas (TAs) in the Albuquerque Metro Area, home to 83% of County residents.

Albuquerque’s TA is the 8-mile **Central Ave. Corridor** from downtown Albuquerque on the west to Tramway Blvd. on the east. Central Ave. was once the famous Route 66, a hub of tourism and commerce. The route began to decline in the 1970s when I-40 was built 1.5 miles north, diverting traffic and leaving vacant car sales lots, gas stations, motels, and supporting businesses.

BernCo will lead work in **two TAs**: The **Bridge Blvd. Corridor** and **Mountain View** are in the unincorporated South Valley (pop. 36,600), a 30+-square-mile Census Designated Place (CDP) immediately south of Albuquerque. The 2-mile **Bridge Blvd. Corridor** carries 30,000+ cars per day across the Rio Grande River from Albuquerque and through the heart of South Valley. In the 1940s it thrived as an auto-oriented tourist corridor. But as Albuquerque grew, activity shifted away from the boulevard, leaving aging commercial buildings and decades of disinvestment. The **Mountain View** neighborhood is situated in the southern area of South Valley between the Rio Grande and I-25. This area has a history of heavy industry, including salvage yards, rail freight warehouses, shipping facilities, and meat processing plants.

The **Los Ranchos TA** is the 2.5-mile **4th St. NW Corridor**, the main commercial route through the more rural Village of Los Ranchos located immediately north of Albuquerque. The corridor is lined with underused parcels contributing to a lack of services and job opportunities for the surrounding low-income population.

1.c. Description of the Priority Brownfield Sites: Brownfields in each of the TAs reflect long histories of auto-oriented use and decades of disinvestment. Brownfields that were once gas stations, auto repair garages, motels, and tourism-reliant businesses line the corridors, varying in size from over an acre to smaller blighted commercial parcels with in-fill development opportunities. Economic shifts since COVID pandemic have left many office buildings and businesses vacant and deteriorating. Mountain View brownfields reflect the area’s industrial past with larger warehouse, manufacturing, and salvage yard sites. Selected priority sites in the TAs are described below.

- A 30-acre cluster of vacant properties sits idle at the intersection of **Central Ave. (5000 block)** and **San Mateo Blvd. (300 block)** (Albuquerque TA). Vacant buildings include two high-rises constructed in 1961 and 1976, a former gas station/auto service site built in 1969, and a big-box retail building from 1994, totaling more than 550,000-square-foot (SF). Likely contaminants are asbestos and lead paint in the older buildings, and petroleum, solvents, and metals at the former gas station. These sites have been prioritized because their size, visibility, and density create a catalytic opportunity, ideal for a range of mixed uses including multifamily housing, commercial/office space, and a public shelter for relief during extreme heat events along this Bus Rapid Transit corridor. Their location within blocks of residential neighborhoods, a high school, and less than 1.5 miles from the University of New Mexico underscores the need to address long-standing blight, environmental concerns, and safety hazards in an area central to daily community activity.
- **8020 Central Ave.** (Albuquerque TA): This 1.92-acre brownfield is developed with a 17,460-SF former grocery store building built in 1951, vacant since 2017. This site is prioritized due to its blighted condition and adjacent elderly, low-income, and transitional housing. Closure of this grocery store created a food desert defined by where a large portion of low-income people live >0.5 miles from a supermarket and have limited or no access to a car.^c This site is an attractive nuisance, drawing crime, dumping, and vandalism to the area. Asbestos and lead paint are suspected in the site buildings due to their age.
- **9710 Central Ave.** (Albuquerque TA): This site is representative of multiple historic vacant motels along Central Ave. It is prioritized because, despite the blighted condition of the building built in 1952, it is structurally sound and has potential for residential reuse. Suspected contaminants are lead paint and asbestos, and potential contaminants from historical surrounding auto-oriented uses.

^b USGS *Groundwater Quality in the Rio Grande Aquifer System* 2017

^c USDA Economic Research Services *Food Access Research Atlas* (updated 2/20/25)

- **707 Bridge Blvd.** (BernCo TA): This vacant 2.4-acre brownfield with a vacant 1,363-SF commercial building built in 1964 is the first property visitors see as they cross the Barelás Bridge into South Valley. It is zoned for manufacturing and its use history and impacts are unknown. It is a priority due to its gateway location on the banks of the Rio Grande River. BernCo is working on a public-private partnership for mixed reuse of this site with senior housing and clinic, Roadrunner Food Bank pantry, fitness center, conference spaces, computer room, space for resident events, and social service classes. Contaminant concerns include petroleum and heavy metals from past manufacturing, and asbestos and lead paint from buildings.
- **1500-1508 Bridge Blvd.** (BernCo TA): These two adjoining vacant commercial lots total 0.47 acres and are prioritized due to their location at the “Five Points” intersection, one of the corridor’s nodes targeted for revitalization. These sites are ideal for infill development to revitalize this commercial cluster, bringing jobs, services, and businesses into the neighborhood. Two vacant retail buildings built in the 1950s are deteriorating on this site. Asbestos and lead paint are suspected in the site buildings due to their age.
- In the **Mountain View TA** (BernCo TA), the 30-acre Karler Property (9111 Broadway Blvd. SE) is a priority due to its size, proximity to I-25, and location in a neighborhood already overburdened by pollution. After Karler Meat Packing went bankrupt in 1996 and a 2010 fire destroyed the building, 2019 investigations confirmed nitrate, chloride, and total dissolved solids concentrations in groundwater above regulatory standards. Further assessment and reuse planning are needed to unlock the site’s redevelopment potential.
- **6313 4th St.** (Los Ranchos TA): This 0.4-acre site with a vacant commercial building built in 1951 has an unknown use history. It is prioritized due to its potential to expose adjacent residents to contamination, and its potential for infill commercial use. Likely contaminants include at a minimum asbestos and lead paint in the building.
- **405 Mullen Rd.** (Los Ranchos TA) and an adjacent parcel total 0.93 acres of vacant land with unknown environmental histories. They are 0.25 miles south of the Village Center Project, a catalytic mixed residential/commercial development now under construction. Reuse of these parcels would help strengthen the emerging village core and contribute to a cohesive, walkable center. Based on their location on this auto-oriented corridor petroleum, heavy metals, and solvents are suspected.

1.d. Identifying Additional Sites: At the start of the grant term, the County will lead the coalition in working together to identify and prioritize additional sites for assistance by creating an updated geographic information systems (GIS)-based brownfield inventory for each TA. The inventory will include information on current/past uses, environmental history, vacancy, condition, building age, size, and other factors that inform its redevelopment and community benefit potential. The coalition will jointly establish prioritization criteria which may include: 1) community nomination/prioritization of a site; 2) potential for catalytic redevelopment due to size or strategic location; 3) reuse plans that directly address community needs and align with established planning and economic development goals/momentum; and 4) degree of contamination/risk to community.

For the first year of the project, the Coalition will focus on TA brownfields to address these critical areas. The Coalition will agree on sites selected for assistance and will work together to ensure sites are selected equitably between the TAs. If grant funds remain after TA priority sites are addressed, sites outside the TAs and within Bernalillo County will be considered for assistance. The coalition will identify these sites through supplemental inventory activities and community engagement and will evaluate and select brownfields for assistance using the coalition-approved prioritization criteria.

Revitalization of the Target Areas

1.e. Reuse Strategy and Alignment with Revitalization Plans: The reuse strategies and project reuses for the priority sites in the **Central Avenue TA** address community needs for housing options, food security, and services. The **8020 Central Ave.** priority site is envisioned for mixed-use redevelopment supporting the surrounding sensitive populations with social service and employment assistance offices, healthcare facilities, and a grocery store to curb food insecurity. **7105 Central Ave.** is located within 0.5 miles of one of the Central Ave. TA’s few grocery stores and a rapid transit hub, making it ideally suited for mixed commercial and multifamily residential transit-oriented development. The **9710 Central Ave.** former motel building is ideally suited for affordable multifamily and senior housing, a proven model demonstrated and supported by Albuquerque’s Housing Forward program and the County’s BernCo Builds Initiative, programs that aggressively allocate resources to innovative housing solutions.

Projected reuses in the **Bridge Blvd.** and **4th St. TAs** align with corridor planning goals to increase walkability, improve safety, and concentrate commercial activity in defined nodes. The **707 Bridge**

Blvd. site at the gateway to the Bridge Blvd. corridor is suited for redevelopment that supports connection to the Paseo del Bosque Trail and provides small-scale commercial space consistent with unmet demand for retail and services that celebrate the area's historic, multi-cultural and traditional agricultural heritage. The priority sites at **1500–1508 Bridge Blvd.** at the Five Points commercial node are ideal for infill commercial use based on size, zoning, and proximity residential neighborhoods.

In the **Mountain View TA**, the large (30+ acres) **Karler Property** has access to I-25 and is well suited and appropriately zoned for development of a large warehouse or business park, which would support reuse of existing infrastructure and a goal of providing non-contaminating reuse and job opportunities.

In the **4th St. TA**, the **6313 4th St.** and **405 Mullen Rd.** sites are projected for infill commercial reuse that will carry on the catalytic impact of the Village Center Project and recently approved City/County plans to move forward with a Center for All Ages community center project on 4th Street.

Reuse plans for the priority sites align with and will leverage numerous planning efforts, complementary revitalization projects, and redevelopment incentives including:

- **Albuquerque/BernCo Comprehensive Plan** (2024/2025): sets goals for investment in blighted land and expanding housing. Central Ave. is prioritized in the Centers & Corridors strategy.
- **Mid-Region Council of Governments (MRCOG) 2020 Comprehensive Economic Development Strategy**, prioritizes investment and infill in aging urban corridors like Central Ave. and 4th Street.
- **Metropolitan Redevelopment Areas (MRAs)**: The Central Ave. and Bridge Blvd. TAs are in MRAs making them eligible for Redevelopment Tax Abatement that freezes property taxes at pre-development levels for the first 7 years of operation.
- **The City of Albuquerque Greater Central Avenue/Route 66 Action Plan** (2018), prioritizes eliminating blight, improving walkability, infill development, and economic activity on Central Ave.
- **The Bridge Blvd. Corridor Redevelopment Plan** (2013) based on a series of community meetings crafted a vision for a safe, walkable corridor celebrating local businesses and prioritizing mixed-uses, open spaces, catalytic sites, and infill investment. The Five Points intersection is a focus for revitalization as a commercial hub. The County is advancing this vision through **Bridge Blvd. Reconstruction** projects that include upgrading sidewalks, lighting, bike lanes, and safety. Economic revitalization in this area is further supported by the **South Valley Main Street Program** which provides technical and small business assistance to strengthen the Bridge Blvd. commercial district.
- **South Valley Station Area Market Evaluation** showed the Mountain View area has developer interest, a large supply of vacant land, and good visibility and traffic counts, but that environmental issues have been a major factor in discouraging investment and development.
- **Mountain View Sector Plan**: This in-progress plan will engage the public in guiding redevelopment trajectory to promote clean new uses and jobs in this area recovering from a heavy industrial past.
- **4th St. Corridor Master Plan** guides land use with priorities on economic activation, beautification, and business support. The **4th St. Revitalization Project** will attract investment as a result of pedestrian improvements, stormwater upgrades, lighting, landscaping, and new public spaces.

1.f. Outcomes & Benefits of Reuse Strategy: Revitalization of TA brownfields will stimulate economic development by increasing density and housing options along these underperforming corridors, supporting new businesses with living wage jobs, alleviating housing and transportation cost burdens which will free up disposable income, and returning properties to the tax rolls. For example:

- construction of affordable senior housing and the Roadrunner Food Bank at the 2.4-acre 707 Bridge Blvd. priority site could generate \$81,840/year of new tax revenue, create 30+ units of village cluster style housing,^d and create at least 10 new jobs.
- at an assumed density 250 sq ft/office employee^e, developing just half of the 550K of vacant building space at the high priority intersection of Central Ave. and San Mateo Blvd. would create opportunities for 900 new living wage jobs. If the two vacant buildings at this intersection (totaling 326K SF) were redeveloped with ground-floor commercial (250 sq ft/employee) and upper-floor residential (700 SF/unit), they could accommodate 400 jobs and over 300 affordable housing units.

^d JHP Architecture/Urban Design Density Guide

^e Aquila Commercial *How Much Office Space Do I Need?* www. Aquilacommercial.com accessed January 2026

- the high priority vacant and blighted 30-acre Karler Site in Mountain View is currently valued at \$560K. Using current Albuquerque industrial rents (approximately \$10-12/SF) and typical business-park intensities (0.25–0.35 floor area ratio), a light-manufacturing/business-park buildout at 9111 Broadway SE would generate roughly \$44–\$74M in market value improvements.

The project will also result in powerful nonprofit/community-benefiting uses. For example, the high priority site at 707 Bridge Blvd. is being considered for senior housing with supportive services and a food bank once environmental issues are addressed. The priority 1.92-acre site at 8020 Central Ave. is adjacent to an affordable senior housing building and a 1-acre 30-unit tiny home complex operated by BernCo to help people transition from homelessness. The site could accommodate an additional 50+ tiny homes or a traditional multi-family affordable housing development near public transportation, and mental and physical healthcare clinics.

The Coalition's plans for this grant will improve local resilience by pursuing opportunities to redevelop brownfields with cooling centers or multi-use spaces that can be activated for community relief during extreme weather events. The County lacks dedicated cooling centers, with the community relying on a few city-run and nonprofit facilities. Brownfield reuse will also replace heat-absorbing vacant land with green infrastructure, trees, and modern energy-efficient buildings that help reduce urban heat-island effects and incorporates water-efficient design such as drought-tolerant landscaping, stormwater capture, and modern plumbing. Both Albuquerque and BernCo have incentives available to promote redevelopment with green infrastructure, heat-mitigation landscaping, and water-efficient design.

The Coalition will encourage incorporation of renewable energy systems into reuse at each of the priority sites, and all brownfields where grant assistance is provided. The region is taking advantage of the 300+ days of sunshine/year, and both Albuquerque and BernCo offer strong incentives for renewable energy, including financing for commercial renewable energy upgrades and a range of tax incentives to significantly reduce the cost of incorporating solar and other renewable technologies into new and existing buildings.

Strategy for Leveraging Resources

1.g. Resources Needed for Site Reuse: BernCo and Coalition partners are eligible and well-positioned to obtain federal, state, and other funding that can support reuse of the priority sites. BernCo, the City of Albuquerque and partnering organizations have aggressively established systems and incentives designed to spark private investment once brownfield issues are addressed using grant funds.

The County, coalition partners, and property owners can access low interest/flexible term loans for cleanup from the **NMED Brownfield Revolving Loan Fund** to lower development costs and encourage brownfield investment. RLF funds can fund asbestos abatement to support reuse of priority site buildings, as well as cleanup of other contamination. If revitalization demands exceed the Brownfield Coalition Grant funding capacity, assessments and cleanup planning can continue on eligible sites with funding from **NMED's Brownfield Program**. In the future, the County and coalition partners can also apply for additional **EPA Brownfield Grants** for ongoing inventory, assessment, cleanup, and reuse planning to continue program momentum and keep revitalization projects moving forward.

The County is eligible to apply for **Community Development Block Grant (CDBG) funds** from the State, and Albuquerque receives about \$4.3M annually in CDBG funds. These funds can be used for redevelopment of the priority sites for acquisition, environmental clearance, or infrastructure upgrades on community-serving projects such as developing senior and affordable housing or stimulating economic development (microenterprise and small business development, large-scale commercial and industrial development, and job creation, retention, and training). The City has made CDBG funds available to property owners through local grant programs which could be used by priority site owners to make visible property improvements and enhance security at the redeveloped sites.

A range of funds and incentives are available for housing development. **Housing Forward Albuquerque** is a **\$23M** City of Albuquerque program supporting adaptive reuse housing projects with \$4M dedicated to converting vacant motels like the one in the Central Ave. TA into affordable and supportive housing.

Central Ave. and Bridge Blvd. are in **MRAs** where developers can take advantage of Redevelopment Tax Abatement to freeze property taxes at pre-development levels for the first 7 years of operation, impact fee waivers, gap financing, and project-specific incentives. Sections of the Bridge Blvd., Mountain View, and Central Ave. TAs are also in **Opportunity Zones**, where tax incentives can improve returns on redevelopment investments.

Albuquerque’s **Local Economic Development Act** supports public private partnerships via grants or reimbursements for land, buildings, infrastructure, and equipment for qualifying job-creating projects.

Industrial Revenue and Multi-family Project Revenue Bonds offer tax abatements that reduce development and operating costs for companies and housing developers. These incentives lower financial risk and make projects more feasible, helping attract private investment in manufacturing, energy, commercial, and affordable-housing developments. The County can also **waive impact fees** for affordable housing and economic development projects in unincorporated areas. In the TAs, these waivers will reduce upfront development costs and help affordable housing developers bring rents below market and help business owners lower the cost of expanding or locating facilities.

New Markets Tax Credits are available in NM to attract private capital into distressed areas, lowering financing costs and allowing the NM Community Development Entity to offer below-market, flexible loan terms that help fill funding gaps for projects that conventional lenders may consider too risky.

New Mexico offers **historic preservation incentives**, including tax credits and grant programs that can magnify the impacts of the brownfield grant, supporting adaptive reuse and community revitalization projects like the vacant former motel priority site in the Central Ave TA.

1.h. Use of Existing Infrastructure: All TAs are fully served by utilities, bridges, culverts, roads, trails, parks, and stormwater management infrastructure. No additional public infrastructure is known to be needed to facilitate the accomplishment of reuse strategy outcome goals. If upgrade or replacement of infrastructure is needed it is anticipated that CDBG funds, Impact Fee Waivers and MRA grants can be used to help offset the cost.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT - Community Need

2.a. The Community’s Need for Funding: Bernalillo County communities have long struggled with low incomes and pervasive poverty impeding the collection of revenue necessary to fund brownfield revitalization. The county’s annual poverty rate has exceeded the national rate for at least the last 28 years.^f Populations in many TA census tracts live below the poverty line, and the Central Ave. and Bridge Blvd. TAs contain multiple census tracts identified as Areas of Persistent Poverty (APP) where poverty rates have exceeded 20% for at least 30 years.^g

The area’s low incomes impact income tax revenues, constraining their use for core services and urgent needs like public safety responses. Property tax revenues in the County are also limited by low property values. The median home value in the County is \$268,500, far below the national median of \$303,400.^h Los Ranchos tax revenues are limited by its very small population of just 5,869. The area’s lower incomes and housing costs also result in less spending, restricting local business revenues, which in turn results in less investment in brownfield development, making external resources essential to revitalization.

Table 1 – Community Need Indicators^{f, i}	City of Albuquerque	South Valley	Los Ranchos	Bernalillo County	US
People in Poverty	16.0%	19.2%	12.0%	15.8%	12.4%
Median Household Income	\$65,604	\$51,062	\$70,801	66,514	78,538

Note: Red text indicates higher poverty rates and lower incomes than at the national level.

This grant is a critical tool for advancing economic revitalization in these low-income communities. The Coalition will use the grant to address blight that is discouraging private investment, help prepare brownfields for new business opportunities, reuses with living wage jobs, and affordable housing options by addressing environmental barriers and through strategic outreach and reuse planning. The grant will enable critical steps in preparing these sites for reuse for business retention and expansion and attracting additional investment and opportunity.

2.b. Health and Welfare of Sensitive Populations: Sensitive TA residents face significant health and welfare challenges, particularly seniors, people with disabilities, women of childbearing age, people living in poverty, and unhoused people—all of whom are disproportionately represented in the TAs.

^f US Census Small Area Income and Poverty Estimates (accessed January 2026)

^g US Census American Community Survey (ACS), Brown University’s Longitudinal Tract Database, PolicyMap

^h US Census 2023 American Community Survey Five Year Data

ⁱ TA census tracts are very small, and each contains only a small portion of the overall TA population. Because no single TA census tract is representative of conditions across the full TA, using data from a single tract could inaccurately represent the TA; therefore, municipal-level data are presented to more accurately reflect TA conditions.

Challenges faced by these sensitive TA residents are worsened by economic hardship, contributing to **food insecurity** and a **lack of healthcare**. The US Dept. of Agriculture designates areas of the Central Ave., Bridge Blvd., and Mountain View TAs as food deserts, low-income areas >0.5 miles from a supermarket.^j BernCo residents have higher rates of diet-related illnesses like diabetes and obesity because affordable, healthy foods are limited. Many must rely on costly convenience stores or fast food, increasing both financial strain and health risks.^k The US Dept. of Health and Human Services has

	Albuquerque	Los Ranchos	South Valley	Bernalillo County	US
Over Age 65	17.2%	23.9%	14.7%	17.8%	16.8%
Disabled persons	15.2%	15.1%	15.5%	15.6%	13.0%
Women of childbearing age	24.5%	23.6%	21.7%	23.9%	23.4%
Senior Poverty	12.6%	13.3%	11.7%	12.7%	10.4%
Child Poverty	20.6%	8.2%	19.1%	20.3%	16.0%

Note: Red text indicates greater numbers than at the national level.

designated the County as a **medically underserved area**, with a shortage of primary care services. **10.7% of County residents do not have health insurance** compared to 8.2% nationally, further exacerbating health and welfare challenges.

Sensitive TA residents are vulnerable to **extreme heat and drought events**. In 2025, the Albuquerque metro area experienced its hottest year on record and the Federal Emergency Management Agency has designated BernCo as a **primary natural disaster area due to drought**. Seniors and people with disabilities may be more vulnerable to the negative impacts of heat and drought due to underlying health conditions. Low income people have limited resources to cope with extreme weather events. Heat exposure is highest in the County’s low-income areas, where many vulnerable residents live, and where heat-island effects can raise temperatures more than 15°F above other parts of the city.^l

The region’s **housing crisis** is a major hardship for sensitive population members. By 2035, the County will need approximately 28,000 more housing units to meet growing demand in all areas of affordability. Well over half of TA households are housing cost burdened. The housing crisis contributes to homelessness, with **unhoused people** representing another sensitive population in the TAs.

Albuquerque’s homeless population jumped 40% from 2023 to 2025.^m In the 2022-2023 school year, there were 3,829 homeless children and youth in the region’s public schools.ⁿ Emergency services are responding to fires, squatting, and dangerous conditions in Albuquerque’s vacant and abandoned buildings. For example, in January 2026 crews responded to a fire in a warehouse that has caught fire multiple times, requiring repeated emergency responses and posing significant risks to first responders, the surrounding community, and anyone sheltering inside. In January 2026 a person was hospitalized with injuries from a fire in an abandoned multifamily residential building on Central Ave.^o

Brownfield redevelopment will aid the sensitive populations disproportionately impacted by brownfields by bringing abandoned and vacant properties into use with infill development, providing sources of healthy food, healthcare, shelter during extreme weather events, modern affordable housing with efficient HVAC systems, and services to prevent and address homelessness.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: County residents experience disproportionately high rates of asthma, some cancers, prenatal health risks, and heart disease. The 2019 Bernalillo County Health Profile reports that 14.2% of County adults have **asthma**, higher than the statewide rate of 9.7%. In 2025 the American Lung Association (ALA) ranked the Albuquerque metro area the 22nd most polluted in the US for ozone. The ALA stated that air pollution is causing kids to have asthma attacks, making people who work outdoors sick and unable to work, and leading to low birth weight in babies.

^j USDA Food Research Atlas, accessed January 2026

^k US Census 2023 American Community Survey Five Year Data

^l City Desk ABQ *As temps rise, most vulnerable communities are often the hottest* August 30, 2024

^m City Desk ABQ *street homelessness grows by 40% since '23* November 21, 2025

ⁿ Albuquerque Region Housing Needs Assessment, Root Policy Research

^o KRQE News One person hospitalized in fire at abandoned structure in Albuquerque January 21, 2026

The County has the 4th highest **breast cancer** and **childhood cancer** rates of 33 NM counties. County rates of **leukemia** and **liver cancer** exceed US rates.^p

Bernalillo County is lower than the national average for women receiving **prenatal healthcare** and is one of the ten NM counties with the highest rates of **low birthweight** babies.^q

The cumulative impacts of these health conditions are resulting in low **life expectancy** and **depression** in the County. Life expectancy is lower than the US average in numerous TA census tracts. For example, in Central Ave. TA census tracts life expectancy is 75 years or less, compared to 77.5 years nationally.^r These physical conditions can be worsened by depression, which is prevalent in the project area. Depression is linked to a higher likelihood of developing a range of physical illnesses such as endocrine, musculoskeletal, and heart conditions, and can intensify the overall burden of disease.^s

	Albuquerque	Los Ranchos	South Valley
Diesel Particulate Matter	96 th	92 nd	78 th
Underground Tanks	80 th	63 rd	59 th
RMP Proximity	59 th	82 nd	69 th
Superfund Proximity	88 th	71 st	94 th
Lead Paint	80 th	72 nd	74 th

Source: PolicyMap US Percentiles
**Data are only available at the census tract level. Data presented are for TA census tract of at least one high priority brownfield.*

By identifying and addressing contamination at high priority sites, the grant will help alleviate these poor health outcomes. Local brownfield contaminants are known or suspected to include carcinogens and other toxic substances including asbestos, polychlorinated biphenyls, petroleum, solvents, and heavy metals. TA residents may be exposed to contamination from soil and lead/asbestos from deteriorating building materials. The coalition will use the grant to assess contamination and ready sites for

community-serving reuses like health care and supermarkets with healthy food options to combat these challenges.

2.d. Economically Impoverished/Disproportionately Impacted Populations: The grant will stimulate economic development and ease cost burdens for the TA communities which are severely impoverished and bear disproportionate environmental burdens. Populations in census tracts throughout each of the TAs live below the poverty line, and local incomes are often insufficient to cover living expenses. Rates of households receiving monetary public assistance in Albuquerque (4.1%) and South Valley (4.4%) exceed the national rate of 2.7%. The living wage in the Albuquerque Metro Area for a working adult to support a spouse and two children is \$83,928 (\$40.35/hour × 2,080 hours).^t Median household incomes in the TAs are well below this number, ranging from \$51,062 in the South Valley to \$70,801 in Los Ranchos. At least half of County households (and up to 69% in Los Ranchos) are housing cost burdened spending over 30% of income on rent or mortgage payments.^u

These low-income communities also bear a heavy environmental burden due to the area’s industrial past and land use practices. The TAs are near industrial facilities required to maintain hazardous substance risk management plans (RMPs), underground tanks, Superfund sites, buildings with lead paint, and busy roads that impact air quality. Contamination from South Valley’s industrial legacy resulted in two federal Superfund sites, and there are two Superfund sites in Albuquerque, including a former dry cleaner in the Central Ave TA which is currently undergoing cleanup. While EPA Brownfields Grant funds cannot be used on these sites, they are representative of this area’s industrial and commercial past that has contributed to cumulative environmental burdens in the TAs.

Community Engagement

2.e. Project Involvement/2.f. Roles: The table below identifies project community partners. These partners and their participation in the project are key to a successful brownfield program, particularly in community outreach. The coalition will engage with the partners listed below to identify community priorities to guide site prioritization and solicit input on brownfields that these organizations believe will further their goals and the members of the communities that they serve.

^p National Cancer Institute State Cancer Profiles accessed January 2026

^q 2024 Bernalillo County Community Health Profile

^r Kent State Online *What is the Life Expectancy in the US?* January 18, 2024

^s Association Between Depression and Physical Conditions Requiring Hospitalization, [Journal of the American Medical Association](#), May 3, 2023

^t Massachusetts Institute of Technology Living Wage Calculation (accessed January 2026)

^u US Census 2023 American Community Survey Five Year Data

Table 4 Partner Name	Mission	Point of Contact	Project Role
Middle Rio Grande Housing Collaborative	Support creation of affordable housing in Bernalillo County.	Lawrence Rael-Interim Chair lrael@losranchosnm.gov	Assist with site selection, developer and property owner outreach, and incentives for affordable housing development on brownfields.
Albuquerque Regional Economic Alliance	Grow and diversify the economic base of the greater Albuquerque region.	Aida Roberts, VP Business Development aroberts@abq.org	Provide business outreach, market insights, and connections to potential redevelopment partners and investors.
Rio Grande Food Project	Address food insecurity.	Ari Herring, Rio Grande Food Project, 505-831-3778	Help engage food-insecure residents and share project information through community distribution networks.
Housing New Mexico	Provide financing to make quality affordable housing and other related services available to low-income residents.	Isidoro Hernandez, Exec. Director ihernandez@housingnm.org	Offer affordable-housing expertise and connect redevelopment planning with regional housing needs and priorities.
NAIOP New Mexico	Advancing commercial real estate through education, advocacy, and industry collaboration.	Rhiannon Samuel, Executive Director rsamuel@naiopnm.org	Engage commercial developers and provide insights on redevelopment feasibility, market needs, and opportunities.
BernCo Neighborhood Coordination	Serve as the link between BernCo and the community it serves.	Megan Holcomb Bernconeighborhoodcoordination@bernco.gov	Facilitate outreach to neighborhood associations and help coordinate community participation in meetings.
BernCo Health Council	Improve health equity and quality of life through coalition building, health assessment, and planning.	Enrique Cardiel admin@bchealthcouncil.org	Support equitable community outreach, share health-based insights, and help engage sensitive residents.
South Valley Main Street	Revitalization of the historic commercial district along the Bridge Boulevard and Isleta Boulevard corridors of the South Valley.	Bianca Encinias southvalleymainstreet@gmail.com	Promote community engagement and support redevelopment visioning through local business and resident networks.
NMDEP	Protect and restore the environment and to foster a healthy and prosperous New Mexico.	Savannah Richards Savannah.richards@env.nm.gov	Provide technical guidance, regulatory coordination, and brownfield expertise to support site assessment efforts.

2.g. Incorporating Community Input: Project progress will be communicated, and input solicited, from the local community using the following means:

- Create a webpage on the County website within 3 months of project initiation. Information posted on the website will include: 1) project-specific informational fact sheets; 2) a project schedule; 3) links to other websites such as the EPA website; and 4) a link to the project website added to coalition and community partner websites.
- Provide paper copies of site nomination forms and fact sheets and a suggestion drop box and project contact details so those without computer access can participate.
- Hold a minimum of four public meetings (see Section 3.a for schedule) which will be attended by all coalition partners. These meetings will include a presentation regarding project information and progress, and interactive exercises intended to encourage sharing of attendee ideas regarding the brownfield program.
- Hold approximately 6 additional targeted stakeholder meetings with project partners and community representatives to gain focus input and feedback.
- Use of local print, online, and social media to report project progress and announce public meetings.
- Attend and present information regarding the project at trade group and club meetings (Chamber of Commerce, Kiwanis, Rotary, Lions, etc.) at approximately 1-2 meetings per year over grant term.

- Annual end of fiscal year updates by the County provided to each coalition member, also to be posted on the County’s brownfield webpage.

To ensure that community input is considered and responded to, BernCo will: 1) publish online the results of public meeting discussion and other input received; 2) work to enhance capacity of community members to meaningfully participate in brownfield revitalization through education and outreach; and 3) share at meetings and posted materials how project decisions were affected by community input, and how this input positively influenced the economic, social, and environmental successes of the project. At all meetings, special accommodation will be made available to accommodate people with limited access or language barriers, as needed.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS; 3.a Project Implementation, 3.b Anticipated Project Schedule, 3.c Task/Activity Lead, 3.d Outputs:

Task/Activity 1: Project Management
a. Project Implementation: i) general Cooperative Agreement compliance oversight; ii) quarterly progress reporting (QPR); iii) annual federal financial report (FFR) reporting; iv) property Profile Form submission and updates in the EPA’s Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database; and v) a final report summarizing accomplishments, expenditures, outcomes, outputs, lessons learned, and resources leveraged.
b. Anticipated Project Schedule: QPRs within 30 days of each quarter end, FFRs within 30 days of each fiscal year end, ACRES profiles on-going throughout the 4-year grant period, close-out report completed within 90 days of project period end date.
c. Task/Activity Lead: BernCo with support from QEP.
d. Outputs: QPRs (12); FFRs (4); ACRES profiles (~30); Close-out report (1).
Task/Activity 2: Community Engagement
a. Project Implementation: i) public involvement plan (PIP); ii) outreach materials; iii) solicit, consider, and respond to community input, including four public meetings and an estimated additional 6 targeted stakeholder meetings; and iv) coordinate meetings with property owners to encourage project participation.
b. Anticipated Project Schedule: PIP completed by 1/29/27, outreach materials (fact sheets, website construction, etc.) completed in first year, meetings throughout grant period, but more during years 1 and 2, property owner outreach throughout grant period.
c. Task/Activity Lead: BernCo with support from QEP.
d. Outputs: PIP (1); outreach materials (~5); public and property meeting notes (~10).
Task/Activity 3: Inventory and Assessments
a. Project Implementation: i) an inventory of brownfields for each of the 3 Target Areas; ii) up to 34 Phase I ESAs completed in accordance with ASTM 1527-21 and all appropriate inquiry (AAI), includes AAI checklist; iii) one project quality assurance project plan (QAPP); iv) up to 21 Phase II ESAs completed in accordance with ASTM 1903-19; v) up to 14 regulated building material (RBM) surveys. For each Phase II ESA and RBM Survey, a sampling and analysis plan (SAP), National Historic Preservation Act (NHPA) and Endangered Species Act screen, and a 29 CFR §1910.120 compliant site-specific health and safety plan (HSP) also will be completed.
b. Anticipated Project Schedule: Project QAPP within 3 months of QEP selection. Phase I ESAs may begin immediately. Phase II ESAs and RBM Surveys immediately following EPA QAPP approval. Phase I ESAs/Phase II ESAs/RBM Surveys will be completed through the project period.
c. Task/Activity Lead: QEP with oversight by BernCo.
d. Outputs: 3 Target Area brownfield inventory reports; 34 Phase I ESA reports; 1 QAPP; 21 Phase II ESA reports; 14 RBM survey reports.
Task/Activity 4: Cleanup and Reuse Planning
a. Project Implementation: i) up to 6 Analysis of Brownfield Cleanup Alternatives (ABCAs); up to 6 site-specific reuse plans; 3 area-wide plans (AWPs), one in each coalition partner jurisdiction.
b. Anticipated Project Schedule: All types of planning work are anticipated to begin within 6 months of Cooperative Agreement execution and continue through the project period.
c. Task/Activity Lead: QEP with oversight from BernCo.
d. Outputs: 6 ABCAs; 6 site-specific reuse plans; 3 AWPs.

3.e. Cost Estimates: The budget for all tasks uses an average rate of \$165/hour for contractual labor and an average rate of \$50/hour for BernCo (\$31.25/hour personnel and \$18.75/hour fringe) labor.

Personnel and fringe beyond the budget presented below will be provided at no cost to the project by BernCo to increase the number of project outputs completed. BernCo has no plans for subawards, participant support costs, or administrative costs.

Task 1 - CA Oversight and Reporting (\$58,750): Personnel/Fringe: **\$7,500** (150 hours for conference attendance, technical and financial management and reporting). Travel: **\$11,700** (two BernCo/coalition partner personnel attend one national and two regional brownfield conference [airfare to conferences \$550/person = \$3,300; hotel, meals, rental car/mileage and incidental costs \$350/person/day, 24 days total = \$8,400]). Conference registration fees: **\$1,600** (2 national and 2 regional conferences @ \$400 per conference). Contractual: **\$37,950** (230 hours for reporting and project management).

Task 2 - Community Engagement (\$41,375): Personnel/Fringe: **\$12,500** (250 hours for meeting planning, attendance, and input evaluation; outreach material preparation; and website construction and maintenance). Contractual: **\$28,875** (175 hours for meeting planning, attendance, input evaluation, and outreach material preparation).

Task 3 – Site Identification, and Phase I and II ESAs (\$984,075) Personnel/Fringe: **\$0** Contractual: **\$984,075**; Brownfield inventory \$29,800 (120 QEP hours and \$10,000 for environmental/historical record reports), Phase I ESAs (including eligibility form and access agreement) \$170,680 (34 x \$5,020/ea.), QAPP \$4,950 (30 QEP hours), Phase II ESAs (including SAPs/Eligibility Determinations) \$609,845 (21 x \$29,040.24 including 70 hours QEP labor ea., \$5,500 lab testing ea., \$11,990.24 for drilling, utility locates, and investigation-derived waste disposal ea.), and RBM Surveys (including SAPs/Eligibility Determinations) \$168,800 (14 x \$12,057 including 50 hours QEP labor ea. and 4,000 lab testing ea.). A total of 65.8% of grant funding has been budgeted for contractual fees.

Task 4 - Cleanup/Reuse/AWP Planning (\$415,800): Personnel/Fringe: **\$0**. Contractual: **\$415,800**; Cleanup Plans - 6 plans x \$13,200 ea. (80 hours x 6 plans = 480 hours), \$79,200 total; Reuse Plans - 6 plans x \$14,850 ea. (90 hours x 6 plans = 540 hours), \$89,100 total; AWP – 3 plans x \$82,500 ea. (500 hours x 3 plans = 1,500 hours), \$247,500.

Budget Categories		Project Tasks (\$)					Total
		Task 1	Task 2	Task 3	Task 4	Admin. Costs	
Direct Costs	Personnel	\$4,687.50	\$7,812.50	\$0	\$0	\$0	\$12,500
	Fringe	\$2,812.50	\$4,687.50	\$0	\$0	\$0	\$7,500
	Travel	\$11,700	\$0	\$0	\$0	\$0	\$11,700
	Equipment	\$0	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$0	\$0	\$0	\$0
	Contractual	\$37,950	\$28,875	\$984,075	\$415,800	\$0	\$1,466,700
	Other (Conf. Fees)	\$1,600	\$0	\$0	\$0	\$0	\$1,600
Total Direct Prog. Costs		\$58,750	\$41,375	\$984,075	\$415,800	\$0	\$1,500,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0	\$0
Total Budget (Direct Costs + Indirect Costs)		\$58,750	\$41,375	\$984,075	\$415,800	\$0	\$1,500,000

3.c. Measuring Environmental Results: On a quarterly basis during progress reporting, the County will summarize information on project goals using the table below. Tracking results beginning at the project start will allow the coalition to evaluate progress and take corrective actions to redirect efforts if needed. Outputs and outcomes will be reported in the ACRES database throughout the project, and in the Closeout Report prepared at the end of the project.

OUTPUT Categories	Work Plan Goal	# this Quarter	# to Date	# Outstanding	Next Steps / Corrective Measures
Phase I ESAs	34				
Phase II ESAs/RBM Surveys	21				
Cleanup/Reuse/AWP Plans	6/ 6 / 3				
Number of Outreach Events	4				
OUTCOME Tracking Categories				Result	
Number of Properties/Acres Made Ready for Reuse					
Number of Real Estate Transactions Facilitated					

Square Feet of Buildings Repurposed/Constructed	
Number of Acres of Park/Natural Areas Created	
Number of Jobs Created	
Amount of Funding Leveraged	

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE - Programmatic Capability

4.a. Organizational Capacity The County’s planning, economic development, administrative, and financial staff have capacity and experience to manage this grant. Carolyn Tobias, BernCo Economic Development Manager, will serve as the Project Director, applying her experience managing BernCo’s FY20 Brownfield Coalition Grant. She can leverage the County’s Planning and Development Services and Economic Development Department staff’s relevant experience as needed, as well as GIS, finance, and support staff. The County conducts succession planning to ensure that if project staff are no longer available, appropriate replacements can be found with aligning qualifications and experience. Each coalition partner has also assigned a senior-level staff member to support all phases of the project.

4.b. Organizational Structure: BernCo will lead the Coalition using a collaborative governance structure that will be documented in a Memorandum of Agreement (MOA) before the project begins. Coalition members will meet regularly to prioritize activities, review progress, and ensure adherence to shared goals in the MOA. Each member will participate by identifying priority sites within their jurisdictions and guiding community engagement strategies so that grant activities directly benefit their residents.

4.c. Description of Key Staff: The County has assembled a project management team with a total of 45+ years of relevant experience. **Carolyn Tobias, Project Director** is Manager of Economic Dev. for the County with 25+ years of experience in economic development. Carolyn has managed numerous federal grants valued at more than \$20M including the County’s \$600K FY20 EPA Brownfields Coalition Assessment Grant. **Monica Roybal-Gaitan, Assistant Brownfield Project Coordinator,** is the Special Projects Coordinator for the County Economic Development Department and has over 20 years of fiscal experience including management of state and federal funds, financial administration and auditing, preparing and managing departmental budgets, and monitoring funding compliance.

4.d. Acquiring Additional Resources: On notice of award, the County will issue a competitive qualifications-based solicitation in compliance with 2CFR Part 200 and 2CFR Part 1500 to contract a QEP for this project. Early QEP procurement will position the Coalition for expedited activities on execution of the Cooperative Agreement. BernCo has procurement systems and policies in place if the project requires additional resources. BernCo posts requests for bids online and follows industry standard procurement guidelines. The County routinely receives federal grant funding, and as such, is familiar with federal fair and open competition requirements in 2CFR Part 200 and 2CFR Part 1500.

Past Performance & Accomplishments: 4.e. Currently Has or Previously Received an EPA Brownfields Grant: (1) Accomplishments: The County received a \$600K FY20 Coalition Assessment Grant. Accomplishments included: brownfield inventories of six TAs; website, fact sheets, publicizing grant at community events, 12 Phase I ESAs, 14 Phase II ESAs/RBM Surveys, and a Site Reuse Plan. Sites assessed included a dry cleaner in operation for 40+ years, former gas stations, a school constructed over a landfill, aging church buildings, and a former auto body shop. Assessment, outputs, and outcomes were entered in the ACRES database. The County also received a \$350K EPA Brownfield Pilot Grant in 1998. The County used assessment funds to develop an inventory of 30 brownfields sites, convene a local Advisory Committee, and complete 6 Phase I ESAs and 4 Phase II ESAs. Assessment of a former heavy truck maintenance facility led to the development of a clean-up plan and redevelopment of the site as Valle del Bosque Park, a multi-use park with access to the Rio Grande River, a walking trail, and a playground. After a Phase II ESA, the cleanup of Nine Mile Hill Landfill was formally accepted into the NMED voluntary cleanup program.

4.e(2) Compliance with Grant Requirements: The County had no adverse audit findings for the Pilot Grant or the FY20 Brownfields Assessment Grant. The County has complied with all EPA reporting requirements for each grant awarded, including timely submittal of Quarterly Progress Reports, ACRES database updates, and annual Federal Financial Reports. The County tracked and reported completion of Phase I/II ESAs, clean-up plans, redevelopment progress, leveraged funding, and cleanup/construction jobs leveraged. For each grant, the County expended 100% of the assessment grant funds.



Economic Development

415 Silver Ave. SW, 4th Floor

Albuquerque, NM 87102

Office: (505) 468-1279

Fax: (505) 462-9864

EconDevCares@bernco.gov

www.bernco.gov

Threshold Criteria

(1) Eligibility of Lead and Non-Lead Coalition Members

a) Bernalillo County is a “general purpose unit of local government” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.

The following two (2) organizations are non-lead members of the Bernalillo County coalition for this grant:

1. City of Albuquerque is a City Government and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.
2. Articles of Incorporation for the Village of Los Ranchos de Albuquerque are attached as documentation of its eligibility to receive EPA Brownfields Assessment Grant funding as a General Purpose Unit of Local Government (Attachment A).

b) The lead and non-lead coalition members are not exempt from Federal taxation under 501(c)(4) of the IRC.

(2) Target Areas

Bernalillo County (Coalition lead) will lead Brownfields Assessment Grant work in the Bridge Blvd. and Mountain View Target Areas, which are located within Bernalillo County in the unincorporated South Valley Census Designated Place.

The Village of Los Ranchos de Albuquerque will lead work in the 4th Street NW Target Area within the Village of Los Ranchos de Albuquerque.

The City of Albuquerque will lead work in the Central Ave. Target Area, which is within the city limits.

The Target Areas do not overlap.

(3) Non-lead Members that Never Received an EPA MARC Grant

The Village of Los Ranchos de Albuquerque has never been awarded an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant.

(4) Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members

As the County Government encompassing the area of the non-lead members, Bernalillo County has legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.

(5) Coalition Agreement

Letters of commitment to the Coalition from The City of Albuquerque and the Village of Los Ranchos de Albuquerque are included as Attachment B.

(6) Community Involvement

The following plan for performing community involvement during the four-year Assessment Coalition Grant is described briefly in Section 2.e, 2.f and 2.g of the 12-page grant narrative.

The plan for involving local community partners in the project includes (1) Listen to collective voices and hear different and unique opinions; (2) Educate residents on facts, ideas, solutions, and resources for brownfield revitalization; and (3) Establish a Brownfields Advisory Committee (BAC) and encourage them to provide Bernalillo County with ideas, interests, and concerns expressed by community members of all ages and backgrounds in each of the Target Areas. Bernalillo County's public involvement program will include creation of a webpage on the County website within 3 months of project initiation. Information posted on the website will include the following: 1) project-specific informational fact sheets; 2) a project schedule; and 3) links to other websites such as the Coalition partner and EPA website. The Coalition will hold a minimum of four public meetings which will be attended by all coalition partners. These meetings will include a presentation regarding project information and progress, and interactive exercises intended to encourage sharing of attendee ideas regarding the brownfield program.

The County and Coalition will use local print, online, and social media to report project progress and announce public meetings, attend and present information regarding the project at trade group and club meetings at approximately 1-2 meetings per year over the grant term, and provide annual end of fiscal year updates to be posted on the County's brownfield webpage.

In addition, to ensure that community input is considered and responded to, the following actions will be taken: 1) the results of meeting data gathering efforts and other input received will be published online to ensure transparency amongst stakeholders; 2) enhancement of the leadership capacity of community members and groups will be encouraged to better empower them to meaningfully participate in brownfield revitalization; and 3) how project decisions were affected by community input will be described, and how this input positively influenced the economic, social, and environmental successes of the project explained. At all meetings, special accommodations will be made available to reach people with limited access or language barriers, as needed.

The Coalition will consider all community comments received about the grant and respond, as necessary, through the grant website or other appropriate communication. Time permitting, attempts will be made to respond to all questions during meetings at the event, and comment cards will be solicited to follow up if this is not possible.

(7) Expenditure of Existing Grant Funds

None of the Coalition members have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

(8) Contractors and Subrecipients

• **Contractors.**

No contractor has been procured to assist Bernalillo County with implementation of this grant. This criterion is not applicable.

• **Named Subrecipients.**

No subrecipients have been named as part of this grant. This criterion is not applicable.

