

Environmental Protection Agency Region 8
 Attn: Melisa Devincenzi
 1595 Wynkoop Street (EPR-B)
 Denver, CO 80202-1129



Re: City of Lamar, CO, Brownfields Assessment Grant Application

Dear Ms. Devincenzi:

The City of Lamar, Colorado, is submitting the enclosed application for a U.S. EPA Brownfields Community-Wide Assessment Grant. The City of Lamar is a general-purpose unit of local government in the State of Colorado.

Narrative Information Sheet:

1. Applicant Identification: The proposed recipient of the EPA Community-Wide Brownfield Assessment Grant is the City of Lamar; with offices located at 102 E. Parmeter Street, Lamar, CO, 81052.

2. Website URL: <https://ci.lamar.co.us/>

3. Funding Requested:

3.a. Assessment Grant Type: Community-Wide

3.b. Federal Funds Requested: \$500,000

4. Location: Lamar, Prowers, Colorado

5. Target Area and Priority Site/Property Information

Lamar is the largest city in southeastern Colorado, covering 5.29 square miles. The city limits are the geographic boundary for the grant application. The city is made up of two Census Tracts (CT), 08099000200 and 080990003000. Census Tract 2 (08099000200) (CT2) covers the northern half of the city and includes most of downtown. Census Tract 3 (080990003000) (CT3) covers the remainder of the city to the south. While commercial properties remain a concern, the primary focus of this grant will be single-family residential properties in need of reinvestment and vacant lots in need of redevelopment. Thus, CT2 is a priority because it contains a larger number of older, blighted properties, and it includes downtown. In addition, three target areas have been identified, including several priority sites.

1: Northeast Target Area (~ 258 acres): Bounded by the Atchison Topeka and Santa Fe Railroad corridor to the south, the Lamar Canal to the north, Main Street (Hwy 287) to the west and the city boundary to the east, this area includes a six-block residential area completely surrounded by industrial properties, the legacy of historic employment centers such as the sugar beet factory and the Arkansas River Power Plant.

2: Northwest Target Area (~234 acres): Bounded by the Atchison Topeka and Santa Fe Railroad corridor to the south, the Lamar Canal to the north, North 13th Street to the west, and Main Street (Hwy 287) to the east, this contains the highest concentration of deteriorated homes in the city, reflecting long-term disinvestment.

3: Southeast Target Area (~56 acres): Bounded by Park Street to the south, Olive Street (Hwy 50 and 385) to the north, including both sides of Imperial Drive to the west, and ending at Camino De Santa Fe Street to the east, this area includes multiple mobile home parks, including one currently for sale, presenting opportunities for redevelopment that support housing stability and new residential infill

Priority Sites		
Site	Target Area	Census Tract
1) Marples Country Market	Northeast TA	08099000200
2) Parmenter Park Mobile Home Lot	Southeast TA	08099000200 and 080990003000
3) Hope Center / N. 11th Street Infill	Northwest TA	08099000200)

6. Contacts:

6.a. Project Director: Anne-Marie Crampton, Community Development Director, 102 E. Parmenter St., Lamar, CO 81052, 719-336-1303, anne-marie.crampton@ci.lamar.co.us

6.b. Chief Executive: Mitch Hammes, City Administrator, 102 E. Parmenter St., Lamar, CO 81052, 719-336-1364, mitch.hammes@ci.lamar.co.us

7. Population: The population of Lamar is 7,641 (July 1, 2024 estimate, www.Census.gov).

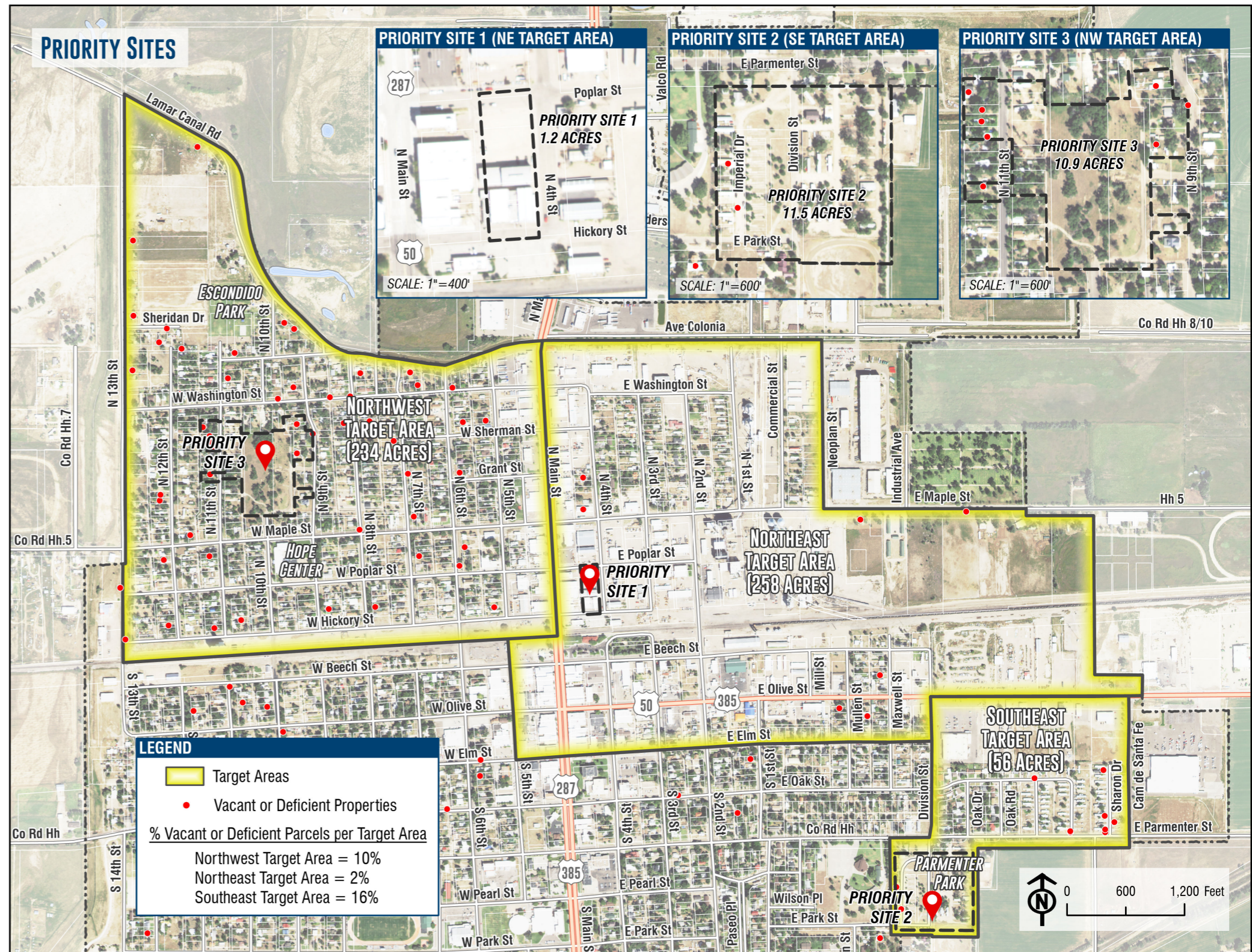
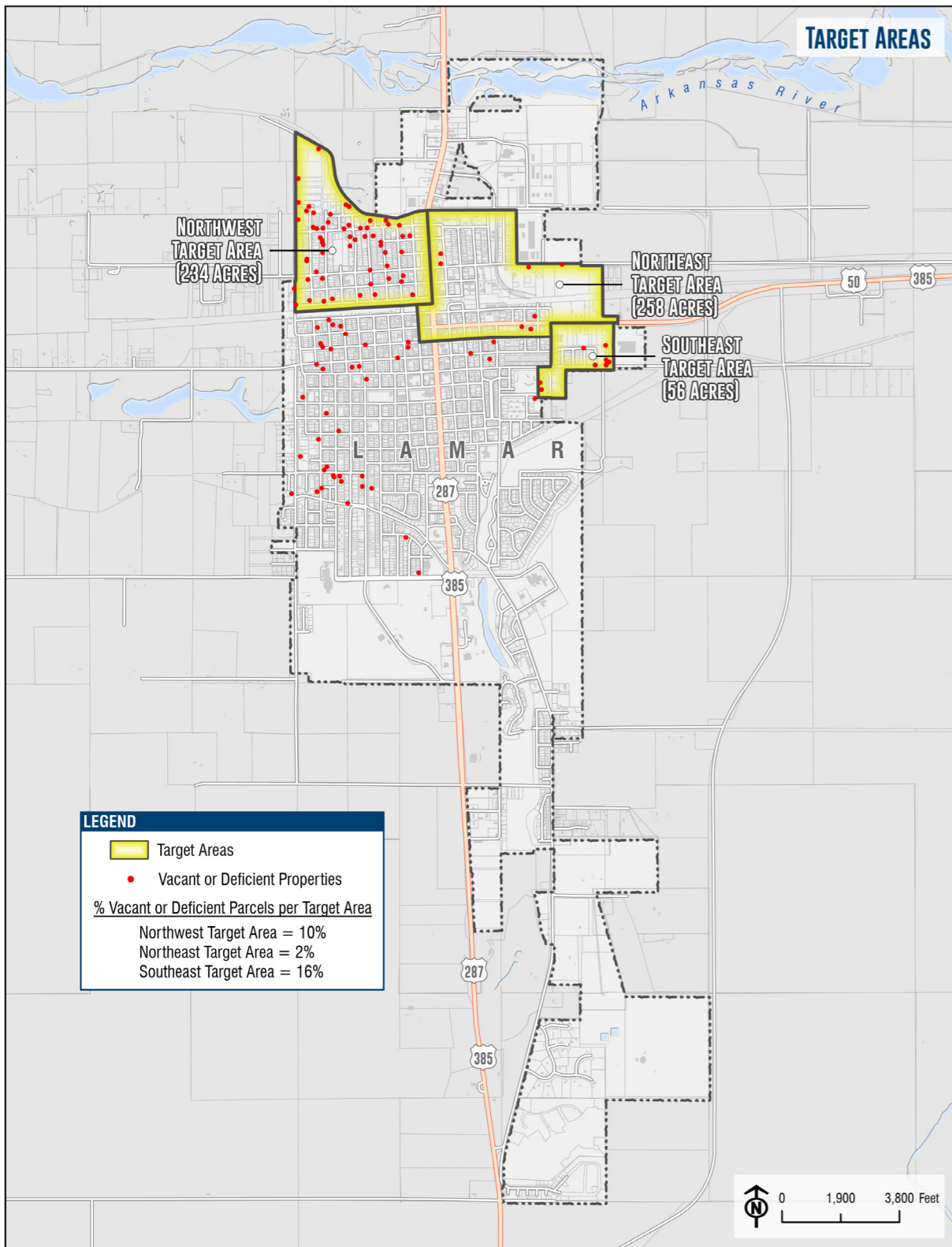
8. Other Factors Checklist: Please identify which of the below items apply to your community/proposed project.

Other Factors	Page #
Community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	-
The priority site(s) is impacted by mine-scarred land.	-
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).	-
The priority site(s) is in a federally designated flood plain.	8
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3, 5
The reuse of the priority site(s) will incorporate energy efficiency measures.	3, 4, 5
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3, 4
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 site(s) within the target	9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	5

9. Letter from the State or Tribal Environmental Authority: Attached

10. Releasing Copies of Applications: Not applicable.

Thank you for considering our grant application materials. We trust you will find them complete and, we hope, worthy of an award.



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION – CROSSROADS HORIZON – HOMESTEAD INITIATIVE:

1.a. Overview of Brownfield Challenges and Description of Target Area: The City of Lamar, Colorado **[the geographic boundary of this grant]** (population 7,687, Census 2020) is located at the crossroads of U.S. Highways 287 and 50 in Prowers County. Once a regional agricultural and rail center, the city has experienced long-term economic decline that has directly affected housing stability and reinvestment. Lamar's population has declined 14% from a peak of 8,842 in 2000 (Census 2000; Census 2020). The city lies within Opportunity Zone 08099000700 (U.S. Treasury Opportunity Zones designation), where median household income is \$33,000 (ACS 2018–2022 5-Year Estimates), nearly \$59,000 below the Colorado median (ACS 2018–2022). **Approximately 20% of residents live below the poverty line**, and only 16% of adults hold a bachelor's degree compared to 42% statewide (ACS 2018–2022). These conditions limit household resources and private investment needed to maintain and expand the local housing supply. Economic decline has left a visible imprint on Lamar's neighborhoods. The closure of major employers, including Neoplan USA in 2006, combined with agricultural decline and historic environmental events such as the Dust Bowl and the 1965 Arkansas River flood, has reduced employment and long-term community investment. Over the past decade, Lamar lost nearly 12% of its local businesses (U.S. Census County Business Patterns / BLS QCEW), and unemployment has consistently exceeded the state average (BLS Local Area Unemployment Statistics). As investment declined, housing conditions have worsened. Vacancy rates rose to 17.4%, double the statewide average (ACS 2018–2022), while property values stagnated (ACS / Zillow trends). Approximately 60% percent of housing units were built before 1979 (Prowers Co Assessor data), and many now require substantial rehabilitation or have become unsafe or uninhabitable (local housing condition and code enforcement data). Despite the poor quality of housing, nearly one-third of renters are cost-burdened (ACS 2018–2022). Between 2017 and 2023, the city lost approximately 10% of its housing units to demolition (local building permit and demolition records), further constraining housing availability.

Brownfields are a key barrier to addressing these housing needs. Former industrial sites, a decommissioned power plant (EPA ECHO / state environmental records), aging commercial corridors, and legacy agricultural operations are dispersed throughout Lamar. Many are located within or adjacent to residential areas and remain vacant or underutilized due to real or perceived environmental contamination. This uncertainty discourages redevelopment, restricts access to financing, and prevents the reuse of well-located properties for housing, contributing to neighborhood decline and continued pressure on existing housing stock. Addressing brownfields citywide, particularly those embedded in residential neighborhoods and along key corridors, will remove environmental barriers to housing rehabilitation and new construction. Importantly, **the previous Brownfields Assessment Grants have already made a substantial and measurable difference for Lamar**, demonstrating the community's strong capacity to use EPA funding effectively. Through its FY2018 and FY2022 EPA Brownfields Assessment Grants, the City completed **21 Phase I ESAs, five Phase II ESAs, two cleanup plans, and multiple reuse concepts**, resulting in measurable progress and redevelopment of several commercial and industrial sites. We were also awarded a cleanup grant for one of our key properties along Main Street. Although these efforts focused primarily on commercial properties, they clearly showed how targeted assessment activity can catalyze redevelopment and lay the groundwork for broader revitalization. This new grant will allow Lamar to expand that proven success and apply this proven approach to housing. Vacant residential lots, underused commercial parcels, and former industrial sites represent critical opportunities to expand safe, attainable housing if environmental conditions are assessed. The City has adopted a resolution to incentivize new home construction and established a goal to increase affordable housing by 9% within three years. This grant is essential to advancing those goals by reducing environmental uncertainty, enabling reinvestment, and stabilizing neighborhoods.

1.b. Description of the Priority Brownfield Sites: The City of Lamar is comprised of two Census Tracts (CT). Census Tract 2 (CT 08099000200) covers the northern half of the city and includes most of downtown, while Census Tract 3 (CT 080990003000) encompasses the southern portion of the city. While both tracts experience brownfield-related challenges, Census Tract 2 is the primary focus area for this grant due to its higher concentration of older, underutilized, and blighted properties. Census Tract 2 contains 1,084 housing units, including a large percentage of which are vacant due to their poor condition (City of Lamar inventory). Much of the housing stock was built prior to 1979 and is aging, contributing to deferred maintenance and declining neighborhood conditions. **Lamar's adopted 2025 Comprehensive Plan identifies aging housing stock and a significant shortage of in move-in-ready homes as critical community issues needing coordinated revitalization and redevelopment strategies.** In addition, commercial corridors and legacy industrial uses within CT2 have limited reinvestment and constrained housing and economic growth. We have two focus areas within CT2 and one that spans the two CTs. Our **Northeast Target Area** includes a six-block residential area completely surrounded by industrial properties, the legacy of historic employment centers such as the sugar beet factory and the Arkansas River Power Plant. Our **Northwest Target Area** of CT 2 contains the highest concentration of deteriorated homes in the city, reflecting long-term disinvestment. Our **Southeast Target Area** includes multiple mobile home parks, including one currently for sale, presenting opportunities for redevelopment that support housing stability and new residential infill. **Each target area contains a priority site described below.** The southwest portion of the city is more stable but may contain additional sites requiring assessment as part of community engagement. Key commercial corridors such as Main Street (U.S. 50/287) and Olive Street

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(U.S. 50/385) also influence neighborhood conditions and represent nodes where redevelopment can support adjacent housing stability and economic activity.

Priority Site 1 – Marples Country Market (Northeast TA) 101, 105, 109 N. 4th Street. Approx. Size: ~6 acre. The Marples Country Market properties comprise a cluster of brownfield parcels in the NE Neighborhood, including two multistory commercial buildings that are over 115 years old and an adjacent vacant lot. Historically home to neighborhood retail and light industrial activities, these buildings now exhibit severe deterioration, including boarded windows, flaking lead-based paint, abandoned appliances on site, and extensive interior decay. Industrial storage buildings, storage units, grain elevators, and a truck repair operation surround the site, underscoring the legacy industrial context and contributing to cumulative environmental uncertainty. The vacant lot at 109 N. 4th Street directly abuts 122 N. Main Street, a property successfully revitalized through Lamar's 2018 EPA Brownfield Assessment Grant, positioning this block as a strategic next step in the city's revitalization. The age, condition, and history of mixed uses at these parcels raise the likelihood of asbestos-containing materials, lead-based paint hazards, petroleum residues, and other potential contaminants. Beyond environmental concerns, the blighted condition of these structures depresses surrounding property values and impedes reinvestment in a neighborhood already impacted by legacy industrial uses and proximity to the former Arkansas River Power Authority power plant. As one of several dozen brownfield candidates in the NE Neighborhood, the Marples Country Market cluster represents a priority site where environmental assessment, cleanup, and mixed-use redevelopment incorporating attainable housing can catalyze additional visible progress and advance broader strategies for neighborhood stabilization and economic revitalization.

Priority Site 2 – Parmenter Park Mobile Home Lot (Southeast TA) 503 Division Street. Approx. Size: ~5 acres. Parmenter Park is a former 46-space mobile home park located within the city's primary redevelopment focus area. Originally constructed in 1935, the park historically provided affordable housing with infrastructure designed for 12'X60' mobile homes, shop/carports, internal utilities (electrical, water, gas, sewer), and a playground area. Today, Parmenter Park exhibits many characteristics of a brownfield: long-term disinvestment, deteriorated structures, aging or abandoned mobile homes, and outdated infrastructure. The property is currently marketed as an "investor's special," with several outdated mobile homes included in the sale that may contain hazardous building materials such as asbestos insulation and lead-based paint. Historical, unregulated fill and infrastructure installed over multiple decades raise concerns about potential soil contamination, subsurface leakage, and utility failures. Mobile homes built before federal standards were updated in the late 1970s commonly contain hazardous materials and aging plumbing systems, elevating risks for residents and complicating redevelopment. The park's large, contiguous land area inside Lamar's city limits and proximity to residential neighborhoods and commercial corridors make it a high-value priority site for environmental assessment and reuse. The parcel's existing layout and infrastructure provide flexibility for new housing types, including modern affordable homes, mixed-income residences, or alternative community uses that directly address Lamar's shortage of safe and code-compliant housing units. As Lamar faces a severe housing shortage and seeks to improve quality, safety, and affordability across its housing stock, Parmenter Park represents one of the city's clearest opportunities to reverse neighborhood decline, provide new residential options, and eliminate longstanding environmental uncertainties. Conducting Phase I and Phase II assessments on the site will allow the City to determine contamination concerns, address health and safety risks, and prepare the property for responsible redevelopment aligned with community goals and adopted planning priorities.

Priority Site 3 – Hope Center / N. 11th Street Infill (Northwest TA) (Generally N. 11th St to N. 9th St, Washington to Maple) Parcels: 503, 504, 505, 601, 700 N. 11th St; 605 N. 9th St; and the central vacant lot. (Priority Area total ~10 acres). The NW Neighborhood TA in northern Lamar contains a high concentration of deteriorated homes, underutilized parcels, and aging residential infrastructure. Bounded by major corridors, the railroad, and the Lamar Canal, the area shows elevated vacancy and deferred maintenance relative to the city overall, with 60+% of units built before 1979. The 2025 Comprehensive Plan identifies this neighborhood as a revitalization priority. The priority parcels are legacy single-family residential lots developed in the 1950s and 60s, with current conditions ranging from vacant to severely deteriorated, but still occupied. The central interior lot—of which a defined portion is City-owned and currently operated as a tree farm (municipal nursery use)—has also experienced recurrent illegal dumping on the non-tree farm portion. Immediately south, the Hope Center operates youth programming (after-school academics, life skills, and prevention), and a reclaimed lot at 654 W. Maple now serves as a community garden. At the residential parcels, roof failures, broken windows, unsecured openings, and compromised porches/outbuildings indicate long-term disrepair. Utilities are aged or inactive, and yards show trash/debris accumulation. On the center lot, repeated illegal dumping is evident, with construction debris and stained soils in places. These conditions erode neighborhood safety—particularly along walking routes between the Hope Center and Escondido Park—and depress nearby values. Pre-1979 housing hazards include lead-based paint (exterior chips/flaking), asbestos-containing materials (siding, flooring, joint compound), and legacy lead plumbing. Informal dumping/household hazardous waste (central lot, non-tree farm area): potential petroleum/oil residues, solvents/paints, treated wood, batteries, and construction/demolition waste. Localized metals from paint weathering, mold/moisture in structures from roof failure, and minor petroleum staining in alleys/drive courts are also of concern. The high concentration of severe structural deterioration, the active illegal-dumping area on the central lot (outside the operating tree farm footprint), and direct adjacency to the Hope Center and safe routes to

Escondido Park make this cluster a priority. Brownfield assessments here will remove uncertainty, address immediate public health risks, and unlock strategic infill consistent with adopted plans.

Collectively, these three priority sites represent a cross-section of the major brownfield conditions in Lamar's three Target Areas: historic commercial clusters, obsolete manufactured housing communities, and aging residential neighborhoods, all of which directly constrain housing availability, quality, and reinvestment. Environmental assessment at these sites will provide the necessary due diligence to support reinvestment strategies that align with adopted local plans to expand housing options, stabilize neighborhoods, and strengthen Lamar's overall livability and economic vitality.

1.c. Identifying Additional Sites: The City of Lamar uses a data-driven approach to identify potential brownfield sites, building on inventories and analyses completed under its previous EPA Brownfields Assessment Grants. In 2020, the City inventoried vacant and deteriorated housing stock and continued to update this inventory using data developed through prior EPA-funded activities. The City has expanded this analysis to include housing age, construction type, building-to-land value ratios, vacancy status, and ownership patterns. These datasets are mapped and layered using GIS to identify properties exhibiting characteristics associated with underutilization, redevelopment barriers, or potential environmental concerns. This process is used to identify candidate sites within the Target Area and citywide. The City will actively solicit properties for assessment through public outreach and direct engagement with property owners and developers. Outreach efforts will educate participants on brownfields and the benefits of Phase I and Phase II Environmental Site Assessments and will include a standardized request process for assessment services. Outreach will include housing developers and builders to encourage assessment of vacant lots, underused commercial parcels, and former industrial sites suitable for housing rehabilitation or infill development. Assessment requests will be evaluated using established prioritization criteria. Priority will be given to sites with strong potential to support housing development or rehabilitation, reduce vacancy or blight, improve neighborhood conditions, and leverage additional public or private investment. Site readiness and the likelihood that the assessment will lead to near-term reuse will also be considered. Final site selection will be coordinated with EPA and documented to ensure consistency and transparency.

1.d. Reuse Strategy and Alignment with Revitalization Plans: The City of Lamar's 2025 Comprehensive Plan, along with the 2025 Housing Assessment & Action Plan and Economic Snapshot, provides a strong foundation for brownfield reuse and housing investment. These adopted planning documents emphasize revitalizing blighted neighborhoods, promoting infill and mixed-use redevelopment, expanding housing options, and leveraging partnerships and funding to support community reinvestment. Leveraging EPA Brownfields funding is explicitly referenced as a strategy to advance these goals. The City has also committed to increasing affordable housing within city limits by 9% within three years, with support from regional partners such as the Southeast Colorado Regional Housing Authority (SECRHA) and Southeast Colorado Enterprise Development (SECED). Much of Lamar is in an annual 2% flood hazard area, with portions of our Southeast Target Area being in a Special Flood Hazard Area (FEMA.gov/portal/search). Environmental cleanup and infrastructure improvements along the Lamar Canal and throughout our target areas will mitigate flood risks and improve stormwater management, enhancing neighborhood resilience to extreme weather events.

Priority Site 1 – Marples Country Market - The reuse strategy for the Marples Country Market block envisions mixed-use redevelopment with ground-floor neighborhood serving commercial space and upper-story attainable residential units. This approach aligns directly with the 2025 Comprehensive Plan's priorities to support infill development, revitalize aging commercial corridors, and diversify housing options in proximity to downtown and transit corridors. Redevelopment at this site will help bridge the NE Neighborhood to the historic Main Street corridor and connect to recent public investments such as Lamar Station Park, advancing walkability and neighborhood cohesion. This strategy also supports recommendations from the Housing Assessment & Action Plan, which encourages creating additional attainable rental housing and rehabilitating deteriorated buildings near existing infrastructure. Infill mixed-use redevelopment at this site strengthens economic competitiveness along US385/Main Street and honors the City's architectural heritage by reusing historic buildings, consistent with the objectives of the Colorado Main Street Program.

Priority Site 2 – Parmenter Park Mobile Home Lot - Parmenter Park's reuse strategy focuses on transforming a deteriorated mobile home community into a safe, resilient, and income-appropriate residential neighborhood with mixed housing types. Concepts include small single-family cottages, modular or manufactured units built to current HUD standards, or a multifamily development supporting seniors, working families, and households in substandard housing. The site's size, utility access, and proximity to schools, parks, and commercial areas make it well-suited for high-impact infill redevelopment that directly addresses Lamar's housing shortage. This reuse vision aligns with multiple 2025 Comprehensive Plan actions, including revitalizing blighted neighborhoods, expanding diverse housing options, and targeting redevelopment where infrastructure already exists. It also supports regional housing goals promoted by SECRHA and enables collaboration with state partners such as Colorado Housing and Finance Authority (CHFA) and the Colorado Department of Local Affairs (DOLA) to leverage additional financing for affordable housing.

Priority Site 3 – Hope Center / N. 11th Street Infill - The reuse strategy for the NW Neighborhood priority area centers on rehabilitation of salvageable homes and small-scale infill on vacant or nonviable lots to stabilize declining blocks.

Conceptually, this area can deliver ~4–6 rehabilitated units (subject to structural feasibility) and ~8–14 new small lot homes (cottages/duplexes/townhomes) across interior parcels (pending survey, zoning confirmation, and community input). On the central lot, the City will maintain the existing tree farm operations on the City-owned portion, while assessing and remediating the non-tree farm portion to enable safe infill or a shared commons (e.g., flexible play area, microgreen, or stormwater-friendly pocket green). Partnerships with the Hope Center can expand vocational education and urban agriculture using the tree farm as a hands-on teaching asset. The strategy advances the 2025 Comprehensive Plan directives to revitalize legacy neighborhoods, promote infill where infrastructure exists, increase move-in ready housing choices, and improve walkability and safe connections. It also supports the Housing Assessment & Action Plan by adding affordable units (targeting 50–80% AMI as feasible with partners) and mobilizing public tools to unlock complex sites. At the corridor scale, it complements the Plan's call to reposition North Main, easing the transition of obsolete auto-oriented parcels toward compatible residential or mixed-use over time. Pairing housing reinvestment with Hope Center partnerships (youth leadership, garden expansion, skills training) helps direct benefits to residents most affected by disinvestment.

1.e. Outcomes and Benefits of Reuse Strategy: The City of Lamar anticipates that brownfield redevelopment across the priority sites will stabilize neighborhoods, improve housing quality, enhance property values, and stimulate economic activity.

Priority Site 1 – Marples Country Market - Redevelopment of 101–109 N. 4th Street is expected to introduce approximately 24–40 upper-story residential units above ground-floor commercial space, supporting local businesses and neighborhood services. Many units will target households earning 50–80% of Area Median Income (AMI), addressing both affordability and occupancy gaps in the NE Neighborhood. The project will improve pedestrian access and connections to the Lamar Depot, enhance streetscapes with sidewalks, shade trees, and outdoor seating, and serve as a catalyst for reinvestment in adjacent historic structures. Modern construction standards, energy-efficient windows and insulation, and solar-ready design will reduce long-term energy costs, improve building resilience to high winds and extreme temperatures, and allow for future renewable energy adoption. The visible revitalization will reinforce community pride and attract additional private investment to the surrounding area.

Priority Site 2 – Parmenter Park Mobile Home Lot - Parmenter Park's reuse strategy will transform the five-acre site into a low-density cottage-style or modular housing neighborhood, creating 40–60 new homes affordable to 50–80% AMI households. This will address a substantial portion of Lamar's housing shortage, replacing deteriorated mobile homes and improving neighborhood stability. Planned enhancements include shared green spaces or pocket parks, improved sidewalks, updated stormwater and flood-resilience features, and energy-efficient construction. Solar-ready homes, drought-tolerant landscaping, and modern utility upgrades will reduce utility burdens, support climate resilience, and create a replicable model for infill housing development. New residents will support nearby commercial activity, attract further investment, and increase property values, contributing to long-term economic and social revitalization.

Priority Site 3 – NW Neighborhood - Redevelopment along N. 11th Street will rehabilitate aging residential structures and strategically infill underutilized lots, producing safe, code-compliant housing while eliminating visible blight. Phase I/II environmental assessments will identify and mitigate hazards such as lead, asbestos, contaminated soils, moisture, and mold—enabling compliant rehabilitation and new construction. The project is expected to deliver approximately 12–20 quality homes through a combination of rehabilitation and infill (conceptual estimate pending final design), expanding move-in-ready, attainable housing near essential services. Redevelopment will reduce vacancy and blight on a block heavily used by families walking between the Hope Center and Escondido Park, while catalyzing private reinvestment by replacing uncertainty with clear environmental due diligence and feasible reuse concepts. Vacant parcels may also be repurposed as small green spaces or pocket parks, with trail and sidewalk upgrades, shade trees, and garden or micro-agriculture features co-programmed with the Hope Center for afterschool activities, leadership development, and nutrition education. These low-cost amenities will improve walkability, enhance safety through better lighting and sightlines, and activate the block for shared community use. Remediation of lead and asbestos and correction of moisture and mold conditions will directly improve indoor air quality and child health outcomes, while safer walking routes will reduce injury risk and strengthen neighborhood safety.

In total, redevelopment of the three priority sites is expected to create **76–120 new residential units**, addressing a substantial share of Lamar's estimated 100–150 unit housing shortfall and **replacing 30–45% of substandard housing**. These investments will stimulate economic activity through increased foot traffic, neighborhood-serving commercial demand, and renewed private investment along key corridors. Projects will also enhance long-term resilience by **reducing flood risk**, improving stormwater management, and incorporating energy-efficient, **solar-ready construction**. Together, targeted housing production, environmental remediation, and community-serving amenities will stabilize neighborhoods, expand attainable housing, strengthen social cohesion, and advance Lamar's long-range goals for equitable and sustainable revitalization.

1.f. Resources Needed for Site Reuse: As Lamar marks its 140th anniversary, the City is advancing growth and revitalization through its 2025 Strategic Plan. Two completed EPA Brownfield Assessment grants and an active Brownfield Cleanup grant have built institutional capacity to leverage resources and advance site reuse. Lamar is well-positioned to integrate brownfield assessments with housing redevelopment through a strong network of public and private partners. Key partners include

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Southeast Colorado Enterprise Development (SECED), which has developed attainable housing locally, and its new division, the Southeast Colorado Regional Housing Authority (SECRHA), which will support land acquisition, infrastructure, planning, and construction. SECRHA has already engaged an architect and identified potential contractors for affordable housing development. Additional resources include financing and development support from the Colorado Housing Finance Authority, grants from the Colorado Division of Housing for new construction, preservation, and tenant-based rental assistance, and federal funding pursued jointly by the City and SECRHA through Community Development Block Grants and Low-Income Housing Tax Credits. Lamar has also leveraged prior grants for strategic site acquisition, including a Rural Economic Development Initiative grant from the Colorado Department of Local Affairs to acquire property assessed during the FY2018 EPA grant cycle. Urban renewal tools, including a Tax Increment Financing framework coordinated with the Lamar Redevelopment Authority, provide a mechanism for packaging redevelopment incentives, while Lamar Main Street will pursue supplemental funding through the Colorado Main Street program. Local incentives include a 50% reduction in building permit fees for new homes and a 50% cost-sharing program for public infrastructure improvements. Regionally, SECED and 21 partner governments have committed to increasing affordable housing by December 2026, making Lamar eligible for State Affordable Housing funding. Together, these partnerships, financing tools, and incentives ensure that brownfield assessments translate directly into actionable housing redevelopment, supporting Lamar's long-term goals for neighborhood stabilization, increased housing availability, and sustainable growth.

1.g. Use of Existing Infrastructure: This EPA Assessment Grant will directly support the efficient use and enhancement of existing infrastructure within Lamar's priority sites and target areas, maximizing the value of roads, utilities, and buildings already in place. The City's 2025 Comprehensive Plan emphasizes coordinating land use with the placement of upgraded utilities, roads, and essential services to optimize redevelopment potential and foster walkable, mixed-use neighborhoods. By focusing assessments on brownfield sites in Lamar's urban core, the grant will enable the reuse of existing water, sewer, gas, and electrical lines, as well as road networks and historic structures, reducing the need for costly new infrastructure while accelerating housing and commercial reinvestment. Lamar must replace its aging wastewater treatment plant with a \$37 million facility, further necessitating the use of other infrastructure that is already in place. The **Marples Country Market** block is directly adjacent to existing Main Street utilities and transit connections, allowing mixed-use redevelopment to leverage these established systems. Similarly, **Parmenter Park** benefits from existing internal utility lines and road access, though targeted upgrades will be needed to replace aged or non-compliant connections, improve stormwater management, and ensure flood resilience. **NW Neighborhood** parcels along N. 11th Street are served by older utilities and streets, many of which require evaluation for safety, capacity, and accessibility improvements. Brownfield assessments will identify infrastructure deficiencies, allowing the city to plan targeted upgrades efficiently and cost-effectively. Lamar will coordinate these upgrades with funding sources that complement the EPA grant. Potential resources include Community Development Block Grants (CDBG), State Affordable Housing Fund grants, Colorado Division of Housing (DOH) infrastructure programs, and local Urban Renewal/TIF resources. By coupling EPA-supported assessments with these funding streams, the city can systematically remediate environmental concerns, rehabilitate or replace aging utilities, and restore roads and pedestrian pathways. This integrated approach ensures that new housing, commercial redevelopment, and public spaces are fully supported by safe, modern, and resilient infrastructure. Furthermore, this grant enables Lamar to capitalize on recent investments made through the Main Street Reconstruction Project, which replaced 70-year-old water mains, storm drains, and electrical lines along U.S. 287/50. Redevelopment of priority brownfield sites will directly tie into this upgraded network, reducing redundant costs, improving neighborhood connectivity, and creating a stronger foundation for long-term growth, sustainability, and resilience to future extreme weather events.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. The Community's Need for Funding: Lamar is a small rural city with a limited tax base and constrained resources, leaving it unable to address pressing housing, infrastructure, and brownfield redevelopment needs. Decades of stagnant property values—**median home \$137,100 compared to \$502,200 statewide** (ACS 2018–2022)—combined with aging housing and legacy industrial sites, create significant barriers to reinvestment. Nearly 17.4% of homes are vacant, and city inspections in 2020 estimated it would cost \$4.9 million to bring substandard housing up to safe, livable standards. Economic and social challenges compound these needs. **Twenty percent of residents live in poverty (ACS 2018–2022), 13% of people under 65 in Lamar are without health insurance (compared to 9.3% in nationally (US Census) and approximately 22% of Prowers County residents receive SNAP benefits (Federal Reserve Bank, 2022).** Many homes are aging or unsafe, containing lead-based paint, asbestos, and legacy industrial contamination, particularly in neighborhoods adjacent to the former Arkansas River power plant, the Marples Country Market, and other industrial parcels. These conditions restrict Lamar's ability to increase housing stock, attract new residents, or provide workforce housing for emerging sectors, including renewable energy, logistics, and transportation. Although Lamar has leveraged prior funding—two EPA Brownfield Assessment grants and a current downtown cleanup grant—additional support is critical. Local and regional resources, including SECED, SECRHA, CHFA, DOH, and CDBG/LIHTC programs, cannot fully address the scope of environmental assessment, housing rehabilitation, and infrastructure upgrades required. EPA Brownfields funding will enable the city to evaluate and remediate brownfield sites, support infill development, construct safe housing, and stabilize neighborhoods.

Without this investment, declining housing conditions, limited economic opportunity, and population loss will continue, undermining Lamar's long-term growth goals.

[2.b. Health or Welfare of Sensitive Populations:](#) The NW and NE target areas are in Census Tract 2, and the SW target area is directly adjacent. CT 2 contains a disproportionate share of vulnerable residents whose health and well-being are affected by economic and environmental conditions. Approximately 36% of residents in CT 2 are either under 18 or 65 and older — key demographics for sensitive populations (ACS 2018–2022 5-Year Estimates). Educational attainment in CT 2 is low, with 22% of residents lacking a high school diploma or equivalent, 1.3 times the overall city rate and 1.5 times Prowers County's average. Nationally, this number is 6.1% (ACS 2018–2022). Poverty disproportionately impacts sensitive groups: **citywide, 24% of children under 18 and 17% of adults 65+ live below the poverty line (ACS 2018–2022), compared to 11% of children and 8% of people over 65 statewide** (ACS 2018–2022). Disability prevalence is also elevated, with 11.9% of people over 65 in Lamar living with a disability versus 7.9% at the state level, and 21.5% of residents in CT 2 having a disability compared with a statewide 7.9% (ACS 2018–2022). These factors limit economic opportunity, access to healthcare, and the ability to maintain safe housing. Environmental exposures in CT 2 also threaten sensitive populations. The former Arkansas River Power Plant on N. 2nd Street contributed to long-term economic and physical impacts on surrounding neighborhoods. Aging water infrastructure remains a concern. Although recent Main Street upgrades removed over 75 lead-based water service lines, older household plumbing in CT 2 continues to pose a potential risk of lead exposure (City of Lamar Drinking Water Quality Report 2023). Lead exposure is especially hazardous for children and pregnant women, making these environmental risks a critical public health concern (CDPHE Lead in Drinking Water Guidance). Legacy industrial land uses, deteriorated housing, and underutilized parcels increase cumulative risk for residents. Many older structures contain lead-based paint, asbestos, and other hazardous building materials (City of Lamar Building Inspection Reports 2020). Brownfield assessment and remediation will reduce exposure risks, improve housing safety, and facilitate redevelopment in areas most heavily used by sensitive populations. Collectively, elevated poverty, low educational attainment, higher disability rates, and legacy environmental hazards compromise the health and welfare of children, seniors, and residents with disabilities in Lamar's Target Area. EPA Brownfields funding will provide critical resources to assess, remediate, and redevelop these sites, directly improving housing safety, environmental quality, and neighborhood stability.

[2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:](#) Healthy housing, safe neighborhoods, and accessible walkable environments are strongly correlated with improved physical and mental health outcomes. In Lamar's primary target area (Census Tract 2) and the surrounding community, chronic health conditions and environmental exposures present elevated risk factors that disproportionately affect residents — particularly children, older adults, and those with disabilities. Chronic disease prevalence in Prowers County, which includes Lamar, is higher or similar to state averages for conditions linked to housing quality and lifestyle factors. **Diabetes prevalence in the county is estimated at 10.9%, above the Colorado average of about 9.3%** (Interactive Map AI / CDC Sources). Cancer prevalence is approximately 6.8%, near the state average of 6.7%, and **heart disease prevalence is around 7.0%, slightly above Colorado's average of 6.2%** (Interactive Map AI / CDC Sources). These conditions are compounded by limited access to healthy food, physical activity opportunities, and preventive care typical of rural regions. Obesity and physical inactivity, which are well-established risk factors for diabetes, cardiovascular disease, and certain cancers, are also concerns; **Prowers County adults show a sedentary lifestyle prevalence of 24.5%, higher than state averages**, indicating barriers to regular exercise and healthy living. These health patterns are consistent with data showing rural Colorado regions face higher rates of chronic disease and physical inactivity relative to the state overall. Respiratory conditions such as asthma further reflect environmental and housing influences. While asthma prevalence varies by data source and geographic level, localized health tracking tools often show rural communities with asthma rates at or above national averages, indicating community health burdens tied to built and natural environments (CDC PLACES).

Environmental exposures related to housing and air quality increase health risks in the target area. Many older homes in CT 2 predate modern building codes, making the presence of **asbestos-containing materials and lead-based paint** a likely hazard; exposure to these contaminants is associated with increased cancer risk and chronic respiratory disease. Fugitive dust — influenced by naturally semiarid conditions, agricultural activities, unpaved roads, and periodic wind events — contributes to airborne particulate matter that impacts lung function and cardiovascular health. Although real-time PM10 and PM2.5 levels in Lamar can be reported as "good" at specific times, the region is historically listed as a **PM10 nonattainment/maintenance area by the EPA**, reflecting longstanding challenges with particulate matter air quality that correlate with higher respiratory and cardiovascular morbidity and mortality risks. (EPA Green Book / historical designation). The built environment in CT 2, including disconnected sidewalks, limited parks or recreation facilities, and traffic pressures, makes physical activity difficult or unsafe, especially for children and older adults. This lack of safe, walkable infrastructure contributes to sedentary lifestyles that underlie obesity, diabetes, and heart disease. Collectively, elevated chronic disease rates, respiratory vulnerabilities, environmental exposures, and infrastructure barriers demonstrate that a **greater-than-normal incidence of adverse health conditions** affects residents in Lamar's target area. These health disparities underscore the urgency of brownfield assessment, housing rehabilitation, and environmental cleanup to reduce exposure risks, improve living conditions, and support healthier, more resilient neighborhoods.

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2.d. Economically Impoverished/Disproportionately Impacted Populations: Lamar and its primary target area exhibit persistent economic hardship that correlates with poorer health outcomes and reduced life expectancy, consistent with rural health inequities seen across southeastern Colorado and similar communities. **In Census Tract 2, life expectancy is 72.8 years, and in Census Tract 3, it is 77.3 years, both below the statewide average of approximately 80.5 years** (CDPHE Community Health Equity Map; CDPHE CHE Map datasets). These disparities reflect the cumulative effects of poverty, limited access to healthcare and preventive services, and environmental stressors that are more common in economically impoverished areas. Poverty in Lamar is significantly higher than statewide levels, with approximately 20% of residents living below the federal poverty line, compared to roughly 9.4% for Colorado overall (ACS 2018–2022 5-Year Estimates). Prowers County mirrors this trend, with about 17.2% of its population in poverty (ACS 2018–2022). Lower income levels are accompanied by other socioeconomic challenges: per capita income in Prowers County is approximately \$32,128, roughly less than half of the state average of \$82,705 (ACS 2018–2022). These financial constraints disproportionately impact sensitive populations by reducing access to healthy food, preventive health care, and stable, safe housing. Economic disadvantages are linked with increased prevalence of chronic and preventable health conditions. Rural areas with higher poverty rates frequently experience elevated mortality from cardiovascular disease, diabetes, and cancer compared with urban areas, with rural residents often dying younger from preventable causes related to diet, limited access to care, and environmental exposures (USDA ERS rural mortality research). Local reporting indicates that Prowers County has one of the highest colon cancer rates in Colorado, nearly twice the state and national average, while screening rates remain low, particularly among uninsured or underinsured residents, further exacerbating health inequities (The Prowers Journal, 2025). The linkage between economic disadvantage and environmental health risk is especially pronounced in Lamar’s Target Area. Substandard housing, a result of long-term underinvestment and limited financial capacity, increases exposure to environmental hazards such as lead-based paint and asbestos, which are more prevalent in older homes that many lower-income families cannot afford to renovate. Aging infrastructure and legacy industrial sites further concentrate environmental burdens in neighborhoods where residents have fewer economic resources to mitigate risks. For example, households with limited income are less likely to be able to invest in home improvements or secure alternative housing when environmental hazards are identified, compounding health risks. These overlapping challenges—persistent poverty, lower incomes, limited ability to build wealth, reduced access to health care, and environmental hazards from aging housing—shape the economic and health disadvantages facing residents in Lamar’s Target Area. By assessing and cleaning up brownfield sites, the City can remove environmental risks while also supporting economic recovery, improving housing conditions, and promoting better health outcomes for residents who are most affected.

2.e. Project Involvement and 2.f. Project Roles Lamar’s Brownfields program engages a network of local, regional, and state partners with expertise in housing, economic development, historic preservation, and environmental health. These partners collaborate to ensure EPA grant resources are efficiently used to evaluate, prioritize, plan, and reuse brownfield sites in residential and commercial corridors.

PARTNER	MISSION	POINT OF CONTACT	SPECIFIC ROLE IN PROJECT
Friends of Lamar Hope Center Inc	Supporting youth development and educational opportunities in the Lamar community	Mrs. Lori Hammer, Executive Director lori.hammer@lamarschools.org	Assist with community outreach. Host outreach meetings and events @ the center
Main Street Lamar	Leverage historic assets and partnerships to advance downtown and neighborhood revitalization.	Brenda Brown, Community Programs Manager, Brenda.Brown@ci.lamar.co.us	Lead community outreach, engage property owners, and assist with reuse visioning for priority sites.
Lamar Redevelopment Authority (LRA)	Provide financing to revitalize neighborhoods and improve property values within the district.	Brenda Brown, Community Programs Manager, Brenda.Brown@ci.lamar.co.us	Advise on site reuse strategies and financing mechanisms.
The Cornerstone Resource Center	Community Support Resource Center	Rosie Gomez, Executive Director, info@cornerstoneco.org	Resident outreach and support connections
Lamar Housing Authority (LHA)	Provide safe, affordable housing for low-income, elderly, and disabled residents.	Sondra Angel, Executive Director, executivedirector@lamarhousing.org	Advise on housing needs and prioritize residential brownfield sites.
Southeast Colorado Regional Housing Authority (SECRHA)	Plan, finance, acquire, and operate housing projects in the six-county region.	Stephanie Gonzales, Executive Director, Stephanie.Gonzales@seced.net	Lead housing site reuse planning, coordinate infrastructure and funding strategies, and support acquisition.

Other partners include **Prowers County Public Health & Environment**, and the **Colorado Division of Housing (DOH)**, which will provide guidance on historic property reuse, environmental health oversight, financing strategies, and integrating assessment findings into housing and redevelopment projects. Community-based organizations will broaden outreach and resident engagement, including **Sparrow House Ministries** (supporting low-income families), and **Southeastern Colorado**

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Council on the Arts and Humanities and **Growing the Vision of Light Foundation** (cultural engagement and neighborhood identity). Collectively, these partners ensure technical support, public participation, and planning that maximizes the impact of brownfield assessment, cleanup, and reuse.

2.g. Incorporating Community Input: Community engagement is a core component of Lamar’s public improvement efforts, supported by the City’s experience implementing two successful EPA Brownfield Assessment grants. This grant shifts engagement from primarily commercial and downtown sites to improving residential housing quality, with a focus on homeowners seeking safer, healthier, and more valuable homes. Building on prior outreach, the City will expand engagement into new neighborhoods and establish a distinct residential brownfields initiative, using low-tech, accessible methods to reach economically impoverished residents. Outreach will occur through homeowner-focused venues such as home improvement events, local businesses, service providers, and the real estate network, supported by a targeted marketing campaign highlighting past accomplishments and new residential priorities. Engagement activities will gather community input, share information on brownfield locations and status, solicit site prioritization feedback, and connect businesses, lenders, and developers to redevelopment opportunities. Sites with reuse potential will be featured through online inventories, and all outreach materials and meetings will be available in Spanish. Planned activities include a community kickoff event, participation in Lamar Days and other festivals, tours of completed housing renovations, developer workshops, a before-and-after redevelopment guidebook, and two housing summits—one for homeowners and one for developers and advocates—to reduce barriers to residential infill and neighborhood revitalization.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

<u>3.a. Project Implementation</u>	<u>3.b. Anticipated</u>	<u>3.c. Task/Activity Lead</u>	<u>3.d. Outputs</u>
Task 1: Programmatic Grant Activities	Schedule	Lead	Outputs
Procurement – Following federal process to procure a qualified environmental consultant (QEP).	’26 Q4	City	RFP issued and QEP Secured
Reporting: - Prepare quarterly reports Federal Financial Reports - Enter site data in ACRES - Prepare final report and grant closeout material	’27 Q3–’30 Q4	City	Quarterly reports and other forms; Updated ACRES database; Regular communication of project status and next steps; closeout report
Records: - Maintain grant files and maintain records - Maintain site project files - Maintain financial records	Quarterly ’27–’30	City, EPA Region 8	Accurate and complete files suitable for audit purposes; High-quality project records reflective of the work performed
Requests for reimbursement via ASAP Payment System	’27–’30	City	Forms submitted to RTP- EPA Finance Center for payment
Training: Attend EPA Brownfields Conferences and other related workshops	’27, ’30	City Staff, QEP, EPA	Improved Brownfields knowledge and expanded networking opportunities
Task 2: Site Inventory & Community Outreach	Schedule	Lead	Outputs
Steering Committee Establishment: Engage a team from the City, regional housing agencies, and citizens	’27 Q1	City	Engaged local leaders; Committee Roles; Maintain high level of communication and work
Kick-Off Meeting: Public Meeting #1 – Brownfield Reboot- Introduce new grant and residential focus	’27 Q2	City, QEP	Information for Community and Stakeholders; Build Stakeholders buy-in/education
Develop coordinated outreach materials, including social media, FAQs, targeted brochures, newsletters, website, and press content.	’27 Q2–’28 Q1	City, QEP	Social media templates, FAQs, brochures, newsletters, website, and outreach materials actively disseminating project information.
Housing Site Inventory: Update 2020 condition report - Create housing challenges and opportunities summary	’27 Q2–Q3	QEP, City	Full understanding of issues and opportunities; updated inventory
2.5 Day Housing Summit: Visit nearby communities to learn about affordable housing	’27 Q3	QEP, City	Education; Best Practice and 4 Case Studies; Contacts with Partnerships and Developers
Site Prioritization and Eligibility Determination: Choose initial sites for Phase I investigation; Evaluate site access issues; Provide SED to EPA	’27 Q3–Q4	Steering Committee, City, QEP	Eligible sites identified in initial inventory search; Site Rank and Prioritization; Additional eligible sites identified during remainder of grant
Task 3: Area-Wide Planning	Schedule	Lead	Outputs
Hold Public Meeting #2 to engage property owners and partners, share program information, and identify reuse opportunities and barriers.	’28 Q 1	City, Steering Committee, QEP	Outreach materials and site insights that improve awareness and inform redevelopment priorities.

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Economic Strategy: Analyze corridor market opportunities, evaluate catalyst sites, prepare reports, and convene developer roundtable.	'28 Q1-Q2	City, Local Developers, QEP	Economic-focused recommendations; Tools & Information for property owners' redevelopment and/or attract developers
Visualizations: Create "before and after" images of development along corridors and on residential sites.	'28 Q1-Q2	QEP, City	Visualizations for 8 Sites.
Floodplain and Infrastructure Analysis: -Identify improvements needed to encourage redevelopment and improved property value	'28 Q2	City, QEP	Infrastructure recommendations
Public Meeting #3: Present area-wide planning efforts; Outline an implementation plan with stakeholders	'28 Q3	City, QEP	Work to date summary: Implementation matrix
Task 4: Environmental. (Phase I, II, Reuse Planning)	Schedule	Lead	Outputs
QAPP Preparation: -Develop a compliant and site-specific QAPP -Submit to Region 8 for review	'27 Q2	City, QEP	Federally approved QAPP completed; Data collected/analyzed correctly for life of project
Phase I Environmental Site Assessments, ESA (Including Site Eligibility Determinations, Access Agreements) (per ASTM E1527-21)	'27 Q3-'29 Q4	City, QEP	18 Phase I Reports; Updated ACRES database; High-potential Brownfields sites assessed through Phase I
Phase II ESAs (Includes Access Agreements)	'27 - 29	City, QEP	Project planning meetings; 7 Phase II investigations completed
Complete 4 draft ABCAs and facilitate discussions with CDPHE regarding entry of site into the VCP.	'27 – '29 Q2-Q4	City of Lamar, QEP, CDPHE	4 ABCA Reports
Completion of Closeout Report	'30 Q4	City	Final Report and ACRES entries

<u>3.e. Cost Estimates</u> Budget Categories		Project Tasks (\$)				Total
		Task 1: Grant Management	Task 2: Inventory/ Outreach	Task 3: Area-Wide Planning	Task 4: Enviro. Assessment	
Direct Costs	Supplies	-	\$3,305	-	-	\$3,305
	Travel	\$5,025	-	-	-	\$5,025
	Contractual	\$17,800	\$63,800	\$153,520	\$256,550	\$491,670
Total Direct Costs		\$22,825	\$67,105	\$153,520	\$256,550	\$500,000
Indirect Costs		-	-	-	-	-
Total Budget		\$22,825	\$67,105	\$153,520	\$256,550	\$500,000

Personnel Costs: Personnel costs for the grant management **will be provided as in-kind services**. The estimated hours are about 6 per week over the grant's life (4 years/208 weeks) with a blended hourly rate of \$34.25 for a total estimated value of \$42,744. This includes staff support for public engagement. Report generation and grant management are included in the contractual budget. Please note that within Task 3, we allocated planning funds, which amount to 30.7% of the total grant award, and in Task 4, we envision 51.3% for environmental assessments. Costs were confirmed with a QEP and verified by the city based on recent projects.

Task 1: Grant Management/Travel - \$22,825 (4.5%) Contractual \$17,800: Assumes approx. \$350 ea. for 16 Quarterly meetings=\$5,600, 30 hrs. for coordination calls (\$165/hour)=\$4,950, and 50 hrs. for quarterly/annual reporting (@ \$145/hour)=\$7,250; for a total of \$17,800. Travel includes 3 city staff attending the National Brownfield Conference (for each:\$550 flight,\$225/night hotel x3 nights, Registration at \$250, Meals at \$200 =\$5,025).

Task 2: Inventory/Outreach - \$63,800 (Contractual) + \$3,305 (Supplies) = \$67,105: Contractual: Prep for steering committee meeting 45 hours @ \$165/hour = \$7,425, Outreach Plan and Strategy, Website, Newsletter, and Mailing List (50 hours @ \$145/hour = \$7,250; Session 1: Kick-off, 80 hours@\$165/hour = \$13,200; Session 3: Festival Outreach 100 hours @\$165/hour plus = \$16,500; Session 4: Brownfield Education – 65 hours @\$165/hour = \$10,725; Newsletters (12) – 60 hours @\$145/hour = \$8,700. Meeting supplies estimated at \$3,305 (printing, etc.).

Task 3: Area-Wide Planning - \$153,520 (30.7%): Contractual: Session 2: planning workshop (180hours@\$160/hour)=\$28,800 for staffing, preparation, on-site workshops, summary recommendations; completed areawide redevelopment strategy for stormwater, environmental, and infrastructure 300hours@\$160/hour=\$48,000; Redevelopment strategies, visualizations, economic development analyses, and environmental considerations for 8 properties (\$7,750/site)=\$62,000; Closeout meeting for grant (92 hours @\$160/hour)= \$14,720.

Task 4: Environmental Assessment - \$256,550 (51.3%): Contractual: Site Eligibility Determinations and owners' discussions 18 at \$750/each =\$13,500. Cost estimates include 18 Phase I ESAs @\$3,250each=\$58,500. 7 Phase II ESAs (cost depending on site size and complexity, includes Sampling and Analysis Plan, estimated @\$21,500 each=\$150,500).

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Complete 4 draft ABCAs at \$6,500/ea., including holding discussions regarding site entry into the voluntary remediation program – est. \$26,000. QAPP plus revisions 46 hours @ \$175/hr.= \$8,050.

3.f. Plan to Measure and Evaluate Environmental Progress and Results: In coordination with the EPA Region 8 Project Officer, the City of Lamar will implement the approved work plan and schedule and track progress through EPA's ACRES system, quarterly reports, and a final performance report. Outputs will include measurable deliverables such as updated site inventories, Phase I and Phase II ESAs, ABCAs, area-wide planning products, community engagement events, and acres assessed. Progress will be monitored against task milestones, with corrective actions taken as needed if scopes or schedules change. Outcomes will track environmental, housing, and economic results, including sites advancing to cleanup or reuse, private investment leveraged, jobs created, property transitions, increased property and sales tax revenue, housing units planned, neighborhood-serving businesses supported, and improvements to walkability, green space, and stormwater resilience. City project management staff will conduct regular reviews with the Qualified Environmental Professional (QEP) and partner agencies to ensure performance accountability. As appropriate, Prowers County Public Health & Environment will be engaged to evaluate potential exposure pathways identified through assessments and to integrate findings into cleanup and reuse planning to reduce environmental and human health risks.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE *4.a. Organizational Capacity, 4.b. Organizational Structure,*

4.c. Description of Key Staff: The City has formal systems, procedures, and internal controls for financial management, federal compliance, reporting, and multi-department coordination. These systems are demonstrated by the City's successful administration of prior federal grants, including FAA, DOJ, SRF, and EPA Brownfields awards. For Brownfields, the City will hold regular monthly or bi-weekly coordination meetings with staff, the QEP, and stakeholders to ensure milestones are met, deliverables completed, and corrective actions taken promptly if needed. City staff will collaborate with the QEP to prepare all required documentation in accordance with EPA standards, including ACRES entries, performance reporting, financial records, and grant close-out packages. **Anne-Marie Crampton, Community Development Director / Project Director:** With extensive experience in grant management, economic development, and community engagement, Anne-Marie led the City's FY2022 Assessment Grant and will provide overall project direction. Her leadership ensures coordination among departments, stakeholders, and residents. **Kristin Schwartz, Treasurer:** Oversees fiscal management, accounting, and grant compliance, including management of significant federal funds, and has worked on brownfield grants for the past several years. **Mitch Hammes, City Administrator:** Provides executive oversight, ensuring alignment with broader City policies and long-term planning goals. Mr. Hammes brings over twenty-five years of municipal experience, including federal grant oversight. Support will be provided as needed by **Tony Gratta, Building Inspector**, and **Linda Williams, City Clerk**. This team ensures effective management, reporting, and execution of grant activities from planning through closeout.

4.d. Acquiring Additional Resources: The City will competitively procure a QEP following federal procurement standards (2 CFR 200.317–326), using qualifications-based selection with price consideration. Priority will be given to contractors with prior EPA Brownfield experience and expertise in planning and economic development. Additional support may be sought from KSU TAB and CDPHE to ensure regulatory compliance. Lamar also commits to equitable hiring, local procurement, and community involvement in cleanup/redevelopment activities.

4.e. Currently Has Previously Received an EPA Brownfields Grant: The City has received and successfully managed an EPA Assessment Grant (FY2018) and is completing its second (FY2022). A separate EPA Cleanup Grant has also been awarded and is in progress.

Past Performance and Accomplishments:

(1) Accomplishments: The City used 100% of its FY 2018 \$300,000 grant within 3 years. It developed a steering committee and project management team that met regularly, conducted workshops and public meetings with materials, and completed 12 Phase I ESAs, 3 Phase II ESAs, and various redevelopment planning activities, including a Catalyst Report. The report explores potential development opportunities and uses for six properties, including Main Cafe, which has received a cleanup grant, and discusses how redevelopment would enable economic growth and community revitalization while improving the environment. These accomplishments led to two leveraged grants (CDPHE 1306 Brownfield Grant and a Rural Economic Development Initiative Grant from Colorado Department of Local Affairs) that allowed for the purchase of the Main Cafe and initiated demolition and/or redevelopment of three properties in which we expended EPA funds. The City is currently working under its second assessment grant, awarded in FY2022. It is currently in full compliance with grant requirements.

(2) Compliance with Grant Requirements: The City successfully met all terms of the FY2018 EPA grant, including timely reporting, task completion, and financial management. ACRES records document all project accomplishments. Communication with EPA project officers was regular and proactive, ensuring compliance and alignment with program requirements. The FY2022 grant is similarly on track for full completion in accordance with its cooperative agreement, and no corrective actions have been needed.

Attachment 1

Threshold Criteria Response

Threshold Criteria for Assessment Grants

1. Applicant Eligibility:

- a. The applicant for this combined EPA Community-Wide Assessment Grant is the City of Lamar, Colorado. The City of Lamar is a home rule municipality and fulfills the definition of an “eligible entity” and is self-governing under Article 20 of the Constitution of the State of Colorado: Title 31, Article 1, Section 202 of the Colorado Revised Statutes. The city of Lamar, CO, is a General-Purpose Unit of Local Government as defined in the eligibility requirements for this grant.
- b. The City is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement:

Lamar regards community engagement as a crucial component of any public improvement project – with two successful brownfield assessment grants under our belts, we’ve thoroughly engaged our community and will continue to do so in this next phase. This grant would be a shift from focusing primarily on commercial and downtown properties to making a real change in the quality of housing in Lamar. With that, our community engagement focus will switch from the overall community at large to a concerted effort to reach out to homeowners who want to make their homes safer and more valuable.

We will build on the outreach developed in our last two grant periods and expand into new conversations. Many people in Lamar are familiar with our brownfield work to date. We’ve held numerous meetings and have provided information at major gatherings like the Lamar Days festival. We have a robust website and handout materials. However, with this grant, we will create a new brand to attract interest in how the brownfield grant can be used to improve housing stock. We will disseminate information in places where the average homeowner goes. This could be at home improvement events or stores, places where people seek assistance, and through the local real estate network. We will create a market campaign that will explain what we’ve done to date and how we are shifting to a residential focus. Particular attention will be paid to connecting with our impoverished population – by implementing low-tech tactics, we will more effectively reach our target residents. Lamar’s goals through these approaches include gathering community input and specific needs, exchanging relevant information regarding the location and current status of our brownfields, soliciting assistance with site prioritization, brainstorming necessary and effective action steps, and engaging the entire community’s network of business contacts and lenders. Sites with redevelopment potential will be marketed to business contacts and lenders through online inventories. The dominant language in the study area is English, and it is the language used by local newspapers to print legal announcements. Since there are Spanish-speaking community members who will be part of this effort, public notices will be translated and published in Spanish, and Spanish language interpreters will be provided by the City at any public meeting to discuss this initiative, as needed.

3. Expenditures of Assessment Grant Funds:

Lamar has drawn down and been reimbursed \$428,865.05 of the \$500,000 EPA grant awarded in FY2022, which is 85.7% of the grant. A copy of the latest transaction confirmation for this account (Automated Standard Application for Payments [ASAP]) is dated 1/7/2026 and included below.

ALC/Region:		Agency Short Name:	Account ID:	
68128933		RTP-Grants	4B95815200	
Recipient ID:	Recipient Short Name:	Transaction Date From:	Through:	
0828019	LAMAR	10/27/2025	01/06/2026	

Applied Date	Transaction Type	Increases	Decreases	Account Balance
10/27/2025	Balance Forward			\$123,379.46
10/27/2025	Payment		- \$52,244.51	\$71,134.95
Totals:			\$52,244.51	

4. Discussion on named contractors and subrecipients:

A contractor has not yet been procured, and a subrecipient is not expected. If awarded, we will solicit requests for qualifications for qualified environmental and planning consultants in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500.

Attachment 2
CDPHE Support Letter

January 23, 2026

Melisa Denvincenzi
Environmental Protection Agency
Region 8 Brownfields Program
1595 Wynkoop Street (EPR-B)
Denver, Colorado 80202-1129

RE: City of Lamar - FY26 Community-Wide Assessment Grant Application

Dear Ms. Devincenzi:

I am writing to acknowledge and express our support of the Community-Wide Assessment Grant application for the City of Lamar, Colorado. The Colorado Department of Public Health and Environment (CDPHE), the state regulatory authority for hazardous and solid waste, has previously supported Lamar in their efforts to address local contaminated sites and identify redevelopment opportunities within the City. We support this application as part of the City's efforts to address affordable and workforce housing availability in their community. Funding provided by a successful application will allow Lamar to continue to position properties for redevelopment and build upon their previous brownfields successes.

The City has a demonstrated history of successfully using brownfields funding, having received US EPA Brownfields assessment grants in 2018 and 2022 that completed dozens of assessments and multiple cleanup plans and reuse concepts. The previous brownfields funding led to the redevelopment of several commercial and industrial sites. The activities outlined in this application will build upon the City's past success and efforts to address housing needs within their community. For these reasons, CDPHE enthusiastically supports Lamar's proposal and is prepared to provide additional coordination and support pending a successful application.

If additional resources are necessary following completion of activities outlined in this application, CPDHE has the ability to provide funding for Brownfields cleanup through the Colorado Brownfield Revolving Loan Fund (CBRLF), state grants through our H.B. 1306 program, and the availability of a state income tax credit for remediation of contaminated land. CDPHE has informed Lamar of their eligibility to apply to these funds for additional support.

In summary, we feel the proposed project is a vital component of the City's efforts to address the housing needs of their community, enable reinvestment, and stabilize neighborhoods. As such, and due to our past collaboration with the City, we fully support

their continuing efforts to identify and address potential environmental hazards that currently impede redevelopment of properties within the City.

Sincerely,



Kathleen Knox
Superfund and Brownfields Project Manager
Hazardous Materials and Waste Management Division

cc: Anne Marie Crampton, City of Lamar
Kristin Schwartz, City of Lamar
Lisa Fugett, Ayres Associates
Christina Hiegel, Ayres Associates

