

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



300 West 4th Street  
 Craig, Colorado 81625

Re: Craig, CO - Community-Wide Assessment Grant, Narrative Information Sheet  
 "ReTooling Craig" Initiative

Dear Ms. Devincenzi:

The City of Craig, Colorado is submitting the enclosed application for a U.S. EPA Brownfields Community-Wide Assessment Grant. The City of Craig 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 Craig; with offices located at 300 W 4th Street, Craig, Colorado 81625-2713

**2. Website URL:** <https://www.ci.craig.co.us>

**3. Funding Requested:**

- 3.a. Assessment Grant Type: Community-Wide
- 3.b. Federal Funds Requested: \$500,000

**4. Location:** City of Craig, Moffat County, Colorado.

**5. Target Area and Priority Site Information:** Our community is the City of Craig, a 5.14 square mile City located in Northwest Colorado. The general target area is 700+ Acres with a 0.5-mile radius centered on the crossroads of Victory Way and Yampa Avenue. The total target (700+ acres) includes additional parcels outside the three main districts that may be considered for future assessment activities. Our primary focus and target area is Census Tract (CT) 5 (08081000500) with some areas in 4 (08081000400), which covers most of the City but specifically downtown Craig. Our target areas of the City are split into three districts, as follows:

**Target Area 1: Depot District/Core Downtown (~50 acres):** Centered around our old depot building, the Depot District/Core Downtown area is generally defined as the area between the railroad tracks (south), 6<sup>th</sup> Avenue (north), Barclay Street (west), and Tucker Street (east).

**Target Area 2: Craig City Center (~400 acres):** Encompassing the larger area of downtown and around Target Area 1, this is an expanded area including the railroad tracks (south), Finley Street (west), Lincoln Street (east), and 10<sup>th</sup> Street (north).

**Target Area 3: South Craig/First Street Corridor (~150 acres):** This area is between the railroad tracks and Yampa River, where several vacant parcels are located near Woodbury Park (Inc. Parcel #085502100017), one of the sites that was redeveloped after a Phase I ESA from the first EPA grant.

Site	Target Area	Census Tract
1) 308 Yampa	Depot District/Core Downtown	08081000500
2) 538 Yampa	Depot District/Core Downtown	08081000500
3) 221 W. Victory Way	Depot District/Core Downtown	08081000500
4) 1111 W. Victory Way	Craig City Center	08081000400
5) 802 E 2nd Pl	South Craig/First Street Corridor	08081000500

**6. Contacts:**

**6.a. Project Director:** Peter Brixius, City Administrator, City of Craig, 300 W 4th Street, Craig, Colorado 81625-2713 Phone: 970-826-2000 Email: [pbrixius@ci.craig.co.us](mailto:pbrixius@ci.craig.co.us)

**6.b. Chief Executive:** Chris Nichols, Mayor City of Craig, 300 W 4th Street, Craig, Colorado 81625-2713 Phone: 970-826-2000 Email: [cnichols@ci.craig.co.us](mailto:cnichols@ci.craig.co.us)

**7. Population:** The population of the City of Craig is 8,903 (Census.gov, 2023)

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

<b>Other Factors</b>	<b>Page #</b>
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).	1,2
The priority site(s) is in a federally designated flood plain.	1,2,4
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	3,4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	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 area(s).	9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	1-3

**9. Letter from the State or Tribal Environmental Authority:** See 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.

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**1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION Target Areas and Brownfields**

**1.a. Overview of Brownfield Challenges and Description of Target Area:** Located in the northwest corner of Colorado, Craig represents the ideals of an industrious, rural mountain town. The **City of Craig (the geographic boundary for this grant)**, population 8,903 (Census.gov, 2023), has long relied on coal for its economic stability. The nearby Craig Station Power Plant, built in the early 1970s, has historically been a central employer and tax contributor. As energy policy shifts toward renewable sources and in accordance with the State of Colorado greenhouse gas reduction goals, the Craig Station Power Plant is scheduled to close in phases between 2025 and 2028, prompting the city to proactively plan for a new, diversified economy. The anticipated economic impact of this closure is significant. In 2020, the Craig Power Plant employed 275 people; by August 2024, employment had dropped to 146, a 47% reduction (Rocky Mountain PBS, 2024). The nearby ColoWyo Coal Mine (40 miles away) and Trapper Coal Mine (8 miles away), which employed a combined 278 people (Rocky Mountain PBS, 2024) in 2024, but laid off 133 workers in late 2025. In a labor force of 6,110 residents, over 625 work in mining, quarrying, and oil and gas, with many additional jobs indirectly tied to the energy sector (Data USA, 2023). According to Ray Beck, former Moffat County Commissioner and Craig Mayor, coal accounts for at least three of the top ten taxpayers in Moffat County and represents roughly 60% of the county’s total assessed land value and 57% of its budget (Craig Daily Press, 2021). As the county seat and home to most of Moffat County’s residents (population 13,292; Census.gov, 2023), the impact of these closures is felt across the community. With employment at the Craig Power Plant declining, these losses have begun to drive job leakage, with more than 27 positions relocating to other communities rather than remaining in Craig (Discover Craig, 2024). Attainable housing challenges compound the impacts of Craig’s shift away from high-wage energy employment. Craig’s proximity to the Steamboat Ski Resort, approximately 50 minutes away, has long driven housing costs, a trend accelerated during the COVID-19 pandemic. As jobs at the Craig Power Plant and nearby coal mines decline, affordability becomes increasingly important for workers and families facing employment changes and for supporting emerging industries. Median home prices rose from about \$250,000 in September 2021 to over \$375,000 in 2024 (Redfin.com, 2024). Maintaining attainable housing is therefore essential to workforce stability and economic diversification.

Despite these challenges, Craig has demonstrated resilience. The city is reeling from a secondary coal-related impact beyond job losses. The ubiquitous presence of coal remnant dust complicates our vision of establishing a transportation hub and mixed-use district. In our continued effort to bring our City back to life, the city has pursued programs to realign its economy and revitalize downtown and older neighborhoods. In 2021, Craig applied for and received its first **USEPA Brownfield Assessment Grant**, which laid the foundation for redevelopment. That same year, the **Craig Urban Renewal Authority (CURA)** was established to encourage revitalization in blighted areas, followed by the **Craig Housing Authority (CHA)** in 2022, addressing attainable housing needs. These efforts produced tangible results, including the redevelopment of a former hospital site **using EPA Assessment Grant funding for environmental assessment and planning** into 20 income-restricted modular housing units, with a ribbon-cutting held in September 2024 (**Discover Craig, 2024**). Brownfields remain prevalent in Craig, with vacant buildings and parcels reflecting the challenges of an evolving economy. Structures that once thrived during the energy economy’s peak now struggle to attract investment. Recognizing the need for a diversified economic base, the Craig team is actively pursuing grants and projects to support renewable energy redevelopment, infrastructure improvements, create jobs, and initiatives such as passenger rail service through northwest Colorado (“Operation All Aboard,” Steamboat Pilot, 2024). These efforts will create viable properties for multi-modal stations, parking, and supportive amenities such as restaurants, shops, and other services, helping to revitalize the downtown and surrounding neighborhoods.

**Target Area:** The following is a list of our target areas: **Target Area 1: Depot District/Core Downtown (~50 acres):** Centered around our old depot building, the Depot District/Core Downtown area is generally defined as the area between the railroad tracks (south), 6<sup>th</sup> Avenue (north), Barclay Street (west), and Tucker Street (east). This was the target area of the 2021 grant, but includes several additional properties to address. Approximately 10 additional priority sites have been identified in this area. **Target Area 2: Craig City Center (~400 acres):** Encompassing the larger area of downtown and around Target Area 1, this is an expanded area including the railroad tracks (south), Finley Street (west), Lincoln Street (east), and 10<sup>th</sup> Street (north). Additional larger buildings like the former mall, built in the ‘80s, continue to concern our community. Some initial work was completed in this area as part of the 2021 Brownfield Grant, but much more is needed. Several sites were identified in this area during the original grant public outreach and inventory process. Approximately 10-12 sites have been identified in this area. **Target Area 3: South Craig/First Street Corridor (~150 acres):** This area encompasses the land between the railroad tracks (north) and the Yampa River (west), and near Mack Lane and Ranney Street, where several industrial parcels are of concern. This area is near Woodbury Park (Parcel #085502100017), one of the sites redeveloped after a Phase I ESA from the first EPA grant. The subject properties are in a light industrial zoned area of Craig, next to attainable housing and trailer house subdivisions. Past uses included livestock grazing, and current uses of these properties include a variety of salvage yards, truck repair facilities, industrial storage, meat plants, and contractor storage. Contaminants from coal dust fall-out and former pesticide and herbicide use during prior agricultural use are suspected, in addition to petroleum contaminants, hydrocarbons, and gasoline, in direct contact with surface soil and migrating to the Yampa River. **Several priority properties lie within the FEMA-designated 100-year floodplain (areas with a 1% annual chance of flooding), as shown on the National Flood Hazard Layer maintained by FEMA, indicating increased regulatory flood risk and the need for careful planning and mitigation.** The primary focus of this grant is downtown Craig, where most brownfield sites have been identified

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through public meetings and prior inventory work. The 2021 EPA grant concentrated on the **Depot District in our Core Downtown**, which has seen successful redevelopment. For this resubmittal, we are expanding to include **10+ additional sites** in adjacent areas that contribute to the overall revitalization vision. The target area encompasses roughly 700 acres within a 0.5-mile radius of Victory Way and Yampa Avenue, primarily within **Census Tract 5 (08081000500)**, including the **South Craig & First Street Corridor** Target Area, and portions of **Census Tract 4 (08081000400)**. Tract 4, part of the **Craig City Center** Target Area, and known locally as “West Craig,” is an **Opportunity Zone (08081000400)** with a 24% poverty rate and median home values 59% lower than the Colorado state median (Census.gov 2023; OpportunityZones.com, 2024). Craig’s goal is to continue building on the successes of prior initiatives, address remaining brownfield sites, and prepare the community for a sustainable economic future. With the support of this grant, the city can further stimulate investment, create functional and attractive properties, and support long-term revitalization efforts that benefit residents and businesses alike.

**1.b. Description of the Priority Brownfield Sites:** During the 2021 EPA Brownfield Grant and through continued work with the Brownfield Steering Committee, City Council, County officials, local business owners, educators, and the public, many priority sites were identified; however, not all were assessed due to limited funding and access. The sites were chosen based on **area-wide planning, economic development strategies, benefits to sensitive populations, community impact, and alignment with local goals**. By reusing these sites, dilapidated buildings can be transformed into new enterprises that create jobs, provide essential services, and expand attainable housing and transportation options. The **Depot District** was the focus of the 2021 EPA Brownfield Community-Wide Assessment Grant. While many priority sites from the first grant are moving toward redevelopment, several remain as key targets. Although Phase I and Phase II Environmental Site Assessments (ESAs) and redevelopment roadmaps were completed during the 2021 grant, funding was expended, and several additional Phase I and Phase II ESAs and roadmaps identified in the original inventory remain priorities to continue the momentum. Three general areas with priority sites are described below and shown in Figure 1. These are examples of over 2 dozen other priority properties.

Priority Area / Site	Address / Size	Current Status / Use	Environmental Concerns	Redevelopment Notes / Vision	Phase II ESA / Funding Status
<b>Area 1: Depot District / Core Downtown</b>					
Robinson Property	308 Yampa / 14,820 sf (building 9,959 sf)	Former welding & powder coating shop; for sale	Diesel AST (1960–1988), UST (gasoline, removed 1988), chlorinated solvents, soil & groundwater contamination, asbestos, lead-based paint, stained soils	High-priority site due to proximity to depot/transportation hub	Phase II ESA access recently possible; funding is needed to confirm remediation and enable reuse
Golden Cavy	538 Yampa / ±15,000 sf	Vacant; redevelopment visioning completed	Asbestos, lead-based paint, toxic mold, spent oil/grease organics, and drums in alleyways	Planned for attainable housing and retail	Phase II ESA not yet completed; funding required to advance redevelopment
Old Courthouse Site	221 W. Victory Way / 2.2 acres	Demolished 2022	Asbestos and lead-based paint from a former building; potential soil contamination	City to remediate site for future redevelopment	Phase II ESA needed to fully assess soil & groundwater before reuse
<b>Area 2: Craig City Center</b>					
Centennial Mall Site	1111 W. Victory Way / ±87,000 sf	Vacant shopping center (20+ retail locations)	Petroleum hydrocarbons, heavy metals, chlorinated solvents (from auto repair/dry cleaners)	Opportunity Zone property; potential recreational/outdoor retail	Phase II ESA needed to address environmental liability/support redevelopment
<b>Area 3: South Craig / First Street Corridor</b>					
M&M Salvage Yard Area	802 E 2nd Place / ±80 acres	Active salvage yard; adjacent land available	Petroleum, batteries, railroad ties, heavy metals, freon, hydrocarbons, chlorinated solvents; runoff may carry contaminants to Yampa River	Potential for primary employment uses	Phase II ESA / remediation is required to enable safe development; flooding risk emphasizes urgency

**1.c. Identifying Additional Sites:** We will reconvene Craig’s successful local Steering Committee, which includes city officials, community-based organizations, and local business representatives, to identify additional brownfield sites within the City boundaries if grant funds remain after addressing priority sites. Building on the USEPA Brownfields Community-Wide Assessment Grant Craig received in 2021, we will use the existing site inventory and assessment data as the foundation for identifying new sites. Sites will be prioritized based on criteria aligned with EPA guidance, including potential for broad community benefit, capacity to support attainable housing as indicated by local housing market and Census poverty data,

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or cleanup activities. As an example of demographic context used for prioritization, the U.S. Census Bureau reports that approximately 12.6% of Craig’s residents live below the poverty line, and the median citywide household income is \$69,256 (Census Bureau QuickFacts, 2023), which helps inform the need for revitalization and housing-focused investments. USEPA eligibility requirements will guide site selection to ensure all identified sites qualify for funded activities, and the Steering Committee will provide community input to confirm that selected sites align with local needs and strategic redevelopment goals. This process ensures a transparent, inclusive, and data-informed approach to maximizing the impact of grant funds within Craig.

**1.d. Reuse Strategy and Alignment with Revitalization Plans:** Our reuse strategy focuses on “ReTooling” Craig’s economy by building on existing local and regional plans that support economic diversification and redevelopment. The Craig Economic Development Manager and the Economic Development Committee are working on various goals and objectives outlined in the **Moffat County Vision 2025 Transition Plan**, which emphasizes tourism, new industry, infrastructure, and workforce development as pathways to long-term stability. Strategies in this plan include supporting existing industries, attracting new business, expanding housing opportunities, enhancing broadband and public services, and retraining affected workers, all of which guide our brownfield reuse approach (Vision 2025 Transition Plan). Our continued redevelopment strategy prioritizes sites and reuses that advance new economic opportunities to help transition employment from our historic dependence on coal. We are leveraging a suite of local and state incentives including: Enhanced Enterprise Zone incentives, the Opportunity Zone designation, Tax Increment Financing (TIF), the Location Neutral Employment Program, Rural Jump Start program, Just Transition Community Funding (including support for a Multi-Use Events & Resiliency Center), Coal Transition Community Grants for New Industrial/Business Park, and the Victory Way Downtown Redevelopment Initiative, to support redevelopment and attract investment. Other resources and plans that support our reuse strategy include our Housing Needs Assessment, Housing Needs Action Plan, and the Vision 2025 Transition Plan, adopted in September 2020 and outlining priorities for Urban Renewal, housing, workforce support, and economic diversification. These plans guide redevelopment efforts and align with previous brownfield grant work, including new strategies for growth and investment.

**Vision for Target Area 1: Depot District/Core Downtown (~50 Acres):** Craig is part of a regional initiative exploring re-establishing passenger rail service from Denver through Steamboat Springs and potentially to Craig. A recent investment of \$5 million for a passenger rail study reflects growing interest in sustainable transportation that could reduce highway congestion, improve safety, and support economic growth in the region. Craig aims to leverage its downtown and historic Depot District by prioritizing transit-oriented development and connecting visitors, local businesses, and the workforce with regional recreation and employment opportunities. Each of our target sites also has a plan for redevelopment:

1. **Robinson Property (308 Yampa):** Near a festival pavilion, boutique hotel, and transportation center, this location is ideal for a transit hub and catalytic downtown construction, supporting the Vision 2025 goal of beautifying Main Street.
2. **Golden Cavy (538 Yampa):** Planned for ground-floor retail with upper-floor workforce housing, building on prior grant activity and community revitalization plans.
3. **Old Courthouse Site (221 W. Victory Way):** Proposed for mixed-use housing and community-serving businesses, offering attainable development on publicly owned land.

**Vision for Target Area 2: Craig City Center (~400 Acres):** As specified in the Moffat County Vision 2025 Plan, the City Center is poised to create new employment opportunities and facilitate small business growth through redevelopment incentives and strategic land use planning. Craig’s recently created CURA will be critical in providing potential incentives through TIF and other economic tools that support redevelopment and infrastructure improvements. Key sites like the Centennial Mall (1111 W. Victory Way) could host retail, light manufacturing, office, and recreational businesses, supported by CURA incentives and local planning efforts. Recent local initiatives also include outreach to developers for redevelopment of cleared downtown parcels (e.g., the former courthouse site being offered for free to qualified developers under a city marketing strategy), supporting downtown revitalization and investment.

**Vision for Target Area 3: South Craig/First Street Corridor (~150 Acres):** The First Street Corridor houses industrial and residential areas between the railroad tracks and the Yampa River. With adjacency to parks, employment centers, and key transportation routes, this area offers opportunities for mixed-use redevelopment that supports both residential and employment uses. The 2021 Housing Needs Assessment and 2022 Housing Action Plan highlight this area for potential attainable housing projects, particularly near Woodbury Park. The community envisions a mix of residential development and employment-oriented uses that support both local needs and recreational access along the river. Supporting recreation and environmental enhancement efforts are underway through the Yampa River Corridor Project, a multimillion-dollar initiative that received a \$3.3 million Economic Development Administration (EDA) Assistance to Coal Communities Grant to build river access and park amenities, including whitewater park elements and improved riverfront facilities, which are expected to diversify local economic activity and outdoor tourism. This area is also considered for wind and solar use to advance renewable energy. The Yampa River Corridor Project also supports water infrastructure improvements and expanded public access, enhancing the river’s function as a community asset while aligning with broader economic diversification goals in Craig and Moffat County. Additionally, the M&M Salvage Yard Area in this target area is planned for light and craft manufacturing, promoting economic diversification beyond traditional industrial uses.

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1.e. Outcomes and Benefits of Reuse Strategy: Across all three target areas, this section highlights the expected economic, housing, transportation, public health, and environmental benefits of the proposed redevelopment, using data and site-specific examples where available.

Redevelopment of **Target Area 1** into a multi-modal transportation hub is expected to stimulate the local economy and improve long-term community resilience as Craig transitions from dependence on coal. Creating a reliable transportation connection with Steamboat Springs will expand employment opportunities while addressing the chronic workforce housing shortage there. Nearly 5,700 vehicles per day travel U.S. Highway 40 between Craig and Steamboat Springs, contributing to congestion and crash risk (Colorado State Patrol, 2024). Over 400 crashes occurred along this corridor in the past four years, including several serious injuries, highlighting the need for safer, reliable transit options.

A new transit hub, coupled with feasibility work for passenger rail along the Union Pacific corridor, will reduce vehicle miles traveled, cut carbon emissions, and provide safe commuting options for residents and visitors. Locating this hub in the walkable downtown core will catalyze the redevelopment of underused historic buildings. For example, the 2.2-acre Courthouse property could support mixed-use housing and commercial services, while the 10,000-square-foot Robinson Building could house the Transit Center and related commuter-oriented businesses. Assessment and area-wide planning funds will also support Opportunity Zone redevelopment efforts, helping attract investment to catalytic parcels. Revitalizing structures such as 538 Yampa and 300 Yampa reduces demolition waste, conserves embodied energy, and preserves historic character.

The community is advancing renewable energy and energy-efficiency initiatives consistent with regional transition planning. **Target Area 2** includes opportunities for solar development, district-scale energy efficiency improvements, and potential renewable energy businesses as the region transitions from coal to clean energy sources. Workforce training programs are being implemented to support emerging energy jobs, research, and technology development.

Craig's reuse strategy also provides measurable benefits for public health, recreation, and climate resilience. **Target Area 3's** Yampa River Corridor projects will add parks, trails, and open space, enhancing recreation, natural stormwater management, and water-quality protection. This area is also considered for renewable energy, including wind and solar use, providing multiple sources of reliable power. Properties in this area fall within the FEMA 100-year floodplain, and planning incorporates lessons from recent flood events that temporarily closed U.S. 40 (CDOT, 2023). Each target area includes multi-modal transportation improvements that increase mobility and safety while reducing greenhouse gas emissions.

Collectively, outcomes of this reuse strategy include revitalized historic corridors; expanded housing opportunities (workforce, market-rate, and attainable units); improved public health and quality of life; sustainable economic diversification; a more resilient tax base; increased recreational access; reduced greenhouse-gas emissions; and strengthened resilience to flooding, extreme weather, and transportation risks. These outcomes align directly with the Vision 2025 Plan's goals to position Craig as a regional center for clean energy innovation, outdoor recreation, and sustainable, equitable development.

1.f. Resources Needed for Site Reuse: Establishing the CURA and the CHA has opened new funding mechanisms to support redevelopment. The City of Craig's funding capacity has increased substantially following the establishment of CURA and CHA, which were an outcome of the previous brownfield grant. Since 2022, CURA and CHA have leveraged over \$12.5 million for business improvements, infrastructure improvements, and attainable housing through tax revenue sharing and grants. These examples illustrate the power of our community partners in providing support and resources needed for site reuse. CURA and CHA will serve as key partners in all future brownfield redevelopment projects in Craig.

There is over \$1.9 billion in qualified Opportunity Zone (OZ) investment funds available for Craig, CO, targeted for multi-family and mixed-use residential housing (OpportunityZones.com). Therefore, one of our goals will be to target brownfield sites with potential for future housing. The transition of the Robinson Building and adjacent properties into a mixed-use transportation hub will rely on extensive partnerships. We will work with the Steamboat Regional Transportation Authority to identify funding resources for implementation. Launched in 2017, the regional bus service has doubled the number of trips from Craig to Steamboat, with 7,700 more trips recorded in 2023 than the previous high (Steamboatpilot.com). This growth far exceeds expectations and demonstrates the demand for transit services. A passenger rail line could attract additional residents to Craig as housing remains a more affordable regional option for commuters.

The State of Colorado is actively working to identify programs to support communities impacted by coal plant closures. Our elected officials are monitoring potential legislation, enabling us to leverage funding for green and sustainable infrastructure. Additional assistance could be targeted for cleanup using CDPHE 1306 Program funds, Colorado OPS Petroleum Brownfield Fund, or Revolving Loan Fund grants. A negotiated settlement with Tri-State Generation & Transmission will provide Craig and Moffat County up to \$70 million in community assistance funds through 2038, including direct payments and backstop property tax revenues.

The City is actively offering key downtown properties to qualified developers through low- or no-cost acquisition or lease agreements to catalyze redevelopment. Planned projects could include mixed-use development, attainable housing, retail, office, and community space, supporting brownfield reuse and revitalization goals. Craig is also working with the Colorado Office of Just Transition to address coal plant and mine closure impacts, securing funding for new business development and workforce diversification. This collaboration ensures brownfield cleanup and reuse planning aligns with broader economic resilience and community revitalization strategies.

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1.g. Use of Existing Infrastructure: Each of our priority sites is located in areas served by existing infrastructure (streets, water, sewer, gas, electricity, and broadband), leveraging prior capital investments without creating additional burden on maintenance staff. Our water system can handle up to 9 million gallons per day (MGD), with current demand averaging 1.8 MGD, providing ample capacity for new development.

Yampa Avenue (Target Areas 1 and 2) recently benefited from \$506,000 in pedestrian improvements, enhancing walkability and connectivity. Creating a vibrant, pedestrian-friendly downtown is essential for attracting skilled workers to new business opportunities driven by brownfield redevelopment. Craig is investing over \$4.7 million in water and sewer infrastructure improvements citywide, using state and federal grants to strengthen utility reliability and support residential and commercial growth.

The Depot District’s emergence as a regional transit hub leverages bus services connecting Craig to Steamboat and beyond. Ridership has exceeded expectations, and additional routes have been added to connect Craig with Denver via the Bustang service (<https://ridebustang.com/>). Assessments and area-wide planning in the district will help create a cohesive redevelopment vision, maximizing the impact of this growing transit infrastructure.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

2.a. The Community’s Need for Funding: In early 2020, Tri-State Energy announced the closure dates for Craig Station in Moffat County (2025-2028). The Craig Station power plant and associated ColoWyo and Trapper coal mines currently employ approximately 424 workers in Moffat County (which includes the target areas in CT 4 and CT 5 encompassing all three target areas), down hundreds from a few years ago. Closing these mines will result in a 44-47% loss of tax revenue to the City of Craig. Previously, these employers provided a large portion of the jobs in the target areas of Craig City Center (CT 4; Target Area 2) and the Depot District/Core Downtown (Target Area 1) and South Craig/First Street Corridor (CT 5; Target Area 3). The jobs were high-paying, and the industries supported the local tax base. These realities have created concern about the economic stability of the community’s future and how the local government will be able to continue to pay for critical services. These services include public schools, fire districts, libraries, infrastructure improvements, and other government services typically paid for through property, sales, or income taxes. There are also concerns about how local nonprofit organizations, which backfill many important community services to vulnerable populations, will be able to continue to provide services, as much of their revenue stream is generated through donations from the power plant and their employees. This is exacerbated by the concern that more residents will require support services as coal industry workers lose their jobs and livelihoods.

The complexity and scale of addressing our brownfield priority sites far exceed the City’s current resources. Craig faces long-term financial constraints, including state-imposed property tax caps that limit revenue growth below the pace of rising service costs, creating a structural deficit. Inflation in supplies, services, and employee benefits further exacerbates the gap.

We will focus initial assessment efforts on Target Area 2 (Craig City Center, roughly CT 4), the county’s only federally qualified Opportunity Zone, where the median household income is approximately \$56,000, 27% below the Colorado median of \$77,000. Median home values are approximately \$162,000, 59% below the state median of \$390,000. Educational attainment is also a concern: about 82% of residents have a high school diploma, compared with 92% statewide (OpportunityZones.com).

2.b. Health or Welfare of Sensitive Populations: The health and welfare conditions of residents in Craig and Moffat County reflect several challenges that underscore the community’s need for brownfield redevelopment and supportive investment. According to the U.S. Census Bureau, approximately 10.3% of Moffat County residents under age 65 lack health insurance, a factor that can limit access to preventive care and timely treatment for chronic conditions. About 11.7% of residents under age 65 reported having a disability, potentially increasing vulnerability to health stressors and reducing employment opportunities relative to state averages. The population aged 65 and over represents 18.3% of county residents, a demographic group generally more susceptible to chronic disease and environmental exposures (U.S. Census Bureau).

Public health assessments in the region indicate behavioral health and access issues are also priorities. A community needs assessment identified that the proportion of residents reporting unmet needs for mental or behavioral health services increased from 9.1% in 2015 to 15.3% in 2021, suggesting rising demand for health services in the region. Additionally, Moffat County has fewer mental health professionals relative to its population, approximately 510 residents per provider, compared with 250 residents per provider across Colorado, limiting access to care. Economic and transportation barriers were highlighted as contributing factors to these disparities (Craig Daily Press reporting on community assessment).

Local data also point to food insecurity as a significant health and welfare issue in the community. In 2021, Moffat County’s food insecurity rate was estimated at approximately 12.8%, higher than the statewide rate of 9.2%. An estimated 1,700 residents experienced inconsistent access to affordable and nutritious food, with implications for overall health, nutrition, and chronic disease risk.

Respiratory and chronic disease rates in Moffat County are elevated relative to many Colorado counties. Public health reporting shows that Moffat County has been ranked in the lower range for overall health outcomes among Colorado counties, reflecting a combination of factors including health behaviors, clinical care access, and socioeconomic conditions, all of which contribute to community health risks.

Craig’s housing and transportation conditions further compound health and welfare concerns. Many households rely on older

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housing stock or mobile homes with limited energy efficiency, resulting in higher heating and cooling costs that strain limited household incomes. Limited public transportation options outside private vehicles can restrict residents' ability to access healthcare services, jobs, and healthy food outlets. Improving mobility through transit-oriented redevelopment and supporting attainable housing near services will help mitigate these barriers.

By funding environmental assessment and planning, this grant will generate site-specific data to clarify environmental exposure pathways, support cleanup and mitigation strategies, and prioritize redevelopment that improves living conditions and access to healthier environments for vulnerable populations.

[2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:](#) Craig and Moffat County experience measurable health challenges relative to broader Colorado outcomes, particularly in our priority redevelopment areas: West Craig (CT 4 / Target Area 2) and South Craig/First Street Corridor (CT 5 / Target Area 3). Chronic disease and respiratory conditions are prominent concerns in these areas. According to the Colorado Health Institute (2022), 30% of adults in Moffat County are obese, compared with 18% statewide, and 16% report diabetes, versus 11% regionally. Respiratory conditions, including COPD, affect 12% of residents, compared to 7% regionally. Asthma prevalence is also elevated, reflecting long-term exposure to airborne particulates from legacy coal-related activities.

Demographic factors further contribute to community vulnerability. The median age in Craig is higher than the Colorado average, with 18.3% of residents age 65 or older, and 11.7% of the population under 65 reporting a disability (U.S. Census Bureau, 2020). Older residents and individuals with pre-existing conditions are more susceptible to health impacts from environmental exposures and extreme weather. Housing stock in these areas includes older homes and mobile units with limited energy efficiency, which can exacerbate indoor air quality issues and increase heating and cooling costs. Chronic exposure to residual coal dust and contaminated soils adds to these risks.

Access to health care and nutritious food is also limited. Approximately 10.3% of residents under 65 are uninsured (Census 2020), reducing access to preventive care. The local food environment provides limited options for fresh, nutritious food relative to population needs, contributing to food insecurity and diet-related health conditions.

This EPA Brownfields Assessment Grant will help identify and reduce environmental hazards, clarify exposure pathways, and facilitate redevelopment into safer housing and commercial spaces. Redevelopment will improve environmental conditions, expand access to healthy housing and transit, and reduce chronic disease and respiratory risks, providing measurable public health benefits for Craig residents.

[2.d. Economically Impoverished and Disproportionately Impacted Populations:](#) Craig's target areas face significant economic and environmental vulnerabilities, particularly in West Craig (CT 4 / Target Area 2) and East Craig (CT 5 / Target Area 3). According to the U.S. Census Bureau (2020), 14.8% of Craig residents live in poverty, a rate over 33% higher than the state of Colorado (11.1%). In Target Area 2, the federally designated Opportunity Zone, the median household income is \$56,000, roughly 27% lower than the Colorado median of \$77,000, while median home values are approximately \$162,000, 59% lower than the state median (\$390,000). These areas also have high concentrations of older residents, single-parent households, and disabled residents, which amplifies vulnerability to economic and environmental stressors (U.S. Census Bureau, 2020).

Housing affordability is a persistent challenge, and many lower-income residents live in older, energy-inefficient homes, including mobile units, which increases heating and cooling costs and exposure to extreme weather. Flood risk is a critical concern: 39% of properties in Craig (1,239 properties) are at risk of flooding from the Yampa and Green Rivers (First Street Foundation, 2022). Flooding risk is significant in the target areas, with 39% of properties at risk per FEMA data. Wildfire risk is elevated, highlighting the need for proactive mitigation and redevelopment planning. The residents of our two census tracts (08081000400 “West” and 08081000500 “East”) are also exposed to legacy pollution, with at least one abandoned mine in the community. These factors further stress vulnerable populations and limit their ability to respond to natural disasters.

Redevelopment of brownfield sites in these areas will address both economic and environmental vulnerabilities. By creating new jobs, expanding attainable housing, and improving infrastructure, the project will enhance community resilience, provide safer and healthier environments, and reduce the impact of flooding and legacy contamination on economically disadvantaged residents. This approach aligns with broader community revitalization goals and ensures that redevelopment directly benefits populations most in need.

[2.e. Project Involvement and 2.f. Project Roles](#) This project engages a diverse group of local organizations, agencies, and community stakeholders to ensure comprehensive input and shared decision-making for brownfield site assessment, cleanup, and redevelopment. Partners include educational institutions, regional transit authorities, healthcare providers, economic development organizations, local government, and downtown business leaders. Each partner brings expertise and resources relevant to the project's goals, including planning, community engagement, technical guidance, health and safety considerations, and redevelopment strategy.

All partners will be actively involved in key project decisions, including identifying priority sites, advising on reuse options, reviewing environmental assessment results, and shaping redevelopment strategies. Engagement will occur through regular meetings, workshops, and collaborative planning sessions, ensuring that residents' needs and community priorities guide the project. By leveraging each organization's unique strengths, this collaborative approach will enhance the project's effectiveness, sustainability, and long-term community impact.

**Narrative/Ranking Criteria –EPA Brownfield Community-Wide Assessment Grant  
“ReTooling Craig, CO – Brownfield Initiative”**

PARTNER	MISSION	POINT OF CONTACT	SPECIFIC ROLE IN PROJECT
Colorado Northwestern Community College (CNCC) –	Enhance lives by providing accessible, affordable, quality education	Dr. Lisa Jones, President <a href="mailto:lisa.jones@cnc.edu">lisa.jones@cnc.edu</a> 970.675.3210	Help plan and leverage resources for the development of student housing; assign project research and visioning.
Steamboat Regional Transportation Authority	Improved, attainable, and safer transit options for the Yampa Valley Region	Jonathan Flint, Transit Mgr. <a href="mailto:jflint@steamboatsprings.net">jflint@steamboatsprings.net</a> 970.879.3717	Transit Hub redevelopment advisory; train hub location siting
Memorial Regional Health	Improve quality of life for the communities we serve, patient-centered healthcare	Jennifer Riley, CEO <a href="mailto:jennifer.riley@memorialrh.org">jennifer.riley@memorialrh.org</a> 970.826.3109	Providing health perspectives and reuse perspectives.
Moffat County Visitors Center & Craig Chamber	Build a strong economic environment that contributes to business and community success	Jennifer Holloway, Exec. Dir. <a href="mailto:director@craig-chamber.com">director@craig-chamber.com</a> 970.824.5689	Provide input and support for additional studies.
Moffat County	Craig is the largest City in Moffat County.	Melody Villard, Co. Comm. <a href="mailto:mvillard@moffatcounty.net">mvillard@moffatcounty.net</a> 970-824-9155	Will provide perspective and info regarding Just Transitions Committee.
Downtown Business Association	Focus is on transitioning economies, in working with their redevelopment strategies and communication programs.	Kirstie McPherson <a href="mailto:kirstie@edeveco.com">kirstie@edeveco.com</a> 970-629.5915	Support, perspective, outreach
Local Downtown Business Owner	Providing opportunities to shop locally and providing accessible options to the community.	Tammy Villard [REDACTED]	Support, perspective, outreach

2.g. Incorporating Community Input: Project goals in terms of our community engagement and partnership efforts are to achieve the following: 1) assist the public in contributing to and understanding the decision-making process during project planning, assessment phases, cleanup, and Craig’s role in that process; 2) give the public accessible, accurate, timely, and understandable information about the “Retooling Craig” initiative; 3) ensure adequate time and opportunity for the community and community groups to provide informed and meaningful participation and for that input to be considered; 4) reflect community concerns, questions, and information needs; and 5) respect and fully consider and include public input. Much of the infrastructure for successful outreach has already been implemented during our prior grant. We will leverage these resources, including our Steering Committee, email outreach list, and continued updates to the Craig Brownfield GIS Storymap page to build successful engagement. The project will include a series of coordinated community workshops designed to advance brownfield redevelopment and build on prior accomplishments. **Reflections & Fast Forward – Kickoff** will recap previous efforts, introduce the project to new stakeholders, and identify newly emerging sites. The **Multi-Modal Vision and Depot District Workshop** will examine how renewed interest in rail and transit service could influence redevelopment in the Depot District, including potential transit hub opportunities, while aligning with regional and state transportation initiatives. The **1st Street Housing Workshop** will engage property owners in exploring redevelopment concepts following assessments, incorporating cleanup considerations and resource roadmaps to support attainable housing and employment uses. The **Downtown Workshop** will focus on properties in the downtown/Yampa Avenue area, using digital visualization tools to support redevelopment planning, cleanup coordination, and investment strategies. The process will conclude with **The Launch**, an open house that celebrates key milestones, builds momentum, and transitions leadership from the City to community stakeholders to support long-term implementation. Craig will designate a lead point of contact/community liaison for the project to maintain communication with landowners, businesses, and residents throughout the grant period. This point of contact will also interface with the EPA and include the project manager. We will follow our standard process for updating residents, including the community Facebook page, radio, and newsletters. Additionally, we will use the Town’s newsletter to provide regular updates. Social media will be used, but not solely relied upon. We will collaborate with partners to overcome language barriers, providing translators at meetings and materials to accommodate residents’ needs.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

3.a. Project Implementation; 3.b. Anticipated Project Schedule; 3.c. Task/Activity Lead; 3.d. Outputs

These tasks collectively ensure that all grant activities (program management, site inventory, community engagement, area-wide planning, and environmental assessments) directly support the identification, assessment, cleanup, and future reuse of brownfield sites within Craig, with outputs and metrics such as jobs created, acres remediated, new businesses, housing units, parks, and multi-modal investments demonstrating tangible environmental, economic, and community benefits, and guiding cleanup, reuse planning, and redevelopment efforts.

**Narrative/Ranking Criteria –EPA Brownfield Community-Wide Assessment Grant  
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<b>3.a.</b>	<b>3.b.</b>	<b>3.c.</b>	<b>3.d.</b>
<b>Task 1: Programmatic Grant Activities</b>	<b>Schedule</b>	<b>Lead</b>	<b>Outputs</b>
Contractor Procurement – Following the federal process to procure a qualified environmental consultant.	2026 Q4	City	Issue RFP for QEP
Steering Committee Establishment	2026 Q4	City	Engage 8-10 local leaders
Attend brownfield training (x2 conferences), Colorado training, EPA Region 8 Meetings	2026 Q3, 2028 Q3	City	2-3 Education Events attended
Quarterly/Annual Reporting – QEP will complete the required quarterly and annual reporting. (DBE, Closeout, ACRES, etc.)	2027 Q1 Then ¼ly	QEP City	Timely Reports submitted
Ongoing Project Management – Monthly calls, bi-annual meetings with Steering Committee/City Staff/QEP, and EPA Project Officer.	Bi-weekly Ongoing	City	Calls completed, project proceeds
<b>Task 2: Site Inventory &amp; Community Outreach</b>	<b>Schedule</b>	<b>Lead</b>	<b>Outputs</b>
Meetings, Updated Engagement Strategy	2027 Q1	City, QEP	Engagement Plan, GIS Story map
Newsletter communication strategy, Website updated with public	2027 Q2	City	Mailing List, Website
Public Meeting 1: Reflections/Fast Forward, Site Prioritization	2027 Q2	City/QEP	Meeting held
Site Inventory, Priorities confirmed	2027 Q3	QEP	Updated Inventory
12 Newsletter Updates, Mailers for Meetings	Ongoing	City	Newsletters
12 Landowner Meetings	Ongoing	QEP	Site Eligibility Determinations
<b>Task 3: Area-Wide Planning</b>	<b>Schedule</b>	<b>Lead</b>	<b>Outputs</b>
Public Meeting 2: Depot District Workshop	2027 Q3	QEP/City	Workshop completed
Redevelopment deliverables (cleanup plans, transit center confirmation, additional site concepts, 3D Visualization, funding roadmap, etc.)	2028 Q1	QEP/City	4-6 renderings, 5 Vision maps, 3D visuals, funding roadmap.
Public Meeting 3: 1 <sup>st</sup> Street Housing – Review properties for reuse, feasibility strategy, and build community vision.	2028 Q2	QEP/City	Workshop Completed, feasibility strategy/vision
Public Meeting 4: Downtown Workshop – Complete vision, illustrations, strategic work plan, and funding roadmap.	2028 Q3	QEP	Workshop Completed, Strategic Plan, Roadmap.
Area-wide planning summary created & published, including redevelopment profiles for catalyst sites.	2028 Q4	QEP	1 final report/plan published.
Public Meeting 5: Launch. Grant closeout public meeting and comments, final Area-Wide Plan	2029 Q1	QEP	Meeting held. Plan Completed
<b>Task 4: Environmental (Phase I, II, Cleanup Planning)</b>	<b>Schedule</b>	<b>Lead</b>	<b>Outputs</b>
QAPP will be coordinated for approval by Region 8	2027 Q1	QEP	QAPP Approved.
14 Phase I ESA Reports (Including SEDs, and Access Agreements) (per ASTM E1527-21)	Ongoing	QEP	14 Phase I reports and SEDs
6 Phase II ESA Reports (Includes Access Agreements)	Ongoing	QEP	6 Phase II reports
Complete 4 draft ABCAs and facilitate discussions with CDPHE regarding entry of site into the VCP.	Ongoing	QEP/City	4 ABCA Reports
Completion of closeout report	2030 Q4	QEP	1 Report filed

Craig has established a formal Community Liaison role to assist with outreach to residents, small businesses, and sensitive groups. The City will fund this role using internal resources and will not use funding from the grant for this role.

<b>3.e. Cost Estimates Budget Categories</b>	<b>Project Tasks (\$)</b>				<b>Total</b>
	<b>Task 1: Programmatic Grant Activities</b>	<b>Task 2: Inventory/</b>	<b>Task 3: Area-Wide Planning</b>	<b>Task 4: Environmental</b>	
Travel	<b>\$6,300</b>	\$0	\$0	\$0	<b>\$6,300</b>
Supplies	\$0	\$0	<b>\$830</b>	\$0	<b>\$830</b>
Contractual	<b>\$17,800</b>	<b>\$60,000</b>	<b>\$164,570</b>	<b>\$250,000</b>	<b>\$492,370</b>
Other	<b>\$500</b>	\$0	\$0	\$0	<b>\$500</b>
<b>Total Direct Costs</b>	<b>\$24,600</b>	<b>\$60,000</b>	<b>\$165,400</b>	<b>\$250,000</b>	<b>\$500,000</b>
Indirect Costs	\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b>	<b>\$24,600</b>	<b>\$60,000</b>	<b>\$165,400</b>	<b>\$250,000</b>	<b>\$500,000</b>

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**Direct Costs:** No personnel, fringe benefits, or equipment direct costs will be incurred. All four grant tasks will include contractual direct costs, as well as the travel-related direct costs associated with Task 1. Within Task 3 we allocated area-wide planning funds which amount to 33.1% of the total grant award, and in Task 4 we have allocated 50% for environmental assessments. Task 1 has 4.9% allocated for administration. Costs were confirmed with a QEP and planning consultant and verified by the City based on recent projects. All costs are reasonable and justified based on prior experience.

**Task 1: Programmatic Grant Activities/Travel - \$24,600:** Contractual: Assumes approx. \$425 ea. for 16 Quarterly meetings, 30 hrs. for coordination calls, and 70 hrs. for quarterly/annual reporting (100 hours @ \$110/hour) totaling **\$17,800**. Travel: Two staff will attend two National Brownfield Conferences; costs include \$695 flight each, \$175/night each for 4 nights, and \$180 meals each, totaling **\$6,300**. Other: Conference Registration for 2 staff at @ \$250 each = **\$500**.

**Task 2: Inventory/Outreach - \$60,000:** Contractual: Updated Engagement Strategy, GIS Storymap Updates, 100 hours @ \$125/hour = **\$12,500**; Newsletter setup, website mailing list (75 hours @ \$100/hour = **\$7,500**; Public Meeting 1: Reflections/Fast Forward - Assumes 3-day public event, including engagement outreach preparation and follow up approximately 124 hours @ \$125/hour = **\$15,500**; Site Prioritization – 40 hours @ \$150/hour = **\$6,000**; 12 Newsletters 65 hours @ \$100/hour = **\$6,500**; 12 Landowner Meetings – 80 hours @ \$150/hour = **\$12,000**.

**Task 3: Area-Wide Planning - \$165,400:** Contractual: Three public meetings & workshops (Depot District, 1<sup>st</sup> Street Housing, Downtown Buildings) with anticipated QEP support allocated for engaging and interactive workshops, preparation, and execution are budgeted at approximately 350 hours @ \$150/hour for staffing, preparation, on-site workshops, and summary recommendations = **\$52,500**; Grant launch party/inventory 80 hours at \$145 = **\$11,600**. Redevelopment Deliverables: site-specific visualizations, 319 hours @ \$150/hour (\$7,975 per site, 6 sites = **\$47,850**); Workshop Deliverables: site plan concepts, visualizations, strategy report, 250 hours @ \$150/hour = **\$37,500**; Final Area-Wide Plan, 108 hours @ \$140/hour = **\$15,120**. Supplies: \$830 maps/printing = **\$830**.

**Task 4: Environmental Assessments - \$250,000:** Contractual: Costs include 14 Phase I ESAs and SEDs at 30 hours per site @ \$145/hour (\$4,350 per site) = **\$60,900**; six Phase II ESAs, including Sampling and Analysis Plans, at 150 hours per site @ \$172/hour, totaling (\$25,750 per site average) = **\$154,500**; completion of 4 draft ABCAs and CDPHE discussions/Voluntary Cleanup Program entry, 20 hours @ \$130/hour plus 30 hours @ \$150/hour per site (\$6,500 per site) = **\$26,000**; and QAPP preparation, 50 hours @ \$172/hour = **\$8,600**.

**3.f. Plan to Measure and Evaluate Environmental Progress and Results:** In cooperation with EPA Region 8 staff and our QEP, we will develop a work plan and timeline for activities under the grant. Phase I and II ESA results will directly inform cleanup priorities and reuse planning. Our team understands the ACRES system and will develop quarterly and final reports to track and document grant-related activities and outputs. The program manager will track, measure, and evaluate accomplishments against the work plan schedule and meet with task leads to ensure activities stay on track, taking corrective action if needed. We will track metrics such as jobs created, funding leveraged through site reuse, acres ready for redevelopment, new businesses, housing units, parks, and multi-modal investments. Additional results tracked will include the number of brownfield sites assessed and changing ownership, private investment dollars leveraged, and increased property and sales tax revenue generated. If progress falls behind or goals are not being met, the program manager and consultant will adjust the project approach or schedule to ensure timely completion.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**4.a. Organizational Capacity, 4.b. Organizational Structure, 4.c. Description of Key Staff:** Our talented administration team is flexible in accommodating a diversity of tasks and will administer the grant in a timely and effective manner. Craig has the organizational capacity and experience to oversee all grant activities, including environmental assessments, community engagement, and redevelopment planning. The community is highly organized, with sufficient staff to manage the grant and a City Manager, Economic Development Manager, and Finance Director who have previously managed EPA grant funding. The City of Craig operates under a council–manager form of government, with an elected City Council responsible for policy direction and a City Manager overseeing day-to-day operations and departmental staff. City departments are organized under the City Manager to provide coordinated services including public works, utilities, economic development, finance, and public safety. Peter Brixius, City Manager, will manage Retooling Craig, leveraging his public and private sector experience and oversight of a \$23 million city budget. He manages 5 departments and 3 Enterprise Funds, including the General Fund, qualifying him to oversee federal expenditures of this grant. Under his leadership, Shannon Scott, MBA, Economic Development Manager, has been building the economic development program in Craig for the past several years and manages a 7-member Economic Development Committee. She engages in brownfield redevelopment in Craig and has attended regional and national brownfield workshops and conferences. She was integral in managing the previous EPA grant in Craig, using technical assistance products to spur millions in new investment, redevelopment, and job creation. She is uniquely positioned to implement the day-to-day functions of managing a CWA grant. Also overseen by Peter Brixius, Mindy Elliot serves as Craig's Finance Director. Her work involves financial planning, auditing, accounting, grant administration, investments, budgeting, and payroll. Her extensive financial experience will allow her to effectively monitor all grant activities and accounting for every penny of funding. Each will be involved in the daily management of the grant, and should any depart, the others will effectively fill their role. The City has prior experience using contractors and consultants to provide technical, planning, and environmental services, which will support the Retooling Craig approach.

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

4.e. Currently Has or Previously Received an EPA Brownfields Grant: Craig was awarded an EPA Community-wide Assessment Grant in 2021 for \$300,000. The grant was closed out in 2024. (1) Accomplishments: The City is applying for this grant to continue the success of the previous grant and to build on the accomplishments made in support of redevelopment plans for Craig. In summary, a strong steering committee was formed, public outreach meetings were completed with high community participation, over 30 sites were identified in the inventory exercise, 13 Phase I ESAs were completed, and 5 Phase II ESAs were completed. Redevelopment proformas and road maps were completed for 5 sites. Area-wide planning included assessing 2 sites in support of the new \$3.3M (EDA Invested) Yampa River Corridor Project. Planning and environmental support were provided for the cleanup and development of the former Moffat County Hospital, resulting in \$5M in new investment into 20 new housing units. A 3D model was developed for the downtown Depot District that will be used for redevelopment planning. The Frontier Industrial Park received a Phase I ESA and a \$2.5M Congressionally Directed Spending Grant for infrastructure development, along with approximately \$1M in funding from the Office of Just Transition to acquire the property. Additionally, Craig leveraged state and federal funding for complementary projects, including a Colorado Department of Transportation Resurfacing, Maintenance, and Safety Project (2023), which completed a 12-mile asphalt overlay on US Highway 40, added rumble strips, upgraded traffic signals, installed ADA-compliant curb ramps, and improved overall roadway safety, extending service life by an estimated 10 years; a Colorado Department of Local Affairs (DOLA) Main Street / Housing-Related Grant, providing \$1.5M in state funding to support redevelopment of the former hospital site into modular housing and integrate housing outcomes with brownfield redevelopment; and a USDA Loan Project, which funded key improvements in infrastructure and housing that facilitated redevelopment of underused properties in Craig.

For each site, our EPA representative approved SEDs; all properties were reported in ACRES, individual Phase I and II assessments were retained for records, AAI checklists were filed, and copies were sent to EPA. Our project was also presented at the Colorado Brownfield Conference in 2023.

(2) Compliance with Grant Requirements: Craig successfully completed all requirements and maintained compliance with the work plan, schedule, and terms and conditions of previous grants, including the 2021 EPA Brownfield Community-Wide Assessment Grant, Colorado Department of Local Affairs Main Street on the Border program grant, the Colorado Department of Transportation Resurfacing, Maintenance, and Safety project, and the USDA loan project. Project staff have a history of timely compliance with federal and state grants under City control. No adverse audit findings were identified, and all projects were completed successfully without corrective measures. All terms and conditions set by the awarding agencies were met on schedule, and reports and financials were submitted on time.

Attachment 1

Threshold Criteria Response

*“ReTooling Craig”*, Colorado - EPA Brownfield Community-Wide Assessment Grant FY26 – Threshold Criteria for Community-Wide Assessment Grants

**1. Applicant Eligibility:**

- a. The applicant for this EPA Community-Wide Assessment Grant is the City of Craig, Colorado. The City of Craig is a home rule municipality and fulfills the definition of an “eligible entity,” self-governing under Article 20 of the Constitution of the State of Colorado (Title 31, Article 1, Section 202 of the Colorado Revised Statutes). As a general-purpose unit of local government, the City of Craig meets the eligibility requirements for a Community-Wide Assessment Grant under Section 2.A of the FY26 NOFO.
- b. The City of Craig is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

**2. Community Involvement:** Project goals in terms of our community engagement and partnership efforts are to achieve the following:

- Assist the public in contributing to and understanding the decision-making process during project planning, assessment phases, and cleanup, and Craig’s role in that process.
- Give the public accessible, accurate, timely, and understandable information about the “Retooling Craig” initiative.
- Ensure adequate time and opportunity for the community and community groups to provide informed and meaningful participation and for that input to be considered.
- Reflect community concerns, questions, and information needs.
- Respect and fully consider and include public input.
- Much of the infrastructure for successful outreach has already been implemented during our prior grant. To build successful engagement, we will leverage these resources, including our Steering Committee, email outreach list, and continued updates to the [Craig Brownfield GIS Storymap](#) page.

Key workshops include:

- Reflections & Fast Forward - Kickoff: This workshop recaps past brownfield accomplishments and introduces the project to new community members, exploring emerging sites.
- Multi-Modal Vision and Depot District Workshop: A multi-day event considering impacts of renewed rail service on Area Wide Planning concepts for the Depot District and Transit Hub, including the Robinson Building as a potential transit hub. Collaboration with the Regional Transportation Authority and the Governor’s Office will help explore mixed-use redevelopment opportunities, including affordable housing.
- 1st Street Housing Workshop: This interactive event empowers property owners in the 1st Street area to explore development opportunities following assessments, including site illustrations reflecting brownfield cleanup needs and resource roadmaps for additional grants.
- Downtown Workshop: Focused on Craig’s downtown/Yampa Avenue Area properties, using 3D Digital Photo tools and Redevelopment Roadmaps to support investment.
- The Launch: An open house celebrating achievements, consolidating local champions, and transitioning leadership from the City to citizen stakeholders.

Craig will designate a lead point of contact to maintain communication with landowners, businesses, and residents. Invitations will be sent via the updated mailing list and postcards, with additional updates through the Town newsletter. Social media will be used strategically. Partners will be engaged to overcome language barriers, providing translators at meetings and accessible materials for all residents.

**3. Expenditure of Existing Grant Funds:** The City of Craig, CO, had an EPA Brownfield Assessment Grant from 2021-2024, which has been closed, and never had a Multipurpose grant.

**4. Discussion on named contractors and subrecipients:**

- Not applicable. We do not have a qualified environmental and planning consultant under contract for this specific application. 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.
- Not applicable. We are not planning to award funding to subrecipients.

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 Craig - 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 Craig, Colorado. The Colorado Department of Public Health and Environment (CDPHE), the state regulatory authority for hazardous and solid waste, has previously supported Craig 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 continuing transition from a coal-based economy to an economy based on tourism, agricultural production, and regional services. Funding provided by a successful application will allow Craig to continue to position properties for revitalization and build upon their previous brownfields successes.

Craig is a unique community in northwestern Colorado that has relied on a coal based economy since the Craig Station Power Plant was built in the 1970s. With the impending closure of the plant and resultant decline in local coal mining, the community has already suffered severe economic setbacks. To combat these changes, Craig is working steadfastly to pursue new initiatives to facilitate transformation of the local economy and maintain a vibrant community. The activities outlined in their proposal will build upon their recent successes and generate new investment.

The City has a demonstrated history of successfully using brownfields funding, having received a 2021 US EPA Brownfields assessment grant that completed multiple Phase 1 and 2 assessments. The previous brownfields funding also led to the Craig Housing Authority developing a former brownfields property to construct income restricted housing, helping to address one of the community's primary needs. The activities outlined in this proposal will build upon the City's past success and further their efforts toward community revitalization and economic transformation. For these reasons, CDPHE enthusiastically supports Craig's proposal and is prepared to provide additional coordination and support pending a successful proposal.

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 Craig 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 reposition its economy for the next century. 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: Shannon Scott, City of Craig  
Melanie Kilpatrick, City of Craig  
Peter Brixius, City of Craig  
Chris Nichols, City of Craig  
Lisa Fugett, Ayres Associates  
Christina Hiegel, Ayres Associates

