



<b>1. Applicant Identification</b>	Southeast Colorado Enterprise Development, Inc. 112 West Elm Street, Lamar, CO 81052
<b>2. Website Information</b> a. SECED – Lead Coalition Member b. Prowers Economic Prosperity (PEP) Non-Lead Coalition Member c. Baca County Economic Development Coalition (BCEDC)- Non-Lead Coalition Member	<a href="http://www.seced.net">www.seced.net</a>  www.prowerspep.org  www.bacacountyco.gov/departments/economic-development/
<b>3. Funding Request:</b> a. Assessment Grant Type b. Federal Funds Requested:	Assessment Coalition \$1,383,846
<b>4. Location:</b> a. City: b. County: c. State:	Holly, Wiley, Springfield, Walsh, Eads Prowers County, Baca County, Kiowa County Colorado
<b>5. Target Area and Priority Site/Property Information:</b> a. Target Area   b. Census Tracts   c. Priority Sites	(1) Holly Business District and Residential Sites (PEP) (2) Wiley Business District (PEP) (3) Springfield Business District and Residential Sites (BCEDC) (4) Walsh Business District (BCEDC) (5) Eads Business District (SECED)  (1) Prowers County includes Holly: 08099000600 (2) Prowers County includes Wiley: 08099000100 (3) Baca County includes Springfield: 08009964700 (4) Baca County Includes Walsh: 08009964600 (5) Kiowa County Includes Eads: 08061960100  (1) Holly (2 Business Sites & 13 Residential Sites) a. 309 E Cheyenne St., 205 S 5 <sup>th</sup> St., b. Additional sites identified but not prioritized 412 W Santa Fe, 118-120 S Main St. c. Residential: 218 Duncan Pl., 222 Duncan Pl., 209 S 5 <sup>th</sup> St., 126 S 6 <sup>th</sup> St., 304 N 9 <sup>th</sup> St., 350 N 10 <sup>th</sup> St., 800 Vaughn St., 823 W Vaughn St., 800-802 W Cheyenne St., 816 W. Cheyenne St., 824 W Cheyenne St., 731 W Cliff St., 817-821 W Cliff St., 200 S Johnson St. (2) Wiley (2 Business Sites) a. 33499 Hwy 287 & 217, & 217, 219 & 221 Main St. b. Additional sites identified but not prioritized – 500 Main St. & 213 Main St. (3) Springfield (2 Business Sites & 8 Residential Sites) a. 916 Main St. & 1049 Main St., b. Additional Sites identified but not prioritized – 679 Main St., 856 Main St. 1220 Main St., 1277 Main St. c. Residential: 848 Santa Fe St., 864 Santa Fe St., 516 E 8 <sup>th</sup> St., 9 <sup>th</sup> & Santa Fe., 1201 Santa Fe St., 1233 Santa Fe St., 1164 College St., 665 Hill St.

c. Priority Sites (continued)	(4) Walsh (2 Residential Sites) a. 411 N Kansas St. & 240 N Colorado St. (5) Eads (2 Business Sites) a. 112 Hickman Street & SE of E 15 <sup>th</sup> & Hickman Street
<b>6. Contacts:</b> a. Project Director	Morgan Alba 112 W Elm St. Lamar, CO 81052 <a href="mailto:morgan.alba@seced.net">morgan.alba@seced.net</a> Phone: 719-336-3850
b. Chief Executive Director	Stephanie Gonzales, Executive Director 112 W Elm St., Lamar, CO 81052 <a href="mailto:seced@seced.net">seced@seced.net</a> Phone: 719-336-3850
<b>7. Population</b> (2023 Colorado Demography Office)	(1) Census Tract: 08099000600 (Prowers includes Holly) 821 (2) Census Tract: 08099000100 (Prowers includes Wiley) 429 (3) Census Tract: 08009964700 (Baca includes Springfield) 1292 (4) Census Tract: 08009964600 (Baca includes Walsh) 522 (5) Census Tract: 08061960100 (Kiowa County Includes Eads) 628

<b>8. Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	3
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
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).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	4
The target area(s) is located within a community which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

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

**Any entity other than a State, Tribe, or Alaska Tribe [delete the bold text]:**

Please find attached a letter dated January 21, 2026, from Melissa Devincenzi, Colorado Department of Public Health and Environment, acknowledging our intent to apply for FY26 grant funds and to conduct assessment activities.

**10. Releasing Copies of Applications**

1. N/A as the application does not have confidential, privileged or sensitive information.

January 21, 2026

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

Via email - [Devincenzi.Melisa@epa.gov](mailto:Devincenzi.Melisa@epa.gov)

RE: Southeast Colorado Enterprise Development Inc. (SECED) - FY26 Assessment Coalition Grant

Dear Ms. Devincenzi:

I am writing to express our support of the Brownfields Assessment Coalition Grant proposal for Southeast Colorado Enterprise Development Inc. (SECED). The Colorado Department of Public Health and Environment (CDPHE), the state regulatory authority for hazardous and solid waste, has previously supported SECED in their efforts to clean-up and redevelop contaminated sites in Southeast Colorado. We support this proposal as part of SECED's continuing efforts to identify and address environmental concerns in order to facilitate community development and revitalization.

The proposed assessment project will support EPA's current efforts in economic development and environmental cleanup by helping SECED prepare a number of catalyst sites for reuse and redevelopment. If additional resources are necessary to complete or supplement activities outlined in this proposal, CDPHE has the ability to provide funding for Brownfields cleanup through the Colorado Brownfields Revolving Loan Fund and the State of Colorado Brownfields (H.B. 1306) program. The State of Colorado also offers a State Income Tax Credit for Remediation of Contaminated Land that can provide additional resources for cleanup activities. CDPHE has informed SECED of the availability of these resources and can assist with the application process if requested.

In summary, we feel the proposed project is a vital component of SECED's efforts to identify and address potential environmental hazards that currently impede redevelopment of properties in Southeast Colorado and are prepared provide any necessary assistance pending a successful proposal.

Sincerely,



Mark Rudolph  
Superfund and Brownfields Unit Leader  
Hazardous Materials and Waste Management Division

cc: Morgan Alba, SECED Grants Navigator ([morgan.alba@seced.net](mailto:morgan.alba@seced.net))  
Kathleen Knox, CDPHE Brownfields Coordinator, ([Kathleen.knox@state.co.us](mailto:Kathleen.knox@state.co.us))



## NARRATIVE

### 1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

#### **1.a. Coalition members, Target Area, Brownfields**

SECED is an economic development organization that serves six counties in Southeast Colorado. SECED is the lead coalition member for this Coalition Assessment Grant and will oversee the grant functions and processes. SECED is joined by two economic development organizations: Prowers Economic Prosperity (PEP) and Baca County Economic Development Commission (BCEDC), both community-based 501(c)(3) organizations. The three coalition members are collectively referred to as "the Coalition" throughout this grant proposal. The Coalition understands that Brownfield redevelopment is important to the betterment of communities, counties, and the region, and recognizes that the individual target-area communities lack the staffing capacity; at most, each has a town clerk and an assistant, which hinders their ability to fully undertake a Brownfields program on their own. Limited local resources have prevented these target area communities from proactively planning for their future. The non-lead coalition members were chosen specifically for this project due to their ongoing support and leadership for improving economic conditions, addressing housing shortages, and building communities. However, they too are unable to access Brownfield funding singularly, hence the necessity for the Coalition. Through this Coalition, partners are working together to strengthen the region, with SECED leading Brownfield efforts. Brownfields planning has been conducted through the Technical Assistance to Brownfields (TAB) program and redevelopment planning, with the intention of growing the economy through revitalization. This grant will be a valuable tool in assisting SECED to move projects forward by quantifying unknown environmental conditions and helping fund activities to create shovel-ready sites, remove blight, and give these communities a foothold to attract project partners for redevelopment. The impact of this grant would be tremendous as it will help promote community revitalization for main streets and the redevelopment of blighted properties. As sites are assessed and abatement and/or rehabilitation plans are developed, the Coalition intends to incorporate energy efficiency measures that will align with current standards and codes. In addition, the future design plans will include measures that will ensure local climate adaptation/mitigation capacity and resilience to protect residents and community investments. The project plan is slated to include at least 30% of the overall project budget on eligible reuse/area-wide planning activities, as described in Section I.B., for priority sites within the target areas.

#### **1.b. Overview of Brownfield Challenges and Description of Target Areas**

The geographic boundary of this grant application encompasses Prowers County, Baca County, and Kiowa County in southeast Colorado and covers five municipalities with an aggregate population of 7,577. Located along the Arkansas River and composed primarily of agricultural and farming industries, the area has a rich history. Unlike the robust tourism for which the State of Colorado is known—ski resorts and snow-capped mountains—the Southeast boasts a quieter, humbler atmosphere. Known for attractions such as Bent's Fort, Camp Amache, and The Sand Creek Massacre National Historic Sites, the Southeast region possesses a feel for the wild West in a state known for snow sports and beautiful mountains. Disinvestment began in 2005 with the closure of one of its leading industry businesses, Neoplan, located in Prowers County. With the closure of this bus manufacturing company, more than 300 workers were laid off, and the economy of the region was crippled. In 2021, Baca County saw the downsizing of a hemp processing plant that employed 50 people, affecting workers in Springfield and Walsh. In November 2025, Safeway closed in Prowers County, with another loss of 50 jobs. Kiowa County experienced the closure of the vital rail line that moved goods in and out of the Town of Eads impacting trade lines for agricultural products. Economic disinvestment and historic job loss, has resulted in the dilapidation of housing stock in the region. As new business look to locate to the area, a need for clean, safe, efficient housing is vital. This Coalition is in urgent need of Brownfield Coalition Assessment funding to assess environmental conditions in five target areas (described below) where contamination not only poses a serious risk to sensitive populations but also hinders economic prosperity. Known for underdevelopment in Colorado, the Southeast region has suffered from a lack of resources and funding. The Coalition and region can boast about their knack for working collaboratively. The effort has ignited a spark in the region to collaborate on projects. SECED, economic development organizations, counties and municipalities have made an effort to address the housing

needs of the region, through the formation of a 6-county Southeast Colorado Regional Housing Authority (SECRHA), The SECRHA represents the communities in the region that otherwise lack this vital strategic tool, have limited capacity, and limited resources to address workforce housing needs. Workforce housing is a top priority in planning documents and strategies for every community in the region. There is a dire need for housing to meet the needs of current and prospective employers. To encourage continued economic growth, we must address all aspects of housing needs, including current stock and new development, serving workforce needs while also helping serve underserved or threatened populations. The SECRHA and regional partners work to identify potential brownfield sites adds a valuable tool to our toolbox for future development, including reuse and the remediation of blight and possible contaminants.

### **1.c. Description of the Priority Brownfield Sites**

The Coalition has selected sites within each target area that are of grave concern as they do not contribute to the economy or wellbeing of the community. Blight and decay have presented challenges, and commercial and residential sites sit empty, are used as storage, or are neglected and in disrepair, making them unavailable for the purpose for which they were intended. An urgency to revitalize downtowns has resulted in the effort to assess commercial buildings, develop reuse plans, and pursue funding to abate them. Housing development efforts must continue with a focus on addressing the region's dilapidated housing stock to make it accessible as workforce housing. It is the primary goal of all communities to assess and abate blighted housing, with the goal of utilizing the regional programs to renovate where new development is not feasible. The Coalition has developed a list of approximately 40 Brownfield sites in the five communities that are identified as ready for reuse when funding becomes available to address known or perceived environmental issues. Below are the sites that have been prioritized based on their assessment/abatement need and their potential to advance community development plans and serve urgent needs in each target area. Note that PEP is the lead for commercial sites within areas of Prowers County, BCEDC is the lead for commercial sites within areas of Baca County, and SECED is the lead for commercial sites in Kiowa County and all residential sites in Baca, Kiowa, and Prowers.

**Target Area 1: Town of Holly, (Census tract 08099000600) – Prowers County:** Holly is located in Prowers County and is considered a disadvantaged community. With agriculture being one of the top employers in the area, drought has caused an outmigration of community members and businesses; funding for addressing dilapidated buildings is scarce. The area is plagued by vacant and underutilized buildings, residences, and structures. Approximately 18 properties have been identified as candidates for assessment. The town, which was a small rural hub, unfortunately suffered a devastating tornado in 2007 when it struck without warning and tore a path through the town. Thirty-five homes were destroyed, and 32 more were damaged. Eleven people were injured and there were three fatalities. Devastation crippled this community and hindered growth, development and the economy. Prioritizing the need for rejuvenation and revitalization in this small community will spark redevelopment efforts that will help to provide pleasant places to work, live and play. This target area will benefit from environmental site assessments, cleanup and reuse planning.

**Target Area 2: Town of Wiley - (Census tract 08099000100) – Prowers County:** The town of Wiley is located north of Lamar. There are approximately 4 properties (commercial) that are vacant or underutilized showcasing the town's desperate need for redevelopment. Prioritizing environmental site assessments on these sites and developing a reuse/marketing plan to eliminate the blight caused by these structures is essential to the growth of this community.

**Target Area 3: Springfield - Springfield (Census tract 08009964700) – Baca County:** Springfield, the County seat for Baca County, is considered a disadvantaged community. There are approximately 14 properties (both commercial and residential) located in Springfield that are vacant or underutilized showcasing the town's desperate need for redevelopment. Prioritizing environmental site assessments on these sites and developing a reuse/marketing plan to eliminate the blight caused by these structures is essential to the growth of this community.

**Target Area 4: Walsh (Census tract 08009964600) – Baca County:** Also located in Baca County is the town of Walsh. Walsh is just 23 minutes southeast of Springfield, near the Kansas border. This rural town has identified

and prioritized two residential properties as candidates for assessment, which would encourage future development of the structures.

**Target Area 5: Eads (Census tract 08061960100):** Eads, the County seat for Kiowa County. It is capacity-challenged, and as a result, SECED has agreed to lead the Brownfield effort. This rural town has identified and prioritized two commercial properties as candidates for assessment, which would encourage future development of the structures.

Holly Business District 2 Sites Identified below	Target Area: Prowers County CT: 08099000600	PEP Priority Sites
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**Former Holly Turf Tack:** 309 E. Cheyenne: Built in 1900, located 1 block east of Main Street, a 4,000 sq. ft. commercial building formerly used to make equine tack. Current use: Vacant. Known environmental issues: Unknown. Potential environmental issues: Asbestos, lead paint, infrastructure and chemical contamination. Determination: Renovate the building after assessment/abatement.

**Former Odd Fellows Hall:** 205 S. 5th St.: Built in 1949, located 1 block West of Main Street, a 2,560 sq. ft. commercial building. Current use: Formerly an appliance & furniture store. Known environmental issues: Unknown. Potential environmental issues: Asbestos, lead paint, infrastructure issues and chemical contamination. Determination: Renovation of building after assessment/abatement.

Holly Residential Sites 14 Sites Identified	Target Area: Prowers County CT: 08099000600	SECED Priority Sites
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**Residential Sites:** In addition to priority sites 309 E. Cheyenne and 205 S. 5<sup>th</sup>, there are over a dozen residential sites within the Town of Holly/Prowers County that are in varying states of dilapidation and are currently uninhabitable. We intend to use assessment grant funding to identify environmental constraints including potential environmental contaminants based on the age of the house and commonly used materials of that time period such as lead based paint or asbestos in tile glue/wall board/ceiling tile/insulation materials, etc., with the goal of leveraging outside funding to assist with the rehabilitation or demolition and redevelopment of these properties. Environmental assessment of these properties will allow them to be returned to productive use, thereby reducing housing shortages and providing safe, affordable housing for employees, allowing local businesses to expand and grow.

Wiley Business District 2 Sites Identified below	Target Area: Prowers County CT: 08099000100	PEP Priority Sites
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**Former P&M Sons:** 33499 Hwy. 287: A 12,600 sq. ft. structure built in 1947 and originally used as an alfalfa mill. Most recently it was used as a diesel mechanic repair shop. Located outside Wiley City limits. Current use: Vacant. Environmental Issues: Unknown. Potential Environmental Issues: As a diesel mechanic repair shop, the potential for chemical contamination exists, to include the handling of auto shop fluids, including but not limited to anti-freeze, heavy oil distillates (e.g., motor oil, hydraulic fluid), blended oils and glycol solutions (constitute transmission and brake fluids,) and heavy metals. Determination: Assess and abate potential issues and then make it available for an agriculture or manufacturing business.

**Former Main Street Shops:** 217, 219, 221 Main St.: Three adjacent buildings located in the middle of Main Street Business District, which all have housed different types of retail stores since 1910. Lack of attention and upkeep, as well as the age of the buildings have issues with structural integrity. Current Use: Vacant. Environmental Issues: Unknown. Potential Environmental Issues: Asbestos, lead paint. Determination: Renovate the buildings after assessment/abatement, but this will take place in the future via other funding sources to make available for new businesses.

Springfield Business District 2 Sites Identified below	Target Area: Baca County CT: 08009964700	BCEDC Priority Sites
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**Formerly Ford Motor Company:** 916 Main St.: Located on a corner lot in the middle of the Main Street Business District the structure's original use was a garage and showroom for Ford Motor Company. Current use: Storage of private individual household items, vehicles and equipment. Environmental Issues: Unknown. Potential Environmental Issues: Asbestos, lead paint, and oil/gas spill contamination. In addition, there is structural

deterioration -- and walls and windows -- and a partial collapse of the roof. Determination: Assess and abate any environmental issues and after determination, either renovate the structure via other funding sources to make available for new business or consider the viability of removing the structure and reuse the site as a public gathering space (park) and/or parking lot.

**Former Hardware Store:** 1049 Main St.: Located at the north end of the Main Street Business District, the structure has 3 levels. The structure's original use was for building material storage for a hardware store. It was later used as a motorcycle repair shop. Current use: Vacant. Environmental Issues: Unknown. Potential Environmental Issues: Asbestos and lead paint and oil/gas spills. The top level has issues with deterioration with a partial collapse of the roof and walls. Deterioration of other levels has occurred due to damage to the upper level. Determination: Renovate the building after assessment/abatement, but this will take place in the future via other funding sources to make available for new business.

Springfield Residential District 8 Sites Identified	Target Area: Baca County CT: 08009964700	SECED Priority Sites
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**Residential Sites:** In addition to priority sites 916 Main St. and 1049 Main St., there are eight residential sites within the Town of Springfield/Baca County that are in varying states of dilapidation and are currently uninhabitable. We intend to use assessment grant funding to identify potential environmental contaminants based on the age of housing, to leverage outside funding to assist with the rehabilitation or demolition, and the redevelopment of these properties. Environmental assessment of these properties will allow them to be returned to productive use, thereby reducing housing shortages and providing safe, affordable housing for employees, allowing local businesses to expand and grow.

Walsh Residential District 2 Sites Identified below	Target Area: Baca County CT: 08009964600	SECED Priority Sites
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**Residential sites:** Two residential sites located at 411 North Kansas St. and 240 North Colorado St. are in varying states of dilapidation and are currently uninhabitable. We intend to use assessment grant funding to identify environmental contaminants based on the age of housing to leverage outside funding to assist with the rehabilitation or demolition, and redevelopment of these properties. Environmental assessment of these properties will allow them to be returned to productive use, thereby reducing housing shortages and providing safe, affordable housing for employees, allowing local businesses to expand and grow.

Eads Commercial District 2 Sites Identified below	Target Area: Kiowa County CT: 08061960100	SECED Priority Sites
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**Commercial sites:** Located on Hwy 287, the two structures, 305 E 15<sup>th</sup> and 112 Hickman St, are both dilapidated buildings. Both properties are failing structurally. Assessments were completed in 2023 but are expired and the need to be updated to be included in abatement efforts. Previous reports will be provided to the contractor. Current use: Vacant. Environmental Issues: Asbestos. Potential Environmental Issues: Asbestos and lead paint. The deterioration with a partial collapse of the roof and walls. Determination: Demolition recommended per previous report.

**1.d. Identifying Additional Sites**

All of the identified sites are located in underserved communities, as well as disadvantaged census tracts. The properties chosen are shovel-ready projects with the most potential to positively impact those communities. Through this process, if any property drops out of the assessment due to circumstances that we are not able to control, we will refer to the list of 40+ identified Brownfield properties we have developed in preparation for this grant application. If the need to identify additional sites arises, the Coalition will revive its initial efforts where we contacted local officials and community members to identify structures that are non-performing sites, pose health and safety hazards, and have the most potential to be assessed and remediated. The coalition will remain flexible to identify additional sites if awarded.

## **Revitalization of the Target Areas**

### **1.e. Reuse Strategy and Alignment with Revitalization Plans**

The Southern Colorado Economic Development District's (SCEDD) Regional Comprehensive Economic Development Strategies (CEDS) were developed in 2021 for Baca, Kiowa, and Prowers Counties. They were presented to public for input and became the guides for economic growth for the Colorado economic development planning area. The CEDS document contains the goals and priorities to develop a stronger regional economy as well as community revitalization. This plan also promotes healthy business environments, improves community wellness and increases housing options for this area. The assessment of these priority sites will further these goals and is in alignment with the goal to identify possible environmental hazards, further bringing the community together to plan for abatement. Economic development needs that have been identified in the CEDS include public infrastructure improvements, business development, and housing. To further support SECED's current and planned housing development projects, it is essential to continue to identify potential properties and/or vacant lots for development. The driving force for the CEDS is to strengthen businesses in the region and to assist and support these businesses for further expansion and retention. Housing has been identified as the #1 limiting factor for business growth in these areas. The lack of housing and the condition of existing housing stock is limiting business growth and relocation to southeast Colorado. Cleaning up and reusing these priority sites will establish a clean slate for new housing developments to be built, as well as businesses to have a plan for the abatement of these properties. In the long term, these projects will strengthen the health of these communities, their citizens, and improve their quality of life.

### **1.f. Outcomes and Benefits of Reuse Strategy**

The Coalition will utilize brownfields funding to (1) update and expand the brownfields inventory, (2) further prioritize sites for the program (3) conduct community input and engagement activities, and (4) assess and plan for the remediation and reuse of brownfield sites and their buildings within the identified target areas to aid in their redevelopment. Our target areas have many distressed, blighted, and otherwise underutilized properties. The assessment and eventual remediation of these sites will also impact nearby properties that have been affected by these sites' deterioration, and will also minimize the risk of exposure to contamination both at the sites and adjacent properties. Additional expected outcomes will be property tax increases to the counties to the tune of \$50,000, an increase in property values, new investment, and upwards of 50 job creation. SECED will utilize energy efficiency measures whenever possible for the reuse/marketing plans; leaders will be encouraged but not required to utilize all renewable and energy efficient measures possible for the reuse/marketing plans; and leaders will be encouraged to utilize renewable and energy efficient measures whenever possible.

## **Strategy for Leveraging Resources**

### **1.g. Resources Needed for Site Reuse**

SECED expects to leverage numerous other resources to successfully put these sites back into use. These sources include but are not limited to:

**1. Southeast Colorado Regional Housing Authority** – SECRHA will be a vital tool in creating an avenue for reuse for the properties that will be assessed under this grant. Their contribution is expected to include, but is not limited to: Determining whether housing conditions are unsafe, unsanitary, or substandard and investigate methods for improving such conditions; studying and making recommendations on plans addressing the clearing, re-planning, or reconstruction where unsafe, unsanitary, or substandard conditions exist; Provide housing accommodations for low-income persons in cooperation with the local jurisdiction, prepare, implement, and operate projects including the construction, reconstruction, improvement, alteration, or repair of any project; act as an agent for the federal government in connection with the acquisition, construction, operation, re-planning, opening, or closing of streets, roads, roadways, alleys, property options, property rights, or for the furnishing of property services in connection with a project; lease or rent dwellings, accommodations, lands, buildings, structures, or facilities included in any project, and establish and revise associated rents or charges; access buildings or property to conduct investigations or to make surveys; sell, exchange, transfer, assign, or pledge property to any person, firm, corporation, the city or county, or government for affordable housing

projects. SECED will be best for addressing the residential sites that have been identified. It has a pool of funding, to the tune of \$450,000, that is available regionwide to address those properties that require infrastructure.

**2. Proposition 123** – Twenty-two of our thirty-one member governments of SECED have opted in to Prop 123, which has enabled them to apply for grants and affordable loans to acquire and preserve land for affordable housing development; equity investment to support the creation or preservation of low- and middle-income multifamily rental development; loans to support the creation and preservation of affordable rental housing; loans to support the creation or preservation of modular and factory-build manufacturers. Funding amounts will be contingent upon the size of the project. There is up to \$128.1 million available each year and will be available through 2027.

**3. Colorado Department of Local Affairs (DOLA)**– DOLA is used as a funding source for counties, municipalities, and SECED for infrastructure that supports Main Street projects. DOLA encourages the reuse of buildings that provide community benefit by providing improvement to publicly owned infrastructure and streetscape improvements, including but not limited to water, sewer, storm water systems, publicly owned utility infrastructure, sidewalks, and streetscape or placemaking improvements. Some past projects include high-efficiency street lights, accessibility improvements, public electric vehicle (EV) charging stations, and bike or other multimodal improvements. Each year, DOLA Tier I and Tier II applications are made available to the Region. Grant limits per applicant in Tier I are up to \$200,000, and Tier II is \$750,000.

**4. History Colorado** – History Colorado is a source that provides grant opportunities that help eligible applicants with improvements to historic properties. These funds are available for data collection and analysis. Emergency grants can provide funding to address structures that are in imminent danger of being lost, demolished, or seriously damaged, especially when the threat is sudden and unexpected, such as a fire, flood, hailstorm, or other act of nature. Historic Structure Assessment (HSA) grants are for the sole purpose of preparing a report on the physical condition of historic buildings. This may encompass any project type that could be applied for as a competitive grant but offers more flexible application timing for smaller-scale projects. These funds can help complement the work and scope of the Brownfields grants. Funds available are up to \$250,000.

**5. Enterprise Zone** – The region is an Enhanced Rural Enterprise Zone, described as a geographic area that has been granted special tax breaks, regulatory exemptions, or other public assistance to encourage private economic development and job creation. They promote the revitalization of neighborhoods that are identified as distressed locations. The Vacant Commercial Building Rehabilitation Tax Credit will be a vital tool in addressing buildings that are at least 20 years old and have been vacant for at least two years. This tax credit encourages the revitalization of dilapidated buildings and blighted areas, bringing new businesses and employees to the community (up to \$50,000 in credits on \$200,000 or more in costs).

**6. Business Loan Fund (BLF)** – SECED, Inc. provides a Business Loan Fund (BLF) program that allows entrepreneurs to apply for low-interest loans. It is anticipated that once buildings have been assessed and abated, they will be made available to the public for rent or sale. The BLF offers the opportunity to apply for funding to work towards their goal of locating their business in downtown areas. It is anticipated that the coalition assessment grant will strengthen properties and when completed, will offer entrepreneurs, who choose to come to SECED for funding, with the confidence that the properties are safe, viable properties. \$1.1M is available to entrepreneurs to access for business purposes in the region.

#### **1.h. Use of Existing Infrastructure**

The intent of this project will be to use existing infrastructures on main streets or in business districts for the goal of abating and repurposing to make them available for entrepreneurs to locate their businesses. The current sites are served by existing infrastructure, including water, sewer, electric, broadband, streets, and sidewalks. However, if the existing infrastructure is found to be insufficient for the proposed reuse, we will explore funding options through DOLA or CDOT to finance improvements. Where needed, the Coalition will work with communities to improve/provide utility services. Residential properties will be assessed to determine whether

they can be rehabbed through existing programs and/or whether they need to be removed and the lots made available for the RHA projects.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**2.a. The Community's Need for Funding**

Southeast Colorado faces unique economic development challenges driven by its rural geography, dispersed population, and limited access to capital and infrastructure. Residents often suffer poverty, with median household incomes nearly \$40,000 less than the state of Colorado’s median household income. See table Section 2.a.ii.1 below. Many of the Region’s most economically distressed residents live in neighborhoods within the target areas. The composition of those residents includes low-income, non-native English-speaking populations that lack access to services, including but not limited to internet access. All the counties and municipalities in southeast Colorado are designated non-entitlement areas; The Area Median Incomes for the region are considerably lower compared to other areas in the State. For example, for a family of 4, the target area’s income is \$81,600 at 80% AMI and \$102,000 at 100% AMI. This is compared to a Statewide average of \$104,300 at 80% AMI and \$124,600 at 100% AMI. The median household incomes range from \$37,283 to \$57,601, as compared to Colorado and the national average median incomes of \$92,790 and \$80,610. While the Town of Wiley’s statistics do not appear to be as impacted, the makeup of the surrounding areas shows that it is far more impacted than the data suggests. In Baca County, 22.2% of Springfield’s and 26.8% of Walsh’s populations live in poverty, and the median household income is \$41,513 and \$37,283, respectively. The populations of the five target areas are very small, with totals collectively less than 3,752 people – 784 (Holly), 435 (Wiley), 1318 (Springfield), 543 (Walsh), 672 (Eads). The identified municipalities have limited funding to address the dilapidated structures in their communities. While the resources are available to them through state and federal programs, oftentimes, they come with a match component that becomes an added stress to already challenged budgets. The lack of business enterprise starts, and the loss of large manufacturing has contributed to decreased tax revenue. Funding deficits exist in every identified community and county. In each community, there is a need for funding for the redevelopment of structures to make them available as future business locations and new housing, to revitalize communities that have a great need for workforce housing, and to help with blight and/or unsafe structures within those communities.

**2.b. Health or Welfare of Sensitive Populations**

The health and welfare of the residents in the five target areas are of great concern. Housing affordability is vital to the welfare of these communities. Addressing health and safety issues, such as asbestos and lead-based paint, within the current stock of available housing is an integral part of the plan to provide safe, efficient living environments. Every community large populations of single parent households, children, pregnant women, and elderly people, all of who live near the sites to be assessed and have the most threat to be negatively impacted with health issues, such as cancer, breathing disorders, or in children developmental delays.

Target Area Census Tracts	Prowers County		Baca County		Kiowa County		State	US
	08099000600	08099000100	08009964600	08009964700	08061960100			
Unemployment Rate	2.0%	1.3%	0.9%	5.5%	2.5%	3.8%	4.4%	
Low Income	42.0%	20.0%	53.0%	49.0%	35.0%	25.0%	31.0%	
Hispanics	43.0%	24.0%	12.0%	12.0%	8.9%	21.9%	21.9%	
Poverty Rate (all ages)	14.5%	5.4%	9.9%	27.3%	12.8%	9.6%	12.1%	
Poverty Rate <18 years	11.1%	4.5%	6.8%	21.4%	18.2%	11.5%	15.5%	
Hispanics in poverty	37.7%	0.0%	2.6%	1.4%	1.4%	7.8%	16.2%	
Median HH Income	\$37,679	\$57,601	\$37,283	\$41,513	\$56,389	\$89,302	\$74,755	
Home Value	\$140,100	\$200,000	\$106,500	\$167,000	\$148,600	\$640,000	\$410,800	
< High School Diploma	24.0%	5.0%	13.0%	16.0%	3.09%	24.0%	14.3%	
Persons w/ Disabilities	28.4%	14.0%	22.5%	16.0%	16.0%	11.4%	9.6%	
No Internet	26.0%	13.0%	25.0%	18.0%	18.0%	10.0%	14.0%	

Sources: ACS Yr 2023 Data, Bureau of Labor Statistics 2025

**2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions**

Lead based paint, see the table the table below and is the largest threat in the region. Age (especially in children under 5), condition, and presence of lead paint, in not only current housing stock but business structures, may be contributing to disease and adverse health conditions as demonstrated in the table below. Assessment is necessary to identify and plan for abatement. DataUSA for Prowers County and Baca County.

Target Area Census Tracts	Prowers County		Baca County		Kiowa County		State	US
	08099000600	08099000100	08009964600	08009964700	08061960100			
Heart Disease	8.7%	5.6%	9.1%	9.6%	4.8%	4.8%	6.1%	
Asthma	11.0%	10.0%	10.5%	10.9%	9.9%	9.9%	10.0%	
Cancer	7.8%	6.9%	8.9%	9.1%	5.9%	5.9%	6.1%	
Low Life Expectancy	18.0%	12.3%	22.5%	15.7%	18.0%	18.0%	20.0%	

Sources: EJ Screening Mapping Data; ACS Yr 2021 Data; CESJT Screening Tool

**2.d. Economically Impoverished/Disproportionately Impacted Populations**

Environmental justice issues that have been identified are access to healthy food, adequate transportation, and unsafe homes, all of which contribute to poorer health outcomes and lower quality of life. Southeast Colorado counties and municipalities are continually working towards systems that provide quality access to goods and services for all of their residents, regardless of age, race, color, national origin, or income. We try to develop, implement, and enforce environmental laws, regulations, and policies that provide access to equality among all residents. Our goals will be achieved when we have the same degree of protection from environmental and health hazards, and equal access by all to the processes that ensure healthy living, learning, and work environments. Our communities involve their residents by having open meetings through their municipal councils, county commissioner meetings, and economic and community development organizations. Members of the community are invited monthly to provide information about issues they are facing at any/all of these meetings. The communities have access to programs that are funded at different levels, from county and municipal governments to non-profit organizations that help address food access, transit and mobility, and programs that address unsafe homes.

Target Area Census Tracts	Prowers County		Baca County		Kiowa County		State	US
	08099000600	08099000100	08009964600	08009964700	08061960100			
Flood Risk	46.0%	16.0%	7.0%	8.0%	5.0%	5.0%	12.0%	
Wildfire Risk	19.0%	16.0%	57.0%	94.0%	33.0%	33.0%	14.0%	
Lead Based Paint	48.0%	36.0%	44.0%	39.0%	20.0%	20.0%	30.0%	
RMP Facility Proximity	0.03	0.84	0.07	0.1	0.35	0.35	0.43	
Transportation Access	Yes	Yes	Yes	Yes	Yes			
Food Desert	Yes	Yes	Yes	Yes	Yes			

Sources: EJ Screening Mapping Data; ACS Yr 2021 Data; CESJT Screening Tool

**Community Engagement**

**2.e. Project Involvement** - Community organizations that will be valuable partners and provide data and feedback will include, but not be limited to, the following stakeholders. They are vital as they are the boots-on-the-ground for each area they serve, and have methods in place for providing outreach.

**2.f. Project Roles**

Name of organization/entity/group	Point of contact (name, & email)	Specific involvement in the program or assistance provided
Prowers County Public Health & Environment	Delaine Dunning ddunning@prowerscounty.net	Will provide data through program(s) analysis and contribute to community engagement & outreach
Town of Holly	Cynthia Humrich <a href="mailto:clerk@townofholly.com">clerk@townofholly.com</a>	Town will be instrumental in providing housing/business info and contribute to community engagement and outreach

Town of Wiley	Debbie Dillon 719-829-4974	Town will be instrumental in providing housing/business info and contribute to community engagement and outreach
Town of Walsh & Springfield	Sheila Emick 719-523-4521	Town will be instrumental in providing housing/business info and contribute to community engagement and outreach
Southeast Colorado Regional Housing Authority (SECED)	Teale Hemphill 719-336-3850	Regional Housing Authority, who has the knowledge and expertise with rules/regulations through recent community development, will be involved with engagement & outreach

**2.g. Incorporating Community Input**

SECED believes that incorporating community input is the cornerstone of success. A Brownfield Advisory Committee (BAC) will be formed to do extensive outreach to encourage community input. Communication with stakeholders and residents of each community is essential to identifying needs and wants, breaking down barriers that oftentimes prohibit the inclusion of underserved populations. Many of our residents do not have access to services such as transit or the internet. Outreach to underserved populations such as non-English speaking residents, youth, and elderly residents, as well as homeless populations, through hand-delivered forms that target them specifically, will enable us to include residents whose voices are not traditionally heard. Providing an environment of inclusivity that welcomes community members within the target area, as well as the surrounding area, is vital to gathering feedback and assessing the impact of the proposed revitalization plans for both the commercial and residential properties. We will strategically provide information and engage community members by utilizing methods including and not limited to in person public meetings with social media, radio and written press release invitations, fact sheet distribution in both English and Spanish, virtual meetings for those with limited ability to attend in person, onsite translation services, social media live presentations, and finally paper and online feedback forms that can provide the opportunity to present opinions, thoughts and ideas.

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

SECED is requesting \$1,383,846 of EPA Coalition Assessment funding to complete the assessment and plan development for the cleanup/reuse of our identified priority sites.

**Task/Activity 1: Cooperative Agreement Management & Reporting**

**3a. Project Implementation:** SECED will manage all aspects of the project, including coordination with the EPA and the qualified environmental professional (QEP) procurement. SECED will be responsible for quarterly reports, ACRES updates and annual reports, as well Disadvantaged Business Enterprise (DBE) reports, Federal Financial Reports (FFRs) and a Final Performance Report documenting accomplishments, outputs, outcomes, and success stories. SECED plans to procure a QEP in accordance with (2) CFR 200,317-326 requirements and will oversee the consultant and any additional contractors. Two SECED staff will also attend state/regional workshops/conference(s). Any proposed changes to this Task will be discussed with and approved by the EPA.

**3b. Project Schedule:** Throughout the 4-year implementation period, SECED will oversee management & reporting with a task completion of Q4 2027. 2027-2028 Attend State/Regional Workshop/Conference(s)

**3c. Task/Activity Lead:** SECED will lead this task including financial management, execution, and compliance with the terms and scope of the grant. The QEP will assist with reporting activities.

**3d. Outputs:** Timely quarterly reports (16); DBE/FFR reports (4); ACRES updates (ongoing); 1 Final Performance Report; and 2 Brownfield Workshops/conferences attended by 2 SECED staff.

**Task/Activity 2: Inventory and Site Prioritization**

**3a. Project Implementation:** SECED will work with the QEP along with the Brownfield Advisory Committee (BAC) to continue the development of the site inventory and to prioritize sites. Environmental database information will be utilized as well as information from town records, tax delinquencies, and building code violations. The inventory will be developed in a GIS format with each site cataloged using the parcel tax ID number(s) such that it can be a future resource for SECED, counties and cities of the Region. As part of the

site selection process, SECED will continually survey the BAC, local developers, real estate brokers, and other stakeholders for information on potential sites and conduct desktop studies and windshield surveys to verify existing site conditions. SECED will work with the QEP and BAC to establish criteria to prioritize sites that offer the greatest socioeconomic benefits for underserved and vulnerable residents to inform the site selection process. Under this task SECED will continue adding to the site inventory and prioritization of the list, which at the time of this grant submission, contains numerous brownfield sites throughout the Region, including those in the Target Areas defined in this grant application. In the event grant funds remain after addressing the Target Areas/priority sites SECED, QEP and BAC will evaluate the redevelopment potential of additional sites based on rankings in four categories from 1-3 with 1 being least likely to 3 being very likely. The categories include redevelopment feasibility, community goals, environmental and EPA priorities. Each will continue to evaluate contamination, ability to leverage additional funding, promotes equitable affordable housing, potential for green infrastructure, promotes business development/retention) to be evaluated and to rank the sites in the most underserved areas of the region.

**3b. Project Schedule:** BAC Meetings: quarterly meetings throughout the lifecycle of the grant; Initial Brownfield Inventory/Site Prioritization: Q2-2027 through Q2-2030 will continue throughout the life cycle of the grant; GIS Data Mapping: Q4 2027–Q4 2029.

**3c. Task/Activity Lead:** SECED will lead this task including financial management, execution, and compliance with the terms and scope of the grant. The qualified environmental consultant will assist with reporting activities.

**3d. Outputs:** SECED, the QEP, and BAC will continue developing a brownfield inventory, including prioritization and selection of sites for ESAs and planning

**Task/Activity 3: Site Work including but not limited to Phase I & II ESAs**

**3a. Project Implementation:** Grant funds will be used for site-specific environmental work under this task. The percentage that will be used will be approximately 88%. Under the direction of SECED, the QEP will complete Eligibility Determination (ED) request forms to be submitted to EPA (hazardous substances) and/or Division of Oil and Public Safety (petroleum). Upon confirmation of eligibility, Phase I ESAs will be completed in accordance with 40 CFR Part 312, the All-Appropriate Inquiries Final Rule, and the standards set forth in the ASTM E1527-21 (or most recent update) Phase I ESA process. All reports will be provided electronically (e.g., Adobe Acrobat) to SECED by the QEP. Reports will also be linked to SECED’s GIS database. The QEP under the direction of SECED will perform Phase II ESAs, supplemental assessment activities, RBM surveys, and/or RAPs on priority sites that meet eligibility requirements. A Quality Assurance Project Plan (QAPP) will be prepared and approved by EPA as part of this grant award prior to conducting any Phase II ESAs or other sampling activities. Prior to initiating any Phase II ESA field work, Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) will be prepared for each site and submitted to EPA. Phase II ESAs will follow standards set forth in the ASTM E190319 Phase II ESA process.

**3b. Project Schedule:** Throughout the 4-year implementation period, SECED will oversee management & reporting by Q4 2028. Attending State/Regional Workshop/Conference(s) are anticipated in 2027-2030. The goal is to complete a minimum of ten assessments per year.

**3c. Task/Activity Lead:** SECED will lead this task including financial management, execution, and compliance within the terms and scope of the grant. The qualified environmental consultant will assist with reporting activities.

**3d. Outputs:** SECED, the QEP, and BAC will continue developing a brownfield inventory including prioritization and selection of sites for ESAs and planning identify and quantify, as appropriate, the anticipated outputs/deliverable for each task/activity

**Task/Activity 4: Target Area Reuse Planning and Site Identification through Community Outreach**

**3a. Project Implementation:** SECED with support of the QEP will perform a comprehensive community outreach program that will include options for traditional, targeted, innovative, and virtual options for engagement in the event of COVID-19 social distancing or other restrictions. Including but not limited to

meetings and forums, development and distribution of marketing and informational materials, and joint outreach and educational efforts with community-based organizations. SECED staff, with assistance from the QEP will be made available to meet with local representatives (and if appropriate, host public meetings) for any owners that express a need and interest in participating in the project and will ensure that there is the opportunity for citizens and stakeholders to participate in decision-making through the public participation process. Care will be taken to invite and involve neighbors and potentially affected citizens in the decision-making process as well as to keep local government and community-based organizations informed. Community involvement on individual sites will be developed on an as needed case-by-case basis. Two reuse planning studies will be completed within target areas where the potential for substantial redevelopment present.

**3b. Project Schedule:** Throughout the 4-year implementation period, SECED will oversee management & reporting. Attending State/Regional Workshop/Conference(s) are anticipated in 2027-2030.

**3c. Task/Activity Lead:** SECED will lead this task including financial management, execution, and compliance with the terms and scope of the grant. The qualified environmental consultant will assist with reporting activities.

**3d. Outputs:** Identify and quantify, as appropriate, the anticipated outputs/deliverables for each task/activity

**3.e. Cost Estimates:** The proposed budget for grant activities is provided below. An average \$150/hour as used for QEP contractual (93.1% of grant), \$60/hour SECED (4.9%) to administer the grant, and a 2% indirect fee.

Line #	Budget Categories	Task 1	Task 2	Task 3	Task 4	Total
		Cooperative Agreement (CA) Management, Reporting, & Other Eligible Activities	Brownfield Inventory & Site Prioritization & Selection	Phase I & II ESAs; RAPs; & RBM Surveys	Reuse Planning & Community Outreach	
1	Personnel	\$ 7,020	\$14,052	\$ 8,340	\$ 10,430	\$ 39,842
2	Fringe	\$ 2,457	\$ 4,918	\$ 2,919	\$ 3,650	\$ 13,944
3	Travel	\$11,000	\$ 0	\$ 0	\$ 0	\$ 11,000
4	Supplies	\$ 0	\$ 0	\$ 0	\$ 4,000	\$ 4,000
5	Contractual	\$30,865	\$27,672	\$1,044,200	\$ 185,189	\$ 1,287,926
<b>Direct Costs</b>		<b>\$51,342</b>	<b>\$46,642</b>	<b>\$1,055,459</b>	<b>\$ 203,269</b>	<b>\$ 1,356,712</b>
<b>Indirect Costs<sup>3*</sup></b>		<b>\$ 1,027</b>	<b>\$ 933</b>	<b>\$ 21,109</b>	<b>\$ 4,065</b>	<b>\$ 27,134</b>
<b>Total Budget</b>		<b>\$52,369</b>	<b>\$47,575</b>	<b>\$1,078,568</b>	<b>\$ 207,334</b>	<b>\$ 1,383,846</b>

**Task 1: CA Mgmt & Reporting (\$52,369):** Contractual \$30,865 (206 hours @\$150/hr); SECED \$16,573 personnel/fringe rate \$60/hr @158 hrs for project management) Travel: \$11,000 – 2 SECED staff to attend 2 national and 1 local brownfield conferences: airfare (\$2600 [\$650.00/person, 2 people attending, 2 national conferences]); hotel (\$4800 [\$200/night, 4 nights, 3 conferences, 2 people]), meals/incidentals (\$1,800 [\$75/day, 4 days, 3 conferences, 2 people]). Other: 1,800 (conference registration fees[\$300/conference, 2 people, 3 conferences]);

**Task 2: Inventory Site Prioritization & Selection (\$46,642):** Contractual: \$27,672 (184.48 hours for meeting planning, attendance, and input evaluation; and outreach material preparation). SECED \$18,970 rate \$60/hr @316 hrs (for community engagement and outreach)

**Task 3: Phase I & II Site Work (\$1,055,459):** Contractual \$1,044,200: Phase I ESAs (\$240,000 [40 x \$6,000/each]); QAPP (\$4,200); Phase II ESAs (\$800,000 [16@ \$50,000]); SECED staff support @\$60/hr @188 hrs (\$11,259)

**A total of 76.3% of the total grant funding request has been budgeted for Phase I and II ESAs.**

**Task 4: Reuse Planning & Community Outreach (\$205,762):** Contractual: \$185,189 (Cleanup Plans, Reuse plans); SECED \$16,573 personnel/fringe rate \$60/hr @276 hrs for community outreach for reuse planning)

**3.f. Plan to Measure and Evaluate Environmental Progress and Results**

To ensure this EPA Brownfield Project is on schedule, the Coalition’s **Brownfield Advisory Board**, which will include the contractor, will meet quarterly to track all **outputs identified**. We will utilize a matrix that tracks time

and expenditures to adhere to the schedule to ensure the grant project will be completed within the four-year time frame. All meetings, will be documented with feedback clearly tracked. The Brownfield Advisory Board will evaluate the progress and take necessary corrective actions to ensure project adheres to schedule.

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

SECED has operated programs since 1986. We have demonstrated willingness to succeed. Our 83-door housing development is a testament to the collaboration of 10 communities and 6 counties to bring \$13M of housing investment to the region to advance housing in the region. We have worked with DOLA, DOH, CDOT, and OEDIT since 1993, successfully managing and reporting on the programs we manage.

**4.a. Organizational Capacity**-Over the past 2 years SECED has added eight employees to build organizational capacity. These employees are motivated individuals with a good work ethic and bring experience and knowledge to the table to help accomplish the goals of SECED. Each program of SECED requires progress reporting, quarterly and annual reporting, and fiduciary reporting responsibility to the members of the region. SECED has in its organization the required financial operating systems in place to manage grants and reporting.

**4.b. Organizational Structure**-SECED is fortunate to have 18 active board members who serve on the board and are involved in their communities, either as elected officials or residents. There is longevity on the board so knowledge is plentiful, and feedback and support are abundant. SECED has the necessary systems, process and procedures in place to ensure all technical, administrative, and financial requirements are met, including the Grants Management System (GMS) software, followed by board oversight.

**4.c. Description of Key Staff**-Key staff includes **Stephanie Gonzales, Executive Director**, who has been with SECED since 1998 and has the knowledge, leadership, and experience to execute the management, planning, and hiring consultants related to economic and community plans. **Morgan Alba, Project Assistant**, will help to manage the daily requirements of the planning and reporting that will be required of this grant.

**4.d. Acquiring Additional Resources**-SECED has access to substantial resources throughout its various departments. SECED has a proactive staff with the capacity to eliminate project delays to ensure that project staff have appropriate qualifications and experience. SECED routinely contracts with consultants and has established equal opportunity procurement procedures for ensuring a fair bidding process and adhering to 2 CFT 200.317-200.326. SECED will procure through a competitive RFQ process a QEP firm to assist with grant implementation activities.

#### **Past Performance and Accomplishments**

##### **4.e. Past Performance and Accomplishments**

SECED has not received an EPA Brownfields grant but has received other Federal/Non-Federal Assistance Agreements, such as CDOT 5310 and 5311 Transportation Grants. SECED has recently been awarded a \$10M Transition Siting & Economic Development grant, which is still in the contracting stages. In 2024, we were awarded \$6.2M for the Transformation Affordable Housing Grant to build 28 units of rental housing. SECED has managed and operated programs in excess of \$1,000,000 each year.

**1. Accomplishments:** In 2024, we were awarded \$6.2M for the Transformation Affordable Housing Grant to build 28 units of rental housing. In 2023, we successfully completed an 83-door project that yielded a \$13,000,000 investment for affordable and attainable housing, as referenced previously, in addition to the \$1,700,000 in our yearly programs.

**2. Compliance with Grant Requirements**-Since 1993, this organization has successfully complied with DOLA Tier I, Division of Housing Single-Family Housing Rehab Loan Program, CDOT Transportation Planning and Operations Grants, the Office of Economic Development Business Revolving Loan Fund requirements in acquiring and managing annual grants and funding opportunities.

## **Threshold Criteria for Coalition Assessment Grants**

### **Applicant Eligibility**

I affirm that my organization is a Nonprofit organization described in section 501(c)(3) of title 26 (the Internal Revenue Code (IRC)) and exempt from taxation under 501(a) of that title and therefore, eligible to apply for this assessment grant. (See Attachment A)

### **Applicant Type**

I affirm that SECED is a 501(c)(3) economic development organization, that also acts as a with membership from six counties and twenty-five municipalities, and therefore, is eligible to apply for this assessment grant.

### **Applicant 501(c)(4) Status**

SECED is a 501(c)(3) non-profit. SECED does not engage in lobbying activities of the federal government. (Attachment B)

### **Number and Eligibility of Non-lead Coalition Members**

Non-Lead Coalition Members:

- Prowers Economic Prosperity (PEP), Lamar CO – Prowers Economic Prosperity is a 501(c)(3) tax exempt economic development non-profit organization which represents Prowers County that is eligible to be a non-coalition member.
- Baca County Economic Development Commission (BCEDC), Springfield, CO –BCEDC is a qualified economic development corporation that represents Baca County and is therefore eligible to be a non-lead coalition member.

### **Target Areas**

- Town of Holly – Prowers County Tract #08099000600 (SECED for Residential & PEP for Business District)
- Town of Wiley – Prowers County Tract #08099000100 (PEP for Business District)
- Town of Springfield – Baca County Tract #08009964700 (SECED for Residential & BCEDC for Business)
- Town of Walsh – Baca County Tract #08009964600 (SECED for Residential District)
- Town of Eads – Kiowa County Tract #08061960100 (SECED for Commercial District)

### **Existing Brownfields Grants to Non-Lead Members**

Baca County Economic Development Commission and Prowers Economic Prosperity have not been recipients of an open cooperative agreement for MARC Grant funding or a MARC grant that closed in 2015 or later.

### **Coalition Agreement**

Signed letters of support from lead coalition member:

Southeast Colorado Enterprise Development, Inc. (Attachment C)

Signed letters of support from each non-lead coalition member:

Prowers Economic Prosperity (Attachment D)

Baca County Economic Development Commission (Attachment E)

### **Community Involvement**

**SECED believes community engagement is imperative to the success of this project and understands the importance of effective communication strategies including breaking barriers with unique engagement to meet people where they are.** Engaging the public, local project partners, the redevelopment community, local environmental groups, environmental justice populations, and the neighborhoods surrounding the Target Areas will be the target for incorporating community input into this project. The intent is to engage stakeholders with traditional, targeted, innovative, and online outreach tools and methods to reach a greater audience. Community

members will have the opportunity to learn about critical brownfield details and provide informed feedback to influence the next phase(s) of work.

SECED along with the BAC, and Qualified Environmental Professional Firm (QEP) will work to remove real/perceived barriers, to engage residents in meaningful dialogue, effectively use participants' time, and involve people who are traditionally underrepresented in redevelopment projects. It is our goal to make strategic use of traditional, targeted, innovative, and online outreach or a combination of these tools/methods to reach a broad and inclusive audience and use these same methods or a combination of in response to input from community members.

**Traditional** – Including conventional public meetings, done virtually or in-person meetings as health restrictions allow; press releases, fact sheets, and needed forms in both English and Spanish.

**Targeted** – This will involve outreach to specific groups that may not otherwise participate in a planning process. Notable groups include non-English speaking residents, the homeless population, youth, and the elderly. Examples of targeted outreach include listening sessions (virtual or in-person), piggybacking on other meetings or gatherings, and/or partnering with BAC organizations.

**Innovative** – These are creative and unconventional outreach methods to help gather information, increase awareness of the planning process, and boost participation. One example may include a brownfield site scavenger hunt, where participants help to identify blighted areas for repair. This project scope will help the community be included and provide the avenue for open communication and inclusivity.

**Virtual/Social Media** – Internet-based outreach can help increase awareness and participation while helping to reach people who may not otherwise participate. Virtual meetings can be used for public meetings in addition to Facebook Live. These tools provide participants the opportunity for comments/feedback. We will create virtual tools – such as google forms to provide online options for surveys and data gathering metrics. We will also create regular content for SECED's website which will include any press releases, facts, and needed forms as well as upcoming events.

### **Expenditure of Existing Grant Funds**

I affirm that my organization does not have an active EPA Brownfields Assessment Grant.

### **Contractors and Named Subrecipients**

At the time of this application, SECED has neither procured or named a qualified environmental professional or subrecipients.