



1. Applicant Identification

Rocky Mountain SER / Jobs For Progress, Inc. ("RMSEER")
3555 Pecos Street
Denver, CO 80211

2. Website URL

<https://rmser.org/>

3. Funding Requested

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$2,519,631

4. Location

City: Pueblo
County: Pueblo
State: Colorado

5. Property Information

Former Spann Elementary School
2300 East 10th Street
Pueblo, Colorado 81001

An optional site map is provided as an attachment.

6. Contacts

a. Project Director

Name: Cheryl Anderson
Phone number: (719) 778-6558
Email: cheryl@rmser.org
Mailing address: 48 Dundee Lane, Pueblo, CO 81001

b. Chief Executive/Highest Ranking Elected Official

Name: Christopher W. Hall
Phone number: (303) 480-9394
Email: Chris Hall chall@rmser.org
Mailing address: 3555 Pecos Street, Denver, CO 80211

7. Population

Pueblo, CO: 111,876 per 2020 US Census results

3555 Pecos St., Denver, CO 80211
(303) 480-9394, Fax (303) 480-9214
www.rmser.org



Rocky Mountain Service Employment Redevelopment

8.

Other Factors	Narrative Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	<i>Pg. 3-4</i>
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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).	<i>Pg. 1</i>
The proposed site(s) is in a federally designated flood plain.	N/A
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	<i>Pg. 2-3</i>
The reuse of the proposed site(s) will incorporate energy efficiency measures.	<i>Pg. 2-3</i>
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	<i>Pg. 2-3</i>
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	<i>Pg. 1</i>

9. Releasing Copies of Applications

Not applicable. This application does not contain confidential business information (CBI), trade secrets, or information that would invade another individual's personal privacy.

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PROPERTY MAP

FORMER SPANN ELEMENTARY SCHOOL
 2300 EAST 10TH STREET
 PUEBLO, PUEBLO COUNTY, COLORADO
 FOR: ROCKY MOUNTAIN SER
 2435.01

PARTNERS
 3100 S. Soledad Ave. Suite G
 Pueblo, CO 81001
 800-763-1363

SCALE: 1" = 250'

FIGURE 1

C. Narrative Criteria

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The city of Pueblo, Colorado, is located in the southern part of the state, in the county of Pueblo. Its history was shaped by steel booms and related industry of railroads, smelters, and coal-fired power plants. Although Pueblo has worked to recover from the steel industry’s fall in the 1980s, the city still lacks public amenities, modern housing, and services to support growth. Puebloans suffer from persistent poverty and poor health outcomes. Limited neighborhood resources drive graduates to seek better living conditions elsewhere. Without targeted intervention, graduates and skilled workers will continue to leave, perpetuating cycles of poverty and disinvestment. While an important area of pride for the City’s residents, the steel industry legacy has left behind large swaths of contaminated areas, including the former Colorado Smelter Superfund site, and other former manufacturing sites with legacy contamination. Pueblo is also home to the coal-fired Comanche Power Plant, Unit 1 of which was retired in 2022. Unit 2 is now scheduled to remain open through the end of 2026, though the plant as a whole is intended to be closed by 2030. These impacted sites have slowed the potential for growth and redevelopment.

The Target Area of this grant is a Pueblo neighborhood known as the Eastside. Severed from the rest of Pueblo by Fountain Creek, the Interstate, and the railroad tracks, the mobility of people and goods has been a challenge for this neighborhood throughout its history. For much of the Eastside’s existence, only two (2) bridges connected it to the rest of Pueblo. At the time, public transportation routes were being mapped for Pueblo’s streetcars in the 1870s, the Eastside had no financial or political power to attract transit investment. A century later, certain streets at the far eastern end of the Eastside remained unpaved until the 1970s, despite the persistence of limited mass transit access and subsequent rise in the number of automobiles.

Today, Eastside residents face a higher-than-national-average rate of unemployment, as well as food insecurity, and a lack of available, affordable, and/or updated housing. The neighborhood is a food desert, with its main sources of food being convenience stores and fast food restaurants, and lacks grocery stores that offer fresh produce or healthier options.

Housing and neighborhood indicators demonstrate redevelopment need, including high residential vacancy (approximately 19%), a substantial share of mobile or manufactured housing, and a relatively young population with a high proportion of families with children, underscoring the relevance of targeted environmental remediation, economic revitalization, and place-based community engagement within this compact geography.

The Target Area of the Eastside encompasses the area of Pueblo east of Fountain Creek; south and east of the U.S. Highway 50 Bypass; and north of the BNSF Railway right-of-way. RMSE has used an approximately 0.55-mile boundary radiating from the brownfield site of this application to delineate their Target Area of study. This boundary encompasses three contiguous 2022 Census Block Groups (081010010001, 08101001101, and 08101001002) within ZIP Code 81001, representing a half-mile walkable catchment. This radius has been consistently applied across planning, community engagement, implementation, and evaluation to ensure methodological rigor and comparability.

b. Description of the Proposed Brownfield Site(s)

The Site targeted for cleanup is the former Spann Elementary School at 2300 East 10th Street in Pueblo’s Eastside Neighborhood. The approximately 6.25-acre Site includes a 55,200-square-foot vacant school building, associated parking, and grass and landscaped areas, situated on a dead-ended block west of Highway 50. There is an unnamed creek/riverine immediately to the east. Surrounding parcels, a poorly maintained mobile home park, multi-family housing, high-density apartments, and a vacant lot, underscore the area’s economic distress.

Once an education and community center, the Site is now blighted and condemned, reflecting a neighborhood with limited access to essential services. The former school building is impacted by asbestos-containing materials (ACM) that must be removed prior to demolition. Vandalism has damaged the ACM, resulting in interior “spills” as defined in Colorado Asbestos Regulation 8. Portions of the structure are unsound and require “open air” demolition due to damaged asbestos. A prior Phase I

Environmental Site Assessment (ESA) identified no other recognized environmental conditions (RECs); ACM is the only contamination issue and has not been released to the outdoors.

In 1951, overcrowding in Pueblo Schools District 60 led to the construction of Spann Elementary on a previously undeveloped vacant lot designated for “Government” use. Named for a beloved District janitor, Spann operated as an elementary school from 1952 to 1994, with additions to the building in 1956 and 1976. Its temporary closure in 1994 came during declining enrollment and financial challenges. Spann housed a preschool from 1994 to 2002, when it would reopen as a K-8 pilot program expected to serve 264 students and reduce enrollment at a nearby middle school. Construction of two more additions to the east and north of the original building occurred in 2002 and 2004.

By 2012, District enrollment had declined again and the School Board voted to fully close and decommission Spann prior to expected budget cuts. The Site has been vacant since August 2012 and has deteriorated significantly. When RMSER acquired the Site in 2018, vandalism, weather, and neglect had all contributed to severe decay. Copper wiring and plumbing had been stripped, several fires had occurred in and around the building, and trespassers and squatters had used the Site as an illegal residence, graffiti canvas, and location for hypodermic needle use and disposal. Portions of the building are structurally unsound and crumbling. In just five months during late 2024 and early 2025, Pueblo emergency services responded to 55 fire and public safety incidents, costing the City tens of thousands of dollars.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

The Spann Redevelopment is an opportunity to address some of Eastside’s most pressing challenges: lack of access to healthy food, affordable housing, and economic opportunity, and it will remove a hazard from the neighborhood. Post-cleanup and redevelopment, the Site will host a WELL-Certified community campus. Planned campus features include a RMSER Empowerment Center for workforce and financial development, a 5,000 square foot grocery store and a weekly farmers market, a community garden with production greenhouse to address the local food desert, infrastructure designed for emergency response, green space with a children’s play area and a dog park, and eight (8), two (2)-story apartment buildings with a combined 50,600 square feet of affordable housing and onsite parking within steps of these amenities. The campus will also operate a community composting system, capturing food waste from the market and community services, plus greenhouse agricultural waste. Finished compost and biofertilizer will support campus food production and may be sold retail.

The Eastside has long been a revitalization focal point for the City of Pueblo. The City of Pueblo and The Pueblo Urban Renewal Authority (PURA) have implemented multiple plans and studies within the Eastside neighborhood with intention of eliminating development barriers and revitalizing the area (including efforts such as The Downtown Framework Plan in 1984, studies in 2009-2011 to identify Eastside sites eligible for federal historic tax credits for redevelopment, the 2009 Eastside Revitalization Plan, and the Brownfield Area-wide Plan in 2019). The City of Pueblo has an active Multipurpose grant and has supported the project with multiple assessments used in developing the cleanup cost and plan for the site. RMSER’s priorities of ensuring food security, fostering economic development, and promoting community health and well-being support these entities’ vision of a thriving Eastside.

Strategy for the Site’s redevelopment involved a multi-faceted community engagement approach. Numerous community meetings and focus groups were held with residents, local leaders, and stakeholders within the Target Area. These sessions provided critical input that shaped the project’s design. Residents voiced a strong desire for improved access to healthy foods, emergency response capabilities, and economic opportunities, all of which are central to the reuse strategy.

RMSER partnered closely with local organizations such as The I Will Projects (TIWP) and the Pueblo Food Project to broaden outreach and ensure inclusion of hard-to-reach populations, including seniors, individuals with disabilities, and non-English speaking residents. These partners facilitated surveys, interviews, and workshops that informed the project’s components and operational plans. A Community Advisory Board, composed of local residents, business owners, and representatives from community organizations, was established to provide ongoing feedback, review progress, and maintain accountability throughout the planning process.

The reuse strategy emerged from a collaborative, community-driven process. The engagement process was iterative and transparent, with regular updates provided through newsletters, social media, and local media outlets. RMSER’s website serves as a platform for sharing project information and gathering community input. This approach ensures that the project not only addresses immediate environmental and social challenges but also fosters long-term resilience, economic opportunity, and health benefits for the residents.

d. Outcomes and Benefits of Reuse Strategy

The revenue-generating components of the redevelopment, such as the grocery store and community center rental spaces, will provide ongoing financial support for the campus, ensuring its continued contribution to the local economy. The community composting initiative will engage tenants and neighbors, creating a closed-loop system supporting aquaponics, food access, and sustainability. The creation of community gardens and a production greenhouse will not only improve the quality of life, but also serve as recreational and educational assets. These spaces will promote community cohesion and provide venues for workshops on sustainable farming and financial literacy.

Economic revitalization is key to this project, evidenced in a plan for a robust Jobs Training Program and a local hiring preference, including aiming to fill an ambitious 30% of construction worker contracts on the Site itself with residents from the Target Area. By prioritizing opportunities for Target Area residents, the project will infuse capital into the local economy. Weekly farmers' markets with dedicated spaces for local producers will further empower entrepreneurs and foster economic expansion. Providing affordable housing will allow residents to stay in the neighborhood and support workers for local jobs both at the Site and in the surrounding areas.

The Resiliency Center will function as a community cooling hub and emergency site, providing clean-air refuge and power continuity during extreme heat, wildfire smoke, and other disasters. Outside of emergencies, it will serve as a community space that strengthens everyday resilience through local access to health-supportive design and reliable energy systems.

Infrastructure elements such as xeriscaping, rain gardens, bioswales, green roofs, and urban forestry will mitigate heat-island effects and manage stormwater. At the same time, water conservation strategies and air quality controls will reduce exposure to pollutants.

Integrating renewable energy and resilience strategies, such as installing rooftop and canopy-mounted solar PV systems, will offset electricity demand for key campus operations, including the Resiliency Center and Food Market. Battery storage readiness is also being evaluated to support resilience functions and continuity during grid disruptions. This renewable approach, combined with energy efficiency measures such as high-performance building envelopes, advanced insulation, LED lighting with smart controls, ENERGY STAR appliances, and efficient HVAC systems, aims to reduce operating costs and improve indoor comfort. Collectively, these measures support the site’s function as a resilient, cost-saving, community-serving campus.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

The City of Pueblo, using its prior and current US EPA Community-wide and Multipurpose grants, respectively, conducted multiple assessments of the Site in 2023 and 2025 that have fully characterized the contamination. A professional engineer has conducted an assessment to determine areas of the Site that are structurally unsound. No further site characterization will be necessary before cleanup.

f. Resources Needed for Site Remediation

EPA Grant funding requested in this application will be sufficient to complete the cleanup of the ACM at the Former Spann Elementary. RMSER will spearhead the cleanup process and hire a Qualified Environmental Professional (QEP) to manage remediation efforts.

During this project, RMSER will provide in-kind services totaling \$162,750. These services are represented by portions of the salary of staff working on the project, including the CEO (\$46,250), Operations Director (\$38,750), Southern Colorado (So CO) Regional Director (\$31,250), Finance Director (\$15,000), and total fringe benefits (\$31,500).

g. Resources Needed for Site Reuse

Substantial funding has been expended to move this project to the point of this application. The City of Pueblo has executed various assessments totaling over \$50,000. RMSER has identified local and regional foundations and confirmed eligibility for additional funding for the demolition of building sections not covered in this grant and for construction. The identified funders include:

Resource	Secured/Unsecured & Additional Details or Information About the Resource
Healthy Food Finance Initiative	Unsecured; RMSER is eligible to apply for a \$250,000.00 Implementation Grant to construct the grocery store building
Gates Family Foundation	Unsecured; RMSER will be eligible to apply for the Community Development Capital Infrastructure grant. Funding is as high as \$1,000,000
The Colorado Health Foundation	Unsecured; RMSER will apply for a capital construction grant up to \$500,000 for completion of the reuse plan
Boettcher Foundation - Community Connections	Unsecured; RMSER will apply for up to \$75,000 to complete the reuse plan.

h. Use of Existing Infrastructure

The Site lies within the City of Pueblo’s core service area and has existing infrastructure that can be utilized, having previously supported over 250 students, plus approximately 22 teachers, and additional facilities staff. The Site has existing water, sewer, electric, telecom, and internet access, and all redevelopment will make use of this infrastructure. Spann, though at a dead end, is encircled by local roads, and RMSER is pursuing collaboration with local transit authorities regarding the potential to increase service around the redevelopment.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding

As a Community-Based Non-Profit Organization (CBO), RMSER has extremely limited funding for capital projects. This grant is essential for moving this project forward. A new development at this Site, featuring affordable housing, a grocery store, a community garden/greenhouse, and a resiliency center, is exactly what this community wants and needs to address its exceptional lack of opportunities.

Pueblo’s Eastside neighborhood is characterized by generational disinvestment and social vulnerabilities, underscoring a critical need for funding support of transformative projects like this one. With one of the highest poverty rates in the City (33% per the City of Pueblo), low-income families cannot drive this project on their own, and investors have stayed away, as evidenced by the Site’s 13-year vacancy. The Eastside’s high residential vacancy rate is a symbol of systemic neglect and deepens community disconnection. As a food desert, the community lacks access to affordable, nutritious food, which in turn contributes to high rates of obesity, diabetes, and heart disease. Limited job training and workforce development opportunities mean barriers to good jobs.

b. Health or Welfare of Sensitive Populations

The Target area is significantly disease-burdened and very poor. Sensitive populations, including children, seniors, people with disabilities, and low-income families, face disproportionate exposure to these adverse conditions. Per the Census Bureau's V2024 ACS 5-year Estimate, 18.6% of Pueblo residents are seniors (Colorado average: 16.4%, National: 18%), and 14.9% of residents under 65 are disabled (Colorado average: 7.9%, National: 9.1%).

Limited access to affordable, nutritious food further exacerbates health disparities, contributing to diet-related illnesses. The community has elevated rates of respiratory illnesses such as asthma (attributed to approximately 13% of Pueblo adults over 18 by American Lung Association data), as well as chronic diseases including diabetes (accounting for 7% of all county deaths), and heart disease (35% of all county deaths). Sixty-six percent of residents over 18 are categorized as overweight or obese by the Pueblo County Board of Health.

Poor housing conditions compound these health risks. Lead paint hazards for Pueblo are ranked in the 97th percentile nationally. The many mobile homes of the area have inadequate ventilation that traps heat during extreme weather events.

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

Pueblo and the Target Area also experience a greater than average incidence of disease and adverse health conditions; data analyzed by U.S. News & World Report in 2024 ranks the airborne toxics cancer risk in the 95th percentile nationally and high exposure to air quality hazards in the 83rd percentile. RMSER’s redevelopment project is specifically designed to improve the health and welfare of sensitive populations within an area with significant challenges.

Having experienced underinvestment since the mid-1900s, the Eastside currently has one of the highest poverty rates in Pueblo County, at approximately 33%. 100% of children attending school in the neighborhood are on the free and reduced-cost lunch program. Of the 2,709 residents within the Target Area, over 60% of households earn less than \$50,000 annually.

Development of a WELL-Certified Empowerment and Resilience Campus will directly benefit the community, catalyzing long-term resilience and economic revitalization. The services that will be offered by this hub are tailored to meet the needs of vulnerable groups, improving health outcomes and reducing barriers to care.

d. Economically Impoverished/Disproportionately Impacted Populations

Pueblo qualifies as an area of Persistent Poverty. In 2023, the City reported having consistently had greater than 20% of the population living in poverty during the preceding 30-year period, with 54% of families defined as low-income. Census tracts in Eastside neighborhoods have historically had high barriers to home loans, a lack of green space, and homes that are more likely to have lead-based paint. Per US Census Bureau data, in these neighborhoods, the 17.9% of household income below the poverty level outpaces both the state (9.6%) and federal (12%) poverty levels.

Through ongoing community involvement, programming, and workforce development, the project empowers sensitive populations to actively participate in shaping their environment and improving their welfare.

Collectively, these efforts will lead to measurable improvements in health indicators, reduced exposure to environmental hazards, enhanced access to healthcare and social services, and increased community resilience, ultimately elevating the quality of life for sensitive populations in this historically neglected area.

Community Engagement

e. Project Involvement and f. Project Roles

Entity name	The I Will Projects
Entity’s mission	To raise community awareness of sustainable living practices through educational programs
Point of contact	Alice Hill, Founder and Board Member
Specific involvement	Ms. Hill serves as a construction advisor and community advocate. She served on the (Eastside) 4th Street Corridor Committee for 5 years. With her husband, she constructed and renovated over 40 homes in and near the project area.
Entity name	Colorado Housing and Finance Authority (CHFA)
Entity’s mission	To strengthen Colorado by investing in affordable and accessible housing and community development
Point of contact	Caroline Trani, Community Relationship Manager, Southern Colorado
Specific involvement	Ms. Trani has been vital to deepening our understanding of CHFA’s role and resources that informed our system-shaping redevelopment plan.
Entity name	Colorado Department of Local Affairs (DOLA)
Entity’s mission	To provide Colorado residents with various resources, including comprehensive local government data, property tax assistance, and stability programs
Point of contact	Fallon Miller, Community Relationship Manager, Southern Colorado
Specific involvement	Ms. Miller is our informed point of contact within the umbrella agency, which includes the Office of Local Housing, Division of Local Government, and the Office of Resiliency.
Entity name	City of Pueblo, Planning and Community Department

Entity’s mission	Lead the way on the design and implementation of community investment capital projects approved by the Pueblo City Council to meet the future needs of the community and improve neighborhoods
Point of contact	Wade Broadhead
Specific involvement	Mr. Broadhead implemented the City of Pueblo Brownfield grant and assisted RMSER in pre-grant planning activities. He will serve as POC for redevelopment planning and zoning.
Entity name	City of Pueblo, District 2
Entity’s mission	Governing body of the City of Pueblo
Point of contact	Joe Latino, City Council Representative
Specific involvement	Mr. Latino represents the Project Area and is a strong community and political advocate for the clean-up and redevelopment of the multi-acre site.
Entity name	Pueblo Food Project
Entity’s mission	Build a vibrant, equitable, and nutritious food system for all residents of Pueblo County by connecting stakeholders, educating the community, promoting local food, and advocating for policy changes, ultimately fostering a sustainable food chain that supports healthy people, environments, and economies.
Point of contact	Megan Cover, Executive Director
Specific involvement	The local food coalition, PFP, has contributed by supporting the Farmers Market, and ongoing planning for improved food access.
Entity name	Veterans Digital Alliance
Entity’s mission	VDA is a Veteran Affairs On-the-Job Training and Apprenticeship Program provider.
Point of contact	Logan Montgomery, Executive Director
Specific involvement	VDA is contributing to a smart communication system that will include controlled environment monitoring.

g. Incorporating Community Input

Through the use of a Healthy Food Financing Initiative (HFFI) Planning Grant, the grocery store/food market development is rooted in community involvement and collaboration between RMSER and residents of the Target Area. Community involvement has been facilitated through multiple channels, including ongoing community meetings, focus groups, and the establishment of a Community Advisory Board composed of local residents, business owners, and representatives from community organizations. These forums ensure that community voices directly shape the design, implementation, and outcomes of the project.

RMSER has partnered with local organizations, including Eptimizo, LLC; Eastside Action Group, The I Will Project (TIWP), the Pueblo Hispanic Chamber of Commerce, and the Small Business Administration, to foster inclusive participation and leverage local expertise. These partnerships support outreach to hard-to-reach populations, including seniors, individuals with disabilities, and non-English speaking residents, ensuring broad representation.

The project will continue to incorporate community-driven strategies with public meetings (at least three during the project), quarterly stakeholder meetings, weekly listening sessions while the abatement activities are ongoing and regular social media posts on progress throughout the project lifecycle.

The project’s governance structure includes mechanisms for continuous feedback and accountability, with progress and outcomes transparently reported to the community. The project’s involvement strategy is comprehensive, inclusive, and iterative, ensuring that the community is not only served but actively participates in shaping a resilient, healthy, and equitable future.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

Based on previous assessments, the Site is contaminated with asbestos that must be abated in order to demolish the buildings safely. Due to persistent vandalism, spills of asbestos have occurred inside (only) the structure, and a portion of the interior has been damaged by fire and is deemed unsafe for traditional

abatement, based on a structural assessment completed by a properly licensed engineer. No releases of asbestos have occurred or are occurring outside the building. The CDPHE Air Quality Control Commission Regulation Number 8 – Control of Hazardous Air Pollutants regulations will be followed. Based on the condition of the building and CDPHE regulations, it is likely that an open-air demolition is the only feasible means by which the structurally unsound portions of the building can be addressed. This area is only about 1/5 of the building space. Additionally, following CDPHE requirements, a “spill cleanup” will be required inside the building for damaged materials, prior to completion of abatement of intact materials. To address the contamination, a Draft ABCA was developed for the Site that evaluated three (3) alternatives, including a no-action alternative. Based on the master plan for site redevelopment, demolition of the buildings on the Site is required. Therefore, all regulated asbestos that may be rendered friable must be removed prior to demolition. With consideration of effectiveness, implementation feasibility, and relative costs, the recommended cleanup is complete abatement of only those materials that would be disturbed during demolition, including the need for open-air demolition on a portion of the building and an interior “spill cleanup” of damaged materials.

All ACM will be properly disposed of at a facility approved to accept such waste. Clearance samples will be analyzed per the National Institute for Occupational Safety and Health (NIOSH) #7400 requirements and must show less than 0.01 fibers of asbestos per cubic centimeter in the work area air. Because a portion of the building requires open-air demolition to remove the asbestos, access to the building will be sealed for security purposes after the open-air demolition. At the completion of abatement activities, an Asbestos Completion Report will be prepared that addresses the abatement activities, summarizes all the asbestos that was removed, documents that releases did not occur, and provides disposal documentation.

Description of Tasks/Activities and Outputs

Task/Activity: Project/Program Management
b. <i>Project Implementation:</i> RMSER will procure a QEP to assist with technical aspects of the grant project in accordance with Federal and RMSER procurement guidelines. RMSER’s Project Director and Grant Manager will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The QEP will assist RMSER in completing Programmatic Support for the four (4)-year term of the grant.
c. <i>Anticipated Project Schedule:</i> Quarterly Reporting begins in the 2nd quarter and continues throughout the grant project. Yearly Reporting and Forms created in the 5th, 9th, and 13th quarters, and during final closeout. Monthly project status meetings will be held during the abatement activities. Kickoff meeting and quarterly meetings with US EPA Regional Manager assigned to the project.
d. <i>Task/Activity Lead:</i> RMSER will lead this task with support from the QEP.
e. <i>Outputs:</i> Four (4) Yearly Financial Reports, 16 Quarterly Reports, four (4) Monthly Abatement Status Reports, 16 meetings with US EPA Manager, Programmatic Support for the four (4)-year grant period, and final comprehensive report.
Task/Activity: Community Engagement
b. <i>Project Implementation:</i> Using the structure developed during past community engagement processes, communication will include the disbursement of information through RMSER’s websites, social media, and through public meetings. A Community Involvement Plan (CIP) will be developed that will describe the public engagement process, anticipated to include three (3) public meetings (beginning, mid-project, and at completion), monthly project updates for Stakeholders during the abatement activities, weekly public listening sessions during the project implementation and posting of monthly progress reports on the RMSER website and through social media posts during abatement activities.
c. <i>Anticipated Project Schedule:</i> CIP created within three (3) months of award. Public meetings will be held prior to, during, and after completion of abatement activities. Other engagement includes monthly project updates for the Stakeholders and weekly public listening sessions during the abatement activities, monthly progress reports posted to the website, and social media during the abatement activities.
d. <i>Task/Activity Lead:</i> RMSER with support from the QEP.

e. *Outputs:* Completed CIP, list of Stakeholder Group members, documentation from public meetings, monthly stakeholder and listening session meetings notes, website, and social media postings during the abatement activities.

Task/Activity: Cleanup Planning

b. *Project Implementation:* RMSER will oversee the QEP in the preparation of a Quality Assurance Project Plan (QAPP), Sampling and Analysis Plan (SAP), Health and Safety Plan (HASP), Final Analysis of Brownfield Cleanup Alternatives (ABCA), specifications for asbestos abatement, CDPHE open air demolition variance and interior “spill cleanup” permit, preparation of bid documents, review of bids, contractor selection, and development of project schedule.

c. *Anticipated Project Schedule:* QAPP, SAP, HASP, and Final ABCA will be prepared within three (3) months of QEP selection. Specifications for cleanup and contractor bidding will occur within three (3) months of approval of the Final ABCA by the US EPA. Contractor selection occurs within two (2) months of contractor bidding. Submittal of open-air demolition variance and interior “spill cleanup” permit will be within 30 days of contractor selection.

d. *Task/Activity Lead:* QEP, supported by RMSER.

e. *Outputs:* Final QAPP, HASP, ABCA, Specifications, bidding documents, variance and permits from CDPHE, and schedule.

Task/Activity: Cleanup

b. *Project Implementation:* Contractor mobilization and abatement (including open-air demolition and interior “spill cleanup”), with third-party oversight by QEP with CDPHE Regulation 8 certification. A completion report will be prepared documenting the removal and proper disposal of all regulated materials, including surrounding air monitoring and personnel monitoring.

c. *Anticipated Project Schedule:* Project startup is anticipated within 30 days of permit approval. The project is expected to last 80 shifts, or about four (4) months. The final report will be provided within six (6) months of cleanup completion.

d. *Task/Activity Lead:* QEP, supported by RMSER.

e. *Outputs:* Air and personnel monitoring, documentation of the amounts of regulated materials removed, and final cleanup completion report.

f. Cost Estimates

Below are anticipated cost estimates for this project, as based on past Brownfield cleanup projects and local market standards:

Project Tasks		Task 1	Task 2	Task 3	Task 4	Total
Budget Costs		Project & Prog. Mgt.	Comm. Engagement	Cleanup Planning	Cleanup	
Direct Costs	Personnel	\$62,504	\$31,252			\$93,756
	Travel	\$5,000				\$5,000
	Contractual	\$49,950	\$64,000	\$68,000	\$417,500	\$599,450
	Construction				\$1,821,425	\$1,821,425
	Other					
Total Direct Costs		\$117,454	\$95,252	\$68,000	\$2,238,925	\$2,519,631
Total Budget		\$117,454	\$95,252	\$68,000	\$2,238,925	\$2,519,631

Task 1. Project and Program Management: While RMSER staff will be responsible for oversight and management of all grant administration tasks, we will also select a QEP to perform the bulk of grant administration tasks at an estimated cost of \$49,950 (\$150/hr x 333 hours). RMSER staff budget includes Grants and Compliance Manager (\$60.10 x 520 hours=\$31,252) and Project Director (\$60.10 x 520 hours=\$31,252) for a total of \$62,504). A total of \$5,000 is budgeted for travel of two (2) RMSER employees to EPA grant training and conferences to account for flights (\$1,500 x 2), hotels (\$750 x 2) and meals (\$250 x 2). **Task 2. Community Engagement:** RMSER staff will be responsible for oversight and management and use the QEP to organize community engagement including preparation of the CIP (\$5,000), three (3) public meetings (\$2,000/meeting=\$6,000), monthly stakeholder meetings during project execution (four [4] @\$2,000/each=\$8,000) and weekly listening sessions during project implementation (20 @\$1,000/each=\$20,000). Additional activities and personnel associated with

website/social media updates are estimated at \$25,000 (\$150/hr x 167 hours) over the course of the project. RMSER staff budget includes Grants and Compliance Manager (\$60.10 x 260 hours=\$15,626) and Project Director (\$60.10 x 260 hours=\$15,626) for a total of \$31,252. **Task 3. Cleanup Planning:** QEP will lead this Task conducting cleanup planning to include a QAPP (\$10,000), SAP (\$5,000), HASP (\$5,000), Final ABCA (\$5,000), specifications for asbestos abatement (\$15,000), preparation of bid documents (\$5,000), review of bids and contractor selection (\$5,000), schedule (\$3,000), and abatement variance/permit (\$15,000) for a total budgeted cost of \$68,000. **Task 4. Cleanup:** QEP will lead this Task. The total estimated cleanup is \$2,238,925; comprised of: on-site cleanup supervision for 80 shifts (35 shifts x \$4,000/shift=\$140,000-open air; 45 shifts x \$3,500/shift=\$157,500), project coordination (\$100,000), and completion report (\$20,000), contractor costs for Asbestos abatement (Open Air Abatement/Demo=\$669,900, Intact ACM Abatement=\$1,045,275, Electric generators/portable toilets=\$6,250, Universal waste disposal=\$100,000, Totaling \$1,821,425).

g. Plan to Measure and Evaluate Environmental Progress and Results

The Work Plan will include a detailed schedule of project milestones. RMSER will track and evaluate progress in achieving outputs and milestones against the Work Plan schedule, in addition to communicating with the QEP and project contractors. RMSER will document the project in the quarterly progress report to the US EPA via the ACRES database. Among others, the primary outcomes and results to be tracked include: regulatory approvals, amount of asbestos disposed, amount of universal waste disposed, number of stakeholder and public meetings, and listening sessions conducted.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Structure and b. Description of Key Staff

RMSER has successfully implemented numerous projects to address food insecurity and housing needs and has a proven track record of completing and managing complex assistance agreements. We have developed a comprehensive Performance Management Plan to track and measure project achievements that incorporates specific output and outcome indicators designed to demonstrate tangible progress and impact.

RMSER has a well-established infrastructure and over four (4) decades of experience with federal programs and a successful track record of meeting federal expectations. Our leadership team comprises seasoned professionals with extensive experience in program management, community development, and grant administration. These key personnel will manage project implementation, community, and stakeholder engagement. This includes the Director of Operations, who is responsible for administrative oversight and project alignment, and the SoCO Regional Director, who will lead regional operations. Other staff include a Grants and Compliance Manager to oversee regulatory adherence, and a Development Manager to engage the community:

RMSER CEO: Christopher Hall, 20 years of CFO experience and 10 years of CEO experience; BS, Accounting; MS, Accounting/Taxation; Certified Federal Financial Management through Management Concept. Chris will be responsible for contract execution.

Development Manager: Cheryl Anderson will leverage her 20 years of experience in grants management to support grant compliance documentation, coordinate with government agencies, and facilitate EPA-mandated community engagement.

Operations Director: Herb Ray, Jr., will oversee the entire project, ensuring alignment with CDPHE and EPA guidelines concerning construction. He has over 20 years of experience as a Director of Operations and over 15 years of experience managing Food Pantry/Food Bank operations. He is currently enrolled in a Project Management Certification program.

SoCO Regional Director: Brandi Adakai will manage regional operations, coordinate with local stakeholders, and supervise local project implementation. She has five years of experience in regional management.

Grants and Compliance Manager: Tahja Gamble will oversee the federal regulations for the EPA grant, bringing 10 years of Nonprofit experience, a BS in Business Administration, and a Black Belt in Six Sigma.

c. Acquiring Additional Resources

RMSER will seek additional contractor expertise if needed. RMSER enforces a procurement policy that complies with the Federal Acquisition Regulation (FAR) and specific grant requirements. Regular training sessions for staff involved in procurement reinforce policies on competitive bidding, vendor selection, and conflict of interest. All procurements will comply with 2 CFR 200.317-326. Competitive bidding is required for procurements over \$10,000. Requests for proposals (RFPs) are issued, and bids are evaluated based on predefined criteria.

Additionally, the City of Pueblo maintains an active Multi-purpose Brownfield cleanup grant and is an active partner in this project. That grant can be accessed for additional technical needs.

CDPHE also has a Targeted Brownfield Assessment (TBA) program and could be contacted for assessment support if deemed necessary.

Past Performance and Accomplishments

e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements

(1) Purpose and Accomplishments

Healthy Food Financing Initiative (HFFI) Planning Grant: In January 2025, RMSER received a \$150,000 planning grant through the USDA to plan a grocery store for this current location. This grant is a one-year grant, running from January 2025 to December 2025. RMSER successfully engaged the community to help design a grocery store model for a food desert community, which will be located at the Spann Redevelopment. This grant supported RMSER in creating a Grocery Store Model, Business Plan, and next steps for demolition of the current Spann Elementary School building.

National Farmworker Jobs Program (NFJP): Since 1980, RMSER has administered the NFJP grant, consistently meeting all established common measures and outcomes. This long-term management showcases RMSER's sustained ability to navigate and comply with federal requirements, ensuring that program objectives are met year after year. The amount of funding has increased over the years, with the current amount being \$1,861,429 for this fiscal year. As an annual 4-year-long grant, RMSER reapplies every 4 years.

Head Start Grant: From 1984 to 2020, RMSER successfully managed annual funding that has grown to \$20 million a year from the Office of Head Start aimed at operating Early Childhood Education programs. RMSER's administration of this grant included managing multiple funding streams to provide full-day early childhood education services.

(2) Compliance with Grant Requirements

RMSER has a stellar history of meeting all reporting requirements for its grants, which is critical for maintaining transparency, accountability, and compliance with grant conditions.

Healthy Food Financing Initiative (HFFI) Planning Grant: This project has just started. RMSER has successfully met all expected performance measures of this grant.

NFJP Grant: Throughout their administration of the NFJP grant, RMSER has consistently provided timely and accurate reports, including final technical reports (quarterly Performance Measure Reports, ETA-9130, and Close-Out Reports), detailed progress towards achieving program goals and outcomes, and has shown an ability to promptly address any issues that arose. RMSER has successfully met all common measures and program performance measure numbers annually (no findings).

Head Start Grant: RMSER's management of the Head Start grant involved rigorous reporting to the Office of Head Start. They regularly submitted comprehensive reports that included detailed metrics on program performance, financial management, and participant outcomes. This demonstrates RMSER's effective communication and accountability capacity, which is crucial for managing complex grants. During the time of grant management, RMSER had successfully met all performance measures.

Threshold Criteria**1. Applicant Eligibility**

- a. The Applicant, Rocky Mountain SER / Jobs For Progress, Inc. (“RMSER”), is a Nonprofit organization as described in section 501(c)(3) of title 26 (the Internal Revenue Code [IRC]) and is exempt from taxation under 501(a) of that title. A letter demonstrating proof of its tax-exempt status is attached.
- b. RMSER is not a 501(c)(4) organization.

2. Previously Awarded Cleanup Grants

RMSER affirms that the Former Spann Elementary School site, located at 2300 East 10th Street in Pueblo, Colorado 81001, has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Fund

RMSER affirms that it does not have an open Multipurpose Grant.

4. Site Ownership

RMSER is the Owner of the Site in fee simple title and will retain ownership for the duration of the time during which Brownfields Cleanup Grant funds are disbursed for the cleanup of the Site.

5. Basic Site Information

- a. Site Name: Former Spann Elementary School
- b. Site Address: 2300 East 10th Street, Pueblo, Colorado 81001

6. Status and History of Contamination at the Site

- a. This site is contaminated by hazardous substances (i.e., asbestos), there is no contamination by petroleum.
- b. The original building on the site of the Spann Elementary School was constructed on an undeveloped lot in 1951 and opened as a school in 1952. The Site consists of approximately 6.25 acres and is currently developed with a 55,200-square-foot vacant school building with associated parking and grass/landscaped areas. Additions to the original elementary school building were constructed in 1956 and 1976. In 2002 and 2004, bond programs enabled the addition to and renovation of the east side of the building, followed by an addition on the north side of the original building. The Site operated consistently as an elementary school, a preschool, and then an expanded elementary (grades K-8) until 2012, when the Pueblo School District 60 Board of Education voted to close the school and the building in anticipation of coming budget cuts, noting declining enrollment and poor performance. The Site has been vacant since.
- c. The primary environmental concerns are hazardous building materials (i.e., asbestos-containing materials [ACM]), biohazards from drug paraphernalia and animal/bird droppings, and universal wastes.
- d. The building materials used in the original construction of the school and its subsequent additions contained ACM. Since its closure, the Site has suffered significant damage from age and severe vandalism. Transient drug activity, bird and animal feces, water infiltration, and multiple interior fires have all contributed to the Site’s decay. Vandalism, likely the result of searching for scrap metals, and because the vacant building serves as an attractive nuisance, damaged large amounts of the building. Vandalism has resulted in asbestos spills (as defined in Colorado Regulation 8) inside the structure and an area that is structurally unsound due to fires impacting the structural wood beams in the ceiling. Asbestos surveys conducted in 2023 and 2025 have fully defined the extent of intact and

damaged ACM inside the building, and have delineated the spill notification areas under Colorado Regulation 8. No ACM is present outside the structure.

7. Brownfield Site Definition

The presence of ACM has prevented redevelopment since the School's 2012 closure and subsequent vacancy. Thus, the Site meets the definition of a brownfield under CERCLA §101(39) and § 104 (k) in that the Site is "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."

RMSER affirms that the Site is:

- NOT listed (or proposed for listing) on the National Priorities List (NPL);
- NOT subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA;
- NOT subject to the jurisdiction, custody, or control of the US government.

8. Environmental Assessment Required for Cleanup Grant Applications

The following site assessment reports have been completed for the Site. These reports serve as equivalent Phase II environmental site assessment reports:

- AHERA Asbestos Containing Materials Inventory and Homogeneous Areas of Identified ACBM and Assumed ACBM, dated January 27, 2006.
- AHERA Reinspection and Assessment of Identified ACBM or Assumed ACBM Homogeneous Areas, dated June 15, 2009.
- Phase I Environmental Site Assessment (ESA), dated November 7, 2022.
- Asbestos Inspection Report for Demolition, dated August 7, 2023.
- Regulated Building Materials (RBM) Inventory, dated August 30, 2023.
- Biohazard Waste and Bird Feces Delineation, dated August 30, 2023.
- Sampling Bulk Building Materials for Lead, dated August 30, 2023.
- Phase I Environmental Site Assessment Report, dated January 7, 2026.

Collectively, these reports completely delineate the nature and extent of all contamination at the Site.

9. Site Characterization

- b. The Site is eligible to be enrolled in the State of Colorado's Voluntary Cleanup Program (VCUP). However, the grant is for the cleanup of asbestos-containing building materials only that are contained within the structure; therefore, the Site will not be enrolled in the VCUP but will follow the Colorado Department of Public Health and Environment's (CDPHE's) Air Pollution Control Division regulations.
- i. A letter from the State of Colorado Voluntary Cleanup Program is included in this application affirming that:
- a. The Applicant has requested State oversight for the site;
 - b. While this project is eligible to enroll in the Voluntary Cleanup Program, asbestos abatement projects are cleaned up pursuant to Colorado asbestos abatement regulations overseen by the department's Air Pollution Control Division. Based on the expertise and certifications required for the assessment, CDPHE is confident that the assessment is sufficient to prepare the required notification/permit application required of asbestos abatement projects. A final determination of the adequacy of site characterization will be made by the department's Air Pollution Control Division following receipt of the permit application.

- c. Based upon the environmental site assessments performed to date and information provided by the applicant, the Site has had a sufficient level of site characterization for remediation work to begin.

10. Enforcement or Other Actions

RMSER affirms there are no known ongoing or anticipated environmental enforcement or other actions relating to the former Spann Elementary School site.

11. Sites Requiring a Property-Specific Determination

RMSER affirms that the former Spann Elementary School site does not require property-specific determination to be eligible for EPA Brownfields Grant funding; the Site:

- is NOT subject to planned or ongoing removal actions under CERCLA;
- does NOT have facilities that have been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized State under the Resource Conservation and Recovery Act (RCRA), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA);
- does NOT have facilities subject to RCRA corrective action (§ 3004(u) or § 3008(h)) to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures;
- is NOT a land disposal unit that has submitted an RCRA closure notification or that is subject to closure requirements specified in a closure plan or permit;
- has NOT had a release of polychlorinated biphenyls (PCBs) and all, or part, of the property is NOT subject to TSCA remediation; and
- does NOT include facilities receiving monies for cleanup from the Leaking Underground Storage Tank (LUST) Trust Fund.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

RMSER affirms that it is eligible for a Brownfields Grant to address hazardous substances as there has been no release and there is no threat of release of the hazardous substance(s) from building materials into the outdoor environment based on the site conditions.

13. Cleanup Authority and Oversight Structure

RMSER does not intend to enroll in a state or tribal response program but will follow the CDPHE's Air Pollution Control Division requirements for asbestos abatement and waste disposal to ensure the cleanup is protective of human health and the environment. Abatement Specifications will be prepared by a Colorado-certified Project Designer, and all abatement activities will be supervised by a Colorado State-certified Project Manager. All abatement work for the ACM will comply with the requirements established by Colorado Regulation 8, Part B, and with the Occupational Safety and Health Administration's (OSHA) regulation in the Code of Federal Regulation (CFR) 29 CFR 1926.1101. Remediation will include interior spill cleanup, open-air abatement of structurally unsound areas, intact ACM removal, universal waste disposal, and resealing of the structure.

RMSER will hire a Colorado-Certified General Abatement Contractor (GAC) to comply with current OSHA, USEPA, National Emission Standard for Hazardous Airborne Pollutants (NESHAP), US Department of Transportation (DOT), CDPHE, US EPA Region 8, and Colorado Department of Transportation (CDOT) regulations and requirements for the handling, abatement, transport, and disposal of ACM and Regulated Building Materials (RBM). The regulations will be documented in the Asbestos Abatement Specifications for reference.

RMSER intends to contract with a Qualified Environmental Professional (QEP) and GAC in compliance with the competitive procurement provisions of 2 CFR §§ 200.317 through 200.327 and will ensure that this technical expertise is in place prior to beginning cleanup activities.

Project specifications will be prepared and put out to bid to qualified contractors with the appropriate safety and technical training who can demonstrate past experience successfully removing and disposing of ACM.

- a. There is no need to acquire access to the adjoining properties to conduct the cleanup, perform confirmation sampling, or monitor offsite migration of contamination. The cleanup will be entirely inside the building, and containment will be established for each abatement/cleanup area. On-site monitoring will be conducted to ensure releases do not occur.

14. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives

A draft EPA application and ABCA, along with the proposed redevelopment and cleanup activities for the Target Site, were discussed at the Public Meeting held on January 22, 2026. The community was also provided access to the draft application ABCA in hard copy at the RMSER public offices and online at <https://rmser.org/>.

The draft ABCA is attached to this application.

b. Community Notification Ad

Community Notification ads were published in English and Spanish on January 12th, on the RMSER Facebook page, RMSER Pueblo Empowerment page, Eastside Grocery Store page, and RMSER Pueblo Blessing Box page; as well as the RMSER website. RMSER emailed the notifications to its email distribution list.

A copy of the Community Notification Ad is attached to this application.

c. Public Meeting

The Public Meeting was held in person at the Pueblo Parks and Recreation's El Centro del Quinto Sol on January 22, 2026. The comments or a summary of the public comments received; the applicant's response to those comments; meeting notes or a summary of the public meeting(s); and meeting sign-in sheet/participant list are attached to this application.

d. Submission of Community Notification Documents

The following community notification documents are included as an attachment to this proposal:

- A copy of the draft ABCA,
- A copy of the ad that demonstrates notification to the public and solicitation for comments on the application, and that notification to the public occurred at least 14 days before the application was submitted to the EPA,
- The comments received,
- RMSER's response to the comments,
- The Public Meeting notes summary; and
- Meeting sign-in sheet.

15. Contractors and Named Subrecipients

Not Applicable. RMSER will not procure contractors or name subrecipients for the grant prior to EPA award.

January 26, 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

RE: Former Spann Elementary School - FY26 Cleanup Grant Application

Dear Ms. Devincenzi:

I am writing to acknowledge and express the Colorado Department of Public Health and Environment's (CDPHE) support of the Rocky Mountain SER/ Jobs for Progress Inc (RMSER) FY 2026 Brownfields Cleanup Grant application for the Former Spann Elementary School Site located at 2300 East 10th Street, Pueblo, Colorado. For decades, Pueblo's Eastside neighborhood has faced underinvestment, leaving residents with a lack of adequate housing options, jobs, or grocery stores. Cleanup of the Former Spann Elementary School will allow a public health and safety hazard to be revitalized into a community hub providing a much-needed food market, affordable housing, and a Resiliency Center.

CDPHE has reviewed the site characterization data associated with this application and determined that the site has been adequately characterized by qualified environmental professionals and the asbestos characterization was completed by a state- and AHERA-certified Qualified Environmental Professional, who followed state and federal regulations in the sampling scope and methodology. While this project is eligible to enroll in the Voluntary Cleanup (VCUP) Program, asbestos abatement projects are cleaned up pursuant to Colorado asbestos abatement regulations overseen by the department's Air Pollution Control Division. Based on the expertise and certifications required for the assessment, CDPHE is confident that the assessment is sufficient to prepare the required notification/permit application required of asbestos abatement projects. A final determination of the adequacy of site characterization will be made by the department's Air Pollution Control Division following receipt of the permit application for the project. Should additional site characterization be required, the department's brownfields program can assist the applicant in collecting the necessary data prior to the June 15, 2026 deadline specified in the grant solicitation guidelines.

Pending a successful proposal by RMSER, CDPHE has additional resources to assist completion of the activities outlined in the proposal. These resources range from technical and planning resources to financial resources to assist with the cleanup. CPDHE has informed the RMSER of the availability of these resources and can assist with the application process if requested.

In closing, I again want to express the department's support for the RMSER's Brownfields Cleanup Grant application for the Former Spann Elementary School Site that will allow a long-neglected site to be revitalized as a community and economic asset.

Sincerely,



Kathleen Knox
Brownfields Coordinator
Hazardous Materials and Waste Management Division

cc: Chris Hall, Rocky Mountain SER/ Jobs for Progress, Inc.
Cheryl Anderson, Rocky Mountain SER/ Jobs for Progress, Inc.
Dan Brown, Partners Environmental

