

Application Information Sheet

4.B.1. Applicant Identification

City of Leadville
800 Harrison Avenue,
Leadville, CO 80461

R08-26-C-007

4.B.2. Website URL

<https://www.leadville-co.gov/>

4.B.3. Funding Requested

- a. **Grant Type:** Single Site Cleanup
- b. **Federal Funds Requested:** \$491,750
- c. **4.B.4. Location:** Leadville, Lake County, Colorado

4.B.5. Property Information

Property Name: Leadville Community Center Building
Address: 117 West 10th Street, Leadville, CO 80461
Owner: City of Leadville
Date Of Ownership: 09/14/2023

4.B.6. Contacts

- a. **Project Director (PD):** Lauren Barrette



- b. **Chief Executive/Highest Ranking Official:** Dana Green (Mayor of Leadville)

Ph: 719-207-2072
E: dgreene@leadville-co.gov
Mailing Address: 800 Harrison Avenue, Leadville, CO 80461

4.B.7. Population

City of Leadville has a population of **2,602** and Lake County (entire population that will be served by this project) has a population of **7,369** (2024 US Census).

4.B.8. Other Factors

<u>Other Factors</u>	<u>Page #</u>
Community population is 10,000 or less.	<u>1</u>
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	<u>N/A</u>
The proposed brownfield site(s) is impacted by mine-scarred land.	<u>N/A</u>
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	<u>5</u>
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).	<u>N/A</u>
The proposed site(s) is in a federally designated flood plain.	<u>N/A</u>
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	<u>N/A</u>
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	<u>8</u>
The reuse strategy or project reuse of the proposed site(s) considers climate adaptation and/or mitigation measures.	<u>8</u>
The target area(s) is located within a community which a coal-fired power plant has recently closed (2011 or later) or is closing.	<u>N/A</u>

N/A Not Applicable

Narrative

4.C.1 Project Area Description and Plans for Revitalization 4.C.1.a. Overview of Brownfield Challenges;

Description of Target Area

The City of Leadville (City) is applying for the United States Environmental Protection Agency (EPA) Brownfields Cleanup Grant to address asbestos at a priority brownfield site serving the Leadville and Lake County community. The City of Leadville, Colorado is a small, rural, high-mountain community in central Colorado. Leadville's population is 2,602 and is located within Lake County, which has a population of approximately 7,369 residents (U.S. Census). Lake County is the target area. Located within the Colorado Mineral Belt, Lake County has a long history of hard-rock mining dating back to the 1800s. As a result, the community contains numerous brownfield properties associated with historic mining operations and supporting industries, making much of the target area not suitable for development. These brownfield conditions have had a disproportionate impact on Leadville and Lake County due to their rural scale, limited tax base, and constrained fiscal capacity. Historic contamination increases redevelopment costs, discourages private investment, and has left The City of Leadville with underutilized and vacant properties in central locations. Data from the American Community Survey at the U.S. Census Bureau, identifies Lake County as a disadvantaged community, ranking in the 90th percentile or higher for low income, travel barriers, energy burden, linguistic isolation, and residents living below 200 percent of the federal poverty line. These conditions limit residents' mobility and access to services, increasing reliance on centrally located public facilities. The community has lost multiple indoor public facilities over the past two decades, including the public pool (2020), bowling alley (2019), and movie theater (2008). A community center would fill an essential need for health and wellbeing of Lake County's residents as winter can last as long as 9 months, and there are currently limited opportunities for indoor gathering and recreation. The Lake County target area for the community center is a former middle school building at 117 West 10th Street (the site), one block from downtown Leadville. The site is centrally located near residential neighborhoods and civic anchors, including the Lake County Public Library and the National Mining Hall of Fame and Museum; also, it is located on established public transportation routes making the site highly accessible to residents across the community. This EPA Brownfields Cleanup Grant will address The City of Leadville and Lake County's need for a community center at the site by asbestos abatement. The successful abatement will prompt community investment in existing public assets within the community's core. Cleanup of the site will reduce health and safety risks, support neighborhood revitalization, and avoid costly new construction. For The City of Leadville, where fiscal capacity is limited and suitable land is scarce, asbestos abatement of the site is a critical step toward restoring productive use to a highly visible property and addressing the broader impacts of brownfields on the community.

4.C.1.b. Description of the Proposed Brownfield Site

The site contains an approximately 19,000-square-foot former school building, constructed in 1968. In 1987 a new school was built, and ownership passed to the National Mining Hall of Fame and Museum who used the middle school building as a convention center to host several large-scale mining conventions. The museum sold the convention center to a local brewer in 2020, who went out of business almost immediately. The City acquired the site in 2023, and it has been fully vacant, boarded, and secured inaccessible to the public with no active uses. The City retained a qualified environmental professional (QEP) in 2024 to conduct an asbestos and mold inspection of the site. The asbestos inspection identified the presence of asbestos-containing materials (ACM) within the building. Over 7,800 square feet (sf) of ACM is located at the site in floor tiles, carpet adhesives, and wall textures. Additionally, 13,750 sf of potential ACM are contained in roofing material, insulation, countertops, metal doors, and a cement board located on the exterior soffits. Due to the age of the site (1968) ACM was commonly used in all types of construction prior to 1980. The proposed cleanup is a necessary and appropriate response to the site's current conditions and represents a targeted, achievable brownfields intervention with clear community benefit. This site is one of a few buildings with the size capacity and central location to serve as a community center. The property is currently unused, and no other environmental concerns were identified in the investigation; while well suited for adaptive reuse as a community center, the site cannot be occupied, especially by children, until ACM is abated.

4.C.1.c. Reuse Strategy and Alignment with Revitalization Plans

The City proposes to adaptively reuse the site at 117 West 10th Street as a community center providing indoor recreation, social gathering, and community programming for residents of all ages, with a strong focus on youth activities and multi-generational use. The site is intended to function as a "third space" that supports community connection during Leadville's extended winter season and replacing public spaces lost due to engineering or economic reasons. The reuse strategy takes advantage of the existing layout of the building, making it well-suited for this reuse. The site contains a large gymnasium suitable for indoor courts and flexible recreation, along with space for multipurpose rooms, community gatherings and events, and youth drop-in programming. The City also anticipates opportunities for community-serving businesses or

nonprofit partners to operate programs within the site, supporting both availability of services and local economic activity. The City is currently working with a professional architectural firm, AndersonMasonDale (AMD), to evaluate design options, phasing strategies and cost estimates. The proposed reuse directly advances local and regional priorities to expand indoor recreation and community space through adaptive reuse of existing public assets. Existing plans, created through extensive community feedback, detail the need for indoor recreation, including the 2013 Lake County Youth Master Plan, the Lake County Parks, Recreation, and Open Space (PROS) Master Plan (2022), the 2025 Lake County Recreation Center Feasibility Study, and the 2026 draft Lake County Comprehensive Plan. All these plans reiterate that the lack of indoor recreation facilities negatively impacts the community. Additionally, The City has completed a planning and feasibility study with students from the University Technical Assistance Program (UTAP) at University of Colorado Denver. Most recently, the Lake County Recreation Center Feasibility Study (2025) confirmed high demand for indoor recreation while finding new construction financially infeasible, reinforcing the need for lower-cost adaptive reuse solutions. Furthermore, the City and County Comprehensive Plan Update (Draft, 2026): Includes draft strategy 1B: “Repurpose underutilized public facilities and assets to better meet community needs” and strategy 1C: “Continue to explore opportunities to create a new public, indoor community space” which specifically calls out an action item: “Continue to explore rehabilitation options and future uses of Mining Museum annex,” referencing the site. Community input directly influenced the City’s decision to purchase the site in 2023, following advocacy from local youth urging investment in indoor space for teens and families. Ongoing collaboration occurs through the “WREK” working group which focuses on collaborative efforts to address community’s lack of indoor recreation spaces, and collaborates with The City, Lake County government, the Lake County School District, Colorado Mountain College, youth-serving nonprofits, Lake County Department of Parks and Recreation, Pb Swims nonprofit, economic development partners, and elected officials. Abatement of the site is a critical step to enable this reuse. The site is not located within a federally designated floodplain. The land use revitalization strategy reflects extensive and meaningful public and partner involvement over more than a decade to support the Lake County community. Technical assistance provided through EPA’s Land Revitalization Technical Assistance (LRTA) program and the Kansas State University Technical Assistance to Brownfields (KSU-TAB) program has supported evaluation of redevelopment options, environmental considerations, sustainable reuse strategies, and community engagement.

4.C.1.d. Outcomes and Benefits of Reuse Strategy

Abatement and reuse of the site will deliver significant economic, social, health, and resilience benefits by returning a centrally located brownfield to productive community use. The target area of Lake County (the community surrounding the City of Leadville) will be economically stimulated by utilizing local contractors for short-term employment, and once operational, employ full and part-time employees in the community. Post-cleanup reuse will support both long-term economic activities suited for a small, rural community. The reuse strategy also lowers barriers for small businesses and nonprofits by providing affordable indoor space that is currently not available in the local market. An estimated 5-7 organizations or small businesses will be able to operate recreation, arts, event planning, and family-oriented programming from the facility using a low-cost, cost-recovery tenant model. By offering recreation, events, and entertainment locally, the project will benefit the physical and mental wellbeing of the community. The project directly benefits sensitive populations, including youth, seniors, low-income households, and residents without reliable transportation. Many residents currently travel 40-60 miles over mountain passes, often in winter conditions, to access indoor recreation and gathering spaces. The site’s location near the downtown core and other civic assets is expected to increase walkability and foot traffic, strengthening nearby businesses and helping retain local sales tax revenue. Once operational, the center is expected to serve thousands of residents annually, with programming focused on after-school, evening, and weekend use. The structure is one of the few public buildings that will be resilient to extreme winter weather and wildfire events providing a warming center, clean-air refuge, and emergency gathering space in times of need. Due to the site’s central location, community members may be less vulnerable to extreme weather events and natural disasters, while also strengthening local resilience. Planned renovations to the building will incorporate energy efficiency upgrades, including improved insulation and HVAC systems, to reduce operating costs and environmental impact. Adaptive reuse avoids new land disturbance, limits sprawl, and preserves surrounding open space. The City will evaluate future solar and renewable energy opportunities in partnership with a local energy efficiency nonprofit during later project phases.

4.C.1.e-g. Resources Needed for Site Characterization, Site Remediation, and Site Reuse

The City purchased the building in 2023 and has committed staff and budget to ensure the project progresses; the City will continue to support this project for the unforeseeable future (See appendix for letter of support from Leadville Mayor, Dana Green). In 2024, the city paid for an asbestos and mold testing for the building with results reported in “*Asbestos and Mold Inspection for Leadville Community Center Building, 117 W. 10th Street, Leadville Colorado*” (11/24). This comprehensive report provides the quantities and location of ACM in the structure and is the basis for this application. The abatement scope has been fully quantified through a comprehensive survey, and no additional characterization is

anticipated. The EPA Brownfields grant will fund the entire asbestos abatement at the site based on the inspection report (11/24). Should the site need additional assessment and require supplemental funds, the City will request Targeted Brownfield Assessment funds from CDPHE or EPA Region 8. Upon successful cleanup, the City will be a stronger applicant for large scale funding opportunities through the Department of Local Affairs (DOLA) Energy/Mineral Impact Assistance Fund Grant (up to \$1 million per round) and The Boettcher Foundation’s Community Connection Grant (up to \$75,000); both funders have already funded the planning phase of the project and will be motivated to see their investments result in successful project completion. Additionally, we will seek funding from local private funders including Freeport-McMoRan Foundation’s Climax Mine Community Investment Fund - Climax Mine is Leadville’s #1 employer - see Appendix for Letter of Support from Climax. The City will also seek funding from the Lifetime Foundation - Lifetime runs its biggest and most famous race series in Lake County every summer and has recently started a new charity for Lake County community efforts focused on youth movement. We also plan to seek grants from The Colorado Community Revitalization Grant (up to \$3 million per project) and The Colorado Health Foundation’s Impact Investment Fund (average investment of \$1.43 million). Lastly, the City will seek additional funding through CDPHE’s Colorado Brownfields Tax Credit Program (Senate Bill 14-073) and/or CDPHE’s 1306 Brownfields Cleanup Grant Program.

Name of Resource	Assessment/Remediation/Reuse	Secured or Unsecured?	Additional Details or Information about the Resources
The City	Reuse	Secured	-\$825,000 – purchase of building -\$93,942 – repairs, project management, UTAP study, inspection (11/24)
DOLA Energy/Mineral Impact Assistance Fund	Reuse	Secured	Grant for planning and design study – match 50% up to \$100,000
Boettcher Foundation Rural Catalyst Grant	Reuse	Secured	\$10,000 for 2026 project management on DOLA planning and design study (match)
CDPHE’s Colorado BF Tax Credit Program	Assessment or Remediation	Unsecured	Support further assessment or remediation based on design.
CDHPE Revolving Loan Fund or Grant	Assessment or Remediation	Unsecured	If additional cleanup is identified

4.C.1.h. Use of Existing Infrastructure

The Leadville Community Center site is fully served by existing sewer, water, telecommunications, natural gas, electrical, and parking infrastructure. While the building itself will be reused, necessary upgrades will include new mechanical, electrical, plumbing, and ADA access throughout. The structure and property are currently in design for energy efficient upgrades and sustainable features. This structure is one of the few suitable for a community center. Upon a successful award improvements will be made using various funding sources.

4.C.2. Community Need; 4.C.2.a. The Community’s Need For Funding

The City’s ability to fund environmental cleanup is constrained by structural economic conditions that limit local fiscal capacity despite seemingly moderate-income indicators. In 2024, Lake County’s median household income was \$83,875

Table 1: Indicators	Lake County	Colorado	U.S.
Median Household Income (U.S. Census)	\$83,875	\$97,113	\$83,730
Average House Price (Zillow)	\$501,340	\$530,756	\$359,241
Renter household cost burden - spending 30%+ on housing (American Community Survey)	68%	50%	49.7%
Poverty rates (County Health Rankings & Roadmaps, U.S. Census)	Total: 11.4% Hispanic: 16.8%	8.2%	10.6%

compared to \$97,113 (Colorado), \$83,730 (U.S) (2024 Census) Table 1. This figure masks significant affordability challenges and income disparities within the community. Housing costs have increased approximately 72% since 2019, while wages have grown only 15 - 18% over the same period, creating a widening gap between income and cost of living that leaves many households financially

strained (Federal Reserve Bank of St. Louis). Rising housing costs increases residents' need for affordable and accessible recreation options. Approximately 76% of Lake County’s workforce commutes out of the county for work, primarily to neighboring resort-based economies where wages are higher (Lake County Housing Needs Assessment). While Leadville houses this workforce, regional wages do not translate into a stronger local tax base, limiting the City’s ability to fund redevelopment projects.

4.C.2.b. Health or Welfare of Sensitive Populations For this site, sensitive populations include on-site adult/child, adult/child recreationists, abatement workers, and future workers. Off-site sensitive populations include the elderly, adult/children, high school students, and early childhood education students. Youth, infants and young children, seniors, and people experiencing poverty are the most sensitive populations in the target area as they will be the population using the facility most. Research by the CDC identifies youth mental health and suicide as a public health crisis, particularly in rural communities, and shows that protective factors such as daily physical activity and parental monitoring reduce risk, yet both are undermined in Lake County by long work commutes, poverty, and rising housing costs. While Lake County has many outdoor recreation options, for many residents, high cost and barriers to entry make these activities inaccessible; residents who are already faced with poverty, are then less likely to have healthy recreation opportunities for most of the year, which can lead to adoption of unhealthy habits like substance abuse, increasing rates of violence, suicide, and other indicators of poor wellbeing. This is demonstrated in the table below where Lake County High School students have higher incidence of risky behavior including: teen pregnancy, substance use, and attempted suicide.

Table 2: Indicators	Lake County	Colorado	U.S.
Teen pregnancy rates (KidsCount Data Center, Congress.gov)	24.3%	10.8%	13.1%
High School student attempted suicide rates [Healthy Kids Colorado Survey (HKCS), CDC]	10.4%	5.5%	9.5%
High School student rates of hopelessness and sadness (HKCS, CDC)	28%	25.7%	39.7%
High School student marijuana use rate, 30-day usage (HKCS, CDC)	22.5%	12.8%	17%
High School students binge drinking rate (HKCS, CDC)	15.7%	12.1%	10.5%

4.C.2.c. Greater than Normal Incidence of Disease and Adverse Health Conditions

Table 3: Indicators	Lake County	Colorado	U.S.
Percent Blood Lead Levels >3.5ug/dL in children under 6 (CDPHE, CDC)	50%	2.44%	2.5%
Low weight birth rate (KidsCount Data Center, CDC)	18.8%	9.5%	8.58%
Rate of suicide deaths per 100,000 people (Region 5 Opioid Abatement Council, CDC)	27.1	22.7	14.1
Number of people per available mental health care provider (Region 5 Opioid Abatement Council, CDC)	2,456	390	594

Leadville, a historic mining town, is classified by the Colorado Department of Public Health and Environment (CDPHE) as a high-risk community for lead exposure. In Lake County in 2020, 50% of children had concerning blood lead levels compared to the nation and statewide average of under 2.5%. (CDPHE Childhood Lead Poisoning Surveillance; CDC). Lead exposure is linked to permanent neurological damage, learning disabilities, and behavioral disorders, and Leadville preschools require blood lead testing due to this risk. Mining-contaminated soils and aging buildings are major exposure pathways.

Providing a clean indoor recreation facility reduces the time children spend in contaminated areas. Low birth weight increases risks of infant mortality, respiratory illness, and developmental delays. Leadville’s low-birth-weight rate is more than twice the national average (see table 1); it is the highest in Colorado according to studies of the Colorado Premature Infant Program (JAMA Pediatrics, “Studies of Babies Born at High Altitude”). Table 3 The community center will strengthen protective conditions for pregnant people and young families by providing increased social support and reduced stress during pregnancy, improving maternal and infant health outcomes. Mental health provider shortages are severe; Lake County has 6 times less providers per resident compared to the state average. (County Health Rankings). Suicide death rates in Leadville are nearly double the national average. (CDC; County Health Rankings and Roadmaps). Environmental stressors, isolation, and blight further compound mental health risks. This EPA Brownfields Cleanup Grant will reduce children’s exposure to lead by creating a safe indoor place to play, while supporting maternal and mental health through increased access to physical activity and social connection, which are key protective factors against depression, suicide, and low birth weight.

4.C.2.d. Economically Impoverished/Disproportionately Impacted Populations

The Target Area serves a predominantly working-class, low-income community that has been shaped by historic mining activity, environmental contamination, and long-term economic instability. Hispanic residents, who comprise approximately 30% of the adult population and 61% of local students, experience disproportionate poverty, housing

insecurity, and overcrowding, and are overrepresented among households facing environmental and health risks (U.S Census, Lake County Housing Needs Assessment). Many residents are employed in lower-wage tourism, construction, and service sectors and must commute long distances to neighboring resort counties, limiting family stability, supervision of youth, and access to local services. As a result, much of the economic value generated by local labor leaves the community, constraining reinvestment in neighborhood infrastructure and public amenities. Historic mining and industrial activity have left Leadville with widespread contamination and aging facilities that disproportionately burden low-income residents, children, and seniors. Underutilized and contaminated properties have reduced access to safe gathering spaces, increased exposure risks, and reinforced patterns of disinvestment in the community’s core neighborhoods. A cleanup directly addresses these inequities by remediating a contaminated former school building and returning it to productive public use as a low- and no-cost community center. The reuse strategy will provide equitable access to safe indoor recreation, social services, and community programming for residents who cannot afford private facilities or travel outside the county. Children and teens will gain a supervised, healthy environment for physical activity and connection, while seniors will benefit from an ADA-accessible, centrally located space that supports aging in place and social engagement. By reinvesting in a historically burdened site within the downtown core, the project reduces environmental risks, prevents further land degradation, and counters decades of disinvestment. The community center will also strengthen local economic resilience by supporting small nonprofits, entrepreneurs, and service providers, increasing downtown foot traffic, and creating entry-level employment opportunities for youth. Collectively, these outcomes will help mitigate the disproportionate environmental and economic harms experienced by impoverished and disproportionately impacted residents while promoting long-term community health and stability.

4.C.2.e. Project Involvement and 4.C.2.f. Project Roles

The Leadville Community Center project builds upon years of community activism to improve indoor recreation options. After purchasing the building to meet this need, the City hired a Project Manager to conduct research of all previously gathered data on community input as well as spearhead hundreds of hours of interviews with youth, seniors, Spanish-speaking community members, government leaders, and non-profit youth serving stakeholders. The Project Manager then created the “WREK” coalition to gather leaders in our community to strategize how to address our lack of indoor recreation and social gathering spaces. Ongoing presentations with youth as well as the WREK group has kept this project focused on community engagement for the past two years. Table 3 demonstrates all the partners on this project who are engaged and support the reuse plan for the Community Center. See Appendix for letters of support from all the partners listed below.

Table 3. The City’s Community Center Reuse Partners

Partner Name	Point of Contact	Mission and Involvement
Lake County Youth Program Collective	Mike Adler , Director of Project Dream, (719) 427-7003, madler@lakecountyschools.net Carlye Saylor , Executive Director of Lake County Build a Generation, (719) 257-3520 carlye@lcbag.org	This is a collective of professional youth programming providers. They inform how increased space will improve and expand youth offerings.
Lake County Government	Elsa Tharp , Lake County Commissioner, (719) 839-1772 etharp@lakecountyco.gov Andy Lee , Lake County Commissioner, (719) 839-1802, alee@lakecountyco.gov	Implement the City-County Comprehensive plan that includes investment in indoor community space, oversight of the County Recreation Department and partner in future tax initiatives to support recreation.
Leadville City Council	Dana Green , Mayor of Leadville, (719) 207-2072, dgreene@leadville-co.gov Rebecca Thomas , Member of City Council, (720) 525-9880	City Council approves all City funding for the Community Center
Lake County School District	Kate Bartlett , Superintendent (719) 486-6810 kbartlett@lakecountyschools.net	The School District is a key stakeholder in our collaborative indoor recreation team (WREK)
Tourism and Economic Development Department for Lake County	Adam Ducharme , Tourism & Economic Development Director (719) 221-8747, aducharme@lakecountyco.gov	Member of WREK group and alignment with the department’s mission to enhance residents' quality of life

Lake County Youth	- Full Circle Youth Action Squad - Lake County Student Senate	Youth representatives will continue to serve on the design and planning advisory group alongside the WREK group.
Youth Soccer Program	Cisco Tharp , City Council member & Youth Soccer coach, [REDACTED]	Community member and potential business looking to expand soccer facilities
Leadville Kids Collective	Sophie Hoats , Lead Organizer [REDACTED]	Business owner looking to expand childcare play operations into the new Community Center.

4.C.2.g. Incorporating Community Input

From its inception, this project has prioritized community engagement and continues to utilize effective community engagement strategies to move the project forward. From January through March 2024, the City conducted small-group and one-on-one stakeholder meetings to shape the purpose and potential uses of the Community Center, engaging 91 residents, including seniors (10%), youth (51%), and Latine adults (12%). Between April and July 2024, an advisory group of 33 participants and several subcommittees were formed to define priorities and partnerships, identifying the need for unstructured drop-in space for youth and families, shared activities, arts space, rentable rooms, and food access. From August to October 2024, the advisory group refined a shared vision for the Community Center as a multigenerational hub for gathering, recreation, learning, creativity, and integrated wellness resources. Public feedback was further gathered in August 2024 through the University Technical Assistance Program at Boom Days, Leadville’s largest annual festival, generating strong community input, programming preferences, and excitement around early design concepts. In November 2024, the WREK coalition was established and continues to convene regularly to coordinate non-duplicative strategies for improving indoor recreation and planning future facilities. In June 2025, WREK presented recreation options to City Council, the Board of County Commissioners, and the Board of Education, resulting in direction to pursue more affordable building reuse solutions, including the Community Center, rather than new construction. Going into 2026, this project will continue to stay aligned with the City and County’s joint comprehensive plan, which prioritizes indoor recreation and adaptive reuse and is informed by extensive public outreach. From January through May 2026, a professional architectural firm will lead design and feasibility planning with ongoing public updates, followed by capital and community fundraising campaigns from June through August 2026 to support renovation and implementation. All the organizations mentioned in Table 3 have been engaged with this project for the past two years and will continue to voice their priorities as we move into the physical and programmatic design phase.

4.C.3. Task Descriptions, Cost Estimates, and Measuring Progress; 4.C.3.a. Proposed Cleanup Plan

Once awarded, the City will procure a qualified environmental professional (QEP) to finalize and oversee the ABCA and cleanup plan and dispose of media in accordance with state and federal law. The selected alternative is highly effective at reducing exposures to human health and the environment, for K-12 and community use, with no ongoing maintenance or monitoring required. The cleanup plan for the Community Center includes addressing asbestos. The City conducted the first assessment in May 2024. Asbestos inspection services were performed to identify the presence, location, quantity, friability, and condition of ACMs at the Project Site. Identified ACM includes approximately 3,300 sf of carpet adhesive; approximately 800 sf of mastic associated with non-ACM white/brown floor tile; approximately 120 sf of black mastic associated with non-ACM blue 9” × 9” floor tiles; and approximately 90 sf of black mastic associated with 9” × 9” teal floor tiles. Additional ACM includes approximately 2,000 sf of remnant floor tiles; pipe fitting insulation on approximately 400 pipe fittings; asbestos-insulated boiler flue with an estimated 30 sf of insulation; approximately 20 sf of interior door caulk; approximately 600 sf of wall texture; approximately 3 sf of black roof sealant; approximately 500 sf of debris from thermal system insulation (TSI) in the boiler room; and approximately 13,750 sf of ACM roofing. Abatement with offsite disposal of all asbestos containing materials will be the preferred method of cleanup. This alternative is effective at reducing risks to human health and the environment. Full asbestos abatement removes all asbestos threats to human health and the environment and is more protective than partial abatement and encapsulation. With this alternative, no long-term operation and maintenance plan is necessary for asbestos. Removing all asbestos will allow for long-term rehabilitation of the building structure and the completion of upgrades necessary to support a long lasting community center. Further Details are in the Attached ABCA Document.

4.C.3.b-e. Project Implementation, Anticipated Project Schedule, Task/Activity Lead, and Outputs

Task descriptions including implementation methods, schedule, leads, and outputs are provided in the tables below

Task 1 – Project Management / Lead: The City

Implementation: The City will have the PD to provide: 1) EPA cooperative agreement execution, compliance oversight; 2) quarterly progress reporting; 3) federal financial report (FFR) reporting and audits; 4) entries in the EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) database; 5.) Retain a QEP and contractor to manage technical requirements funded by USEPA/abatement 6.) Monthly QEP meetings 7.) Grant Closeout Report on accomplishments, expenditures, outcomes, outputs, lessons learned, resources leveraged. 8.) Monthly City Administration will support the PD efforts. 9.) Travel and Training at USEPA National Brownfield Conference (Salt Lake City)

Schedule: Assuming a Summer 2026 Award: Cooperative agreement by Q3-2026; Procure QEP Q4 -2026, quarterly reports submitted within 30 days of the end of the quarter and annual reporting; ACRES updated at the same time as quarterly report submittal and closeout reporting when abatement is complete. Estimated Closeout Q4 2027. Conferences attended during the grant term.

Outputs: Executed Cooperative Agreement; Attendance at 1 conference and/or workshop; quarterly (6) and annual progress reports (2) with budget and schedule status; quarterly ACRES reporting; and 1 Grant Closeout Report/Forms. Procure QEP/Contractor with RFQ.

Task 2 – Cleanup Planning | Lead: The City/PD/QEP

Implementation: 1) Finalize Analysis of Brownfield Cleanup Alternatives (ABCA); 2) prepare and obtain EPA approval of an integrated Field Sampling Plan (FSP) /Quality Assurance Project Plan (QAPP) that details all project cleanup-related sampling protocols and quality assurance/quality controls; 3) implement the cleanup plan described including all permitting and pre-work submittals, health and safety plan (HASP), site preparation includes state asbestos notifications. 4) complete documentation for Closeout Report; 5) enroll in and receive approval from Air Quality Division, agency notifications, Abatement specifications, Materials Management Plan (MMP), Bid Procurement and evaluation, Kickoff meeting with USEPA CDHPE and QEP/City

Schedule: Begin Q3-2026 Finalize Q4-2027

Outputs: Final ABCA; 1 FSP/QAPP/MMP; 1 HASP; Bid Specifications Documents Cleanup/Closure Report Documentation.

Task 3 – Abatement | Lead: QEP/Abatement Contractor

Implementation: 1) complete abatement of structure including notifications with appropriate state and local agencies as required by regulation, transport, disposal, and clearance testing of structure. 2.) QEP will coordinate with EPA and CDPHE so that regulatory documents and closure letters submitted in a timely manner. 3) Continuation of ongoing public engagement plan defined in Section 2.g.

Schedule: Q1-2027 to Q3-2027

Outputs: Removal of asbestos from structure and permanent disposal at contracted and permitted landfill. This also includes construction oversight, and documenting work is done in accordance with the FSP/MMPQAPP/HASP. Periodic inspections and bi-weekly site reports by QEP, sample analytical results. Coordination with the EPA and CDPHE to confirm cleanup criteria and objectives, remedial action documentation report, submitting a case close request and associated documents to the CDPHE, applying for permits, and paying regulatory fees.

Task 4 – Community Engagement

Implementation: 1) Meetings to update the public (WREK Team) quarterly (6) on abatement progress and design (English and Spanish); 3) Review of ABCA, QAPP, SAP and abatement clearance testing during the abatement process. 4.) Establish Repository of documentation for Public. 5.) Prepare Decision Matrix, resolutions, Public Involvement Plan 3) Continuation of ongoing public engagement plan defined in Section 2.g.

Schedule: Q3-2026 to Q4-2027

Outputs: Community Notes, Public Involvement Plan (if warranted) Decision Matrix (if warranted) and a resolution of community comments and input. Bi-Lingual fact sheets

4.C.3.f. Cost Estimates

Budget Categories	Project Tasks (\$)				
	Task 1 Project Management	Task 2 Cleanup Planning	Task 3 Abatement	Task 4 Community Engagement	Total
Direct Costs	\$5,750	\$3,500	\$3,500	\$3,625	\$16,375
Fringe Benefits	0	0	0	0	0
Travel	\$2,400	0	0	0	\$2,400
Supplies	0	0	0	\$650	\$650
Equipment	0	0	0	0	

Contractual	\$5,600	\$14,000	\$7,000	\$4,725	\$31,325
Construction	0	0	\$441,000	0	\$441,000
Other	0	0	0	0	0
Total Direct Costs	\$13,750	\$17,500	\$451,500	\$9,000	\$491,750
Indirect Costs	\$0	0	0	0	0
Total Budget	\$13,750	\$17,500	\$451,500	\$9,000	\$491,750

Task 1–Project Management. - Personnel Costs (PD, City): Team Meetings (Assumes 14 Monthly Meetings with , PD (\$50/hr) City (\$75/hr) lasting one hour average each meeting (\$1,750), ACRES reporting PD (\$50/hr), City

(\$75/hr) 6 quarters 2 hours/quarter (\$1,500), Retain a QEP/ RFQ (PD = \$50/hr), City (\$75/hr) 10 hours each total (\$1,250), Annual Reports and Closure Reports PD (\$50/hr) 10 hours = \$500), City \$75/hr 10 hours = \$750).

Contractual: QEP \$175/hr closure reports (20 hrs. = \$3,500) and team meetings 12 meetings at one hour each (\$2,100) = \$5,600 **Travel:** To National Brownfields Training and Conference for two City staff members flight (2 x \$200= \$400); 4 nights lodging (2x \$200 x4= \$1,600); per diem 4 days (2 x\$50 x4=\$400), total= \$2,400. Direct administration expenses are less than 5% of total requested funding.

Task 2 – Cleanup Planning – Personnel Costs (PD, City): Personnel Costs: (City (\$75/hr and PD \$50/hr) 2 hours per month for 14 months to manage QEP = \$3,500 Contractual: (QEP) Finalize ABCA (including comments from Public Notice QEP(175/hr for 20 hours) = \$3,500, FSP/MMP QEP (\$175) 30 hours = \$5,250, QAPP (QEP \$175/hr 20 hours \$3,500), Health and Safety Plan (QEP \$175/hr 10 hours \$1,750).

Task 3 – Abatement – Personnel Costs (OEP): Personnel Costs: (City (\$75/hr and PD \$50/hr) 2 hours per month for 14 months to manage QEP = \$3,500. Construction: Based on estimate for abatement of quantities provided in the attached report includes abatement, transport, disposal, and clearance testing (\$441,000), QEP oversight \$175/hr x40 (\$7,000).

Task 4 Community Engagement – Personnel Costs (PD/City) Public Involvement Plan (PIP) PD (\$50/hr) City (\$75/hr) 10 hours each = \$1,250. Three public meetings PD (\$50/hr) City (\$75/hr) total 9 hours = \$1,125. Decision Matrix and Comment Resolution (City \$75)/(PD \$50/hr) for 10 hours at \$125/hr = \$1,250. **Contractual** QEP attendance and prep/response to inquiry at public meetings 9 hours at \$175/hr = \$1,575. Public Involvement Plan QEP \$175/hr 8 hours = \$1,400. Decision Matrix and Comment Resolution (QEP \$175/hr 10 hours) \$1,750 for technical resolutions. **Supplies:** Printing bi-lingual fact sheets and handouts (300 prints x \$1.50= \$450) Bi-lingual signage (4 prints x \$50= \$200).

4.C.3.g. Plan to Measure and Evaluate Environmental Progress and Results

The work plan will include a detailed schedule of key project milestones. At least monthly, The City 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. The City will increase monitoring and communication during the active cleanup phase to quickly address unexpected changes. The City will monitor the project budget and progress concurrent with tracking the schedule, on a monthly basis. The City will document the project in the quarterly progress report to EPA and in EPA's ACRES database. Anticipated project outputs will include a Work Plan, an EPA accepted QAPP, SAP and HASP, an accepted ABCA, and an approved CDPHE notification for asbestos abatement. The program manager will evaluate schedules, budget, scope to balance needed funding, track confirmation samples, waste manifests, and photo documentation to provide final documentation to EPA/CDPHE. Anticipated outcomes to be tracked include acres and square footage remediated and reclaimed; direct jobs created; tax revenue generated; pre- and post-redevelopment property values; outside investment leveraged (including other grants); property value impacts within 1,000 feet.

4.C.4. Programmatic Capability and Past Performance 4.C.4.a-b Organizational Structure and Description of Key Staff:

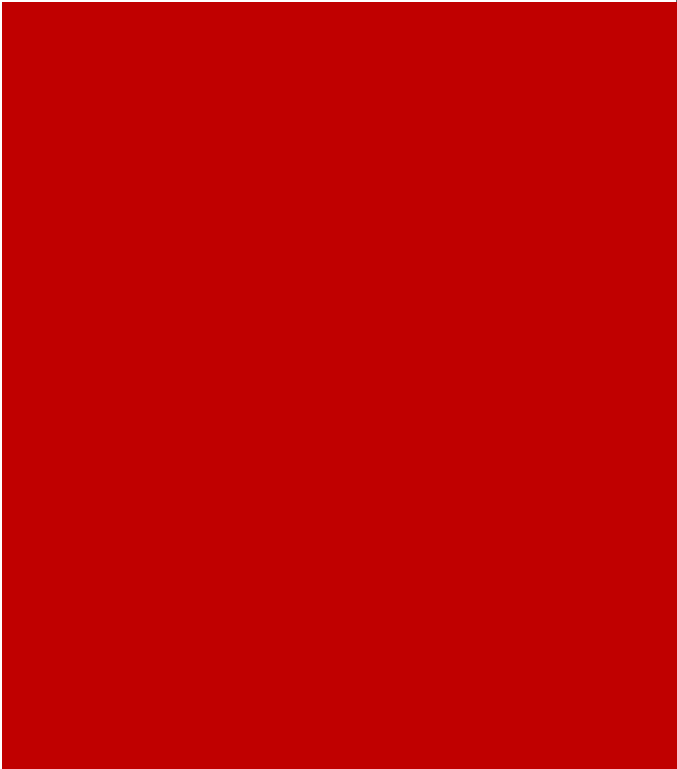
The City is a statutory city governed by a mayor and six council members elected from three wards. The City has a strong organizational structure and a demonstrated track record of successfully administering, expending, and reporting on state, federal, and private grant funds. If awarded, this grant will be administered by existing City staff with technical assistance from consultants and support from the City's Finance Department. The City Administrator, Laurie Simonson, oversees the City staff and budget and will provide executive oversight. A practicing attorney since 1995, Laurie brings extensive municipal government experience, including six years in local government service and prior work as a city attorney. Kristol Hewett, Finance Director, has seven years of experience managing federal and State of Colorado grants for Lake County Government and the City, overseeing up to \$5 million annually. She will provide full financial oversight and ensure compliance with 2 CFR Part 200 (Uniform Guidance) and has previously completed EPA Brownfields grant reporting. Lauren Barrette will serve as Project Director and has led this project for two years, including community engagement, design coordination, and grant development. She manages all aspects of the community center project and works closely with City staff for support.

4.C.4.c. Acquiring Additional Resources

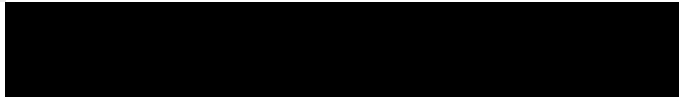
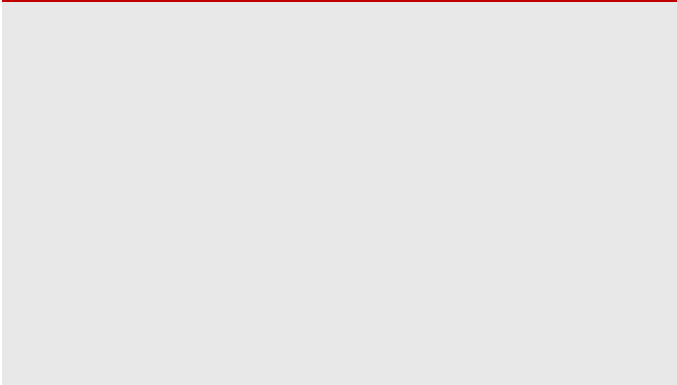
The City understands additional technical expertise and resources will be needed to effectively complete the proposed abatement project. The City will work closely with the CDPHE, as well as state, county, and local partners, to secure additional funding and obtain regulatory guidance to complete the reuse project. The City anticipates completing abatement activities using the EPA Cleanup Grant and, if additional activities are identified during remediation, will pursue previously described alternative funding sources to complete that work. We will retain a QEP through federal procurement regulations (2 CFR 200.317-326) to assist in managing the activities funded by the Cleanup Grant. The QEP will be knowledgeable about the Clean Up Grant process and administrative requirements thereof (ABCA, QAPP, H&S), and the ability to help with community outreach and education. The City will encourage and assist contractors to solicit labor from the local market where feasible.

4.C.4.d Past Performance and Accomplishments

The City has received a Department of Local Affairs (DOLA) matching grant (1:1 match up to \$100,000) and a Boettcher Foundation Grant (\$10,000) specifically for this Community Center Project. The City has also stewarded state grants for the purchase and rehabilitation of the City-owned historic The Tabor Opera House, receiving DOLA funding for phase 1: rehabilitation of west & south facades and windows (\$830,000), phase 2: east/north facades & ghost signs (\$600,000), and phase 3: west cornices, exterior balcony and storefront (\$345,000). The City is currently working on a CDPHE Brownfields grant with the Tabor Opera House to remediate asbestos on the roof



Threshold Criteria
Response



Threshold Criteria Response

2.B.1.a Applicant Eligibility

I affirm that my organization is The City of Leadville, Colorado, a municipal applicant, and therefore, eligible to apply for this cleanup grant.

2.B.1.b. Applicant Eligibility 501(c)4 Status

The City of Leadville is not a 501(c)4.

2.B.2. Previously Awarded Cleanup Grants

The City affirms that the proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

2.B.3. Expenditure of Existing Multipurpose Grant Funds

The City of Leadville affirms that it does not have an active EPA Brownfields Multipurpose Grant.

2.B.4. Site Ownership

The City of Leadville owns the intended site of the future community center at 117 West 10th Street Leadville, CO 80461 which it acquired in fee simple title from RGCC LLC on July 17, 2023. A copy of the General Warranty Deed between is included in Attachments.

2.B.5. Basic Site Information

Site Name: Leadville Community Center

Address: 117 W. 10th Street, Leadville, CO 80461

Owner: City of Leadville

Date of Ownership (or date you plan to acquire ownership): 09/14/2023

2.B.6. Status and History of Contamination at the Site

Contaminants of concern at the Property are hazardous substances, including asbestos and mold in building materials. Lake County Middle School was built in 1968 and following the closure of the middle school the building was sold to the National Mining Museum, who used the building as a conference and events space until it was sold to the brewing business in 2018 (the previous owners to the city). In 2024, the City completed a building materials survey of the former school. Asbestos was identified throughout the building. The locations, quantities, and building components containing asbestos are summarized in the table below. Due to the age and construction of the structure, the site became contaminated as a result of building materials that were not regulated at the time of construction but are now recognized as hazardous. Over time, these materials have deteriorated as a result of normal use and prolonged exposure to environmental conditions, including heat, cold, wind, rain, and sunlight, thereby increasing their hazardous potential. No mold was found.

Material	Estimated Quantity	Building Materials and Locations
Confirmed Asbestos Containing Material	9,165 sf	Roofing materials, floor tile, carpet adhesives, wall textures, pipe insulation
Potential/Trace Asbestos Containing Material	29,480 sf	Roofing materials, floor tile, carpet adhesives, wall textures, pipe insulation
Friable Asbestos Containing Materials	25,495 sf	Roofing materials, floor tile, carpet adhesives, wall textures, pipe insulation
Non-Friable Asbestos Containing Materials	13,150 sf	Roofing material, insulation, countertops, metal doors, and cement board on exterior soffits

2.B.7. Brownfields Site Definition.

I affirm the site is:

- a. not listed or proposed for listing on the National Priorities List;
- b. 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;
- c. not subject to the jurisdiction, custody, or control of the U.S. government.

2.B.8. Environmental Assessment Required for Cleanup Applications

A comprehensive assessment *Asbestos and Mold Inspection for Leadville Community Center Building, 117 W. 10th Street, Leadville Colorado* was completed on 11/4/2024 By Landmark Environmental Inc. This report assessed the nature, extent, and concentration of ACM within the future Leadville Community Center building.

2.B.9. Site Characterization

2.B.9.a Not Applicable.

2.B.9.b.i. The applicant is not a state or tribal environmental authority but does propose to be enrolled in the Air Quality/Asbestos Program with the Colorado Department of Environmental Health and Environment (CDPHE). Having performed a comprehensive asbestos and mold assessment, there is sufficient amount of site characterization for the site to develop quantities and types/condition of ACM on the site to develop estimates and remediation plans. A support letter from CDPHE stating that the site is adequately characterized is attached to the application package.

2.B.9.b.ii Not applicable. The site has been adequately characterized.

2.B.10. Enforcement or Other Actions

I affirm there are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

2.B.11. Sites Requiring Property-Specific Determination

Not Applicable.

2.B.12.a. Property Ownership Eligibility - Hazardous Substance Sites

2.B.12.a.iv Sites with Hazardous Building Material

The City of Leadville affirms there is no threat of release of the hazardous substance(s) from building materials into the outdoor environment based on the site conditions.

2.B.13. Cleanup Authority and Oversight Structure

2.B.13.a. The City of Leadville plans to enroll in the CDPHE Air Quality Program for Asbestos and will engage a qualified environmental professional to advise on the abatement and cleanup plan, to procure qualified abatement contractors, and to ensure that asbestos is safely removed and disposed of at an appropriate landfill.

2.B.13.b Access to Adjacent Properties

The site is directly accessible by public roadways. Access to neighboring properties is not anticipated. However, the City of Leadville will maintain communication with adjacent property owners, and the Mining Museum should access become necessary in the future. To access and implement abatement actions, no access is anticipated from neighboring properties.

2.B.14. Community Notification

2.B.14.a Draft Analysis of Brownfields Cleanup Alternatives

The City of Leadville affirms that a draft Analysis of Brownfield Cleanup Alternatives (ABCA) has been completed for this cleanup grant application.

2.B.14.b Community Notification Ad

A community notification was published on the City of Leadville's website and the City of Leadville's Facebook on January 13 and in the Herald Democrat (local newspaper published once a week) on January 15. These media outlets serve the Lake County community, the target area. The City's website and Facebook postings included:

- A digital draft copy of the EPA Brownfield Cleanup Grant application, including the draft ABCA(s).
- An invitation to review and submit comments along with a deadline and email by which to submit comments: [REDACTED] by Sunday, January 26, 2026.
- The date, time and location of the public meeting, including a link to the virtual option.

A screenshot of the City's website posting and Facebook posting is provided in the application attachments.

2.B.14.c Public Meeting

A public presentation was held for the City Council on Monday, January 20, 2026, at 6:00 PM in the Council Chambers, 800 Harrison Ave. The City's media postings encouraged community members to attend in person or via Google Meet. A presentation was given to City Council members and the public by the Project Manager, which included an explanation of the Brownfields grant opportunities, why the City decided to apply for the EPA Brownfield Cleanup grant, and a discussion of the draft grant application and the draft ABCA. Neither the public nor City Council members had any comments. A copy of the City Council January 20 agenda and sign-in sheet can be found in application attachments.

2.B.14.d Submission of Community Notification Documents

A draft copy of the ABCA and application were posted to the City of Leadville's website and Facebook on January 13, 2026, with an invitation to submit comments until January 26. No public comments were received following the notification. Additionally, no comments were received by City Council members or the public at the January 20 public meeting.

2.B.15. Contractors and Named Subrecipients

The City does not currently have a contractor hired for this work, following award of the grant, the City of Leadville intends to conduct a competitive RFQ for selection of a QEP and remediation contractors in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500. The City does not plan on awarding funding to any subrecipients.



CDPHE Leadville Cleanup
Grant Support Letter

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: City of Leadville - FY26 Cleanup Grant Application - Leadville Community Center Building

Dear Ms. Devincenzi:

I am writing to acknowledge and express the Colorado Department of Public Health and Environment's (CDPHE) support of the City of Leadville's FY 2026 Brownfields Cleanup Grant application for the Leadville Community Center Building located at 117 W. 10th Street, Leadville, Colorado. For many years, CDPHE has worked with stakeholders in Leadville to address sources of environmental contamination and support reuse of contaminated properties. Cleanup of the Leadville Community Center Building will protect public health and allow the blighted site to be revitalized as a much-needed community center providing space for community programming, social gathering, and indoor recreation.

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 the City of Leadville, 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. CDPHE has informed the City of Leadville 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 City of Leadville's Brownfields Cleanup Grant application for the Leadville Community Center. CDPHE looks forward to continuing our partnership with stakeholders in Leadville to effect redevelopment and revitalization of brownfields properties.

Sincerely,



Kathleen Knox
Brownfields Coordinator
Hazardous Materials and Waste Management Division

cc: Laurie Simonson, City of Leadville
Lauren Barrette

