



Huerfano County Old Hospital and former Dry Cleaner, Walsenburg, Colorado  
FY26 US USEPA Brownfields Cleanup Grant Application

R08-26-C-008

US EPA Brownfield Cleanup Grant – Narrative Information Sheet

**IV.D.1 Applicant Identification**

Huerfano County  
401 Main Street  
Walsenburg, Colorado 81089

**IV.D.2. Funding Requested**

**IV.D.2.a. Grant Type**

Grant Type: Single Site Cleanup

**IV.D.2.b. Federal Funds Requested**

- i. Funds Requested: \$961,437.00

Federal Funds Requested

- a) Town: Walsenburg
- b) County: Huerfano
- c) State: Colorado

**IV.D.4. Property Information**

Site Name: Old Hospital and former Dry Cleaner  
Address: 123-129 West 7<sup>th</sup> Street and 135 West 7<sup>th</sup> Street, Walsenburg, Colorado 81089  
Owner: Huerfano County

**IV.D.5. Contacts**

**IV.D.5.a. Project Lead**

Name: Carl Young  
Ph: 719.225.3890  
E: cyoung@huerfano.us  
Mailing Address: 401 Main Street, Walsenburg, Colorado 81089

**IV.D.5.b. Highest Ranking Elected Official**

Name: County Commissioner Chair, Karl S. Sporleder  
Ph: 719-738-2370  
E: ksporleder@huerfano.us  
Mailing Address: 401 Main Street, Walsenburg, Colorado 81089

**IV.D.6. Population**

Huerfano County has a population of 7,082 as of the 2022 US Census.

**IV.E.1 Project Area and Plan for Revitalization***IV.E.1.a. Target Area and Brownfields: IV.E.1.a.i. Background and Description of Target Area*

In the heart of Huerfano County, Colorado, is the intersection of US Highway 160 and Interstate 25 Business Loop. At this intersection, over three million cars pass each year on their way to and from places like Mesa Verde, Great Sand Dunes National Park, and places up and down the Front Range Corridor (which includes Denver, Boulder, Fort Collins, and Colorado Springs). Along the one block west of this intersection and bounded by Albert Street on the other cross street are the properties addressed as 123 through 129 East 7<sup>th</sup> Street and 135 East 7<sup>th</sup> Street. These parcels fall within the Target Area, the focus of this grant: Walsenburg Downtown. The parcels are the locations of a former Dry Cleaner associated with the property, addresses 123 through 129 W. 7<sup>th</sup> Street, and the current rubble of what was once the Old Hospital and an abandoned residence, addressed as 135 W. 7<sup>th</sup> Street. The two properties serve as stark reminders of a different time in Huerfano County and of the current blight. Cleanup of these properties will not happen without grant assistance and, as a result, will continue to pose an environmental concern to the community.

Historically, Huerfano County was known for its coal mining industry. In 1879, Colorado Fuel and Iron introduced coal mining in the County, and numerous other companies followed over the decades. At the turn of the 20<sup>th</sup> century, over 15,000 men were employed by the coal camps, with the mid-1920s being the peak years for Huerfano County coal production. In 1926, Huerfano County produced one-fifth of Colorado's coal. Those days are far gone as the County's population has decreased from 17,062 in 1930 to 7,082 in 2022<sup>1</sup>and struggles to find a new economic foundation.

The demographic diversity of Huerfano County—reflected in its blend of white, Hispanic, and other racial and ethnic groups—not only enriches the cultural fabric but also highlights the shared impact of ongoing community struggles. Despite these cultural strengths, chronic issues such as economic decline, population loss, and the prevalence of brownfields have contributed to elevated poverty rates, reduced incomes, and a heavy reliance on public assistance programs.

The neglected sites, including the former Dry Cleaner and the Old Hospital in Walsenburg, serve as visible reminders of these hardships, impeding investment and hindering economic recovery. The presence of hazardous materials and environmental contaminants at these locations directly affects the health and well-being of local residents, compounding the community's challenges.

Brownfield cleanup initiatives, especially those supported by USEPA grants, offer a powerful response to these intertwined issues. By removing environmental hazards and preparing these properties for new development, the County can foster economic growth, attract new investment, and improve the overall quality of life. Thus, addressing brownfields is not only an act of environmental stewardship but also a pivotal strategy in overcoming the broader social and economic obstacles faced by Huerfano County's diverse community.

These sites, along with others, are preventing investment in the City of Walsenburg and the County. The population loss, economic decline, and resulting excess of brownfields have led to one of the highest poverty rates in Colorado, at 17.5%, which is nearly double the Colorado poverty rate, according to censusreporter.org, and a median household income of \$52,139,

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<sup>1</sup> <https://data.census.gov/cedsci/>

according to Data USA<sup>2</sup>. These factors make the economic challenges in this County immense. According to the Department of Human Services in Huerfano County, 1,800 residents depend on SNAP benefits. To tackle these economic needs and blight, Huerfano County received an FY22 US Environmental Protection Agency (USEPA) Brownfield Community-wide Assessment Grant. This program has been critical to lay the groundwork for revitalization projects within the County. Revitalizing the vacant and neglected former Dry Cleaner and demolishing what is left of the Old Hospital is a linchpin in the County's economic redevelopment plan. A USEPA Brownfield Cleanup Grant will abate hazardous materials at the Old Hospital through a complete demolition project because it is currently a pile of rubble since the fire. It will clean up groundwater at the former Dry Cleaner, paving the way for redevelopment plans to bring businesses back to that area.

*IV.E.1.a.ii Description of the Brownfield Site(s):*

The priority brownfield sites in the Walsenburg Downtown Target Area are the Old Hospital, which includes a detached residential structure (135 West 7th Street), and the former Dry Cleaner (123-129 West 7<sup>th</sup>). The history of the Old Hospital parallels that of the County. First developed in 1890, it was later expanded in 1919 by Dr. Lamme to include 15 patient beds and a private residence. It expanded to 80 beds in 1924 to serve the employees of the coal mining industry. It survived until 1960, when the owners raised the rent, and the hospital was closed. It later became the Walsenburg Care Center and provided nursing home services for the County until March 2011. After that, it became an antique mall. In 2021, the building and private residence were sold to a private individual. Most of the Old Hospital was damaged in a major fire in October 2023. Since the fire, the Old Hospital at 135 W. 7<sup>th</sup> Street. has been fenced off but remains a major eyesore, a detriment to the quality of life, and an environmental hazard to the City of Walsenburg, a block away from the County's busiest intersection.

Sitting adjacent to the Old Hospital is a vacant building once occupied by a former Dry Cleaner. The 2,000-square-foot building, according to County Assessor Records, was constructed in the 1900s and was occupied by the Model Tailor Dry Cleaners at 127 W. 7<sup>th</sup> Street from 1948 to the early 1990s. The dry cleaner building has remained generally unused since the departure of the latest tenant in 2009. Historical dry cleaner operations have led to the release of solvents into groundwater over time. The Current assessor records and historical documents do not indicate uses or structure types prior to 1948.

Huerfano County Economic Development used a USEPA brownfields assessment grant to complete Phase I and II Environmental Site Assessments in 2025. These assessments identified the presence of asbestos in the Old Hospital and the associated residential structure, and groundwater contaminated with tetrachloroethene (PCE) at the former Dry Cleaner, which may have comingled with a larger regional groundwater plume present in Downtown Walsenburg. Huerfano County has undertaken action to acquire approximately 0.55 acres, which comprises the area of the two parcels. It is generally agreed that the only way the cleanup will ever occur is through a USEPA cleanup grant. There is too much cost for any individual to undertake this process and have success.

With the USEPA's help, the County plans to demolish the Old Hospital building through abatement, since the fire has rendered portions of it structurally unsound; abate asbestos from

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<sup>2</sup> [https://datausa.io/profile/geo/huerfano-county-co#:~:text=Huerfano%20County%2C%20CO%20is%20home,the%20country%20\(36%20people\).](https://datausa.io/profile/geo/huerfano-county-co#:~:text=Huerfano%20County%2C%20CO%20is%20home,the%20country%20(36%20people).)

the residential structure associated with the Old Hospital; and clean up groundwater contamination associated with the former Dry Cleaner.

The plan specifically includes demolishing the Old Hospital and abating the environmental issues at the former Dry Cleaner addresses. The issues at the Dry Cleaner building include the cleanup of the groundwater, which has shown contamination levels for trichloroethene ranging from 4.3 micrograms per liter (µg/L) to 420 µg/L from 2019 to 2025. Preparing it for redevelopment will attract new investment, help create jobs, and remove the environmental contamination that presents a significant health risk to surrounding residents. The quantities and building components containing asbestos to be abated under the USEPA Brownfields Cleanup Grant are summarized in the table below.

Contaminant	Estimated Quantity	Building Material or Media
Asbestos (Old Hospital and associated residence)	29,352 square feet (sq. ft.) 220 linear feet	Wall texture, insulation, drywall system, sheet flooring, roofing materials
Chlorinated ethenes		On-site groundwater

IV.E.1.b. Revitalization of The Target Area: IV.E.1.b.i.Reuse Strategy and Alignment with Revitalization Plans

Huerfano County has been and remains strongly committed to revitalizing Walsenburg's downtown and sees redevelopment of the Downtown Area as a key to fueling economic growth. This initiative aligns with the goals of the Urban Renewal Area and the City of Walsenburg to attract additional storefronts for locals and tourists. The Urban Renewal Authority (URA) currently has a façade improvement grant program to enhance the appearance of buildings in this corridor and is working with Downtown Colorado, Inc., to develop additional program opportunities to improve downtown vitality. Programs such as sidewalk repair and roof repair are currently before the URA Board. Such programs will enhance property and sales tax revenues for the area, thereby improving opportunities for enhanced services throughout the entire downtown corridor.

The current redevelopment plan for the site centers on transforming the Old Hospital and former Dry Cleaner properties at the intersection of 7th and Albert Streets into a vibrant hub of activity. Central to this vision, through the reuse of the former Dry Cleaner building and new construction, is a 4,000-square-foot building designed to house four distinct retail and commercial units, each measuring 500 to 1,000 square feet and featuring prominent storefronts facing West 7th Street. These storefronts will create attractive opportunities for both local businesses and new ventures, enhancing the corridor's commercial appeal and attracting more foot traffic.

Once the residence associated with the Old Hospital is demolished, the redevelopment will include a two-story parking garage behind the first-floor retail spaces. This dedicated parking facility will provide convenient access for visitors and business patrons, supporting increased activity in the Downtown Area and contributing to the overall success of the revitalization effort. By integrating ample parking and modern storefronts, the project aligns with the objectives of the Urban Renewal Area and the City of Walsenburg— attracting locals and tourists alike, fostering economic growth, and establishing the area as a dynamic center for commerce and community engagement.

IV.E.1.b.ii.Outcomes and Benefits of Reuse Strategy

Economic Benefits: The reuse and addition of new storefronts along West 7<sup>th</sup> Street will create new tenant spaces for retail and commercial services. An immediate proposition for the new retail/commercial space is to tie into existing programs operated by the Huerfano County Economic Development. The current County EDA grant-funded Wheelhouse Popup Market was developed to support established, new, and emerging businesses with startup support, launch tools and equipment, and growth strategies and skills to boost economic growth in Huerfano County. Currently, the program offers space for training, coaching, and networking, building a community of innovation, and supporting the launch, growth, and longevity of local businesses. The long-term sustainability plan for the Wheelhouse is to provide office space, a print shop, and other small retail opportunities for business entrepreneurs, which the new proposed retail/commercial space will offer to the program. By leveraging the two programs together, it opens the opportunity for permanent jobs. The redevelopment will also create construction jobs. The benefits of a more walkable, attractive, and varied Downtown Area cannot be understated. If access to new parking can even just get a small portion of the traffic through this corridor to stop, shop, eat, or browse, it will be a huge success for the community.

Blight Elimination: The removal of the existing brownfield and blight along a major corridor of the Downtown Area will restore vibrancy, add income-generating uses, and potentially influence other private investment.

Human Health and the Environment: Ensuring the safety and well-being of all Huerfano County residents requires addressing the hazards posed by the burned structure at the Old Hospital site. Remediation efforts will create a safer and more equitable environment, particularly benefiting vulnerable populations, including individuals with disabilities. The removal of asbestos from the Old Hospital site and the clearance of fire-related debris are critical steps to reduce environmental health threats. Additionally, cleaning up groundwater contamination at the former Dry Cleaners property will further safeguard public health and provide a healthier environment for the entire community.

IV.E.1.c. Strategies for Leveraging Resources: IV.E.1.c.i. Resources Needed for Site

Characterization: IV.E.1.C.ii. Resources Needed for Site Remediation: IV.E.1.c.iii. Resources Needed for Site Reuse

The County and its proposed subaward (Huerfano County Economic Development) have an impressive track record of successful partnerships, grant management experience, and collaboration with various funding sources. The County has an opportunity to leverage this grant, its existing relationships, and ability to secure additional funding from numerous sources to ensure that the work started with the Cleanup Grant can continue as needed for the next decade. The County is proposing to enter into a voluntary Corrective Action Plan with the Colorado Department of Public Health and Environment (CDPHE). Additionally, the primary census tract in Walsenburg is a Federal Opportunity Zone, which could attract investors to the site's reuse. Huerfano County is an Enhanced Enterprise Zone, which provides employers with significant tax incentives and will be used to promote revitalization uses. Huerfano County will promote uses and funding opportunities to the Office of Economic Development and Technology, as well as the Division of Local Government, for funding and support. Huerfano County and Huerfano County Economic Development will also apply for grants from the Gates Family Foundation, the Anschutz

Family Foundation, and other organizations to cover rehabilitation costs and redevelopment opportunities.

IV.E.1.c.iv. Use of Existing Infrastructure

The target area is fully served by sewer, storm, drinking water, electrical, telecommunication, natural gas, and transportation infrastructure. The reuse will require no infrastructure improvements beyond the property's boundaries. Including the parking garage in the reuse plan will provide ample parking. Sidewalks along West 7<sup>th</sup> Street provide walkability surrounding the property.

**IV.E.2. Community Need and Community Engagement**

IV.E.2.a. Community Need: IV.E.2.a.i. The Community's Need for Funding

Huerfano County is a very small community in terms of total population, with extremely limited resources, and is one of the most economically distressed areas in Colorado. Because of the loss of businesses in both the Downtown areas, the tax base has been declining for decades, resulting in Huerfano County having long experienced population loss, low incomes, and high poverty and unemployment (Table 2). To address this, Huerfano County is working to transition from its past reliance on natural resource extraction, but its repercussions are still felt today.

Table 2 <sup>1</sup>	City of Walsenburg	Huerfano County	Colorado	US
Population	3,049	7,082	5,877,610	348,185,467
Population Change Since 2010	-28%	+6%	+15.7%	7.7%
Median Income	\$40,799	\$52,139	\$92,911	\$83,730
Below Poverty Level	25.0%	17.5%	9.3%	10.6%
5-year Unemployment	10.5%	5.8%	4.1%	4.4%
1- Unless otherwise noted, all data reflect 2018-2022 American Community Survey 5-year data (obtained from <a href="https://data.census.gov/cedsci/">https://data.census.gov/cedsci/</a> ).				

These factors impact consumer spending, resulting in lower business and sales tax revenues for revitalization projects and leaving the City without sufficient resources for property cleanup. While 6% growth may seem good, the reality is that the City of Walsenburg's population has decreased from 4,234 in 2000 to 3,049 in 2020, a decline of 1,185, or over 28% in 20 years. Unemployment in Huerfano County is much higher than in Colorado and the US. The median household income in Huerfano County is \$52,139, compared to \$92,911 for the state of Colorado, and 17.5% of Huerfano County residents live in poverty, compared to 9.6% for the state of Colorado. In Huerfano County, 34.0% of the population is over the age of 65.

IV.E.2.a.ii. Sensitive Populations: IV.E.2.a.ii.1. Health or Welfare of Sensitive Populations

The decline of the coal mining industry in Huerfano County has had profound implications for the health and welfare of its most vulnerable populations, compounding existing socioeconomic and environmental vulnerabilities. Historically, a major coal-producing region that once employed more than 15,000 miners during its peak, the erosion of this economic base has contributed to long-term population decline, elevated poverty, and widespread reliance on public assistance. Today, sensitive populations—including the elderly, low-income households, disabled residents, and young children—face overlapping risks worsened by legacy contamination. Additional environmental burdens include elevated chronic lower respiratory disease rates, documented at

75.6 per 100,000 residents, significantly higher than the Colorado average of 46.5 per 100,000—an indicator consistent with long-term exposure to pollutants. These contamination risks disproportionately impact vulnerable groups within Huerfano County, where 31% of residents are over age 65, 42% are low income, and nearly 63% of children under five in Walsenburg live below the poverty line. As Huerfano County continues to transition from its coal-based past, the combination of economic decline, environmental contamination, and heightened health burdens underscores an urgent need for targeted remediation, public-health investment, and long-term revitalization efforts to protect its most at-risk residents

*IV.E.2.a.ii.2. Greater Than Normal Incidence of Disease and Adverse Health Conditions*

Contaminants of concern in the target areas include volatile organic compounds, asbestos, and lead-based paints typically found in older building stock throughout the area. Abandoned and deteriorating brownfields pose obvious safety hazards. Exposure to lead and other contaminants through wind erosion poses community health risks, particularly for children living in brownfield-impacted areas. Residents in the target areas are exceptionally at risk of exposure to the above substances via inhalation, ingestion, and dermal contact. The County's lung cancer rate was 30.8 per 100,000 in 2020 and 2021, which makes the population vulnerable to asbestos-related diseases. The leading causes of death are cancer, heart disease, and chronic lower respiratory disease. These factors make the need to clean up the asbestos-contaminated site even more critical.

*IV.E.2.b. Community Engagement: IV.E.2.b.i Project Involvement and IV.E.2.b.ii Project Roles*

The organizations/groups listed below represent a broad, diverse group of entities with meaningful involvement in the project's success.

Org/Entity	Point of Contact	Project Involvement
City of Walsenburg	Mayor, Gary Vezzani <a href="mailto:mayor@walsenburg.org">mayor@walsenburg.org</a> 719.859.5306	Community Input
Huerfano County	County Administrator, Carl Young <a href="mailto:cyoung@huerfano.us">cyoung@huerfano.us</a> 719.225.3890	Project Lead
Huerfano County Economic Development	President, Lola Spradley [REDACTED]	Community Outreach
Huerfano County Chamber of Commerce	Director, Carlton Croft <a href="mailto:ccroft@huerfano.us">ccroft@huerfano.us</a> 719.696.5434	Community Outreach
La Veta School District RE-2, CTE Construction Program	Director, Tim Gripka <a href="mailto:Tim.gripka@lvk12.org">Tim.gripka@lvk12.org</a> 719.569.8500	Student Involvement

Given this location's visibility in the County, organized public meetings have not been needed. The public health hazards and issues arising from the fire at 135 W. 7<sup>th</sup> Street have been part of the City Municipal Court docket. The prior owner was served in May 2024 in Walsenburg Municipal Court for failing to clean up her property after the fire and for failing to secure it. The court has suspended any action in 2025 because the owner either failed to appear or did not

present a viable remediation plan. The City of Walsenburg City Council has raised this issue in previous meetings, expressing concerns about the Old Hospital property. The Mayor of Walsenburg has participated in numerous meetings with the County on the strategy to have the County take ownership of the properties as the best way to move the effort forward. Therefore, efforts to have Huerfano County government acquire the property through donation were initiated to establish a plan for its cleanup and reuse. This was the most likely viable option to remove the eyesore and hazardous contents.

Huerfano County Economic Development President Lola Spradley has consistently raised these issues with local Walsenburg City Council members and Huerfano County Commissioners. Local constituents who want to see action taken have approached elected officials regularly with their concerns.

The former Dry Cleaner and the Old Hospital are regular agenda items at the Huerfano County Economic Development Commission meetings and have been since the Assessment Grant was received on August 18, 2022. Each month, public reports of the progress of the assessment grant activities have been provided.

The County Commissioners have provided comment opportunities at their regularly scheduled meetings during the process of acquiring the Old Hospital and the former Dry Cleaner.

The Public Meeting for comments on the draft of the Clean Up grant was held on December 30, 2025.

Throughout this engagement, a key point made by business owners in the surrounding area was the need for off-street parking to support access to their businesses. Also, as a key stakeholder, the Huerfano County Economic Development has identified that the use of the new commercial and retail space could allow small businesses associated with the Wheelhouse to grow, and the smaller retail/commercial units could serve as a starting point for them.

IV.E.2.b.iii. Incorporating Community Input

Community Engagement Plan			
Engaged Group	Activity	Schedule	Desired Outcome
Huerfano County Community	Website, community newsletter, county meetings	Ongoing	Community enthusiasm and awareness
Huerfano County Economic Development	Meetings to provide updates	Monthly	Investment in and awareness of the project.
Huerfano County Commissioners	Meetings to provide project updates	Monthly	Investment in and awareness of the project.

Once the clean-up grant is approved, Huerfano County will notify the public through its regular meeting notice process and set a public hearing. Lola Spradley, President of Huerfano County Economic Development, and Carlton Croft, Director of Huerfano County Economic Development, will provide information on the grant and the process, as well as regular updates, during the regular Huerfano County Commissioners meetings. Information and updates will be provided during the project, the contracting process, and throughout the work schedules throughout the entire clean-up process. The status of all work and updates will also be made available through

the Huerfano County Economic Development meetings each month by Lola Spradley and Carlton Croft. Quarterly updates will be reported to the Walsenburg City Council as requested during their regular work sessions and/or scheduled meetings that provide an opportunity for community input. The status of the project will be included on the Huerfano County Commissioners' agenda on an as-needed basis, providing the public with the opportunity to learn the status and ask questions about issues of concern. Both of these entities publish their meeting agendas on their respective websites and provide virtual links for public participation.

#### **IV.E.3 Task Descriptions, Cost Estimates, and Measure Progress**

##### IV.E. 3.a. Proposed Cleanup Plan: Contaminated media to be addressed:

The County will work with the Colorado Voluntary Cleanup Program lead and the Hazardous Waste Corrective Action Unit to establish a voluntary cleanup determination for both the Old Hospital and the former Dry Cleaner. The following summarizes the contaminated media to be addressed at the Old Hospital and the former Dry Cleaner.

Old Hospital: The following asbestos-containing materials need to be removed from the Old Hospital: 2,000 sq. ft. of floor tile, 3,750 sq. ft. of roof sealant, 80 sq. ft. of roof systems, fire doors, 5 sq. ft. of window glazing, 3,100 sq. ft. of sheet vinyl flooring, 800 sq. ft. of popcorn ceiling texture, 5,000 sq. ft. drywall surfacing (stomp texture), 5,800 sq. ft. drywall system, 1,790 sq. ft., 200 linear feet of air cell pipe, which has been damaged by the fire. Old Hospital associated

Residence: Will include the removal of the following asbestos-containing materials: approximately 5,000 sq. ft. of drywall surfacing and associated drywall, and 20 linear feet of pipe insulation. Former Dry Cleaner: Treatment of groundwater contaminated groundwater, which appears to be comingled with a regional groundwater plume in the Downtown Area.

Cleanup Method: **Old Hospital:** Because of the fire at the Old Hospital that affected asbestos-containing materials and rendered much of the facility structurally unsound, the removal of these materials is likely to be completed through the demolition of the building, resulting in the entire Old Hospital being disposed of as asbestos waste. **Residence associated with Old Hospital:** Since the residence was not impacted by the fire, the abatement of these asbestos-containing materials will be completed using standard procedures, and the residence will need to be demolished at a later date before advancing the redevelopment plan. **Former Dry Cleaner:** will include injection of a bioaugmentation culture containing *Dehalococcoides* (Dhc) bacteria, a unique genus known to break down toxic chlorinated ethenes, along with an electron donor.

The County will continue to work with its Qualified Environmental Professional (QEP) to select an abatement and demolition contractor through a competitive procurement process. The competitive procurement process will also be used to select a contractor who will complete in situ enhanced biological injections as part of the groundwater cleanup at the former Dry Cleaner. The cleanup methods will generally include the following: Asbestos Abatement: will consist of permitting, site setup, construction of containment areas, removal, packaging, and labeling of asbestos waste for disposal, waste disposal at a certified landfill, post-abatement cleanup, and third-party asbestos clearance monitoring and sampling. Disposal Requirements: asbestos-containing waste will be disposed of at a landfill authorized by the CDPHE to accept non-hazardous, class 9, friable asbestos waste. Samples of building waste, including various coatings, were submitted for laboratory analysis to evaluate leachable lead using the Toxicity Characteristic Leaching Procedure (TCLP). None of the waste associated with the Old Hospital, the residence

associated with the Old Hospital, or the former Dry Cleaner exceeded regulatory levels. In situ Enhanced Bioremediation: will consist of permitting through the USEPA Underground Injection Control program and the injection of a bioaugmentation culture containing Dehalococcoides (Dhc) bacteria, a unique genus known to break down toxic chlorinated ethenes, along with an electron donor.

IV.E.3.b. Description of Tasks/Activities and Outputs: (Project Implementation, Schedule, and Outputs):

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

<b>Task 1 – Grant Management</b>	
<p><b>Implementation:</b> 1. Cooperative agreement compliance and oversight. 2. Quarterly progress reporting. 3. Entries into the USEPA Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database. 4. Annual/Final Disadvantaged Business Enterprise (DBE) and Federal Financial Report (FFR). 5. Grant closure report summarizing accomplishments, expenditures, outcomes, outputs, lessons learned, and resources leveraged. 5. County participation in one brownfield conference/workshop.  <i>Grant administration 240 hours (\$12,000) of County personnel/fringe costs and travel to the local USEPA event (\$1,227). Indirect grant administration (0.035% of total) = \$3,000 for administrative costs.</i></p>	
<p><b>Schedule:</b> Quarterly and annual reporting during the two-year implementation period, ACRES entries when cleanup is complete, and Closeout reporting at completion of cleanup. The grant team will attend the conference workshops.</p>	
<p><b>Outputs:</b> Attend one conference and one workshop, Quarterly progress reports with budget and schedule status, annual reports, ACRES reporting, and Grant Closure Report.</p>	
<p><b>Lead:</b> The County, with support from the QEP</p>	
<b>Task 2 – Community Outreach</b>	
<p><b>Implementation:</b> A detailed description of the methods for engaging the community is provided in Section 2.b. This task includes preparation of the: 1. Fact sheets and press releases; 2. County webpage updates; 3. hosting additional public outreach and key stakeholder meetings, as appropriate.  <i>Local personnel community outreach 60 hours (\$3,000) of County personnel/fringe and costs.</i></p>	
<p><b>Schedule:</b> Fact sheets and County webpage updates will be developed during the first quarter of the project. A BAC kick-off meeting will be held during the second quarter and convened quarterly for the first year, and semi-annually thereafter; other meetings will occur as needed.</p>	
<p><b>Outputs:</b>            Fact sheets; press releases/newspaper articles/webpage content (updated regularly); other stakeholder meetings/ materials.</p>	
<p><b>Lead:</b> The County, with the support of QEP</p>	
<b>Task 3 – Cleanup</b>	
<p><b>Implementation:</b> 1. Finalize Analysis of Brownfields Cleanup Alternatives (ABCA). 2. Prepare and obtain USEPA approval of an integrated sampling and analysis plan (SAP)/quality assurance project plan (QAPP) that details all project cleanup-related sampling protocols and quality assurance/quality controls, request for proposals, County Contracting, quarterly</p>	

reporting. 3. Implement the cleanup plan, including all permitting and prework submittals, health and safety plan (HASp), site setup, removal and disposal of asbestos, and in situ enhanced bioremediation. 4. Preparation of a Closure Report documenting all aspects of the cleanup project.

*Local Personnel support of reporting and contracting 100 hours (\$5,000) of in-kind County personnel/fringe and costs. Indirect Costs (0.035% of total) = \$3,000 for administrative costs.*

**Schedule:** Final ABCA and SAP/QAPP completed by 1/2027, approved by March 2027. Site setup, abatement, and enhanced bioremediation from May 1, 2027, to November 30, 2027. Cleanup report draft submitted on 1/31/2028; final by 6/30/2028.

**Outputs:** Final ABCA, SAP/QAPP, HASp, Voluntary Cleanup and Corrective Measure Work Plan, Final cleanup/clearance data, Cleanup/Closure Report

**Lead:** QEP will oversee abatement and in situ enhanced bioremediation under the direction of the County

**IV.E.3.c Cost Estimates:**

County personnel costs are based on a rate of \$50/hour (Salary and Fringe) for Kim Trujillo and Carlton Croft, and a rate of \$60/hour (Salary and Fringe) for Carl Young. QEP costs are based on a rate of \$215/hour provided by the QEP. Cleanup costs are based on estimates provided by the abatement and injection contractors.

**Task 1: Grant Management and Reporting: \$31,427.00:** Personnel/Fringe Costs: \$10,000 budgeted for 200 hours of work by the County at \$50/hour to complete various CA oversight and reporting activities. Travel Costs of \$1,227 for one County employee to attend local and regional brownfield conference and/or workshop. Contractual Costs: \$17,200 is budgeted for an estimated 80 hours at \$215/hour of work by the QEP to assist in completing various reports. Indirect Costs: \$6,000 for administrative costs.

**Task 2: Community Outreach: \$15,010.00:** Personnel/Fringe Costs: \$3,000 budgeted for an estimated 60 hours of work by County staff at \$50/hour in leading outreach activities. Supply Costs of \$1,760 are budgeted for printing (\$500) and mailing public notices (\$1,260). Contractual Costs of \$10,750 are budgeted for an estimated 50 hours of consultant-assisted outreach at \$215/hour.

**Task 3: Cleanup – Total: \$914,500.00:** Personnel/Fringe Costs: \$6,000 budgeted for an estimated 100 hours of work by County Staff at \$60/hour. Contractual Costs: \$300,000 for asbestos abatement and \$250,000 for the cleanup of contaminated groundwater. The cost of this task also includes coordination and engagement with the Colorado Voluntary Cleanup Program and Hazardous Waste Management Unit; preparation of two Site Cleanup & Reuse Plans (work plans) for the (\$20,000); one QAPP and SAP for USEPA, HASp (\$20,000) a set of technical specifications and solicitation documents to hire remediation contractors (\$16,000); remediation oversight and groundwater monitoring (\$235,000); Cleanup Completion Reports (\$32,250); and CDPHE Review of Cleanup Work Plans & Remediation Completion Reports (\$32,250). Indirect Costs of \$3,000 for administrative costs.

Budget Categories		Task 1	Task 2	Task 3	Totals
Direct Costs	Personnel/Fringe	\$10,000.00	\$3,000.00	\$6,000.00	\$19,000.00
	Travel/Supplies/Other	\$1,227.00	\$1,760.00	\$0.00	\$2,487.00
	Contractual	\$17,200.00	\$10,750.00	\$905,500.00	\$933,450.00

Total Direct Costs	\$28,427.00	\$15,010.00	\$911,500.00	\$955,937.00
Indirect Costs	\$3,000.00	\$0.00	\$3,000.00	\$6,000.00
<b>Total Budget</b>	<b>\$31,427.00</b>	<b>\$15,510.00</b>	<b>\$914,500.00</b>	<b>\$961,437.00</b>

**IV.E.3.d. Measuring Environmental Results:**

When preparing the project work plan, the County will develop a detailed schedule of key project milestones, including the completion of SAP/QAPP, scheduling and holding outreach events, and the commencement of remediation. At least monthly, the County will track and evaluate progress toward achieving outputs and milestones against the work plan schedule and will also communicate with the QEP and project contractor(s). The County will increase monitoring and communication during the active cleanup phases to respond quickly to any unanticipated changes that may arise during this critical period. The County will monitor the project budget concurrently with the schedule, at least monthly. The County will document project outputs, outcomes, and results in the quarterly progress reports to USEPA and in USEPA’s ACRES database. Outcomes beyond the grant term will also be tracked in the ACRES database. Anticipated outputs are described in Section 3.b. Anticipated outcomes and results that the County will track include:

- Funding leveraged
- Increase in property values
- Reduction in the volume of hazardous materials

**IV.E.4. Programmatic Capabilities and Past Performance**

**IV.E. 4.a. Programmatic Capability: IV.E.4.a.i. Organizational Structure and Key Staff:**

The County plans to sign a memorandum of agreement, in compliance with the requirements of 200.322(a)-(b), with the Huerfano County Economic Development, Inc. (HCED), which will serve as the grant administrator. HCED is eligible for a subaward in compliance with Appendix A of USEPA’s Subaward Policy for USEPA Assistance Agreement Recipients. The Huerfano County Administrator and Financial Director will manage the process and subcontract with HCED. The County will administer the reporting and financial disbursements through its normal accounting processes, which are designed to handle grant transactions. The HCED has successfully implemented this approach with other grants, an existing EDA Grant, and possesses the necessary experience and capacity to administer the cleanup grant. HCED administered the FY 22 Brownfields Assessment Grant and will use the internal team structure used for the Brownfield Assessment Grant to complete all Cleanup Grant tasks within the 3-year grant term. Carlton Croft, Director of Huerfano County Economic Development, will directly administer the grant. He has the knowledge of this project and will be the most efficient staff member to administer the clean-up grant. Mr. Croft will be the brownfield program manager responsible for all legal, financial, and grant performance aspects of the project, including communicating with the USEPA and contractors and ensuring execution of the work plan. He successfully administered the USEPA Assessment grant that got us to the point of clean-up. County Finance Officer Kim Trujillo will serve as the financial officer overseeing expenditures and disbursements associated with this grant. She has extensive experience in managing the financial records of multiple state and federal grants. County Administrator Carl Young will oversee the contract with Huerfano County Economic Development and the procurement process for contractors to complete the cleanup, in accordance with the appropriate state-approved processes, and to be granted the appropriate contractual documents.

**IV.E.4.a.iii. Acquiring Additional Resources:**

Huerfano County and its community partners have additional technical/support staff to assist with project activities. Huerfano County also has proactive succession planning in place should unforeseen events occur. Succession plans will eliminate project delays and ensure staff who may be reassigned to the project have appropriate qualifications and experience. In 2023, Huerfano County used a qualifications-based process in conformance with 2CFR200.317–200.326 to select a QEP consultant to assist with the implementation of this project. To date, the Consultant has assisted with assessment and planning activities under the FY22 Assessment Grant. Advanced procurement for the QEP is expected to position Huerfano County to expedite performance of activities once it has been awarded this cleanup grant. The Huerfano County Commissioners use the Colorado Springs Gazette, the Pueblo Chieftain, and the Huerfano World Journal for public notices and bid solicitation.

*IV.E.4.b. Past performance and Accomplishments: IV.E.4.b.i. Currently has or Previously Received a USEPA Brownfields Grant: 4.b.i.(1) Accomplishments*

Huerfano County Economic Development Inc. received a \$500,000 USEPA Brownfield Community-Wide Assessment Grant for FY22, BF-95815250. Huerfano County used the grant to establish a regional brownfields program, resulting in the following outputs:

- Brownfield inventories for the County (Walsenburg, La Veta, Gardner);
- 10 Phase I ESAs, 5Phase II ESAs;
- Cleanup planning for the Old Hospital and Former Dry Cleaner;
- Attended 2 USEPA Region 8 Brownfield Workshops and 7 Region 8 grantee training calls;
- Held public meetings and conducted one-on-one outreach to high-priority brownfield owners;
- Completed quarterly reporting and ACRES updates.

Huerfano County Economic Development Inc. is now using the last of the FY22 grant funding and is eager to continue this revitalization momentum with continued funding. Approximately \$90,000 in funding remains, earmarked for planning and ABCA development of two sites: Lathrop Youth Camp and Rio Cucharas Inn. Such uses were approved in December 2025.

*IV.E.4.b.i.(2) Compliance with Grant Requirements*

Huerfano County is completing the FY22 USEPA Brownfield Grant project in compliance with the Work Plan and the terms and conditions of the Cooperative Agreement. The County has made progress and is reporting on its achievements in meeting the goals of the FY22 grant and Work Plan. Early in the FY22 grant period, the USEPA changed the Project Officer more than four times; however, a strong relationship has been established with the current USEPA Project Officer (PO), who recently granted a term extension. The County, QEP, and USEPA PO have created significant project momentum. It is fully expected that remaining grant funds will be spent within the next nine months, at which time HCED intends to submit a Project Closeout Report and close the grant.

Narrative Attachment A – Threshold Criteria Response

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**Threshold Criteria Response**  
**FY2025 USEPA Brownfield Cleanup Grant Application**  
**Old Hospital and Former Dry Cleaner – Walsenburg, Colorado**

1. Application Eligibility

Huerfano County, Colorado (the County), is the grant applicant and owner of the Old Hospital and Former Dry Cleaner (the Property). The County meets the definition of a General Purpose Unit of Local Government under 2 CFR 200.64 and is therefore eligible for funding.

The County is exempt from Federal taxation as a general-purpose unit of local government. No, the County does not engage in Federal lobbying activities.

2. Previously Awarded Cleanup Grants

The Property has not received funding from a previously awarded US Environmental Protection Agency (USEPA) Brownfield Cleanup Grant. The site(s) have not previously been awarded an EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

The County does not currently have an EPA Brownfields Multipurpose Grant.

4. Site Ownership

The County is the sole owner of the Property. The title is fee simple. The two tax parcels forming the Property were acquired by the County on January 22, 2026, for the parcel located at 135 West 7<sup>th</sup> Street and on January 27, 2026, for the parcel located at 123-129 West 7<sup>th</sup> Street.

5. Basic Property Information

The following two parcels make up the Property:

Parcel 1: Old Hospital, 135 West 7<sup>th</sup> Street, Walsenburg, Colorado 81089

Owned by Huerfano County

Parcel 2: Former Dry Cleaner, 123-129 West 7<sup>th</sup> Street, Walsenburg, Colorado 81089

Owned by: Huerfano County

6. Status and History of Contamination at the Property

- a. Contaminants of concern (COC) at the Property are hazardous substances. COCs at the Old Hospital include asbestos-containing materials, and the former Dry

Cleaner has been impacted by the release of tetrachloroethene into groundwater.

- b. Historical records show that the Property was developed with small structures dating back to the early 1900s, with various additions and improvements made up to the 1920s when both the Old Hospital and the Former Dry Cleaner were reportedly constructed. In 1924, the Old Hospital expanded to 80 beds. The Old Hospital survived until 1960, when the owners raised the rent, and it was subsequently closed. It later became the Walsenburg Care Center and provided nursing home services for the County until March 2011. After that, it became an antique mall. In 2021, the building and private residence were sold to a private individual. Most of the Old Hospital was damaged in a major fire in October 2023. Since the fire, the Old Hospital has remained vacant. The former Dry Cleaner was constructed in the 1900s, and was occupied by the Model Tailor Dry Cleaners at 127 W. 7th Street from 1948 to the early 1990s. The dry cleaner building has remained generally unused since the departure of the latest tenant, a tax preparer, in 2009.
- c. In 2025, an asbestos and lead survey, as well as Limited Phase II ESAs, were completed for both parcels (Old Hospital and former Dry Cleaner). Asbestos was identified in the Old Hospital, and contaminated groundwater resulted from releases from the former Dry Cleaner. Some asbestos-containing building materials were affected by the fire, and in some areas, the building is inaccessible due to structural damage. A summary of the COC quantities is presented in the table below.

Contaminant	Estimated Quantity	Building Material or Media
Asbestos (within the Old Hospital and associated Residence)	29,352 square feet (sq. ft.) 220 linear feet	Wall texture, insulation, drywall system, sheet flooring, roofing materials
Chlorinated ethenes		On-site groundwater

Asbestos will be abated from the buildings at the Old Hospital to facilitate demolition and prepare the Property for redevelopment.

- d. Asbestos was commonly used in building materials prior to the passage of regulations on asbestos in the 1980s, and the Old Hospital has been documented as containing multiple building materials that contain asbestos. Due to the fire, many of these materials have deteriorated, creating a potential exposure risk to the public. The building has remained secure since 2023. Similarly, the use of

chlorinated ethenes, specifically tetrachloroethene (PCE), was common in dry-cleaning operations until recent changes to the cleaning process. PCE has been documented in groundwater at the Property. Enhanced bioremediation will be used to clean up contaminated groundwater and protect future users of proposed site buildings from exposure to indoor air contaminants. The abatement of the identified asbestos and remediation of the groundwater will enable the demolition of the Old Hospital building and reduce exposure to contaminated groundwater and vapors that may migrate into the structure constructed as part of the redevelopment.

#### 7. Brownfields Site Definition

The Property meets the USEPA definition of a brownfield. It is a real property where redevelopment and reuse are complicated by contamination (asbestos and contaminated groundwater).

- a. The Property is not currently, and has not historically been listed or proposed for listing to the National Priorities List.
- b. The Property is not currently, and has not historically ever been subject to unilateral administrative order, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- c. The Property is not subject to the jurisdiction, custody, or control of the US government.

#### 8. Environmental Assessment Required for Cleanup Grant Proposals

A report entitled *Asbestos and Lead Inspection and Sampling Report, Old Hospital, 135 West 7<sup>th</sup> Street, Walsenburg, Colorado*, dated May 14, 2025, provided a summary of the nature, extent, and quantity of asbestos associated with building materials in the Old Hospital. Additionally, the following Limited Phase II Environmental Site Assessments were completed:

- *Former Dry Cleaner - Limited Phase II Environmental Site Assessment, 123, 125, 127, and 129 West 7<sup>th</sup> Street, Walsenburg, Colorado*; and
- *Old Hospital - Limited Phase II Environmental Site Assessment, 135 West 7<sup>th</sup> Street, Walsenburg, Colorado*.

These reports constitute Phase II Environmental Site Assessments equivalent to the ASTM International E1903-11 standard.

#### 9. Site Characterization

The County is proposing to enroll the Property in the Voluntary Cleanup Program, or to conduct cleanup through a voluntary Corrective Measures Work Plan through the Hazardous Materials Corrective Unit. Additional environmental assessments are likely not to be required; however, if needed, all site characterization will be completed by June 15, 2026.

10. Enforcement or Other Actions

No enforcement actions are known or anticipated for the Property. There have been no inquiries or orders from federal, state, or local government entities that the applicant is aware of regarding the responsibility of any party (including the applicant) for the hazardous substances at the Property. There are no environmental liens on the Property.

11. Sites Requiring a Property-Specific Determination

None of the special classes of property that require a property-specific determination in order to be eligible for funding applies to the Property.

12. Threshold Criteria Related to CERCLA Liability

a. Property Ownership Eligibility – Hazardous Substances Sites

i. Exemption to CERCLA Liability

1. Indian Tribes – NOT APPLICABLE
2. Alaska Native Village Corporations and Alaska Native Regional Corporations – NOT APPLICABLE
3. Property Acquired Under Certain Circumstances by Units of State and Local Government

ii. Exceptions to Meeting the Requirements for Asserting an Affirmative Defense to CERCLA Liability

1. Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002 – NOT APPLICABLE

iii. Landowner Protections from CERCLA Liability

CERCLA has not been triggered related to the asbestos building components because: a) the materials are not the result of past industrial operations or improper storage or waste disposal; b) no release of these materials to the environment has occurred. All asbestos at the Property is integrated into various building components.

The County acquired title to the Old Hospital on January 22, 2026, and the former Dry Cleaner on January 27, 2026. At the time of the County's acquisition, the buildings at the Old Hospital and the former Dry Cleaner were vacant with no active operations. Its most recent use had been as an

antique shop and a tax office. There has been no change in the use or condition of the Property since the County's acquisition.

The County affirms that it is not liable in any way for contamination regulated under CERCLA at the Property or for contamination affiliated with a responsible party. No disposal of hazardous substances at the Property has been documented, and the County affirms that it has not, at any time, arranged for the disposal of hazardous substances at the Property or transported hazardous substances to the Property.

The County will continue to maintain the Property's security to limit access and prevent disturbance of building materials that contain asbestos. There are currently no groundwater uses, and since the buildings on the Property are vacant, potential vapors migrating from the groundwater into the interior do not pose a long-term risk.

The County affirms its commitment to: 1) assist and cooperate with those performing the cleanup and to provide access to the Property; 2) comply with all information requests and administrative subpoenas that have or may be issued in connection with the Property; and 3) provide all legally required notices. There are no land use restrictions or institutional controls imposed on the Property.

### 13. Cleanup Authority and Oversight Structure

a. Describe how you will oversee the cleanup at the Property:

The County will ensure work with a QEP to provide oversight of the cleanup of the asbestos and direct the completion of groundwater injections. It is proposed that the Site will be enrolled in the Colorado Voluntary Cleanup Program.

b. Impact of cleanup response activities on neighboring properties.

As needed, the County will establish access agreements with adjacent property owners.

### 14. Community Notification

The County provided the community with notification on December 17, 2025, and held a public meeting on December 30, 2025, to communicate its intent to apply for a USEPA Brownfield Cleanup Grant, and allowed the community an opportunity to comment on the draft grant application package, including the draft Analysis of Brownfield Cleanup

Alternatives (ABCA) prepared for the Property. Community notifications details are provided below.

a. Draft Analysis of Brownfield Cleanup Alternatives

Draft ABCAs summarizing information about the Property and contamination issues, cleanup standards, and applicable laws. The cleanup alternatives considered for each option, as well as the chosen alternatives, include information on effectiveness, the applicant's ability to implement, cost, and a reasonableness analysis. A copy of the draft ABCA is provided as Threshold Criteria Response Attachment A.

b. Community Notification Ad

A community notification advertisement was published in the Huerfano World Journal, the newspaper serving Walsenburg and Huerfano County, Colorado, on December 18, 2025, and on the County website with the notice of a public meeting at their regular commissioner's meeting on December 30, 2025. The ad indicated the following:

- That a draft copy of the USEPA Brownfield Cleanup Grant application, including the draft ABCAs, was available for public review and comment;
- How to comment on the draft proposal;
- Where the draft proposal could be accessed; and
- The date and time of the public meeting.

A copy of the ad is provided in the Threshold Criteria Attachments.

c. Public Meeting

The County discussed the draft proposal and considered public comments during the public meeting held on December 30, 2025. Required meeting materials are provided in the Threshold Criteria Attachments.

d. Submission of Community Notification Documents

Community notification documents are provided as indicated below.

- Draft ABCA – Threshold Criteria Response Attachment A
- Community Notification Ad - Threshold Criteria Response Attachment B

- Summary of meeting and comments, and responses - Threshold Criteria Response Attachment C
- Community Meeting Presentation - Threshold Criteria Response Attachment D
- Community Notification Meeting Participant List - Threshold Criteria Response Attachment E

15. Contractors and/or Named Subrecipients

The County will sign a memorandum of agreement, in compliance with the requirements of 200.322(a)-(b), with the Huerfano County Economic Development, LLC (HCED). The HCED is a non-profit organization that has the following characteristics:

- The HCED has had its performance measured in relation to whether the objectives of a Federal grant are met.
- The HCED will have responsibility for programmatic decision-making.
- The HCED will be responsible for adherence to applicable Federal program requirements specified in the Federal award; and
- The HCED implements programs for a public purpose specified in an authorizing statute, as opposed to providing goods or services for the benefit of the pass-through entity.

January 22, 2026

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

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

RE: Huerfano County - Old Hospital and Former Dry Cleaner - FY26 Cleanup Grant Proposal

Dear Ms. Devincenzi:

The Colorado Department of Public Health and Environment (CDPHE) has worked with Huerfano County for five years supporting their efforts to address brownfields in their community. As part of our ongoing and successful partnership, I am writing to acknowledge and express support of Huerfano County's FY 2026 Brownfields Cleanup Grant application for the Old Hospital and Former Dry Cleaner Site located at 123, 125, 127, 129 and 135 West 7<sup>th</sup> Street. Cleanup of the property will help revitalize the downtown corridor of Walsenburg and the busiest area of Huerfano County.

CDPHE has reviewed the site characterization data associated with this application and determined that the site has been adequately characterized by qualified environmental professionals. A final determination of the adequacy of site characterization will be made by the department's Hazardous Waste Corrective Action Unit, the state regulatory authority for work approval related to the former drycleaner. CDPHE has also determined that 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. 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 Huerfano County, CDPHE has additional resources that might be able 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 Huerfano County 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 Huerfano County's Brownfields Cleanup Grant application for the Old Hospital and Former Dry Cleaner Site. CDPHE looks forward to continuing our partnership with Huerfano County to effect redevelopment and revitalization of brownfield properties in this region of Colorado.

Sincerely,



Kathleen Knox  
Brownfields Coordinator  
Hazardous Materials and Waste Management Division

cc: Carl Young, Huerfano County  
Carlton Croft, Huerfano County Director of Economic Development

