

# City of Laramie

Planning Division  
P.O. Box C  
Laramie, WY 82073

Telephone: (307) 721-5207  
Fax: (307) 721-5248

## MEMORANDUM

Date: December 14, 2017

To: Environmental Advisory Committee

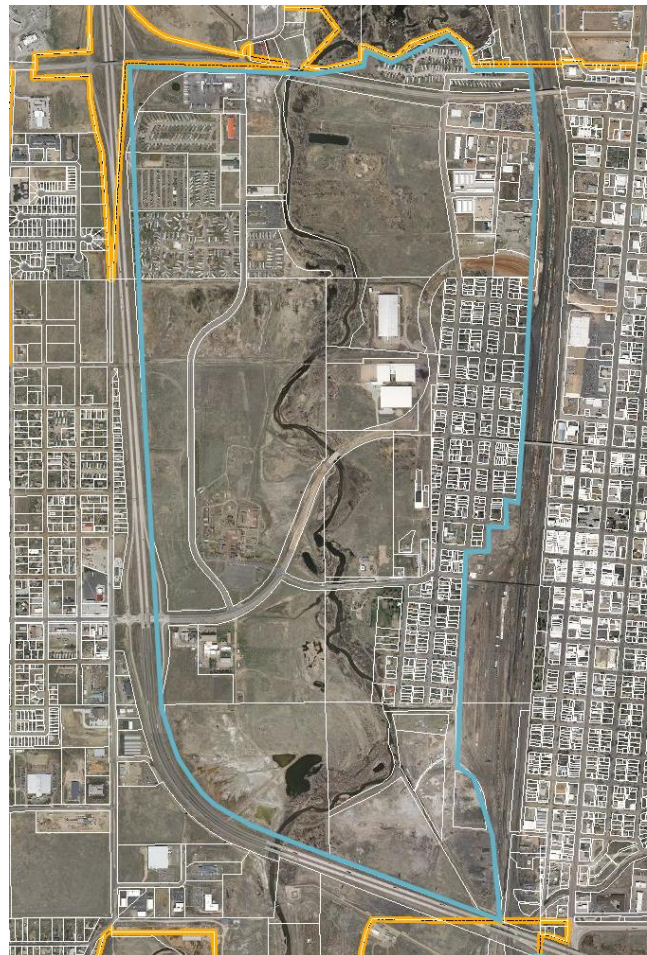
From: Derek T. Teini, ACIP, Planning Manager

Subject: EPA Communitywide Brownfield Assessment Grant

### **Background:**

In 2016, the City of Laramie applied for, and was awarded, an EPA Communitywide Brownfield Assessment Grant for the “West Side”. The Brownfield Grant is a nationally competitive award through which 172 awards were made in 2017. Laramie is the only Wyoming community to receive an award this round and is one of 10 EPA Region 8 Awardees. The region includes: Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming. The total amount of the award is \$300,000 (or 95.05% of all project costs). No cash will be used for the grant, however, an estimated \$15,500 in staff time will be used to support this project over a three year period. In total, the grant award is \$315,500.

The purpose of the EPA’s communitywide brownfield program is to “empower communities and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields.” The EPA defines brownfield sites as “...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a



Map of “West Side” outlined in blue

hazardous substance, pollutant, or contaminant”. Communitywide Assessment funds may be used to:

- Inventory Sites: Compile a listing of potential sites
- Characterize Sites: Identify past uses
- Assess Sites: Determine existing contamination
- Conduct Cleanup and Redevelopment Planning: Scope and plan process
- Conduct Community Involvement: Inform and engage community

The Grant will be used to hire a contracting firm to work alongside staff and stakeholders (West Side League of Neighbors, Lincoln Community Center, Laramie Main Street, Laramie River Conservation District, etc) to identify and prioritize brownfield sites, conduct assessments of those sites, develop plans for remediation, and to conduct community outreach to keep the public informed of project progress and to encourage public participation for the “West Side”.

This project seeks to propel the revival of Laramie’s oldest neighborhood which sits at the geographic heart of the community. Environmental pollution is woven into the fabric and history of this otherwise vibrant neighborhood, which today, continues to be burdened with the community’s largest concentration of suspected brownfield sites. Additionally, some of the “West Side” neighborhood lies within the 100-year floodplain of the Laramie River, which can swell to 50 times its base flow discharge during spring snow melt, and has flooded out many residences as recently as 2010. The city is working with FEMA on flooding concerns, primarily through seasonal mitigation, assuring storm water run-off does not negatively impact the quality of the Laramie River.

With these concerns in mind, and through the implementation of the EPA Brownfield “West Side” Revitalization Project that the City of Laramie Received, the City of Laramie will incorporate site reuse option analyses and apply real estate strategies to prioritize opportunities and ensure the most feasible and beneficial sites/redevelopment areas are selected for environmental site assessments (ESA) and site cleanup/reuse planning. Brownfield funding will be used to establish an effective brownfield program, engage the community and West Side stakeholders, and to create a comprehensive brownfield inventory prioritize revitalization opportunities, perform Phase I/II ESAs and conduct planning activities. With this organizational infrastructure, the City will develop a process to assess and remediate sites and facilitate public-private partnerships necessary to complete the revival of the West Side neighborhood. The project will include assessment activities at sites identified first through the inventory process, and then through Phase I ESAs and, finally, Phase II investigations.

At this time the City of Laramie has prepared, and issued a Request for Qualifications (RFQ) to hire a contractor for this project. The RFQ is currently located on the City of Laramie’s

web page at the address below, as well as multiple other locations. All proposals for the project are due to the City of Laramie on January 4, 2018 by 4:00 p.m.

If you would like to know more about the project or keep up with the project as it proceeds over the next three (3) years, staff has set up a website to disseminate information and publicize the progress. That website can be found here:

<http://www.cityoflaramie.org/brownfieldgrant>

**Staff's Request of EAC:**

The purpose of this memo and information provided to the EAC about this project is to garner interest and request that the EAC designate one (1) member to serve on the Brownfield Advisory Committee.

Per the grant application and award, the Brownfield Advisory Committee is to be set up to represent the community and the "West Side" as well as help in the prioritization of sites for both phase I and II Investigations. Staff anticipates that this group's primary roles could include contractor selection, site prioritization and public outreach through the attendance of a few public meetings over a three (3) year period. City Staff believes this is a great opportunity for the EAC to be involved in an ongoing environmental investigation within our community and we hope that you consider appointing one member to the Brownfield Advisory Committee.

If the EAC desires to appoint an EAC member, staff recommends the following motion:

The EAC moves to appoint (Insert Name), to the Brownfield Advisory Committee.