RE: FY2022 EPA Brownfields Assessment Grant Proposal

The El Paso Downtown Management District is pleased to submit this proposal for Fiscal Year 2022 Brownfields Community-wide Assessment Grant funding. Below we provide the information requested.

1. Applicant Identification:
El Paso Downtown Management District
201 E. Main Street, Suite 107, El Paso TX 79901

2. Funding Requested:
   (a) Assessment Grant Type: Community-wide
   (b) Federal Funds Requested:
      (i) Requested Amount: $500,000
      (ii) Site-specific Assessment Grant Waiver: not applicable

3. Location:
   (a) City: El Paso
   (b) County: El Paso
   (c) State or Reservation: Texas

4. Target Area and Priority Site/Property Information:
   • Community-wide Assessment Grant applicants, other than Tribes:
     o Target Area(s):
       ▪ El Paso Downtown Management District
     o Census Tract number(s) within Target Area for areas smaller than a city/town:
       ▪ El Paso Downtown Management District – portions of Census Tracts 17, 18 and 19.
     o Address of Priority Site(s):
       ▪ 301 E. San Antonio Ave: Underutilized six-story building central to DMD and new hotel development.
       ▪ 217-225 S. Stanton St.: Three contiguous vacant two-story former retail buildings in a shopping district.
       ▪ 419 & 418-420 E. Overland Ave: Surface lots in prime locations along streetcar and Stanton corridor.
       ▪ 109 & 113 S. Mesa St.: Recently cleared prime 0.71-acre site in the San Antonio Ave. corridor.
- 222 & 300 S. Oregon St.: Surface lots with potential to catalyze revitalization of El Paso St. corridor.
- 301 E. Paisano Dr. & S. 306 Mesa St.: Two adjacent properties, including a vacant building and a surface lot.

5. Contacts:
   (a) Project Director:

   Name: Joe Gudenrath, Executive Director, El Paso Downtown Management District
   Phone: 915-240-3116 | Email: jgudenrath@elpasodmd.org
   Mailing Address: 201 E. Main Street, Suite 107, El Paso TX 79901

   (b) Chief Executive/Highest Ranking Elected Official: same as Project Director

6. Population:
   - El Paso Downtown Management District Target Area: 4,334

7. Other Factors:

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>4</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>-</td>
</tr>
<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td>-</td>
</tr>
<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>-</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>-</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>3</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>3</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
<td>-</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td>-</td>
</tr>
</tbody>
</table>

8. Letter from the State or Tribal Environmental Authority: Two letters of acknowledgement from the Texas Commission on Environmental Quality are attached.

9. Releasing Copies of Applications: not applicable
November 18, 2021

Mr. Joe Gudenrath, Executive Director
El Paso Downtown Management District
201 E. Main Ste. 107
El Paso, TX 79901

Re: TCEQ Letter of Acknowledgement – EPA Brownfield Community-Wide Assessment Grant

Dear Mr. Gudenrath:

This letter acknowledges that the El Paso Downtown Management District (DMD) notified the Texas Commission on Environmental Quality (TCEQ), the designated State Environmental Authority, that the DMD is applying to the United States Environmental Protection Agency (EPA) for a $500,000 a Brownfield Community-Wide Assessment Grant.

Over the past two years the DMD led a successful Coalition which included the City of El Paso and El Paso County in securing and implementing a $600,000 Fiscal Year (FY) 2020 EPA Brownfield Assessment Coalition Grant. In just the first year of implementation activities, the Coalition has earmarked 100% of the funding towards EPA-approved activities.

The TCEQ will continue to provide regulatory oversight of environmental site assessment and cleanup activities, and to assist with eligibility determination reviews. Additionally, the TCEQ is a member of the District Brownfields Advisory Committee along with a diverse group of community stakeholders to guide the site prioritization and reuse planning process.

This letter establishes the DMD’s compliance with the notification requirements of this grant. We wish the DMD well on both their pursuit of continued EPA assistance and success in addressing priority brownfields sites in the El Paso region. The TCEQ strongly supports this application and believes the grant will significantly benefit our community.

Please contact me directly if we can be of any further assistance.

Sincerely,

Kent Waggoner

Kent Waggoner, P.G.
Section Manager
Texas Commission on Environmental Quality
El Paso Region Office
915.834.4949
Kent.waggoner@tceq.texas.gov
November 17, 2021

Mr. Joe Gudenrath
El Paso Downtown Management District
201 E Main Street, Suite 107
El Paso, Texas 79901

Re: El Paso Downtown Management District’s Proposal for a U.S. Environmental Protection Agency FY22 Brownfields Community-Wide Assessment Grant

Dear Mr. Gudenrath:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the El Paso Downtown Management District’s proposal to the U.S. Environmental Protection Agency (EPA) for a FY22 Brownfields Community-Wide Assessment Grant. The target assessment area is the El Paso Downtown Management District. This area includes some of the highest concentrations of sensitive populations in the United States that suffer from extreme rates of poverty and low incomes. The desired reuse benefits include quality affordable housing, job creation, improving social services and health and welfare outcomes.

The El Paso Downtown Management District has led a successful grant coalition since receiving the U.S. EPA 2020 Brownfield Assessment Coalition grant. The Coalition included El Paso Downtown Management District, the City of El Paso, and El Paso County. The TCEQ believes that the FY22 Brownfields Community-Wide Assessment Grant will significantly benefit the El Paso Downtown Management District as well as the surrounding area by enhancing the local economy, increasing the tax base, and improving the environment.

The TCEQ looks forward to working with the El Paso Downtown Management District on its Brownfields initiative. You may contact me at 512-239-2023 or phylicia.allen@tceq.texas.gov if you have any questions or would like additional information.

Sincerely,

Phylicia Allen
Phylicia Allen, Brownfields Program Coordinator
Remediation Division

PA/dl
1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Target Area and Brownfields:

1.a.i. Background and Description of Target Area: The area along the Rio Grande where the City of El Paso sits today has been occupied for over 10,000 years. Indigenous farmers and New Spanish colonists lived in the area until the land was ceded to the U.S. in 1848. El Paso was incorporated in 1873 and was home to a few hundred people living along the official U.S.-Mexico Border. With the arrival of the railroads in the 1880s, the City quickly grew to over 10,000 residents — a mix of the historic Hispanic settlers and Anglo Americans. An intimate economic relationship with Ciudad Juarez, war-time manufacturing, and discovery of oil in the Permian Basin helped further bolster the City throughout the 20th Century. Today, with five ports of entry, El Paso is now the 2nd largest international trade crossing in the U.S. and boasts the largest binational workforce in the western hemisphere. The City is home to 685,434 “El Pasos”. It is the County Seat of El Paso County (pop. 844,064) and the 22nd largest city in the U.S.

The El Paso Downtown Management District (DMD) brownfield target area represents the heart of the City. The DMD includes portions of three Census Tracts (17, 18, and 19) that stretch roughly from 1-10 to the north, Campbell Street to the east, and the US-Mexico border to the south. It’s an historic area that is home to numerous cultural institutions, shopping, entertainment, government facilities, and international border crossings into Ciudad Juarez. While the community has renovated several historic buildings into offices and hotels, significant urban sprawl and decades of disinvestment has resulted in dozens of vacant buildings and underutilized surface lots. Although the DMD has enjoyed a strong employment base, opportunities to attract modern residential development have been less successful. Over the past decade, the DMD and the City have accelerated efforts towards realizing their vision of the DMD as the central place where El Pasos come to “live, work, play, and connect”. The Southwest University Park baseball stadium was developed on the site of the former City Hall. Sun Metro has re-launched their historic streetcar system. With these and other public and private investments, the DMD is poised for a new era of rapid revitalization. Despite the growing excitement around reoccupying historic buildings and reclaiming empty lots, hazardous building materials and legacy subsurface soil impacts continue to make many brownfield redevelopment projects “pencil in the red”.

Today, nearly 4,000 economically distressed residents live within the DMD target area. Residents suffer from extreme rates of poverty (4-5X Texas/US averages) and low incomes (<1/3 Texas/US averages). 96.5% are minorities and <50% graduated from high school. While the project will primarily focus on the DMD, a close partnership with the City of El Paso will ensure other priority brownfields throughout downtown can also be assessed. The DMD will leverage $500,000 of EPA Brownfield Community-Wide Assessment (CWA) funding with proven strategies to engage El Pasos in a dynamic process that will include efforts to address complex socioeconomic and environmental justice issues.

1.a.ii. Description of the Priority Brownfields: Given the long history of development followed by a prolonged period of disinvestment, there are over 100 brownfields in the DMD target area. Most of the brownfields are underutilized older buildings with hazardous building materials (including asbestos and lead-based paint) that need to be addressed to support adaptive reuse. There are also undeveloped lots that were formerly used as gas stations, auto-related businesses, drycleaners and other businesses that resulted in legacy subsurface contamination that now impacts new construction or indoor air quality in existing structures. As part of the DMD’s FY2020 EPA Assessment Coalition Grant, an inventory of potential brownfields was completed throughout the DMD. An overview of the results is as follows:

- **Texas Commission on Environmental Quality (TCEQ) databases:** There were 37 underground storage tank (UST)/leaking UST (LUST) sites and 18 hazardous waste generators identified in the DMD.
- **EPA Facility Registration System (FRS) databases:** There were 108 listings in the DMD, including 24 related to Resource Conservation & Recovery Act (RCRA) and 16 air quality and emissions facilities.
- **Number of Potential Brownfields:** 112 Potential brownfields totaling 51 acres were identified in the DMD as being vacant or underutilized and as having documented or potential environmental concerns.

As part of the recent Brownfields Area-Wide Planning (AWP) Study, in August 2021 the DMD conducted windshield surveys of the 18-block focus area1 to verify existing conditions and identify additional sites:

- Of the 154 properties, 136 had structures, and 18 were undeveloped lots or surface parking areas.

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1 Includes the City blocks and individual properties between El Paso Street and Kansas Street from Paisano Drive to Mill Avenue.
• Of the 136 structures, 44 were vacant or substantially underutilized, and 24 had indications of blight. 103 (=75.7%) structures were constructed prior to 1980 and likely contain hazardous building materials. 
• 73 (=47.4%) Properties were identified as potential brownfields for having three or more characteristics (e.g. – underutilized; identified in env. database; land use of concern; blight; and/or pre-1980s building).

The following six priority brownfields were selected for their potential to catalyze revitalization in the DMD:

- **301 E. San Antonio Ave.:** Underutilized six-story building central to DMD and new hotel development.
  - Past Use/Env. Issues: Built in 1946. Current Fallas Discount on 1st Floor only. Identified in LUST database.
  - Funding Needs: Phase I/II ESA; soil vapor/air sampling; RBM Survey; Cleanup and Abatement Plan.
  - Reuse Potential: Adaptive reuse including ground floor retail; upper floors mix of housing and office.

- **217-225 S. Stanton St.:** Three contiguous vacant two-story former retail buildings in shopping district.
  - Funding Needs: Phase I/II ESA; indoor air sampling; RBM Survey; Cleanup and Abatement Plan.
  - Reuse Potential: Retail as retail or restaurants that could attract additional investment to corridor.

- **419 & 418-420 E. Overland Ave.:** Surface lots in prime locations along streetcar and Stanton corridor.
  - Past Use/Env. Issues: Multiple historic drycleaners and gas stations/automotive repair facilities.
  - Funding Needs: Phase I/II ESAs; Cleanup and Reuse Plans.
  - Reuse Potential: Ideal for multi-level housing/office infill development with ground level retail.

- **109 & 113 S. Mesa St.:** Recently cleared prime 0.71-acre site in the San Antonio Ave. corridor.
  - Past Use/Env. Issues: Historic uses include a drycleaner, auto sales, and commercial printing shop.
  - Funding Needs: Phase I/II ESAs; Cleanup Plans.
  - Reuse Potential: Ideal for multi-level housing/office infill development with ground level retail.

- **222 & 300 S. Oregon St.:** Surface lots with potential to catalyze revitalization of El Paso St. corridor.
  - Past Use/Env. Issues: Historic uses include a drycleaner and automotive repair business.
  - Funding Needs: Phase I/II ESAs; Cleanup/Ruse Plans.
  - Reuse Potential: Ideal for housing, artisan industries and/or live/workspaces.

- **301 E. Paisano Dr. & S. 306 Mesa St.:** Two adjacent properties, including a vacant building and a surface lot.
  - Past Use/Env. Issues: Historic uses include a drycleaner and two former gas stations.
  - Funding Needs: Phase I/II ESA; RBM Survey; CAP and/or Abatement Plan.
  - Reuse Potential: Identified as potential location for much needed multi-generational housing.

### 1.b. Revitalization of the Target Area:

**1.b.i. Reuse Strategy & Alignment with Revitalization Plans:** The El Paso Downtown 2015 Plan (“The Plan”) identified the DMD’s challenges, including: historic buildings in disrepair; vacancies in lower/upper floors; sub-standard housing; vacant lots; and long-term decline in business. The Plan also identified the DMD’s assets, including: rich history with a fabric of mid-20th Century buildings; strong lower-end retail base near border; up to 15,000 Mexicans visit daily for work and shopping; compact walkable area; and significant investment in civic amenities. The Plan established the primary revitalization goals: attracting a diversity of land uses; providing quality affordable housing; enhanced transit; and creating a vibrant and authentic sense of place. The Plan also introduced several key revitalization strategies, most notably:

- **Creating Catalyst Projects:** Attracting major private investments that bring significant residential and commercial energy to downtown to kick-start infill development and adaptive reuse of existing buildings.

- **Historic Preservation and Adaptive Reuse:** The wealth of historically and culturally significant buildings downtown provide a basis for adaptive conversion to address current housing and commercial needs.

- **Strategic Infill:** Underutilized lots and excess parking areas provide opportunities for infill development. Although progress has been made toward implementing these strategies, hazardous building materials and legacy subsurface impacts continue to make brownfield projects “pencil in the red”. Therefore, the focus of the Brownfields Area-Wide Planning (AWP) Study (“The AWP”’ 2021) was to specifically address the brownfield issues inhibiting redevelopment and to identify near-term investments that can generate momentum under current market conditions. The AWP’s revitalization strategy focuses on adaptive reuse of existing buildings for affordable housing and start-up businesses, and infill on surface parking lots for mixed-income housing, office space and ground floor retail/restaurant. The AWP identifies public investments in streetscapes, bicycle lanes, and street conversions to public open space to entice private investment, residents, and businesses to relocate to the DMD. El Paso Street, Stanton Street, and San Antonio Avenue will be designated “Main Streets” with a retail/restaurant and office environment focus.
1.b.ii. Outcomes and Benefits of Reuse Strategy:
As demonstrated in Sections 2.a.i/2.a.ii, the DMD meets the criteria of a disadvantaged community. As such, the project will directly spur economic development in a disadvantaged community. The DMD anticipates that a substantial portion of funding will be used to complete Phase I/II ESAs, Regulated Building Material (RBM) Surveys and Cleanup Abatement plans in support of adaptive reuse of at least three underutilized buildings and three mixed-use projects on undeveloped lots (see “six priority brownfields” in Section 1.a.ii). As noted in the table, a conservative estimate of the benefits associated with mixed-use development includes creation of up to 351 (non-construction) jobs, 200,000 SF of commercial and 300 housing units. The estimates assume the ground floor will be a 50:50 mix of retail and restaurants with an average of four upper floors with a 3:1 mix of multi-family housing to office space.

Non-Economic Benefits: (1) Energy Efficiency Projects: As the “Sun City”, El Paso understands the importance of renewable energy, especially photovoltaics and energy efficient windows. As a urban area in a desert environment, passive rainwater harvesting elements will also be integrated into reuse projects, as showcased in San Jacinto Plaza. (2) Adaptive Reuse: Reuse projects will preserve historic buildings and character which provide creative working/living environments unique to El Paso. (3) Greenspace/Recreation: The AWP identified new/enhanced open space areas in the DMD to entice new residents and businesses, including enhancements to Aztec Calendar Park, a cycle track on Stanton St., & 1st St. conversion to a “festival street” for events. Reuse and infill projects will promote walking & vitality.

1.c. Strategy for Leveraging Resources:
1.c.i. Resources Needed for Site Reuse: The DMD has an impressive track-record of collaborating with its business and development partners to draw upon multiple resources to support revitalization efforts. Since 2011, DMD managed grant programs, including the Commercial Façade Improvement Program, have led to >$307M in private investment. The DMD will draw upon its expertise to leverage EPA funding with other state and federal grants, funding strategies, and an impressive array of local redevelopment incentives to support public-private partnerships that can accomplish revitalization of the target area:

- **Special Designations:** The DMD is a Municipal Management District (MMD) and includes a Tax Increment Reinvestment Zone (TIRZ). TIRZ funding can be used for demolition and remediation costs. Funds can also support infrastructure and pedestrian improvements, services, murals and lighting. Also, part of the DMD is a federal opportunity zone, which offers incredible incentives for investors.

- **Assessment and Remediation Resources:** The DMD will seek assistance from the TCEQ and Railroad Commission of Texas (RRC) Brownfields Response Program (BRP), who can provide technical and financial assistance with supplemental assessment and cleanup activities. When feasible, the DMD is also familiar with pursuing insurance claims & identifying responsible parties to fund major cleanups.

- **Revitalization Resources:** Developers of brownfields in the DMD can take advantage of several incentives:
  1. **Historic Investment Tax Credits** – Tax and local valuation credits for historic preservation projects.
  2. **Property Assessed Clean Energy (PACE) Program** – Low-cost loans for resilient, energy efficient projects.
  3. **Multi-Family Tax Exemption Program** – Provides multi-year tax exemption for priority housing projects.
  4. **Transit Oriented Development (TOD)** – Property tax incentives for projects within designed TOD areas.
  5. **Downtown Incentive Programs** – City-led financing strategies to attract housing/commercial investment.

1.c.ii. Use of Existing Infrastructure: The DMD is located within a fully developed urban area and connected with existing roads and utilities. Additionally, a significant amount of funding will be used for building surveys and abatement plans to support adaptive reuse of existing buildings, a sustainable way to preserve the character of the DMD. Finally, the project will leverage the following improvements:

<table>
<thead>
<tr>
<th>Name</th>
<th>Description</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paseo de las Luces</td>
<td>$2.3M Lighting and pedestrian mall improvements on El Paso St.</td>
<td>Complete</td>
</tr>
<tr>
<td>Deck Plaza Over I-10</td>
<td>$900K received to plan landmark feature over existing freeway</td>
<td>Planning</td>
</tr>
<tr>
<td>San Jacinto Plaza</td>
<td>$5.3M renovation of the historic 1869 plaza.</td>
<td>Complete</td>
</tr>
</tbody>
</table>

2 Unit estimated based on average apartment/condo size of 1,000 square feet (SF).
3 Job estimates based on the USEIA’s 2021 employment estimates.
## 2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

### 2.a. Community Need:

#### 2.a.i. The Community’s Need:
Over 4,000 of the region’s most economically distressed residents live within the El Paso DMD target area. Residents are particularly disadvantaged, with extreme rates of poverty (4-5X Texas/US averages) and low incomes (<1/3 Texas/US averages). 96.5% of target area residents are minorities (primarily Hispanic/Latinx) and <50% graduated from high school. Nearly 60% of households are cost burdened (rent > 30% of income), and homeownership is an astonishingly low 4.9%.

### Data Type

<table>
<thead>
<tr>
<th>Data Type</th>
<th>DMD Target Area</th>
<th>City of El Paso</th>
<th>El Paso County</th>
<th>Texas</th>
<th>United States</th>
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<tbody>
<tr>
<td>Total Population</td>
<td>4,334</td>
<td>679,813</td>
<td>836,062</td>
<td>28.2M</td>
<td>325M</td>
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<td>Poverty Rate</td>
<td>64.3%</td>
<td>19.1%</td>
<td>20.2%</td>
<td>14.7%</td>
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<tr>
<td>Children Poverty</td>
<td>91.0%</td>
<td>27.1%</td>
<td>28.5%</td>
<td>20.9%</td>
<td>18.5%</td>
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<td>Senior Poverty</td>
<td>62.0%</td>
<td>17.6%</td>
<td>18.6%</td>
<td>10.6%</td>
<td>9.3%</td>
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<td>Median Household Income</td>
<td>$18,064</td>
<td>$47,568</td>
<td>$46,871</td>
<td>$61,874</td>
<td>$62,843</td>
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<tr>
<td>Per Capita Income</td>
<td>$10,085</td>
<td>$22,734</td>
<td>$21,683</td>
<td>$31,277</td>
<td>$34,103</td>
</tr>
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<td>Households with Social Security Income</td>
<td>22.2%</td>
<td>6.7%</td>
<td>6.6%</td>
<td>4.7%</td>
<td>5.3%</td>
</tr>
<tr>
<td>Households w Food Stamp/SNAP Benefits</td>
<td>51.1%</td>
<td>19.6%</td>
<td>20.9%</td>
<td>11.8%</td>
<td>11.7%</td>
</tr>
<tr>
<td>Minority Population</td>
<td>96.5%</td>
<td>87.2%</td>
<td>88.0%</td>
<td>58.0%</td>
<td>39.3%</td>
</tr>
<tr>
<td>%Hispanic or Latinx Population</td>
<td>90.9%</td>
<td>81.4%</td>
<td>82.6%</td>
<td>39.3%</td>
<td>18.0%</td>
</tr>
<tr>
<td>Cost Burdened Households</td>
<td>58.3%</td>
<td>49.2%</td>
<td>49.5%</td>
<td>47.7%</td>
<td>49.6%</td>
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<tr>
<td>Homeownership Rate</td>
<td>4.9%</td>
<td>58.9%</td>
<td>61.1%</td>
<td>62.0%</td>
<td>64.0%</td>
</tr>
<tr>
<td>High School Graduate or Higher</td>
<td>40.9%</td>
<td>80.3%</td>
<td>78.5%</td>
<td>83.7%</td>
<td>88.0%</td>
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<tr>
<td>Bachelor’s Degree or Higher</td>
<td>3.1%</td>
<td>25.1%</td>
<td>23.3%</td>
<td>29.9%</td>
<td>32.1%</td>
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</table>

*a2015-2019 American Community Survey, 5-yr data. b Census Tracts 17, 18 and 19. c2021 Estimate. Bold/shading indicates results that exceed or are less than Texas and U.S. averages (depending on the type); SNAP = Supplemental Nutrition Assistance Program.*

Generational poverty, welfare and health issues make it extremely difficult to attain higher education and better employment. Residents lack the resources necessary to address brownfields, and the DMD and its partners are unable to draw upon local sources of funding due to the following exacerbating conditions:

- The DMD’s primary source of revenue is a fixed-rate fee on property values. With depressed values and limited ability to increase its tax-base through expansion or annexation, the DMD is very motivated to leverage EPA funds for adaptive reuse and strategic infill projects that can increase its tax base.
- A “Financial State of the Cities” report published in 2021 (analyzing the 2019 annual financial reports for the 75 largest US cities) reported that El Paso’s financial position had worsened by 29% from the previous year, resulting in a $994.6M budget shortfall, or debt burden of $5,200 per taxpayer. Business Insider magazine ranked El Paso in 2019 as having the 3rd highest level of financial stress of 90 U.S. cities. Both studies predated the global pandemic which disproportionately impacted El Paso’s economy.
- As the 2nd largest international trade crossing and the largest binational workforce in the US, nobody has been hit harder than the El Paso DMD by 18-months of COVID-19-related travel/border crossing bans from Mexico. Tom Fullerton, an economist at the University of Texas at El Paso, estimates that local businesses lost $200M in retail sales in 2020, and those losses could potentially double in 2021.

### 2.a.ii. Threats to Sensitive Populations: (1) Health or Welfare:

The DMD includes some of the highest concentrations of sensitive populations in the country. As shown in the table on the right, EPA’s Environmental Justice Screening (EJSCREEN) Tool reports that the target area is above the 96th percentile for each of the categories of overall demographic index, people of color, low income, linguistically isolated, and less than high school (HS) education compared to the entire US. Welfare issues in the target area include poverty,

<table>
<thead>
<tr>
<th>Sensitive Population Categories</th>
<th>DMD’s Percentile in the U.S.</th>
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<tbody>
<tr>
<td>Demographic Index</td>
<td>99</td>
</tr>
<tr>
<td>People of Color</td>
<td>96</td>
</tr>
<tr>
<td>Low Income</td>
<td>99</td>
</tr>
<tr>
<td>Linguistically Isolated</td>
<td>99</td>
</tr>
<tr>
<td>&lt;HS Education</td>
<td>99</td>
</tr>
</tbody>
</table>

| # Generated using EPA Environmental Justice Screening (EJSCREEN) Tool on 10/18/21. |
unemployment, lack of quality affordable housing, poor education, and access to health insurance, social services, parks and recreational facilities. Brownfield redevelopment will provide much needed relief by attracting new businesses that will generate jobs and provide health insurance. The grant will also be used to transform empty spaces in historic buildings into quality affordable housing, as well as provide opportunities to support organizations that can deliver critical social services such as homeless shelters and workforce development programs. Finally, the DMD Brownfield Area-Wide Planning (AWP) Study includes plans for enhancing Aztec Calendar Park and improving pedestrian mobility and connectivity to neighboring areas within the City/County, which will improve access to parks and recreational facilities.

2.a.ii.(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions: The table below includes prevalence rates for 10 chronic disease and health measures for DMD residents, based on data from the Centers for Disease Control and Prevention (CDCP)\(^5\). Included in the table are the average prevalence rates for all 2,760 Census Tracts (CTs) in Texas & 27,210 CTs in 500 cities included in the study.

<table>
<thead>
<tr>
<th>Health Measure</th>
<th>Prevalence in Target Area</th>
<th>Average Prevalence in Texas</th>
<th>Percentile among CTs in 500 US Cities</th>
<th>Health Measure</th>
<th>Prevalence in Target Area</th>
<th>Average Prevalence in Texas</th>
<th>Percentile among CTs in 500 US Cities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lack of Health Insurance</td>
<td>56.5</td>
<td>25.1</td>
<td>99.97%</td>
<td>Kidney Disease</td>
<td>7.6</td>
<td>2.9</td>
<td>99.93%</td>
</tr>
<tr>
<td>High Blood Pressure</td>
<td>45.9</td>
<td>26.9</td>
<td>93.6%</td>
<td>No Leisure Time/Physical Activity</td>
<td>54.3</td>
<td>28.3</td>
<td>99.94%</td>
</tr>
<tr>
<td>Asthma</td>
<td>10.8</td>
<td>8.8</td>
<td>76.4%</td>
<td>Poor Mental Health</td>
<td>20.1</td>
<td>12.7</td>
<td>97.1%</td>
</tr>
<tr>
<td>Diagnosed Diabetes</td>
<td>29.5</td>
<td>11.5</td>
<td>99.95%</td>
<td>Obesity</td>
<td>46.2</td>
<td>33.6</td>
<td>95.3%</td>
</tr>
<tr>
<td>High Cholesterol</td>
<td>49.5</td>
<td>36.0</td>
<td>99.78%</td>
<td>Poor Physical Health</td>
<td>30.2</td>
<td>12.7</td>
<td>99.98%</td>
</tr>
</tbody>
</table>

The DMD scores significantly worse for all 10 health measures than the average prevalence rates for Texas. For six of the measures (lack of insurance, diabetes, high cholesterol, kidney disease, lack of leisure time/activity and poor mental health), prevalence rates are in the top 99% of all CTs in the US. Asthma: Prevalence rates for asthma in the DMD rank above the 76th percentile when compared to data for all CTs. The target area suffers from disproportionate air pollution and is most at risk for related health concerns. El Paso frequently fails to meet air quality standards deemed safe for ozone, carbon monoxide and particulate matter. In 2020 the American Lung Association ranked El Paso as the 13th worst in the U.S. for ozone (Most Polluted Cities | State of the Air | American Lung Association). Visibility is often poor, and sensitive populations, in particular children and senior citizens, suffer from respiratory problems. For example, 17% of El Paso children have asthma, which is 30% greater than average, and 51% suffer from allergies.\(^7\) Health Issues in the DMD are exacerbated by low incomes and lack of insurance, parks, tree canopy, air conditioning, solar power and public transit. Funding will be used to reduce and mitigate many of these factors. For example, the project will generate jobs, affordable housing, and increase pedestrian mobility, access to parks, trails and recreational facilities which will improve measures such as lack of insurance, physical activity, obesity and poor mental or and physical health.

2.a.ii.(3) Promoting Environmental Justice (EJ): A history of discriminatory practices and disinvestment within the DMD has resulted in significant environmental threats from multiple sources. As demonstrated in the “EJ Indicators” table, sensitive populations within the target area are above the 81st percentile for disproportionate exposure to multiple air quality, hazardous substance and water quality sources when compared to the entire U.S. Urban infill and assessment/cleanup activities in the DMD can help reduce health threats associated with:

- **Air Quality**: The DMD is significantly impacted with air pollution from emissions associated with multiple border crossings, freeways, rail facilities, recycling plants and industrial facilities. The target area ranks above the 80th percentile for potential exposure to all air pollution sources and is in the 94th percentile for traffic proximity/volume. As noted above, sensitive populations, in particular children and the elderly, suffer

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\(^5\) https://www.cdc.gov/500cities/

\(^6\) Notes for Table: A) Data accessed from the CDCP website on 1/19/2019. B) The target area CTs include CTs 17, 18, & 19. C) Average of values for all 2,760 Texas CTs included in the CDC study. D) Ranking of the average value for the target area CTs versus those for all 27,210 urban CTs in 500 US cities included in the study. A percentile value of 99.8% means that the average prevalence in the Target Area is higher (worse) than that in 99.8% of all US CTs evaluated.


\(^8\) Generated using EPA Environmental Justice Screening (ESSCREEN) Tool on 10/18/21.
from much higher incidences of asthma and other respiratory issues. Infill development will reduce sprawl, which will significantly reduce vehicle emissions. Additionally, promoting mixed-use development in vacant buildings in the DMD will provide both quality affordable housing and increased employment opportunities. This will increase the potential for residents to live closer to their jobs. Finally, facilitating transit-oriented development and increasing pedestrian mobility in downtown will lead to healthier and environmentally friendlier commuting options including buses, walking and biking.

- **Hazardous Substances**: Many residents in the target area live within older buildings that are in disrepair, which can result in exposures to hazardous materials such as asbestos and lead-based paint. A significant portion of funding will be utilized to complete building surveys and abatement plans necessary to renovate existing structures for use as quality affordable housing. Residents also live in close proximity to waste/recycling and industrial facilities, former gas stations, auto repairs and dry cleaners. Funding will be used to evaluate legacy soil contamination and indoor air quality and to develop remedial options that can mitigate exposure pathways such as the inhalation of harmful vapors.
- **Water Quality**: Toxic chemicals from industrial and agricultural sources find their way into the Rio Grande and other precious water resources in El Paso’s desert environment. Over 30 toxic chemicals have been identified, including arsenic, cadmium, chromium, copper, lead, nickel, selenium, zinc and mercury. Funding can used to identify and develop approaches to reduce runoff from potential sources.

### 2.b. Community Engagement:

#### 2.b.i. Project Involvement/2.b.ii Project Roles:

The DMD will work closely with its project partners to connect with stakeholders in the target community and facilitate a cohesive process that is inclusive of the greater interests of the area. For example, the City offers redevelopment incentives and will serve as an important connector with property owners and developers interested in the DMD. Developers share valuable information with the City about their challenges, which often include brownfield-related issues. This “insider look” will ensure the grant will advance feasible/high-impact projects in El Paso. Additionally, the DMD has identified several other partners who will bring important community voices to the table. In addition to their specific roles, each has committed to working on the Brownfield Advisory Committee (BAC). The BAC will assist with site selection, planning, community outreach and engagement activities.

<table>
<thead>
<tr>
<th>Partner Name (Type)</th>
<th>Contact; Email; Phone #</th>
<th>Organizational Information/Role in the Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>TCEQ (State Env. Agency)</td>
<td>Kent Waggoner; <a href="mailto:kent.waggoner@tceq.texas.gov">kent.waggoner@tceq.texas.gov</a>; 915-834-4949</td>
<td>State env. regulatory agency. Assist with inventory, site eligibility, Phase I/II ESAs and cleanup. Provide technical support and access to funding.</td>
</tr>
<tr>
<td>Rio Grande COG (Regional Government)</td>
<td>Annette Gutierrez; <a href="mailto:annetteg@ricog.org">annetteg@ricog.org</a>; 915-533-0998, ext. 114</td>
<td>Provide intergovernmental coordination for economic development, public policy, housing, emergency preparedness, and improvements.</td>
</tr>
<tr>
<td>El Paso Dept. of Health (Local Health Dept.)</td>
<td></td>
<td>Provide resources regarding local health issues and technical assistance regarding human health and risk assessments for specific sites.</td>
</tr>
<tr>
<td>El Paso Eco. Development (City Economic Development)</td>
<td>Mirella Craig; <a href="mailto:craigom@elpaseo.com">craigom@elpaseo.com</a>; 915-212-2167</td>
<td>Provide resources related to economic dev., planning, permitting and assist with enhancing services, housing, sustainability, and resiliency.</td>
</tr>
<tr>
<td>El Paso Parks &amp; Rec (City Parks)</td>
<td>Ben Frye; Director; <a href="mailto:FryeBE@elpaseo.com">FryeBE@elpaseo.com</a>; 915-212-1708</td>
<td>Promote opportunities for open space-related projects and recreational services. Promote partnerships amongst stakeholders.</td>
</tr>
<tr>
<td>El Paso County (County Economic Dev.)</td>
<td>Michael Hernandez; <a href="mailto:m.hernandez@elpaco.com">m.hernandez@elpaco.com</a>; 915-546-2177;</td>
<td>Promote ideas and opportunities with the City about their challenges.</td>
</tr>
<tr>
<td>SunMetro (Transit Authority)</td>
<td>Ellen Smyth; <a href="mailto:smythea@elpaso.com">smythea@elpaso.com</a>; 915-212.3301</td>
<td>Provides public transit service for the region. Advise on transit-oriented projects, transit services, &amp; improving mobility and access in the DMD.</td>
</tr>
<tr>
<td>Borderplex Alliance (Economic Development)</td>
<td>Marcus Delgado; <a href="mailto:mdelgado@borderplexalliance.org">mdelgado@borderplexalliance.org</a>; 915-873-1069.</td>
<td>Will connect residents to the project and advocate for the needs of the neighborhood. Provide guidance on preferences relating to site reuse.</td>
</tr>
<tr>
<td>Southside Neighborhood (Neighborhood Org.)</td>
<td></td>
<td>Provides support to the El Paso community. Support the needs of the neighborhood.</td>
</tr>
<tr>
<td>Segundo Barrio Club (Community Sports)</td>
<td>Simon Chandler; <a href="mailto:sachland@episdp.com">sachland@episdp.com</a>; 915-613-7756</td>
<td>Important sporting and social group in the DMD. Strong connection to area schools. Provide guidance on activities that will benefit residents.</td>
</tr>
<tr>
<td>Eco El Paso (Environmental Org.)</td>
<td>Fred Daibin; <a href="mailto:fdalbin@wrightdalbin.com">fdalbin@wrightdalbin.com</a>; 915-637-3778</td>
<td>Advocates for interests of sensitive populations including restoration, protecting greenspace, and addressing Environmental Justice (EJ) issues.</td>
</tr>
<tr>
<td>Frontera Land Alliance (Local Land Trust)</td>
<td>Janie Renaud Field; <a href="mailto:jrain@fronteraalliance.org">jrain@fronteraalliance.org</a>; 915-552-350 unexpected address.</td>
<td>Land trust with a mission to support mill that reduces sprawl and preserves resources. Will provide guidance on reuse of catalyst sites.</td>
</tr>
<tr>
<td>Sacred Heart Parish (Faith-based Org.)</td>
<td>C. Ferregut, Ph.D.; <a href="mailto:ferregut@utep.edu">ferregut@utep.edu</a>; 915-747-6921</td>
<td>Faith-based organization serving the DMD. Can provide a gathering place, outreach support &amp; represent interests of sensitive populations.</td>
</tr>
<tr>
<td>El Paso Electric (Local Utility)</td>
<td>Ray Adauto; <a href="mailto:ray@elpasoenergy.org">ray@elpasoenergy.org</a>; 915-778-5387</td>
<td>Provides advocacy and resources to advance home building. Will help promote grant and attract housing investments within the DMD.</td>
</tr>
<tr>
<td>University of Texas El Paso (UTEP, educational)</td>
<td>Carlos M. Ferregut, Ph.D.; <a href="mailto:ferregut@utep.edu">ferregut@utep.edu</a>; 915-747-6921</td>
<td>Major higher education institution located close to the DMD. Can provide technical resources and assist with educational opportunities.</td>
</tr>
</tbody>
</table>
2.b.iii. *Incorporating Community Input*: The DMD believes that effective engagement is imperative to the continued success of its brownfield program. During the first quarter, the DMD will develop a project-specific Community Involvement Plan (CIP). The CIP will utilize existing channels of communication, as well as innovative strategies to ensure meaningful input is infused into the project. The DMD will engage with participants from the current grant and add additional stakeholders to create additional momentum.

**Outreach Materials and Webpage**: During the first quarter, the DMD will update existing fact sheets, Phase I/II ESA process diagrams and site nomination forms. These documents will be available via the project-specific webpage (https://downtownelpaso.com/brownfields/). The webpage will be updated regularly and include opportunities to provide input regarding site selection and reuse planning activities.

**Meetings with Property/Business Owners and Developers**: The DMD regularly conducts meetings with property owners, businesses and developers to discuss and collaborate on redevelopment projects and will leverage these relationships to solicit input and participation from the development community.

**Social Media**: The DMD’s dedicated outreach division takes pride in ensuring that residents and business owners feel included in decision-making and are up to date on events. This includes operating the “Downtown El Paso” website. With a following of over 28,000 members on Facebook and 44,000 on Instagram, the DMD emphasizes social media to solicit input and engage with younger audiences.

**Postcards, Notices and Newsletters**: To ensure that Spanish and Korean-speaking residents/business owners receive updates and promote an inclusive environment, notices are posted in Spanish and Korean. Postcards are regularly sent to a robust mailing list, and a newsletter is sent to >10K subscribers.

**Innovative Strategies**: Tactical urbanism events, such as pop-up parks and temporary street closures in the DMD are tools that can capture full-time, busy parents and business owners. The DMD will also host virtual town halls so community members can provide input on site selection and catalyst reuse initiatives. This menu of community engagement methods will allow stakeholders to provide meaningful input that will influence each phase of work. Robust involvement by those most affected by brownfields will lead to strong community buy-in that will maximize the success of the brownfield revitalization program.

### 3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

#### 3.a. Description of Tasks (i. Implementation Activities; ii. Schedule; iii. Leads; and iv. Outputs):

The DMD is requesting $500,000 of Community-Wide Assessment (CWA) funding to assess and plan the cleanup/reuse of priority brownfields in the **target area**. The scope of work has been organized into **four** tasks.

<table>
<thead>
<tr>
<th>Task 1: Cooperative Agreement (CA) Management, Reporting &amp; Other Eligible Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Implementation: The DMD will manage all aspects of the project, including coordination with EPA, project partners and a Qualified Environmental Professional (“QEP” or “Consultant”). Reporting will include: 1) Quarterly Progress Reports (QPRs); 2) Property Profiles/ACRES Updates; 3) Annual Disadvantaged Business Enterprise (DBE) &amp; Federal Financial Reports (FFRs); and 4) A Final Performance Report documenting outputs, outcomes, and successes. Two DMD staff will attend up to three regional or national brownfield conferences over the three-year implementation period.</td>
</tr>
<tr>
<td>ii. Schedule: Management/Reporting will be ongoing throughout the three-year implementation period. Regional and/or national brownfield conferences are anticipated to occur in 2022-2024.</td>
</tr>
<tr>
<td>iii. Leads: The DMD will lead this task. Consultant will assist with reporting and other eligible activities.</td>
</tr>
<tr>
<td>iv. Outputs: 12 QPRs; three DBE/FFR Reports; ACRES Updates (ongoing); one Final Performance Report; up to three regional or national brownfield conferences will be attended by two DMD staff.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task 2: Community Engagement &amp; Site Selection</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Implementation: <strong>Community Engagement</strong>: The DMD has engaged with key stakeholders regarding priority sites and participating in outreach/engagement activities during the grant implementation process. Detailed community engagement plans are described in Section 2.b. and include: 1) A Community Involvement Plan (CIP); 2) fact sheets, project webpage and utilizing social media; 3) Eight Brownfield Advisory Committee (BAC) Meetings; and 5) Stakeholder Meetings.</td>
</tr>
<tr>
<td>Site Selection: A brownfield inventory has been completed for the <strong>DMD target area</strong>. As part of site selection, the DMD will engage with local developers, real estate brokers, non-profits, and other stakeholders for info on potential sites and conduct windshield surveys to verify existing conditions. The BAC will inform the prioritization process by establishing criteria and selecting sites that offer the greatest benefits. This task will also include preparation of property eligibility determinations (PEDs).</td>
</tr>
</tbody>
</table>
ii. Schedule: The CIP, updated fact sheets and webpage will be developed during the first quarter (1Q) of the project. A BAC kick-off meeting will be held during 1Q and convened quarterly for the first year, and semi-annually (or on an as needed basis) thereafter; other key stakeholder meetings will occur as needed. Partners will share project updates and information through their normal and frequent meetings and communication channels. Inventory updates, site selection and preparation of PED forms will occur on an ongoing/as needed basis over the three-year implementation period.

iii. Leads: The DMD will lead this task, with support from the BAC, consultant, and stakeholders.

iv. Outputs: CIP; fact sheets; press releases/articles; webpage/social media content; 8 BAC Meetings (including presentations, minutes, etc.); site ED forms; inventory deliverables (GIS; tables; figures).

**Task 3: Phase I/II Environmental Site Assessments (ESAs) & Regulated Building Materials (RBM) Surveys**

i. Implementation: Includes completion of up to nine Phase I ESAs (in accordance with AAI Final Rule/ASTM E1527-21 Standard) and six Phase II ESAs at priority sites within the target area. Some of the priority sites contain old buildings/structures, therefore, budget is included for up to six RBM Surveys. This task also includes preparation of: 1) access agreements; 2) an EPA-approved Quality Assurance Project Plan (QAPP) prior to assessments; 4) Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) prior to Phase II ESAs and/or RBM Surveys; and 5) National Historic Preservation Act (NHPA) §106 and Endangered Species Act §7(a)(2) consultations.

ii. Schedule: Year 1: QAPP, 4 Phase I ESAs, 3 Phase II ESAs, 2 RBM Surveys; Year 2: 4 Phase I ESAs, 2 Phase II ESAs, 3 RBM Surveys; Year 3: 1 Phase I ESA, 1 Phase II ESA, 1 RBM Survey.

iii. Lead: The QEP will lead this task under the direction of the DMD, who will also assist with access.

iv. Outputs: 1 Master QAPP; 8 Phase I ESAs; 6 Phase II ESAs; 6 RBM Surveys; SAPs, HASPs, etc.

**Task 4: Site-Specific Cleanup/Reuse Planning**

i. Implementation: The consultant will complete up to six Analysis of Brownfield Cleanup Alternatives (ABCAs), Cleanup Action Plans (CAPs)/Abatement Plans and/or site-specific Reuse Plans.

ii. Schedule: Year 1: 1 ABCA/CAP | Year 2: 3 ABCAs/CAPs; Year 3: 2 ABCAs/CAPs.

iii. Lead: The QEP will lead the technical elements of this task under direction of the DMD.


**3.b. Cost Estimates:** A summary of the budget for grant funded activities and the cost share are as follows.

<table>
<thead>
<tr>
<th>Line #</th>
<th>Budget Categories</th>
<th>Task 1 CA Management, Reporting</th>
<th>Task 2 Community Engagement &amp; Site Selection</th>
<th>Task 3 Phase I/II ESAs &amp; RBM Surveys</th>
<th>Task 4 Cleanup/Reuse Planning</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Personnel</td>
<td>$4,000</td>
<td>$4,000</td>
<td>$4,000</td>
<td>$4,000</td>
<td>$16,000</td>
</tr>
<tr>
<td>2</td>
<td>Fringe Benefits</td>
<td>$2,000</td>
<td>$2,000</td>
<td>$2,000</td>
<td>$2,000</td>
<td>$8,000</td>
</tr>
<tr>
<td>3</td>
<td>Travel</td>
<td>$9,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$9,000</td>
</tr>
<tr>
<td>4</td>
<td>Contractual</td>
<td>$27,000</td>
<td>$27,000</td>
<td>$353,000</td>
<td>$60,000</td>
<td>$467,000</td>
</tr>
<tr>
<td>5</td>
<td>Total Direct Costs</td>
<td>$42,000</td>
<td>$33,000</td>
<td>$359,000</td>
<td>$66,000</td>
<td>$500,000</td>
</tr>
<tr>
<td>6</td>
<td>Indirect</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>7</td>
<td>Total Budget</td>
<td>$42,000</td>
<td>$33,000</td>
<td>$359,000</td>
<td>$66,000</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

The following tables provide a summary of the estimated costs for project outputs by task and budget category.

**Task 1 – CA Management, Reporting & Other Eligible Activities: Total Budget = $42,000**

Includes DMD Personnel + Fringe Costs of $6,000 (100 hrs @ $60/hr²; $4,000 personnel/$2,000 fringe) to complete grant management and reporting activities. Travel Costs of $9,000 are budgeted for expenses for up to two DMD staff to each attend three conferences. Costs are estimated at $1,500/person/event ($500 airfare, $600 hotel, and $400 incidentals). Contractual Costs of $27,000 are budgeted (180 hrs at $150/hr²) for the consultant to assist with reporting, participate in meetings and other eligible activities.

**Task 2 – Community Engagement & Site Selection: Total Budget = $33,000**

Includes DMD Personnel + Fringe Costs of $6,000 (100 hrs @ $60/hr²; $4,000 personnel/$2,000 fringe) to coordinate/facilitate all BAC Meetings, community outreach and stakeholder engagement activities. Contractual Costs of $27,000 (180 hrs @ $150/hr²) to participate in engagement activities.

**Task 3 – Phase I/II ESAs & RBM Surveys: Total Budget = $359,000**

Includes DMD Personnel + Fringe Costs of $6,000 (100 hrs @ $60/hr²; $4,000 personnel/$2,000 fringe) for stakeholder coordination activities and to review and submit deliverables. Contractual Costs of
$353,000 include costs for the QEP to complete one Master QAPP ($8,000); nine Phase I ESAs ($5,000 each = $45,000); six Phase II ESAs ($40,000 each = $240,000); and six RBM surveys ($10,000 each = $60,000). Costs for HASPs, SAPs and/or related consultations are included in unit costs for other outputs.

<table>
<thead>
<tr>
<th>Task 4 – Site Specific Cleanup/Reuse Planning: Total Budget = $66,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Includes DMD Personnel + Fringe Costs of $6,000 (100 hrs @ $60/hr^2; $4,000 personnel/$2,000 fringe) for stakeholder coordination, planning activities and review and submit deliverables. Contractual Costs of $60,000 are est. to complete up to six ABCAs, CAPs/Abatement/Reuse Plans ($10,000 each = $60,000).</td>
</tr>
</tbody>
</table>

^1 DMD Personnel (avg. $40/hr) + Fringe (avg. $20/hour) = avg. $60/hr (total combined cost). ^2 Avg. consultant/QEP cost = $150/hr.

3.c. Measuring Environmental Results: The status and date of completion of outputs and short- and long-term outcomes will be tracked and reported to EPA via Quarterly Progress Reports (QPRs), ACRES and the Final Close-Out Report. QPRs will list goals accomplished and activities planned for the next quarter. Any significant deviations will be discussed with the EPA Project Officer to develop corrective actions. Between meetings and QPRs outputs will be tracked in a database including: (1) # of approved sites; (2) # of Phase I ESAs; (3) # of Phase II ESAs; (4) # of Analysis of Brownfield Cleanup Alternatives (ABCAs) and/or Cleanup Action Plans (CAPs); and (5) # of community/stakeholder meetings. Sites will be linked to assessors data to allow for efficient tracking and analysis of project outcomes using GIS. The following short-/long-term outcomes will also be tracked: (1) # of sites cleaned up; (2) # of property transfers; (3) # of sites/acres redeveloped; (4) $ of private investment/leveraged funding; (5) # of jobs created; and (6) increased property value/tax-based revenue. To ensure activities are completed within the three-year period, the DMD will further refine the schedule/milestones as part of developing the Cooperative Agreement (CA) Work Plan and continually evaluate progress. The DMD will update ACRES beyond the project end date to ensure outcomes are captured as priority brownfields are redeveloped.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a.i. Organizational Capacity/4.a.ii Organization Structure: The El Paso DMD is well qualified to lead a successful EPA Brownfield Community-Wide Assessment (CWA) Grant, having developed the organizational capacity, experience and momentum during implementation of its current FY2020 EPA Assessment Coalition Grant. Details regarding the outputs, outcomes and success stories for this grant are provided in Section 4.b. The DMD will employ a similar organizational structure and will ensure roles and responsibilities are clearly defined from the start. The Brownfield Project Manager (PM) Joe Gudenrath, and Assistant PM Terry Mais, will lead all grant activities, with support from Quality Assurance (QA) Manager Ricardo Bustamente, the DMD’s project partners and a Qualified Environmental Professional (QEP). The DMD will also receive support from the City of El Paso. For over a decade, the DMD and the City have worked cooperatively under an Interlocal Agreement (IA) to stimulate redevelopment activity in the DMD, and the EPA Grant will continue to serve as an extension of this partnership. A Brownfield Advisory Committee (BAC) has also been established. The BAC will continue to guide site selection, inform planning activities, and assist the DMD with outreach in the community.

4.a.iii – Description of Key Staff: The DMD’s key staff have extensive experience managing district projects:

- **Joe Gudenrath, Brownfield Project Manager (PM), DMD:** With 20+ years of management experience in municipal government and a focus on special districts, Joe will continue to serve as the Brownfield PM. As Executive Director of the DMD for the past 7 years, Joe has been responsible for carrying out the mission of the organization. This includes forming partnerships, managing finances and grant programs. These endeavors, from helping small businesses succeed, to building cross sector coalitions, have been successful because of Joe’s passion and commitment. As PM of the DMD’s FY2020 EPA Brownfield Assessment Coalition Grant, Joe oversaw all phases of the project, including meeting established metrics and completing the project ahead of schedule. Joe’s experience will ensure effective expenditure of funding while maintaining a consistent focus on the DMD’s revitalization goals.

- **Terry Mais, Assistant Brownfield PM, DMD:** Terry oversees financial and administrative functions at the DMD and has responsibility for financial coordination of the grant and banner programs. During her tenure, the DMD has consistently received clean reports by independent auditors. Terry gained experience on the DMD’s FY2020 grant performing the following functions: reviewing QEP invoices and other project expenses; tracking budgets; and completing draw downs. Terry will continue to work with Joe to ensure the grant is well managed and all financial and administrative requirements are met.
• **Ricardo Bustamente, DMD, Quality Assurance (QA) Manager**: Richard brings 20 years of municipal management experience to the team, and currently manages the DMD Sanitation, Urban Tree and Permitting Programs. In this capacity, he works with multiple city departments including Streets and Maintenance, Parks and Recreation, Code Compliance, and Environmental Services. He has served as the QA Manager for the DMD’s FY2020 grant, including participating in EPA calls, events and training, and overseeing QEP activities, work plans and deliverables. He will continue in this role for this project.

• **DMD Board of Directors**: The DMD Board is comprised of 21 members having ownership of property, businesses or their representatives within the DMD. The board has responsibility for management of the district, including the adoption of an annual budget and approval of all contractual obligations.

4.a.iv. **Acquiring Additional Resources**: The DMD has additional technical and support staff to assist with grant activities. The DMD also has proactive succession planning if staff changes are required. Succession plans will eliminate project delays and ensure staff who are reassigned to the project have appropriate qualifications and experience. The DMD routinely contracts with consultants and has established equal opportunity procurement procedures for ensuring a fair bidding process and complying with EPA’s six good faith efforts for involving disadvantaged business enterprises. For the DMD’s FY2020 EPA Brownfield Grant a qualifications-based process was used to contract a consultant team to assist with implementation. The DMD will leverage this experience for timely contractor procurement and anticipates beginning implementation immediately upon execution of the Cooperative Agreement (CA).

4.b. **Past Performance & Accomplishments: 4.b.i. Has Previously Received an EPA Brownfields Grant**: The DMD will draw upon its experience in implementing its current EPA Brownfield Assessment Grant:

• (1) FY2020 Assessment Coalition Grant | CA BF-01F87401-0 | $600,000 | Term: 10/01/20-09/30/23 (open). Details for this grant, including accomplishments & compliance with grant requirements to date, include:

4.b.i.(1) **Accomplishments**: The DMD is leading a Coalition which includes the City of El Paso and El Paso County as members. A summary of project accomplishments to date (in just one year!) are as follows.

**Outputs**: Quality Assurance Project Plan; Quality Management Plan; community engagement materials and a project-specific webpage; four Phase I ESA Reports; 12 Regulated Building Material (RBM) Surveys; Phase II ESA activities on eight parcels totaling 19.3 acres; an Analysis of Brownfield Cleanup Alternatives (ABCA); three Site Reuse Plans; a Brownfield Inventory for the Town of San Elizario/Mission Trail; and an Area-Wide Plan/Brownfield Inventory for the El Paso DMD target area (described in Sections 1.b.i & 1.a.ii).

**Outcomes**: Emerging success stories include: (1) Medical Research Facility – Medical Center of the Americas (MCA) are developing a $38M medical/academic research facility on 5.7 acres of brownfields formerly used as an office/warehouse and vehicle maintenance facility. A Phase II ESA was completed to support acquisition of the site by MCA in August of 2021. RBM Surveys of eight structures were subsequently completed, followed by development of an ABCA to support MCA in applying for a FY2022 EPA Brownfield Cleanup Grant; (2) Alameda Ave Properties – El Paso County acquired three contiguous brownfields through judicial proceedings in 2020. The properties include the historic Valley Theater, which was most recently occupied as an adult entertainment business, and two adjacent automotive sales/repair facilities. Grant funds have been used to complete Phase I/II ESAs and RBM Surveys, and to develop community supported reuse plans; (3) Vinton Village Community Park – Funding is being used to complete the characterization of 75,000 cubic yards of auto salvage/recycling waste (shredder fluff) scattered across an 11.9-acre site. Reuse plans include consolidating and capping the waste to support redevelopment as a community center, athletic facilities, trails and other recreational amenities; and (4) Mixed-Use Development in the El Paso DMD – A Phase I ESA and two RBM Surveys were completed to support the renovation of two buildings for mixed-use (commercial/residential) development purposes. Additional ACRES updates will be made as necessary to account for ongoing outputs and outcomes and success stories as cleanup and reuse activities continue to progress during and after grant funded activities.

4.b.i.(2) **Compliance with Grant Requirements**: The DMD has maintained compliance with the Cooperative Agreement (CA) Work Plan, schedule, and terms and conditions. All progress reports and deliverables were submitted on time and in compliance with EPA requirements. Property profiles in ACRES were updated within 30 days of completing assessment activities and are updated as needed to reflect current conditions. As of 10/01/21, $432,068.40 (or 72%) of funds had been drawn down (see Attachment C). Additionally, as of 12/01/21, approximately $510,000.00 (or 85%) of grant funds had been spent. All remaining funds have been earmarked for EPA-approved activities. The DMD anticipates that the project will be substantially complete by the end of March 2022 (with only close-out activities remaining), 1.5 years ahead of schedule!
ATTACHMENT A

Responses to Threshold Criteria
Threshold Criteria for Community-Wide Assessment Grants

1. APPLICANT ELIGIBILITY: The El Paso Downtown Management District, is a governmental entity created under Texas Government Code, Chapter 375 and is commonly known as a Municipal Management District. As such, they are eligible to receive federal funds. The organization was established by a petition of property owners in 1997 and imposes a special property tax assessment on properties within its boundaries.

Eligibility documentation for the El Paso DMD is provided as Attachment B and includes:

1) El Paso Downtown Management District, Administrative Rules, Policies and Procedures (Revised and approved November 1, 2018)
2) Governmental Code (Title 12 Subtitle A Chapter 375 Section .001) confirming the authority and eligibility of the El Paso DMD to receive federal grant funding

2. COMMUNITY INVOLVEMENT: The DMD will work closely with its project partners to connect with stakeholders in the target community and facilitate a cohesive process that is inclusive of the greater interests of the area. For example, the City offers redevelopment incentives and will serve as an important connector with property owners and developers interested in the DMD. Developers share valuable information with the City about their challenges, which often include brownfield-related issues. This “insider look” will ensure the grant will advance feasible/high-impact projects in El Paso. Additionally, the DMD has identified several other partners who will bring important community voices to the table. In addition to their specific roles, each has committed to serving on the Brownfield Advisory Committee (BAC). The BAC will assist with site selection, planning, community outreach and engagement activities. Confirmed project partners are provided in Section 2.b.i of the narrative and demonstrate the significant community support for this project.

3. NAMED CONTRACTORS AND SUBRECIPIENTS: Not applicable. (No contractors or subrecipients are named in the grant application.)

4. EXPENDITURE OF EXISTING GRANT FUNDS: The El Paso Downtown Management District has an open Fiscal Year 2020 Coalition Community-wide Assessment Grant. As of October 1, 2021, the El Paso Downtown Management District has drawn down 72% of grant funds. Draw down documentation is included as Attachment C.