

El Paso Downtown Management District (DMD) Final Performance Report

FY2020 EPA Brownfield Assessment Coalition Grant (BF-01F87401)



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Prepared for:

Emily Jimenez, Project Officer
EPA Region 6
1201 Elm Street, Suite 500, LCRRB
Dallas, TX 75270-2102
Email: jimenez.emily@epa.gov

Prepared by:

Joe Gudenrath, Executive Director
El Paso Downtown Management District
201 E Main Drive, Suite 107
El Paso, TX 79901-1374
Email: jgudenrath@elpasodmd.org





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1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

The El Paso Downtown Management District (DMD) was awarded a Fiscal Year (FY) 2020 United States (US) Environmental Protection Agency (EPA) Brownfield Assessment Coalition Grant of \$600,000.00 for the period October 1, 2020 through September 30, 2023. The Coalition was led by the El Paso DMD and included the City of El Paso and El Paso County as Coalition members. This Final Performance Report highlights the accomplishments of the FY2020 grant for the period of October 1, 2020 through September 30, 2022, at which point the grant funding was entirely expended and project close-out activities commenced.

1.2 SUMMARY

An overview of the significant grant accomplishments as of 09/30/22 are as follows:

- Reporting activities included preparing seven (7) Quarterly Progress Reports (QPRs), one annual Disadvantaged Business Enterprise (DBE) and one annual Federal Financial Report (FFR). A Final DBE Report and FFR are being prepared as part of grant close-out activities.
- Community engagement activities included establishing a project-specific webpage, fact sheets and other community outreach materials; and hosting a series of Coalition member, stakeholder, and brownfield redevelopment advisory committee (BRAC) meetings over the course of the project.
- Eight (8) sites were prioritized/approved. A summary of the accomplishments for each site is as follows:
 - Site #1 - 300-308 S. El Paso St, El Paso TX: A two-story building in the DMD. Presently retail. Reuse plans include renovating lower floor commercial and upper floor multi-family residential.
 - o Funding Needs: Phase I ESA and Regulated Building Materials (RBM) Survey.
 - Phase I ESA: The Phase I ESA Report was prepared. The report will be updated/finalized at a later date to coincide with the property owners financing needs.
 - RBM Survey: The Sampling and Analysis Plan (SAP) was approved by EPA on 03/19/21. Stantec subcontracted to Sun City Analytical Inc., a local Minority-owned Business Enterprise (MBE) to complete the work. The report was finalized on 06/04/21.
 - Site #2 - 475 E. Vinton Road, Vinton TX: Large site used to dispose of waste (known as “shredder fluff”) from the adjacent auto/metals salvage facility. Reuse plans include a community park.
 - o Funding Needs: Supplemental Phase II ESA.
 - Supplemental Phase II ESA: Stantec subcontracted the work to Wood. The SAP was approved by EPA on 10/14/21. Fieldwork activities were completed during November 2021 - March 2022. The Affected Property Assessment Report (APAR) was submitted to TCEQ for review on 05/31/22. Comments were received on 07/08/22 and the revised APAR was resubmitted to TCEQ on 09/06/22.
 - o Next Steps: Vinton is working with Stantec/Wood to complete a draft Analysis of Brownfield Cleanup Alternatives (ABCA) and an FY2023 EPA Brownfield Cleanup Grant application.
 - Site #'s 4, 5 & 6 - 6295, 6315 & 6345 Alameda Avenue, El Paso TX: Former auto body, car dealership and adult entertainment club acquired by El Paso County through judicial proceedings.
 - o Funding Needs: Phase I/II ESAs, RBM Surveys (6295 & 6345 Alameda only) and Reuse Plans.
 - Phase I ESAs: The Phase I ESA reports were finalized on 09/09/21.
 - RBM Surveys: Stantec subcontracted this work to Encon International, Inc. (Encon), a local MBE. The SAP was approved by EPA on 09/16/21. The fieldwork was performed in October 2021 and the RBM Survey Reports were completed on 11/11/21 and 11/12/21.



- Phase II ESAs: The SAP was approved by EPA on 09/09/21. The Phase II ESA Report was submitted for TCEQ review on 02/15/22 and subsequently finalized on 04/06/22.
- Reuse Planning: The Corbin-Sambrano Reuse Plan was finalized on 07/12/22.
- Site #'s 7A & 7B, 203 & 309 Chelsea Street, El Paso TX: Formerly a warehouse/distribution and vehicle maintenance facility. Medical Center of the Americas (MCA) acquired the property for reuse as a new medical office building.
 - o Funding Needs: Phase II ESA, RBM Surveys and ABCAs.
 - Phase II ESAs: The updated Phase II ESA Report was finalized on 07/15/21.
 - RBM Surveys: Stantec subcontracted to Encon to complete the RBM Surveys. The SAP was subsequently by EPA on 09/16/21. The fieldwork was performed in September-October 2021 and the RBM Survey Reports were completed between 09/28/21 – 10/28/21.
 - ABCAs: The draft ABCAs were completed and used to support an application by MCA for an FY2022 EPA Brownfield Cleanup Grant, which was submitted to EPA on 12/01/21.
 - o Cleanup Grant: MCA was notified of award of the \$500,000 FY2022 EPA Brownfield Cleanup Grant for these sites on 05/12/22. Implementation activities are now underway.
- Site #8, 621 S. Oregon Street, El Paso TX: A mixed-use building undergoing renovation activities.
 - o Funding Needs: Limited RBM Survey.
 - RBM Survey: Stantec subcontracted to Sun City Analytical to complete the work. The SAP was approved by EPA on 11/30/21. The report was finalized on 01/04/22.
- ACRES database entries were established for each site, which continue to be updated regularly.
- Area-wide planning (AWP) activities were completed for the DMD focus area, which included a brownfield inventory, existing conditions assessment, market study, stakeholder engagement activities and development of revitalization plans and strategies. The AWP Study was finalized on 03/01/22. The AWP Study was approved by the DMD Board on 03/24/22. Implementation activities are underway and will be supported by the DMD's FY2022 EPA Brownfield Community-Wide Assessment Grant.
- All grant activities were completed, and all grant funds were expended over a two year period ending 09/30/22, exactly one year ahead of the allotted three-year implementation period.
- The El Paso DMD applied for a \$500,000 FY2022 EPA Brownfield Community-Wide Assessment Grant on 12/01/21. The EPA announced intent to award the grant on 05/12/22 and grant implementation activities are anticipated to begin during 1Q23.

CA WORKPLAN GOALS/ACHIEVEMENTS

Outputs/Deliverables	Total # in CA Work Plan	Total # in Progress	Total # Completed	Total # Completed or In Progress
Brownfield Inventories	1	0	1	1
Property Eligibility Determination (PED) Requests	14	0	9*	9*
Master Quality Assurance Project Plan (QAPP)	1	0	1	1
Phase I ESAs	10	0	4	4
Phase II ESAs	8	0	5	5
Regulated Building Material (RBM) Surveys	6	0	12	12
ABCAs and/or Cleanup/Reuse Plans	5	0	5	5
Area-Wide Plans (AWPs)	1	0	1	1

**A ninth site was prioritized and approved by EPA for a Phase I ESA, however, work was cancelled by the property owner prior to substantial completion of the report.*



2.0 ASK 1: OVERSIGHT AND FUND MANAGEMENT

2.1 EPA CONFERENCES, MEETINGS, AND TRAINING

The El Paso DMD participated in the following key EPA-related events and activities:

- EPA Brownfields Grant Announcement Virtual Event on 05/07/20.
- EPA Award Documentation conference call on 06/25/20.
- EPA Region 6's Virtual Brownfields Conference on 08/25/20-08/27/20.
- EPA New Grantee Orientation conference call on 10/07/20.
- Monthly check-in calls with EPA Project Officers (POs) Denise Williams, Paul Johnson and Emily Jimenez.
- Quarterly All Assessment Grantee Calls with EPA Region 6.
- Joe Gudenrath participated in the 2021 Border Outreach Initiative Introductory Virtual Workshop on 8/5/2021.
- Joe Gudenrath, Terry Mais, and Richard Bustamante participated in portions of the EPA Region 6 Virtual Conference from 8/24/2021 to 8/27/2021.
- Two DMD staff (Joe Gudenrath and Richard Bustamante) completed EPA Quality Assurance Training during 1Q22.
- Two DMD staff (Joe Gudenrath and Richard Bustamante) attended the Brownfields 2022 Conference in Oklahoma City on August 16-19, 2022. Joe Gudenrath co-presented in a session entitled "What Do Successful Coalitions Have In Common & Is There A Future for Coalitions & Collaboration?".

2.2 CONTRACT PROCUREMENT

Consultant/Qualified Environmental Professional (QEP) contractor procurement was completed during the fall of 2019 in accordance with 2 CFR 200.317-326. A team led by Stantec Consulting Services Inc. (Stantec) was selected. A contract with Stantec was executed effective 07/09/20. The El Paso DMD and Stantec completed monthly check-in calls on the 1st Tuesday of each month.

2.3 QUALITY MANAGEMENT PLAN (QMP)

The El Paso DMD operated under a QMP, which was approved by EPA in August 2020. The QMP was amended to assign Richard Bustamante as the new Quality Assurance Manager (QAM) on 03/22/21. The El Paso DMD submitted the annual QMP update on 07/19/21, which was approved by EPA on 07/27/21.

2.4 QUALITY ASSURANCE PROJECT PLAN (QAPP)

The Master QAPP was approved and signed by EPA on 03/05/21. The QTRAK # was 21-188. Two DMD staff (Joe Gudenrath and Richard Bustamante) completed EPA Quality Assurance Training during 1Q22.



2.5 MINORITY-OWNED BUSINESS ENTERPRISE (MBE)/WOMEN-OWNED BUSINESS ENTERPRISE (WBE) REPORT

The DMD submitted the first (FY2021) annual M/WBE Report on 10/27/21. The DMD submitted the second/final MBE/WBE Report in October 2022. Nearly \$100K of M/WBE subcontractor activities were funded under the grant, including work performed by:

- Sun City Analytical Inc. (SCAI), a local certified MBE who completed two RBM Surveys.
- Encon International, Inc. (Encon), a local certified MBE who completed 10 RBM Surveys.
- Quantum Consultants (Quantum), a local certified MBE who supported community engagement, brownfield inventory and area-wide planning activities.

2.6 ACRES – SITE ASSESSMENT REPORTING

ACRES entries have been established for the following sites and updates are ongoing:

- Site #1 – 300-308 El Paso Street, El Paso TX.
 - ACRES ID: 245092.
- Site #2 – 475 E. Vinton Road, Vinton TX.
 - ACRES ID: 249049.
- Site #'s 4, 5 & 6 – 6295, 6315 & 6345 Alameda Street, El Paso TX.
 - ACRES ID: 249568.
 - ACRES ID: 249569.
 - ACRES ID: 249570.
- Site #'s 7A & 7B – 203 & 309 Chelsea Street, El Paso TX.
 - ACRES ID: 249933.
 - ACRES ID: 249963.
- Site # 8 – 621 S. Oregon Street, El Paso TX.
 - ACRES ID: 250612.

2.7 FEDERAL FINANCIAL REPORT (FFR)

The first (FY2021) annual FFR was submitted on 12/14/21. The final FFR will be submitted during 1Q23 as part of grant close-out activities.

3.0 TASK 2: COMMUNITY INVOLVEMENT

3.1 COMMUNITY OUTREACH

The El Paso DMD developed the following outreach materials (some of which are available in Spanish):

- PowerPoint Presentation entitled “Brownfield Assessment Grant” summarizing the logistics and goals of the EPA Brownfield Grant Program;
- Site Nomination Form;
- Site Access Agreement Template;
- Community Member Fact Sheet;

- Property Owner Fact Sheet;
- Phase I/II ESA Process Guide;
- Brownfield Redevelopment Program Timeline; and
- Brownfield Examples.

The El Paso DMD established a project-specific webpage: <https://downtownelpaso.com/brownfields/>. The El Paso DMD also prepared a stakeholder survey regarding priority sites and focus areas, redevelopment challenges and opportunities, and the goals of area-wide planning activities. The project webpage remains active and will continue to be updated during implementation of the FY2022 EPA Brownfield Community-Wide Assessment Grant.

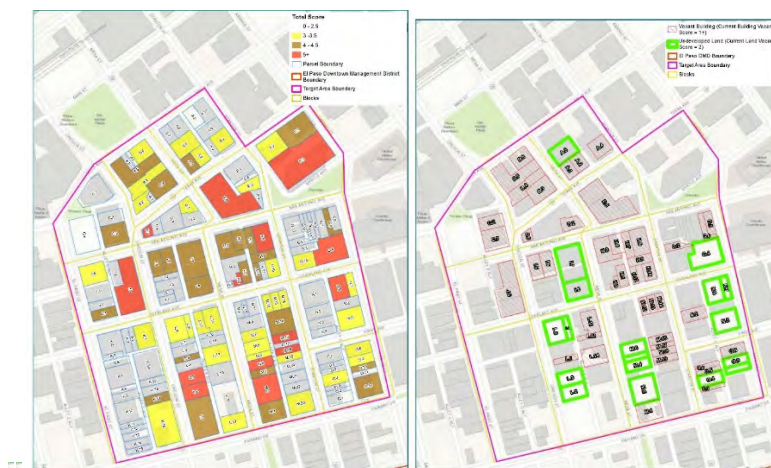
3.2 STAKEHOLDER ENGAGEMENT ACTIVITIES AND EVENTS

Key stakeholder engagement activities conducted over the course of the project included:

- Hosting a series of Coalition member check-in calls;
- Numerous calls with various stakeholders regarding the priority sites;
- Presentations to the DMD and Rio Grande Council of Governments boards about the grant;
- Preparing a stakeholder survey regarding priority sites and focus areas, redevelopment challenges and opportunities, and the goals of area-wide planning activities;
- Sending letters to 300 property owners in the El Paso DMD focus area in late April 2021;
- Two Town Halls for the Area-Wide Planning (AWP) Study were held on 05/28/21;
- Establishing and engaging with a Brownfield Redevelopment Advisory Committee (BRAC) to inform the Central Downtown El Paso Area-Wide Planning & Revitalization Strategies Study;
- Town Halls to discuss Revitalization Strategies for the Area-Wide Planning (AWP) Study were held on August 26-29, 2021; and
- Establishing and engaging with a Steering Committee to inform the Corbin-Sambrano Site Reuse Plan for the Alameda Avenue sites.

4.0 TASK 3: BROWNFIELD INVENTORY

In support of Area-Wide Planning (AWP) activities, Stantec completed a comprehensive brownfield inventory within the El Paso DMD focus area (see images below). The inventory was completed and the results were included as part of the AWP Study.



5.0 TASK 4: PHASE I/II ENVIRONMENTAL SITE ASSESSMENTS & CLEANUP/REUSE PLANNING

5.1 PRIORITIZED/APPROVED SITE STATUS

5.1.1 Site #1 – 300-308 El Paso Street, El Paso TX

A two-story building in the El Paso DMD (see images below). Formerly an historic hotel. Included ground floor commercial with vacant upper floor. Reuse plans included renovating the ground floor commercial space and creating upper floor multi-family residential units. Other key details included:

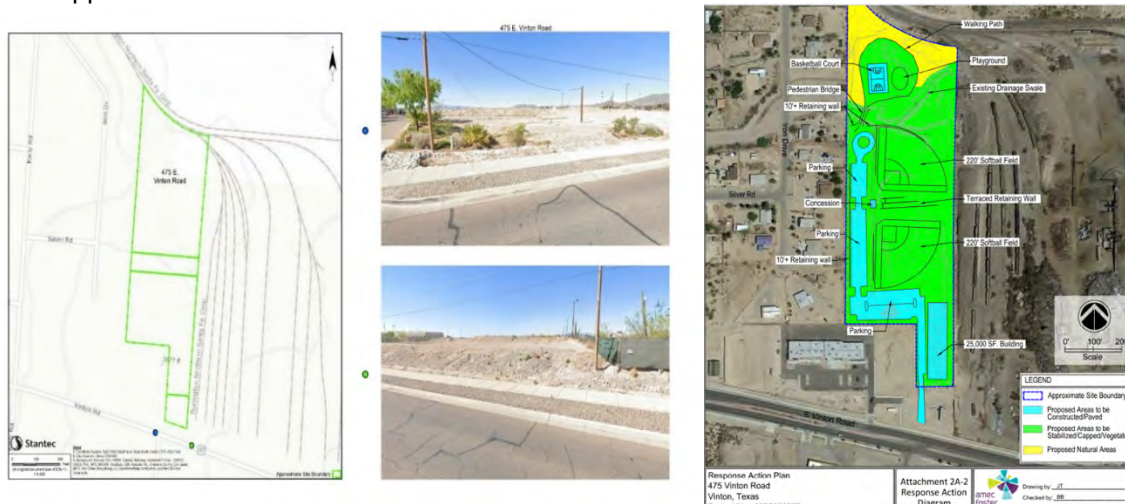
- **Funding Needs:** Phase I ESA and Regulated Building Material (RBM) Survey.
- **Prioritization Status:** The site was nominated for use of funding by the property owner on 11/08/20. The site was subsequently prioritized for use of funding.
- **Property Eligibility Determination (PED) Status:** The PED form was submitted to TCEQ for approval on 11/12/20. The site was approved by TCEQ on 11/18/20. The PED was submitted to EPA for approval on 11/18/20. The PED was approved by EPA on 11/19/20.
- **Access Agreement:** Executed.
- **Project Status:**
 - **Phase I ESA:** The Phase I ESA Report was prepared. The report will be updated/finalized at a later date to coincide with the property owners financing needs.
 - **RBM Survey:** The Sampling and Analysis Plan (SAP) was approved by EPA on 03/19/21. The QTRAK number is 21-202. Stantec subcontracted to Sun City Analytical, Inc. (SCAI), a local Minority-Owned Business Enterprise (MBE) firm, to complete the RBM Survey. Fieldwork was completed on 04/27/21, and the report was provided to the property owner on 06/04/21.
- **Next Steps:** Update/Finalize Phase I ESA Report at a later date.



5.1.2 Site #2 – 475 E. Vinton Road, Vinton TX

Underutilized 11.6-acre property used to dispose of waste (“shredder fluff”) from the adjacent auto/metals recycling facility (see images below). Reuse plans include a community park. Other key details included:

- **Funding Needs:** Supplemental Phase II ESA activities.
- **Prioritization Status:** The site was nominated by Vinton Village on 11/16/20. The site was subsequently prioritized for use of funding.
- **PED Status:** The PED was approved by EPA on 02/24/21.
- **Access Agreement:** Executed with Vinton Village.
- **Project Status:**
 - **Supplemental Phase II ESA:** Stantec subcontracted to Wood, Vinton’s long-term consultant, to complete the supplemental Phase II ESA activities. The SAP was submitted to TCEQ on 04/29/21. TCEQ provided comments/approved the SAP on 06/23/21. The SAP was submitted to EPA for review on 08/25/21 and was approved by EPA on 10/14/21 (QTRAK # 22-016). Fieldwork activities were completed during November 2021 - March 2022. The Affected Property Assessment Report (APAR) was submitted to TCEQ for review on 05/31/22. Comments were received on 07/08/22 and the revised APAR was resubmitted to TCEQ on 09/06/22.
- **Next Steps:** Grant funded activities have been completed. Stantec/Wood are continuing to support Vinton with supplemental assessment/cleanup/reuse activities, including completing a draft Analysis of Brownfield Cleanup Alternatives (ABCA) and an FY2023 EPA Brownfield Cleanup Grant application.



5.1.3 Site #'s 4, 5 & 6 – 6295, 6315 & 6345 Alameda Avenue, El Paso TX

Former auto body, car dealership and adult entertainment club acquired by El Paso County through judicial proceedings (see images below). Other key details included:

- **Funding Needs:** Phase I/II ESAs, RBM Surveys (6295 & 6345 Alameda only) and Reuse Plans.
- **Prioritization Status:** The sites were nominated and prioritized on 03/03/21.
- **PED Status:** The sites were approved by TCEQ on 03/17/21. The sites were approved by EPA on 04/22/21 for Phase I ESAs and RBM Surveys. The sites were approved by EPA on 08/12/21 for Phase II ESAs and Site-Specific Reuse Plans.
- **Access Agreement:** Executed with El Paso County.

- **Project Status:**
 - **Phase I ESAs:** The reports were finalized on 09/09/21.
 - **RBM Surveys:** Stantec subcontracted with Encon International Inc. (Encon), a local MBE firm, to complete the RBM Surveys. The SAP was submitted on 09/01/21 and was subsequently approved by EPA on 09/16/21. The fieldwork was performed in October 2021 and the RBM Survey Reports were finalized on 11/11/21 and 11/12/21.
 - **Phase II ESAs:** The SAP was submitted on 08/25/21 and was subsequently approved by EPA on 09/09/21. The Phase II ESA Report was submitted to TCEQ staff in El Paso for review on 02/15/22. Stantec had a call with TCEQ staff in El Paso on 03/29/22 to discuss their feedback. The revised Phase II ESA Report was finalized on 04/06/22. Stantec facilitated a call with the TCEQ Brownfields Program and El Paso County on 05/10/22 to discuss a plan/strategy for supplemental assessment activities. The TCEQ may provide support to El Paso County to complete an Affected Property Assessment Report (APAR) or equivalent report to support a potential request for no further action.
 - **Reuse Planning:** The Corbin-Sambrano Reuse Plan was finalized on 07/12/22. Additional details are provided in **Section 8**.
- **Next Steps:** Assist El Paso County with supplemental assessment activities to pursue a “No Further Action” determination from the TCEQ Brownfields Program.

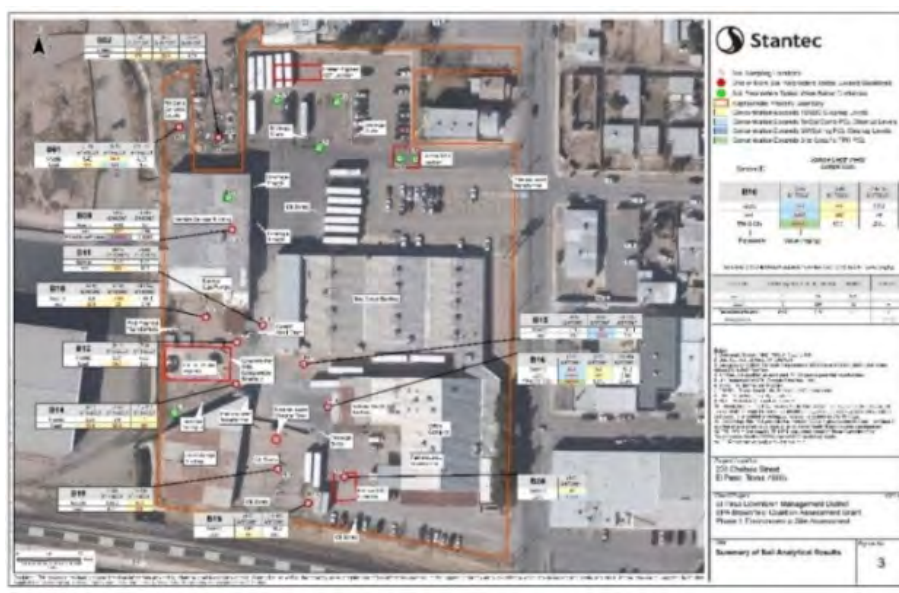


Corbin Sambrano Reuse Planning
Concept Alternative - A.1.
DRAFT - FOR PLANNING PURPOSES ONLY
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5.1.4 Site #'s 7A & 7B – 203 & 309 Chelsea Street, El Paso TX

Formerly a warehouse/distribution and vehicle maintenance facility. MCA wanted to acquire the site for redevelopment as a multi-story mixed-use/medical office building (see image below). Other key details included:

- **Funding Needs:** Phase II ESAs, RBM Surveys and ABCAs.
- **Prioritization Status:** The sites were nominated by MCA on 04/14/21 and prioritized.
- **PED Status:** The sites were approved by TCEQ on 04/26/21 and by EPA on 04/27/21 for Phase II ESAs and RBM Surveys. The sites were subsequently approved by EPA for ABCAs.
- **Project Status:**
 - **Phase II ESAs:** The SAP was approved by EPA on 05/26/21. Fieldwork was completed during 06/19-06/23/21. The updated Phase II ESA Report was finalized on 07/15/21.
 - **RBM Surveys:** Stantec subcontracted to Encon to complete the RBM Surveys. The SAP was submitted on 09/01/21 and was approved by EPA on 09/16/21. The fieldwork was performed in October 2021 and eight RBM Survey Reports were finalized between 09/28/21 and 10/28/21.
 - **ABCAs:** A public meeting was held on 11/16/21 to receive comments about the draft ABCA. The draft ABCA (dated 11/30/21) was then submitted as part of the FY2022 EPA Cleanup Grant application.
- **Next Steps:** Grant funded activities are complete. MCA applied for a \$500,000 FY2022 EPA Brownfield Cleanup Grant on 12/01/21. MCA was notified of award of the grant by EPA on 05/12/22. MCA also sought support from the TCEQ Brownfields Program for assistance with supplemental assessment activities, which were ongoing as of 4Q22.

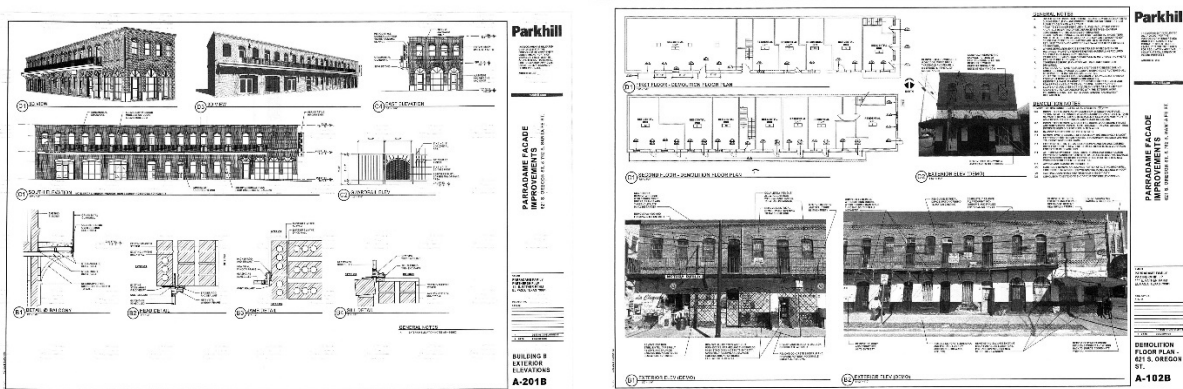


5.1.5 Site # 8 – 621 South Oregon Street, El Paso TX

A mixed-use residential, retail and office building undergoing renovation activities (see images below). Other key details include:

- **Funding Needs:** Limited RBM Survey.
- **Prioritization Status:** The site was nominated on 09/14/21 and subsequently prioritized.

- **PED Status:** The PED was submitted on 10/04/21 and subsequently approved by EPA on 10/14/21.
- **Project Status:**
 - **RBM Survey:** Stantec subcontracted to SCAI to complete the work. The SAP was submitted on 11/09/21 and was approved by EPA on 11/30/21 (QTRAK # 22-056). The fieldwork was completed on 12/02/21. The RBM Survey Report was finalized on 01/04/22.
- **Next Steps:** Task complete. Support property/business owner with renovation activities.



5.2 AREA-WIDE PLANNING (AWP)

The work plan was approved by EPA in March 2021. The focus area is depicted below. Activities included:

- **Brownfield inventory:** An inventory of brownfields was completed.
- **Existing conditions assessment:** An existing conditions assessment was completed.
- **Stakeholder engagement:** Robust stakeholder engagement activities were completed.
- **Market study:** A market study was completed to inform revitalization plans/strategies.
- **Revitalization plans & strategies:** Information gained from the above activities was utilized to develop redevelopment plans and strategies.
- **AWP Study:** The Central Downtown El Paso Area-Wide Planning & Revitalization Strategies Study was finalized on 03/01/22. The AWP Study was approved by the DMD Board on 03/24/22.

Implementation activities are underway and will be supported by the DMD's FY2022 EPA Brownfield Community-Wide Assessment Grant. Additional details are provided in **Section 8**.



6.0 BUDGET STATUS

6.1 EXPENDITURES

The tables in this section summarize the budget status by expenditure category (i.e., travel, contractual, etc.) and by project task. The amounts provided reflect all expenses invoiced for this grant prior to the fourth quarter of 2022 (4Q22; prior to 07/01/22) and the amount invoiced during 4Q22 (07/01/22 – 09/30/22). As noted in the tables, all funding was expended by the end of 4Q22. Expenditures for each approved site are included in the table provided in **Attachment A**.

Cumulative Expenses Incurred by Expenditure Category

Expenditure Category	Approved Budget	Amount Invoiced this Quarter	Amount Previously Invoiced	Cumulative Amount Invoiced	Remaining Budget	% of Budget Used
Personnel	\$11,566.00	\$2,687.68	\$7,134.97	\$9,822.65	\$1,743.35	84.9%
Fringe	\$3,341.00	\$776.18	\$2,060.44	\$2,836.62	\$504.38	84.9%
Travel	\$2,811.00	\$1,526.37	\$860.94	\$2,387.31	\$423.69	84.9%
Contractual	\$582,282.00	\$5,883.93	\$579,069.49	\$584,953.42	(\$2,671.42)	100.5%
Totals	\$600,000.00	\$10,874.16	\$589,125.84	\$600,000.00	\$0.00	100.0%

Cumulative Expenses Incurred by Project Task

Task	Approved Budget	Amount Invoiced this Quarter	Previous Amount Invoiced	Cumulative Amount Invoiced	Remaining Budget	% of Budget Used
1) Project Mgmt., Reporting & Other Eligible Activities	\$41,489.00	\$3,258.3	\$37,594.63	\$40,852.93	\$636.07	98.5%
2) Community Engagement	\$39,079.00	\$1,731.93	\$36,266.60	\$37,998.53	\$1,080.47	97.2%
3) Site Inventory	\$24,900.00	\$0.00	\$24,880.55	\$24,880.55	\$19.45	99.9%
4) Phase I/II ESAs, Cleanup/ Reuse Plans & AWP	\$494,532.00	\$5,883.93	\$490,384.06	\$496,267.99	(\$1,735.99)	100.4%
TOTAL	\$600,000.00	\$10,874.16	\$589,125.84	\$600,000.00	\$0.00	100.0%

7.0 ADDITIONAL INFORMATION

7.1 CHANGES OR OTHER UPDATES

On 02/14/22, the DMD requested a Cooperative Agreement budget amendment to adjust the budget as follows:

- **Personnel** – Decrease budget by \$13,216.00 (from \$24,782.00 to \$11,566.00).
- **Fringe Benefits** – Decrease budget by \$3,816.00 (from \$7,157.00 to \$3,341.00).
- **Travel** – Decrease budget by \$7,189.00 (from \$10,000.00 to \$2,811.00).
- **Contractual** – Increase budget by \$24,221.00 (from \$558,061.00 to \$582,282.00).

- **Task 1 – CA Management, Reporting & Other Eligible Activities:**
 - Increase budget by \$391.00 (from \$41,098.00 to \$41,489.00).
- **Task 2 – Community Engagement:**
 - Increase budget by \$4,981.00 (from \$34,098.00 to \$39,079.00).
- **Task 3 – Site Inventory, Prioritization & Selection:**
 - Decrease budget by \$9,198.00 (from \$34,098.00 to \$24,900.00).
- **Task 4 - Phase I & II ESAs & Site Cleanup/Reuse Planning:**
 - Increase budget by \$3,826.00 (from \$490,706.00 to \$494,532.00).

The budget amendment request was subsequently approved by EPA on 03/09/22. The budget tables in Section 6.1 reflect the revised budgets for Tasks 1-4.

The El Paso DMD applied for a \$500,000 EPA Brownfield Community-Wide Assessment Grant as part of the FY2022 grant competition. Additionally, MCA leveraged the assessment and cleanup planning work completed under this grant to apply for a \$500,000 EPA Brownfield Cleanup Grant for the Chelsea Street sites as part of the FY2022 grant competition. Notice of award for both grants was made on 05/12/22. Finally, Vinton Village is currently working with Stantec and Wood to prepare an FY2023 EPA Brownfield Cleanup Grant application for Site #2.

8.0 EMERGING SUCCESS STORIES

The El Paso DMD's FY2020 EPA Brownfield Assessment Coalition Grant was effectively utilized to support projects prioritized by each of the Coalition members. The project was completed in just under two years, and as such success stories are still emerging as additional funding is secured and subsequent assessment, cleanup and redevelopment activities are being completed. A summary of four of the primary investments and emerging success stories are as follows:

(1.) Revitalization in the Downtown Management District (\$210,000 of Grant Funding)

Central Downtown El Paso Area-Wide Planning & Revitalization Strategies Study

Stantec and their local partners Quantum Consultants engaged community stakeholders in a robust area-wide planning process to define redevelopment concepts and establish revitalization strategies for an 18-block focus area in the heart of downtown El Paso. The area has experienced decades of economic decline, and the DMD wanted to identify strategies to adaptively reuse empty buildings for new housing, employment, and commercial services. The DMD also wanted to identify underutilized “redevelopment opportunity” sites that could support new urban-scaled developments. The planning team hosted community engagement events, ranging from stakeholder interviews to virtual/in-person workshops. The resulting planning recommendations focused on enhancing the public realm, refining zoning standards, creating a property database,

identifying interim uses/activities, and defining a developer/business recruitment plan. The project included a detailed brownfield/property inventory, an existing conditions assessment, a market study, and development of conceptual reuse plans and strategies, all of which are featured in the Central Downtown El Paso Area-Wide Planning & Revitalization Strategies Study dated 03/01/22. <https://bloximages.newyork1.vip.townnews.com/elpasoinc.com/content/tncms/assets/v3/editorial/c/c9/cc95b16a-c366-11ec-9c67-7f150f4286d8/62649c23166e6.pdf.pdf>.

Implementation activities are underway and will be supported by the DMD's FY2022 grant.



Activities/Expenditures:

- Brownfield Inventory – \$18,000.
- Community Outreach/Engagement – \$22,000.
- AWP Study - \$135,000.
- **Total Grant Expenditures = \$175,000**

Supporting Renovation Plans for Two Historic Buildings in the DMD

Private property owners nominated two historic buildings in the DMD for assessment activities to support plans to improve ground floor commercial spaces and renovating upper floor areas to support multi-family residential use. The DMD is looking forward to leveraging its FY2022 EPA Brownfield Grant to support more of these types of projects throughout downtown El Paso.

Activities/Expenditures:

- 300-308 El Paso St. – Phase I ESA and RBM Survey - \$27,000.
- 621 Oregon St. – RBM Survey - \$8,000.
- **Total Grant Expenditures = \$35,000.**

(2.) Redevelopment of El Paso County's Alameda Ave Properties (\$110,000 of Grant Funding; \$16,000 of Other Funding)

El Paso County and community stakeholders explored site redevelopment options for the 1.93-acre "Corbin-Sambrano" properties located along Alameda Avenue within the Sambrano neighborhood in El Paso. Historically, the three properties were used as an autobody shop, a vehicle dealership, and a cinema/an adult entertainment venue with a history of crime and human exploitation. El Paso County acquired the properties through judicial proceedings and the properties have since remained vacant. Grant funds were utilized to complete Phase I/II ESAs and RBM Surveys. Stantec then engaged El Paso County and neighborhood stakeholders in a six-month planning process to explore reuse opportunities for the properties. By May 2022, the community reached consensus and identified a plan to redevelop the property into a public Wellness Center with enrichment programs, services for crime victims, and outdoor recreation/gathering spaces as outlined in the Corbin-Sambrano Site Reuse Plan. The TCEQ Brownfields Program also pledged assistance with supplemental assessment activities to support the County in their pursuit of securing a no further action determination for these properties.



Activities/Expenditures:

- Three Phase I ESAs - \$23,000
- Three Phase II ESAs - \$79,000
- Two RBM Surveys – \$12,000
- Three Site Reuse Plans - \$8,000
- **Total Grant Expenditures = \$110,000.**
- **Other Expenditures = \$16,000** (unbilled costs associated with preparing the Corbin-Sambrano Site Reuse Plan)

(3.) Redevelopment of MCA's Chelsea Street Properties (\$136,500 of Grant Funding)

The City of El Paso notified the Medical Center of the Americas (MCA) of the potential to utilize grant funding to support the acquisition of 5.72 acres of properties located in the San Juan Neighborhood east/northeast of downtown El Paso. The properties were formerly occupied by a warehouse, offices, vehicle maintenance, and fueling areas; and a two-story mixed-use building. Reuse plans include a new \$38M medical services/academic research building, which will complement an adjoining medical facility previously developed by MCA (see image below). The plans represent ongoing efforts to bolster the economic health of the region by transitioning to higher wage industries, while also addressing the health and welfare needs of the community.

Grant funding was used to conduct Phase II ESAs and RBM Surveys for each of the structures. Contaminants in soils include arsenic, lead, oil, diesel, and tetrachloroethylene. Asbestos-containing materials (ACMs), lead-based paint (LBP), and other regulated building materials (RBMs) were identified within the buildings and will need to be abated in conjunction with demolition activities. A draft Analysis of Brownfield Cleanup Alternatives (ABCAs) was prepared to support MCA's application to secure a \$500,000 EPA Brownfield Cleanup Grant as part of FY2022 grant competition. Additionally, the TCEQ Brownfield Program provided MCA with assistance to conduct supplemental assessment activities.



Major Activities/Expenditures:

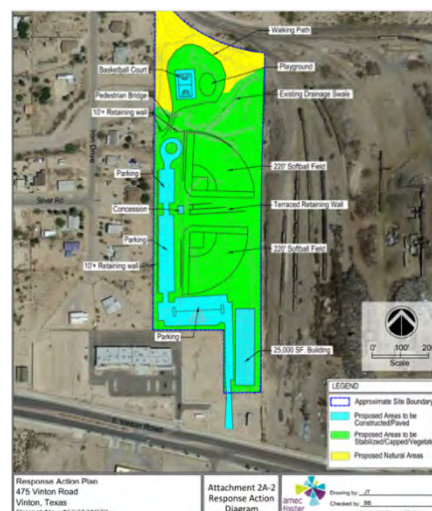
- Two Phase II ESAs - \$96,000
- Eight RBM Surveys – \$28,000
- Two ABCAs - \$12,500
- **Total Grant Expenditures = \$136,500.**

(4.) Redevelopment of the Vinton Village Recycling Waste Site (\$60,000 of Grant Funding; \$20,000 of other funding)

After unsuccessfully applying for EPA Brownfield Site-Specific Assessment Grant funding in 2019 and 2020, Vinton Village utilized the El Paso DMD's FY2020 grant to complete supplemental assessment activities requested by the TCEQ Voluntary Cleanup Program (VCP) to further characterize 70,000 cubic yards of materials from automotive recycling (referred to as "shredder fluff") deposited across the site. Assessment activities were completed between November 2021 and March 2022 and a revised Affected Property Assessment Report (APAR) was submitted to the TCEQ. Vinton Village is currently preparing a draft ABCA to support an application for an EPA Brownfield Cleanup Grant as part of the FY2023 grant competition. Reuse plans include a new community center with a large park, athletic fields and other public amenities.

Activities/Expenditures:

- Supplemental Phase II ESA/Affected Property Assessment Report (APAR) - \$60,000.
- **Total Grant Expenditures = \$60,000.**
- **Other Expenditures = \$20,000 (unbilled costs associated with the supplemental Phase II ESA/APAR)**



The El Paso DMD completed the FY2020 exactly one year ahead of the three year implementation period, and is excited to continue the momentum generated by this grant during the implementation of its FY2022 grant. The El Paso DMD will continue to track accomplishments and outcomes for each of the priority sites as cleanup and reuse activities continue to advance.

9.0 ATTACHMENTS

This report includes the following attachments:

Attachment A – Summary of Site Details/Milestones/Outputs/Expenditures

**ATTACHMENT A –
SUMMARY OF SITE
DETAILS/MILESTONES/OUTPUTS/EXPENDITURES**

Site #	Site Details							PED Approvals		ACRES ID	Requested Assessment Activities	Phase I ESAs			Phase II ESAs				RBM Surveys					Cleanup/Reuse Plans					Total Grant Expenditures	Total Other Expenditures							
	Nominated By	Site Name	Address	Parcel #	Size (acres)	Site Description	Proposed Reuse	TCEQ	EPA			Requested (Yes/No)	Report Date	Grant Expenditures	Requested (Yes/No)	SAP Date	Fieldwork	Report Date	Grant Expenditures	Other Expenditures	Requested (Yes/No)	Subcontractor	SAP Date	Fieldwork	Report Date	Grant Expenditures	Requested Activity	Details			Report Date	Grant Expenditures	Other Expenditures				
N.A.	Johnny Escalante	Former Firestone Service Center	1031 Texas Ave., El Paso TX 79901	149189	0.41	Two-story ~9,429 SF building constructed in 1929; presently vacant.	Renovate for office/commercial space	10/30/20	11/16/20	N.A.	Phase I ESA	Yes	Cancelled prior to completion	\$ 2,500.00	No	N.A.	N.A.	N.A.	\$ -	\$ -	No	N.A.	N.A.	N.A.	N.A.	\$ -	None	N.A.	N.A.	\$ -	\$ -	\$ 2,500.00	\$ -				
1	Harold Ettinger	300-308 S. El Paso St	300-308 S. El Paso St	176768	0.33	Two-story ~24,564 SF building was constructed in 1901 and portions are utilized for retail	Renovate retail space and add multi-unit res on upper level	11/18/20	11/19/20	245092	Phase I ESA and RBM Survey	Yes	07/11/21	\$ 10,000.00	No	N.A.	N.A.	N.A.	\$ -	\$ -	Yes	Sun City Analytical Inc.	03/19/21	04/27/21	06/04/21	\$ 17,000.00	None	N.A.	N.A.	\$ -	\$ -	\$ 27,000.00	\$ -				
2a	Vinton Village	Community Park	8091 Border Steel	317337	5.66	Vacant; recycling waste storage	Redevelop as a new Community Center/Park Amenity	N.A.	02/24/21	249049	Supplemental Phase II ESA	No	N.A.	\$ -	Yes	10/14/21	Nov. 2021 - March 2022	09/06/22	\$ 60,000.00	\$ 20,000.00	No	N.A.	N.A.	N.A.	N.A.	\$ -	None	N.A.	N.A.	\$ -	\$ -	\$ 60,000.00	\$ 20,000.00				
2b	Vinton Village		n/a	335030	0.89	Vacant; recycling waste storage																															
2c	Vinton Village		n/a	398959	4.72	Vacant; recycling waste storage																															
2d	Vinton Village		501 Vinton	186492	0.365	Vacant; recycling waste storage																															
4	El Paso County	6295 Alameda Ave	6295 Alameda Ave	300007	0.39	Two structures built in 1970: one 3,192 SF and the second 4,230 SF; former auto	Redevelop as 20,000-SF Wellness Center, outdoor amphitheater, events space, playground, and garden.	03/17/21	04/22/21	249568	Phase I/II ESAs and RBM Survey	Yes	09/09/21	\$ 7,666.67	Yes	09/09/21	09/14/21 - 09/17/21	04/06/22	\$ 79,000.00	\$ -	Yes	Encon International, Inc.	09/16/21	10/21/21	11/11/21	\$ 6,000.00	Reuse Plan	Corbin-Sambrano Site Reuse Plan	07/12/22	\$ 8,000.00	\$ 16,000.00	\$ 110,000.00	\$ 16,000.00				
5	El Paso County	6315 Alameda Ave	6315 Alameda Ave	405986	0.4	Vacant 1,800 SF structure built in 1975; former auto		03/17/21	04/22/21	249569	Phase I/II ESAs	Yes	09/09/21	\$ 7,666.67	Yes	09/09/21	09/14/21 - 09/17/21	04/06/22			No	N.A.	N.A.	N.A.	N.A.	\$ -	Reuse Plan										
6	El Paso County	6345 Alameda Ave	6345 Alameda Ave	118177	0.88	11,258 SF structure built in 1948; former night club		03/17/21	04/22/21	249570	Phase I/II ESAs and RBM Survey	Yes	09/09/21	\$ 7,666.67	Yes	09/09/21	09/14/21 - 09/17/21	04/06/22			Yes	Encon International, Inc.	09/16/21	10/19/21 - 10/21/21	11/12/21	\$ 6,000.00	Reuse Plan										
7a	MCA Foundation	203 Chelsea St.	203 Chelsea St.	300318	5.61	Vacant former office, warehouse and vehicle maintenance.	Redevelop as a \$38M medical services/academic research building	04/26/21	04/27/21	249933	Phase II ESA and RBM Surveys	No	N.A.	\$ -	Yes	05/26/21	06/19/21 - 06/23/21	07/15/21	\$ 96,000.00	\$ -	Yes	Encon International, Inc.	09/16/21	Sept - Oct 2021	09/28/21, 09/30/21, 10/22/21, 10/25/21, 10/28/21	\$ 28,000.00	Draft ABCA	Included in FY2022 Cleanup Grant application	11/30/21	\$ 12,500.00	\$ -	\$ 136,500.00	\$ -				
7b	MCA Foundation	309 Chelsea St.	309 Chelsea St.	247354	0.11	Vacant former restaurant and apartments		249963	Phase II ESA and RBM Surveys	No	N.A.	Yes	Encon International, Inc.								10/26/21	Draft ABCA															
8	Michael Parra	621 S. Oregon St.	622 S. Oregon St.	603388	0.07	Two-story, 6,000 SF, comm and res building constructed in 1890s	Support renovations	N.A.	10/14/21	250612	RBM Survey	No	No	\$ -	No	N.A.	N.A.	N.A.	\$ -	\$ -	Yes	Sun City Analytical Inc.	11/30/21	12/02/21	01/04/22	\$ 8,000.00	None	N.A.	N.A.	\$ -	\$ -	\$ 8,000.00	\$ -				
TOTAL					19.835						TOTAL	\$35,500.00						TOTAL	\$235,000.00	\$20,000.00						TOTAL	\$65,000.00						TOTAL	\$20,500.00	\$16,000.00	\$ 344,000.00	\$ 36,000.00