

Brownfields Cooperative Agreement Quarterly Performance Report

CA Name: El Paso Downtown Management District

CA Number: 4B02F16601

CA Type: Assessment

State: TX

POP Start date: 08/01/2022 **POP End date:** 09/30/2026

Properties Associated:

- Former Popular Dry Good Co.
- Rio Foods

Reporting Period: 07/01/2025 - 09/30/2025

Submitted By: Lindsey Christopherson **Date Submitted:** 10/31/2025

Approved By: **Date Approved:**

Project Progress

Approved Tasks	Task Status	Summary of Task Progress this Quarter
Task 1: Project Agreement Management, Reporting	In Progress	August 5-8: Joe Gudenrath & Ricardo Bustamante attended the National Brownfield Conference in Chicago, IL. August 11: notified by EPA Project Officer of QMP extension to 10/6/2025.
Task 2: Community Engagement	In Progress	August 13: BRAC Meeting August 15: Meeting with Prospective Project - 527 W. Franklin Ave September 4: Presentation to local Commercial Realtors Group September 5: Meeting with Prospective Project - 215 N. Mesa Street
Task 3: Site-Specific Deliverables	In Progress	August 11: SSQAPP approved by EPA for the Former Popular Dry Good Co. site. August 29: Phase I ESA Report completed at Rio Foods site. August 29: AAI Checklist completed for Rio Foods site. September 2: Phase I ESA report submitted to EPA. September 8: Phase I ESA report submitted to property owner. September 4: Site Nomination and Access Agreement sent to the contact for 211 S. Kansas. September 11-12: Phase II sampling & LBP survey completed at the Former Popular Dry Good Co. site.

Budget Summary

Total Budget Table

Expense Category	Initial Approved Budget	Current Approved Budget	Costs Incurred this Quarter	Costs Incurred to Date	Total Remaining	Notes
PERSONNEL	\$19,412.00	\$23,937.00	\$4,044.47	\$12,419.13	\$11,517.87	
FRINGEBEN	\$5,495.00	\$7,405.00	\$1,568.46	\$4,057.68	\$3,347.32	
TRAVEL	\$8,932.00	\$8,932.00	\$3,093.86	\$4,655.79	\$4,276.21	
SUPPLIES	\$0.00	\$2,100.00	\$332.41	\$572.37	\$1,527.63	

CONTRACT	\$465,161.00	\$456,626.00	\$31,162.74	\$91,721.29	\$364,904.71	
OTHER	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	
CA TOTAL:	\$500,000.00	\$500,000.00	\$40,201.94	\$113,426.26	\$386,573.74	

Breakdown of Administrative Costs (OPTIONAL)

Expense Category	Admin Costs Incurred this Quarter	Admin Costs Incurred to Date	Notes
Admin TOTAL:	\$0.00	\$0.00	
Percent of CA TOTAL:	0.00% 0%	0.00% 0%	

Property Specific Information

DATA ELEMENT	PROPERTY #1	PROPERTY #2
Property Name	Former Popular Dry Good Co.	Rio Foods
ACRES Property ID	263306	266607
Site Eligibility Submission Date(s)	12/09/2024	05/29/2025
Site Eligibility Concurrence Date(s)	12/12/2024	06/06/2025
PHASE I		
Phase I Start Date	01/13/2025	
Phase I Completion Date	02/07/2025	
Phase I Funding Expended	\$17,220.30	\$0.00
AAI Checklist Completion Date(s)	03/17/2025	08/29/2025
QUALITY ASSURANCE & ANALYSIS		
QEP Services Procured		
Site-Specific QAPP Approval Date(s)	09/11/2025	
SAP Approval Date(s)		
QAPP Addenda Approval Date(s)		
Other		
PHASE II		
Phase II Start Date		
Phase II Completion Date		
Phase II Funding Expended	\$0.00	\$0.00
SUPPLEMENTAL		
Supplemental Start Date		
Supplemental Completion Date		
Supplemental Funding Expended	\$0.00	\$0.00

CLEANUP PLANNING		
Cleanup Planning Start Date		
Cleanup Planning Completion Date		
Cleanup Planning Funding Expended	\$0.00	\$0.00
SITE REUSE PLANNING		
Site Reuse Planning Start Date		
Site Reuse Planning Completion Date		
Site Reuse Planning Funding Expended	\$0.00	\$0.00
TOTALS		
Total EPA Funding Expended	\$0.00	\$0.00
Total Assessment Leveraged Funding	\$0.00	\$0.00
Total Cleanup Leveraged Funding	\$0.00	\$0.00
Total Redevelopment Leveraged Funding	\$0.00	\$0.00

Subaward Monitoring

Overall CA Progress

Summary of Output/Outcomes and Accomplishments

Timeline	Properties Assessed	Dollars Leveraged	Jobs Leveraged	Properties Ready for Anticipated Use (RAU)
Approved this Quarter	1	\$0.00	0	0
Approved to Date	1	\$0.00	0	0

Sufficient Progress

2 PEDs submitted to TCEQ/EPA; 2 PEDs approved by TCEQ/EPA; 2 Phase I site visits completed; 2 Phase I ESA report completed; 2 AAI Checklist completed; 1 Site-Specific SAP approved by EPA; 1 Phase II sampling event completed. QAPP is up to date. QMP has been submitted and extension approved.

Corrective Action Information

N/A

Changes to Project Schedule and Milestones

N/A

Challenges and Delays

N/A

Quarterly Summary

All work completed during this quarter under the CA is laid out in the Project Progress section.

Attachments