

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: 10/01/2025 - 12/31/2025

Submitted By: Lindsey Christopherson **Date Submitted:** 02/09/2026

Approved By: **Date Approved:**

Project Progress

Approved Tasks	Task Status	Summary of Task Progress this Quarter
Task 1: Project Agreement Management, Reporting	In Progress	Meetings were held with the DMD and Stantec: 10/9/2025; 11/4/2025; and 12/5/2025. Meetings with DMD and EPA: 10/20/2025 and 11/20/2025
Task 2: Community Engagement	In Progress	BRAC meeting held 10/8/2025. Presentation to DMD board 10/30/2025. Presentation to East Rotary Club 12/9/2025.
Task 3: Site-Specific Deliverables	In Progress	Former Popular Dry Good Co.: Phase II ESA Report completed 12/9/2025, Phase II ESA Report sent to EPA 12/11/2025, Phase II ESA Report sent to property owner 12/11/2025, RBM Survey Report completed 12/9/2025, RBM Survey Report submitted to EPA 12/9/2025, RBM Survey Report sent to property owner 12/10/2025. Rio Foods: Phase II ESA PED sent to TCEQ for approval 12/11/2025, Phase II ESA PED approved by TCEQ 12/19/2025, Phase II ESA PED submitted to EPA 12/22/2025.

Budget Summary

Total Budget Table

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

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

Breakdown of Administrative Costs (OPTIONAL)

Expense Category	Admin Costs Incurred this Quarter	Admin Correction for Past QR(s)	Admin Costs Incurred to Date	Notes
Admin TOTAL:	\$0.00	\$0.00	\$0.00	
Percent of CA TOTAL:	0%	0%	0.00%	

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	06/27/2025
Phase I Completion Date	02/07/2025	08/28/2025
Phase I Funding Expended	\$17,220.30	\$13,307.74
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	09/11/2025	
Phase II Completion Date	12/09/2025	
Phase II Funding Expended	\$31,997.48	\$0.00
SUPPLEMENTAL		
Supplemental Start Date	09/11/2025	
Supplemental Completion Date	12/09/2025	

Supplemental Funding Expended	\$9,768.13	\$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	0	\$0.00	0	0
Approved to Date	1	\$0.00	0	0

Sufficient Progress

3 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 will be submitted for EPA review and approval in FY2026. 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 this quarter can be found in the project progress section.

Attachments