



1. Applicant Identification

City of Fort Worth  
200 Texas Street  
Fort Worth, Texas 76102

2. Funding Requested

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested: \$500,000

3. Location a) City of Fort Worth b) Tarrant County c) Texas

4. Target Area and Priority Site Information

The target area for the Community-wide Assessment Grant will be the Eastside, located south of Interstate 30 and east of Interstate 35, encompassing approximately 26.53 square miles.

The target area includes the following Census Tracts:

484391013.01, 484391013.02, 484391014.01, 484391014.02, 484391014.03, 484391015.00, 484391017.00, 484391035.00, 484391036.01, 484391036.02, 484391037.01, 484391037.02, 484391038.00, 484391045.05, 484391046.01, 484391046.04, 484391062.01, 484391062.02, 484391063.00, 484391065.02, 484391231.00, and 484391235.00.

The two priority sites for the grant are as follows:

- Abandoned Butler Place: 1201 Luella St, Fort Worth, TX 76102
- Abandoned R. Vickery School: 1905 East Vickery Avenue, Fort Worth, TX 76104

5. Contacts

a) Project Director

Dan Miracle, Brownfields Program Coordinator  
817-392-5146  
[Daniel.Miracle@fortworthtexas.gov](mailto:Daniel.Miracle@fortworthtexas.gov)  
200 Texas Street, Fort Worth, Texas 76102

b) Chief Executive/Highest Ranking Elected Official

Mattie Parker, Mayor  
817-392-6118  
[Mattie.Parker@fortworthtexas.gov](mailto:Mattie.Parker@fortworthtexas.gov)  
200 Texas Street, Fort Worth, Texas 76102

6. Population: City of Fort Worth, TX – 908,469  
(US Census: American Community Survey 2017–2021)



7. Other Factors

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
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).	NA
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
At least 30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area.	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	NA

8. Letter from the State or Tribal Environmental Authority

See attached.

9. Releasing Copies of Applications

Not Applicable.

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Kelly Keel, *Interim Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

October 10, 2023

Mr. Daniel Miracle  
City of Fort Worth  
1000 Throckmorton Street  
Fort Worth, Texas 76102

Re: City of Fort Worth Proposal for a U.S. Environmental Protection Agency FY24 Brownfields  
Community-Wide Assessment Grant

Dear Mr. Miracle:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of Fort Worth's proposal for the U.S. Environmental Protection Agency FY24 Brownfields Community-Wide Assessment Grant. TCEQ believes the work completed under the grant will significantly impact the enhancement of this community and supports the grant proposal. You may contact me at 512-239-2252 or [Kristian.livingston@tceq.texas.gov](mailto:Kristian.livingston@tceq.texas.gov) if you have any questions or if you would like additional information.

Sincerely,

*Kristy Livingston*

Kristy Mauricio Livingston  
Team Leader  
Remediation Division

KML/dl

CHRISTI CRADDICK, CHAIRMAN  
WAYNE CHRISTIAN, COMMISSIONER  
JIM WRIGHT, COMMISSIONER



DANNY SORRELLS  
DEPUTY EXECUTIVE DIRECTOR  
DIRECTOR, OIL AND GAS DIVISION  
CLAY WOODUL  
ASSISTANT DIRECTOR, FIELD OPERATIONS

# RAILROAD COMMISSION OF TEXAS

## OIL AND GAS DIVISION

October 12, 2023

Mr. Daniel Miracle  
City of Fort Worth  
1000 Throckmorton Street  
Fort Worth, Texas 76102

RE: City of Fort Worth Proposals for a U.S. Environmental Protection Agency FY24  
Brownfields Community-Wide Assessment Grant

Dear Mr. Miracle:

The Railroad Commission of Texas (RRC) is pleased to offer this letter of support for the City of Fort Worth's proposals for the U.S. Environmental Protection Agency FY24 Brownfields Community-Wide Assessment Grant. The RRC believes the work completed under the grants will significantly benefit the city by enhancing the local economy, increasing the tax base, and protecting human health and the environment.

Should properties with recognized environmental conditions under the RRC's jurisdiction be identified, the RRC looks forward to working with the City of Fort Worth to ensure that assessment activities meet the state requirements. Should you have any questions regarding the content of this letter, please contact me at (512) 595-2750 or by email at [leslie.bruce@rrc.texas.gov](mailto:leslie.bruce@rrc.texas.gov).

Sincerely,

A handwritten signature in black ink that reads "Leslie Bruce Etzel".

Leslie Bruce Etzel  
VCP/Brownfields Program Coordinator  
Site Remediation Section

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **a. Target Area and Brownfields** i. Overview of Brownfields Challenges and Description of

Target Area: The City of Fort Worth, incorporated in 1873, is on the western side of the greater Dallas-Fort Worth Metroplex and is considered by many as where the West begins. Currently Fort Worth is the third-fastest growing city in the nation and the fastest growing city in Texas for cities with populations over 50,000.<sup>1</sup> With a population of approximately 908,469, Fort Worth represents the 5<sup>th</sup> largest city in Texas and the 13<sup>th</sup> largest in the US.<sup>2</sup> The growth has attracted large corporations such as American Airlines, Amazon, and BNSF Rail to Fort Worth because of its superior workforce and access to modern transportation alternatives. These businesses are a stark contrast to the first half of the 20<sup>th</sup> century when Fort Worth, known as “Cowtown,” had strong connections to livestock and food production, evident by the Fort Worth Stockyards, which processed over 5 million head of livestock during its peak in World War II.<sup>3</sup>

With the decline of the Stockyards, the closing of the meatpacking plants in the 1960s and 1970s, and the introduction of booming suburbs and new interstate highways, many residents opted for the suburbs. This resulted in a neighborhood decline in the 70s and 80s, including in the **Eastside** target area, leading to abandoned buildings, neighborhoods in disrepair, and high crime rates. The **geographic boundary** for this grant is the **city limits**, with a **target-area focus on Eastside**, encompassing 22 census tracts (CT) with **20 CTs being Justice40 Disadvantaged Communities** (*see Narrative Information Sheet for a list of the 22 CTs*) totaling approximately 26 square miles.

**Eastside**, located immediately southeast of downtown, contains a large concentration of historic buildings and older neighborhoods, with three neighborhoods designated as historically significant. Eastside is home to a large sensitive population living with a number of economic hardships, such as **higher unemployment, low income, high cost of housing burden, and high crime rates**, that are further exacerbated by blighted/abandoned sites. A typical Eastside community is the historic Stop Six neighborhood, founded in 1896 by Amanda Davis, an African American pioneer. The Northern Texas Traction Company ran an electric-powered, interurban streetcar through the community from 1902 to 1934, and the neighborhood was the **sixth stop** on the 90-minute trip from the Tarrant County Courthouse to Dallas. The neighborhood grew into a predominantly African American and Hispanic collection of communities that experienced neglect as suburban flight emptied the area of its wealth. This is just one example of the several once-thriving Eastside neighborhoods that now are neglected. In fact, in the City’s revised Strategic Plan in 2022, Eastside was named the **Number 1 area in the City with the greatest need for targeted economic development**. The City believes that through a collaborative planning effort with community organizations, EPA’s grant funding assistance will allow for additional inventory, refined prioritization, assessment, and cleanup planning to assist with numerous ongoing redevelopment efforts for the target area’s blighted and abandoned brownfields.

ii. Description of the Priority Brownfields Site(s): The economic withdrawal of residents and businesses in the 70s and 80s created numerous abandoned and blighted target-area properties. The City conducted a visual survey of Eastside in 2020 and identified **60** potential brownfields sites that include abandoned commercial and industrial properties, gas stations, and dry cleaners. The City anticipates identifying additional sites during the site inventory task of the Assessment Grant. The City’s two priority sites are **Butler Place** and **the R. Vickery School**.

**Butler Place**, an abandoned 42-acre, 400-unit residential property with an elementary school, was originally constructed in 1940 and served as low-income housing for families earning less

<sup>1</sup> <https://fwtx.com/news/slow-burn/>

<sup>2</sup> US Census: 2017–2021 American Community Survey

<sup>3</sup> City of Ft. Worth: Stockyards Master Plan 2016

than \$1,000 a year and/or living in unsanitary, dangerous dwellings around the city. Butler Place was named after Henry Butler, the first African American teacher in Fort Worth's school system. Over time, Butler Place deteriorated to a point where the residents had to be relocated, with the last few relocated in 2020, leaving the property vacant. Recently, Fort Worth Housing Solutions has conducted workshops within the community to discuss redevelopment plans for Butler Place. The community has expressed an interest in mixed-use residential, commercial, and educational facilities while preserving the history. The City is also working on developing a plan to bring a new transit hub to connect downtown to this site.

The **R. Vickery School** was built in 1910 as a school for white students. In May 1962, the all-white school closed, and in September 1963, it reopened as an all-Black school. By 1985, the two-story, 23,128 sq. ft. school was underused and needed physical repairs, so the school was closed permanently. After closure, the school operated as a nightclub until 2004 and then as a photo ID shop until 2007. Since the photo ID shop closed, the school has sat vacant with constant vandalism and vagrancy. In 2015, the school became a homeless camp for approximately 80 people, whom the City evicted from the site. According to a CBS news article dated March 29, 2015, after the eviction of the homeless, City workers found full skeletal remains behind the school.<sup>4</sup> A Phase I ESA was conducted as part of the FY20 Brownfields Assessment Grant. Asbestos-containing materials were identified and a comprehensive asbestos survey is needed to move this project forward.

For both sites, the perceived contamination and pollutants include **asbestos and lead-based paint**, including impacts of lead to shallow soil from the weathering of the lead-based paint.

iii. Identifying Additional Sites: Target-area sites will be identified through the grant-funded site inventory task. The City will work with target-area residents during community meetings to gather sites of interest and determine how the sites will be prioritized through a grant-funded site evaluation process. Sites will be evaluated based on project partner and resident input, US Census and Climate Economic Justice Screening Tool (CEJST) data, and benefit to underserved populations. In the event all target-area sites have been addressed with grant funding, the City will work with project partners and residents throughout the city limits to identify **additional** abandoned and underused properties. Those properties will be researched further by City staff, and the evaluation ranking tool and criteria will be applied.

**b. Revitalization of the Target Area** i. Reuse Strategy and Alignment with Revitalization Plans: COVID-19 greatly changed the outlook of the City's 2017 Strategic Plan and, as such, in 2022 the City held several engaging community meetings with residents and project partners to update the plan. The updated Strategic Plan identified **Eastside as the Number 1 area in the City with the greatest need for economic development and the Number 2 area with the greatest economic potential**. The City has positioned itself for equitable real estate development by funding catalyst projects in historically underserved areas and providing foundational infrastructure in new growth centers through external funding, City resources, and private sector engagement. The City has focused on key commercial corridors that need revitalizing while preserving historical and cultural assets by redeveloping preexisting sites. Of the City's 11 identified areas of focus, four are in the target area: East Lancaster, East Berry, Polytechnic, and Stop Six.

The work on the **East Lancaster Corridor** is proving to have a positive impact. A youth library opened in 2021, plans are in place to develop a 66-unit affordable housing complex for seniors, and East Lancaster Avenue was selected by Trinity Metro as the pioneering segment of a Bus Rapid Transit (BRT) Corridor for Fort Worth. The City is currently working on a

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<sup>4</sup> <https://www.cbsnews.com/dfw/news/skeletal-remains-found-at-cleared-fort-worth-homeless-camp/>

proposal for the **East Berry Corridor** to redevelop East Berry Street using Tax Increment Funding (TIF). **Polytechnic neighborhood** was one of two areas selected for a Main Street America Grant, a three-year pilot program that provides training for the managing organization and its stakeholders on transformation strategies customized to the business corridor to spark economic growth as well as funding to hire a full-time community-focused staff person dedicated to implementing the corridor’s transformation strategy. In early 2021, the City obtained a HUD Choice Neighborhoods Implementation Grant to transform and revitalize the **Stop Six neighborhood** by building modern, mixed-income housing and providing community resources, public amenities, and neighborhood services. Currently **Cavile Place**, a 1950s-era 300-unit public housing facility located within the Stop Six neighborhood, is undergoing demolition, and the 22-acre site will be redeveloped to include a 1,000-unit modern apartment complex, a new community hub, and an aquatics center. Along with the above sites, the City is working with Fort Worth Housing Solutions to redevelop the **Butler Place priority site** and intends to create a mixed-use development with residential, commercial, and educational facilities, including a potential amphitheater. Direct sale paperwork for the **R. Vickery School priority site** has been submitted to be purchased and become home to the graduate chapter of Beta Tau Lambda of the Alpha Phi Alpha Fraternity, an African American fraternity whose mission is to focus on young men in “community leadership, civic engagement, and forward-thinking citizenry with valor and tenacity to the fraternal aims of Manly Deeds, Scholarship, and Love for All Mankind.”<sup>5</sup>

ii. Outcomes and Benefits of Reuse Strategy: The overall goals and outcomes of the grant proposal align with the Strategic Plan to promote Sustainable and Livable Communities **along with investing in green enhancements to the City’s energy, water, and waste efficiency processes**. Addressing target-area environmental and social concerns through site assessments and cleanup planning allows the City to support target-area growth by improving the environment, human health, and quality of life for its residents. It also allows the City to continue to focus on environmental justice (EJ) for low-income and minority communities that face disproportionate environmental threats and will help foster the City’s Strategic Plan on target-area economic redevelopment and potential job creation. The planned mixed-use redevelopment of the **Butler Place priority site** will not only provide new **local jobs** but will also create community gathering areas and provide more **affordable housing opportunities**, while the planned purchase and redevelopment of the former **R. Vickery School priority site** will provide an opportunity for the young African American population by offering hope, access to mentors, and the creation of young leaders for the target area.

In addition to using energy-efficient measures in all target-area revitalization, the **City’s 2021 Environmental Master Plan works to address climate mitigation and adaptation** to protect residents and the environment through goals such as: “Strengthen the economic base by controlling environmental risks and mitigating environmental impacts and improve overall environmental quality in our community with responsible environmental planning and management.” With the Brownfields Assessment Grant, the City can continue to transform Eastside into desirable communities with more economic and housing opportunities for the underserved communities while protecting the environment for generations to come.

**c. Strategy for Leveraging Resources** i. Resources Needed for Site Reuse: With guidance from the Fort Worth Task Force on Race and Culture, the City is evaluating bond projects on their ability to eliminate racial and cultural disparities, and for the first time, the City included equity as a criterion in the May 2022 bond election. With this in mind, the City has proven its ability to

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<sup>5</sup> <https://fwalphas.com/chapter-history/>



leverage funds for the improvement of its community, especially in underserved areas. The City recently obtained two grants, a HUD Choice Neighborhoods Implementation Grant for Stop Six and a Main Street America Grant. Part of the funding is being used in the proposed redevelopment of the Polytechnic neighborhood. The North Central Texas Council of Governments is also providing funding for Lancaster Street improvements, and the City is assisting with TIF funds for the East Berry neighborhood. The City is also using its Urban Village Development Program, a partnership among the City, private developers, business groups, and neighborhood associations, to transform older commercial districts into vibrant urban villages within the target area. The City's vision for each of the villages is unique, yet they all share certain characteristics: a concentration of jobs, housing, commercial uses, public spaces, public transportation, and pedestrian activity. Additional leveraging opportunities exist through the two TIF districts, one Public Improvement District (PID) designation, three Opportunity Zones, and a Neighborhood Empowerment Zone. The TIF and PID will allow for the potential to leverage funding from within the project area as property values increase within Eastside. As other simultaneously occurring revitalization projects successfully demonstrate interest from public and private investment, existing funds from the City's Brownfields Revolving Loan Fund (RLF) program can be used for cleanup. The City will also leverage in-kind assistance for this project, as the Environmental Services Department will provide the necessary personnel from accounting, administration, and environmental departments to work on all aspects of the project, including community engagement, oversight of inventory development, Environmental Site Assessments (ESA), cleanup plans, programmatic responsibilities, and pursuits of future cleanup grants.

ii. Use of Existing Infrastructure: The City intends to use existing target-area infrastructure (roads, power, water/sewer), with the exception of the Lancaster Street redevelopment, where \$182 million in funding from the North Central Texas Council of Governments will allow the City to completely rebuild approximately 7.2 miles of Lancaster Street. The rebuild will add a storm water management system, improve pedestrian safety, add bike pathways, and invest in technology to support mass transit and emergency vehicles, including the pioneering segment of a Bus Rapid Transit system. The City is working to improve infrastructure, enable revitalization of original structures, and promote the development of new structures, which are attracting more businesses, customers, tourists, and residents to Eastside.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

a. **Community Need** i. The Community's Need for Funding: Eastside has become an area that many people in Fort Worth avoid traveling through, with blighted abandoned properties, empty residential lots that no one will purchase, centers for crime, and homeless shelters that create a sense of despair. The multiple communities throughout the target area are perfect examples of this decline and are in desperate need of redevelopment. The 22 CTs where the project is focused have an average per capita income of **\$18,477** and median household income of **\$43,435 (US \$37,638/\$69,021)**.<sup>6</sup> The size of the target area (~26 square miles) and population (~90,000) gives one a sense of how many families are affected. These numbers are even more disturbing when considering that **31%** of the residents are sensitive population youth ages 0–17.<sup>6</sup> In addition, the poverty level for all people (**29%**) and households receiving food stamp assistance (**29%**) is higher than the national averages of 13% and 11%, which demonstrates the need to enhance the quality of life for residents.<sup>6</sup> Although the City has been able to establish two TIF Districts, a PID District, three Opportunity Zones, and a Neighborhood Empowerment Zone, additional funds for assessment of blighted target-area properties are desperately needed as the City experienced a

<sup>6</sup> US Census: 2017–2021 American Community Survey



**shortfall in hotel tax revenue of approximately \$19 million** in 2020 and 2021, due to COVID-19 creating a drastic downturn in events and tourism. Hotel room nights fell from **780,000 in 2019 to 350,000 in 2020**, a 56% decrease year over year. Hotel tax revenue was approximately \$31 million in 2019 prior to dropping to approximately \$19 million in 2020 and \$24 million in 2021. Due to the revenue shortfall in 2019–2022, the City postponed an increase on the water department “environmental fee” in 2020 to help reduce the financial burdens caused by COVID-19. However, due to **recent shortfalls**, the City was forced to triple the “environmental fee” on residents in 2023 to address growing issues with litter, street sweeping, and illegal dumping. This increased the burden on residents already struggling with inflation, including a 15.6% increase in net property values from 2022 to 2023, causing property taxes to skyrocket. Combined with low income, high poverty, and reliance on government assistance programs, it is impossible for residents to afford more tax increases to fund redevelopment projects. EPA Assessment Grant funding will help propel Eastside redevelopment by allowing developers and stakeholders to capitalize on significant investments made by the City and other funding sources by using grant funds to evaluate potential contamination or hazardous materials standing in the way of potential redevelopment.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: The target area has several sensitive populations including the **impoverished, children, and minorities**. The target area’s population is comprised of **31% youth (0–17 years), 38% African American residents, and 49% Hispanic residents** (US 23%, 13%, and 18%).<sup>7</sup> Many of the target-area residents are also impoverished, **with 24% of families below the poverty level** (US 9%).<sup>7</sup> Within the target area, **20 CTs are Justice40 Disadvantaged Communities, and 14 CTs rank at or above the 90<sup>th</sup> percentile for household income less than or equal to twice the federal poverty level**.<sup>8</sup> Studies such as the Century Foundation’s report on *Racism, Inequality, and Health Care for African Americans* have shown that African Americans are more impoverished (89<sup>th</sup> percentile in US), have less access to healthy food and healthcare (93<sup>rd</sup> percentile in US), have lower life expectancies, are less employed than other racial groups, and are more likely to be victims of crime.<sup>8</sup> **Seventeen of the CTs within the target area rank as the most dangerous tracts for crime** within the City.<sup>9</sup>

**Affordable target-area housing is greatly needed.** The target area’s average monthly rent is \$940 (US \$1,163), with the average median home value at \$100,136 (US \$244,900).<sup>7</sup> Even with the low cost of monthly rent and low home values, the community is suffering as a significant portion of their annual income goes to cover housing. **Six of the 22 CTs rank above the 90<sup>th</sup> percentile for low-income households spending more than 30% of their income on housing**.<sup>8</sup> To make matters worse, existing target-area housing is aged and falling apart, with 68% of all homes being constructed prior to 1969, creating an environmental concern of asbestos and lead.<sup>7</sup> The EJ Screen Report **Lead Paint Indicator** shows the target area is in the **90<sup>th</sup> percentile** in the state. The removal of blighted, dilapidated sites and the subsequent redevelopment of target-area brownfields into viable housing and transportation options will not only address mobility issues and access to fresh foods and jobs, but it will also create an environment that will promote healthier lifestyles for generations to come.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Asbestos exposure, which is commonly associated with aging structures such as those in the target area, poses an increased risk to sensitive populations, particularly the target area’s high minority populations and those living in poverty with limited access to food and healthcare. Asbestos can cause several

<sup>7</sup> US Census: 2017–2021 American Community Survey

<sup>8</sup> Climate and Economic Justice Screening Tool

<sup>9</sup> Neighborhood Scout – Ft Worth, TX

different forms of cancer and chronic lung diseases. **Cancer** is the **number one cause of death** in Tarrant County, with **22% of deaths caused by cancer**.<sup>11</sup> In addition, Cancer is also shown to be the leading cause of death for the African American and Hispanic population in Tarrant County.<sup>10</sup> **Thirteen of the 22 target-area CTs** are above the **98<sup>th</sup> percentile** for people who have been told they have **asthma**.<sup>10</sup> The target area’s already poor population has difficulty dealing with such health effects due to limited access to and ability to afford proper healthcare. With EPA Brownfields Grant funding, properties undergoing renovation or demolition can be properly surveyed for asbestos-containing materials, and abatement plans can be completed to mitigate the potential exposure to asbestos that exacerbate these underlying health conditions.

(3) Environmental Justice: (a) Identification of Environmental Justice Issues: The target area is a perfect example of an underserved community according to the Biden Administration Justice40 Initiative with **racial and ethnic residential segregation** (38% African American and 49% Hispanic), **linguistic isolation** (87<sup>th</sup> percentile), **unemployment rate** (81<sup>st</sup> percentile), **distressed neighborhoods** (abandoned Butler Place priority site and high crime rates), and **low transportation access** (10% of households have no vehicle available).<sup>11</sup> The target-area sensitive populations are not experiencing economic growth and vitality due to the plethora of vacant buildings and lots, undesirable neighborhoods, and high crime, which is postponing needed target-area investments. The investments and the City’s ability to leverage resources will lead to renovations of older dilapidated structures and new housing, as the target area ranks in the **79<sup>th</sup> percentile nationally with pre-1960s housing**.<sup>12</sup> This large percentage of aging structures, full of potential environmental concerns such as asbestos and lead, is a cause for concern. The target area is in the **89<sup>th</sup> percentile** in the US for Low-Income Population Demographic Indicator, which is no surprise **since 34% of the target-area population has less than a high school education** (US 26%).<sup>13</sup> (b) Advancing Environmental Justice: The City’s Strategic Plan to invest in catalyst projects in underserved communities and focus on equitable development will transform Eastside by removing blight and replacing it with affordable housing, job opportunities, more public transportation, and the expansion of services such as restaurants and stores, while reducing crime, vacancy, and vagrancy. With low incomes and individuals using government assistance, it is probable residents do not have the funds available to make basic home improvements to address the aging and vacant home issues plaguing the area, let alone afford tax increases to fund redevelopment projects to address EJ issues. Brownfields funding is needed to advance environmental justice in the target area. Without it, these issues will not be addressed. **The priority sites are vacant; therefore, no businesses or residents will be displaced.**

**b. Community Engagement i. Project Involvement & ii. Project Roles**

<b>Name of Org.</b>	<b>Point of Contact</b>	<b>Specific involvement in the project or assistance provided</b>
Fort Worth Housing Solutions	Mary Margaret Lemons 817-333-3401	Provides low-income housing opportunities, is working with the City on the Stop Six HUD Choice Neighborhoods Implementation Grant, will work with the City on the redevelopment of nearby Butler Place, and will provide <b>future site reuse planning assistance and site inventory assistance.</b>
Texas Wesleyan University	Brian Franks 817-531-4999	City partner for target-area economic development and education. Will assist with <b>community outreach and education.</b>
Southeast Fort Worth Inc.	Stacy Marshal 817-871-6542	Planning, advocacy, and public space and project management organization for the southeast area of city (inclusive of target area) and partner in most developments occurring in the area. Will assist with <b>site reuse planning.</b>

<sup>10</sup> Tarrant County Public Health Division of Epidemiology and Health Information Leading Causes of Death among Tarrant County Residents, 2016

<sup>11</sup> Climate and Economic Justice Screening Tool

<sup>12</sup> EPA EJ Screen Report

<sup>13</sup> US Census 2017–2021 American Community Survey



**City of Fort Worth, TX  
FY2024 US EPA Brownfields Assessment Grant**

<b>Name of Org.</b>	<b>Point of Contact</b>	<b>Specific involvement in the project or assistance provided</b>
Community Based Organizations	Various	The City will work with all interested CBOs in the target area to assist with <b>site inventory</b> and <b>community outreach</b> .
FW Chamber of Commerce, Hispanic Chamber of Commerce, and Black Chamber of Commerce	Kyle Jacobson 817-336-2491 Anette Landeros 817-625-5411 Michelle Ford 817-871-6538	Support review and analysis of business growth and land use by providing industry perspective for addressing environmental issues inclusive of <b>Hispanic and Black business/industry representation and community members</b> .

iii. **Incorporating Community Input:** The City has been working diligently to strengthen the Brownfields Program over the last six years. On September 11, 2019, the City held an all-day brownfields workshop, with over 90 residents in attendance, to discuss the City’s Brownfields Program. The City plans to conduct several community meetings within the target area during the duration of this grant. Community meetings will educate target-area residents, project partners, and stakeholders about brownfields issues throughout the Eastside. These meetings will explain the Assessment Grant and give project updates throughout the entire process. Input from target-area residents will be recorded in meeting minutes, evaluated during project partner meetings, and responded to within two weeks of receipt with information posted on the brownfields webpage.

To share the progress of the project, a Community Involvement Plan (CIP) will be created to describe the planned community engagement activities, schedule, project background, and key players for the Brownfields Project, which residents can review in City Hall or on the brownfields website. The City will encourage feedback from partners and community members during engagement activities, and any feedback will be discussed internally. Responses will be posted on the brownfields website and discussed at the next engagement activity. If, during the grant project, social distancing is required because of COVID-19, engagement activities will be conducted through Teams calls. Communication and outreach to target-area residents and project partner organizations will be optimized through all available outreach tools and methods. To that end, the City has multiple avenues it will use for communicating with citizens, including traditional methods such as public postings, advertising, and utility inserts. The City also uses more updated techniques like the brownfields website and social media. A translator will be used at every community meeting due the large Hispanic population within the target area.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**Description of Tasks/Activities and Outputs:**

<b>Task 1: Community Engagement</b>	
i.	<i>Project Implementation:</i> The City’s Brownfields Program Coordinator will develop a Community Involvement Plan (CIP), outreach materials, update the City’s Brownfields website, and create social media posts with the assistance of the environmental contractor (EC). City staff will lead the community meetings held throughout to the target area so all residents have the opportunity to attend and keep the public informed about project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures/handouts) and office supplies.
ii.	<i>Anticipated Project Schedule:</i> CIP created within four months of award. Community meetings held in the 1 <sup>st</sup> , 4 <sup>th</sup> , 7 <sup>th</sup> , 10 <sup>th</sup> , 12 <sup>th</sup> , and 14 <sup>th</sup> quarters. Social media posts and outreach materials created in the 1 <sup>st</sup> quarter and posted quarterly during project.
iii.	<i>Task/Activity Lead:</i> City: Dan Miracle, Brownfields Program Coordinator.
iv.	<i>Outputs:</i> CIP, Updated Brownfields Website, 6 Community Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA required Quarterly Reports.
<b>Task 2: Project Management</b>	
i.	<i>Project Implementation:</i> The City’s Brownfields Program Coordinator will procure an EC to assist with the Brownfields Grant Project. The City’s Brownfields Program Coordinator will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and



**City of Fort Worth, TX  
FY2024 US EPA Brownfields Assessment Grant**

	conditions. The EC will assist the City in completing ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the four-year term of the grant. The City staff travel budget allows for two staff to attend three brownfields training conferences/workshops.
ii	<i>Anticipated Project Schedule:</i> ACRES & Quarterly Reporting begins in the 1 <sup>st</sup> quarter and continues throughout the grant project. Annual Reporting and Forms created in the 5 <sup>th</sup> , 9 <sup>th</sup> , and 13 <sup>th</sup> quarters and during final closeout.
iii	<i>Task/Activity Lead:</i> City: Dan Miracle, Brownfields Program Coordinator.
iv	<i>Outputs:</i> Procured EC, ACRES Reporting, 4 Annual Financial Reports, 16 Quarterly Reports, 4 MBE/WBE Forms, Programmatic Support for the four-year grant, two staff to attend three conferences.
<b>Task 3: Site Inventory</b>	
i	<i>Project Implementation:</i> The City’s Brownfields Program Coordinator will work with target-area residents during community meetings to create a thorough site inventory for assessment. Abandoned and underused properties identified by target-area residents will be researched further by City staff using the Tarrant Appraisal District website. Once a list is compiled, the EC will work with City staff to create an evaluation ranking tool to determine, with the help of residents, the order in which the sites will be addressed.
ii	<i>Anticipated Project Schedule:</i> Community meeting held in the 1 <sup>st</sup> quarter will continue the preliminary inventory process that began with this application. Evaluation ranking process starting in the 2 <sup>nd</sup> quarter and continuing throughout the grant.
iii	<i>Task/Activity Lead:</i> City: Dan Miracle, Brownfields Program Coordinator.
iv	<i>Outputs:</i> Evaluation Ranking Tool, Site Inventory List.
<b>Task 4: Assessment</b>	
i	<i>Project Implementation:</i> The EC will conduct Environmental Site Assessment (ESA) activities at sites selected and ranked through the Site Inventory Task, starting first with the two priority sites listed in this application. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); and Phase IIs including the SS-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.
ii	<i>Anticipated Project Schedule:</i> Assessment activities to begin in the 2 <sup>nd</sup> quarter and will continue throughout the project.
iii	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Roger Grantham, Brownfields Program Manager.
iv	<i>Outputs:</i> 30 Phase I ESAs; 1 Generic QAPP; 10 Phase II ESAs, including SS-QAPP, Site Access Agreements, and Property Eligibility Determinations.
<b>Task 5: Cleanup Planning</b>	
i	<i>Project Implementation:</i> For projects identified for cleanup, the consultant will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs, and determining site appropriate remediation and/or reuse planning to reduce health/environmental risks. The EC will assist the City in hosting charrettes/visioning sessions (virtual depending on COVID-19 restrictions) to be held for properties. The EC will assist the City in putting two sites through the Voluntary Cleanup Program (VCP) through the Texas Commission on Environmental Quality (TCEQ).
ii	<i>Anticipated Project Schedule:</i> Cleanup Plans, Charrettes, and VCP submittal of sites to begin in the 6 <sup>th</sup> quarter and continue throughout the grant project.
iii	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Roger Grantham, Brownfields Program Manager.
iv	<i>Outputs:</i> 4 ABCAs, 2 Vision Sessions/Charrettes, 2 Sites through the State’s VCP.

**b. Cost Estimates:** Below are the anticipated cost estimates for this project *based on past brownfields projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.* The budget for this project includes travel, supplies, and contractual costs only. **Of the budget, 73% will be spent on site-specific work through the Assessment Task.** **Task 1 Community Engagement:** Contractual: Community Involvement Plan \$4,000 (32hrs x \$125); Brownfields Website, Outreach Brochure/Handouts, Social Media Posts \$3,000 (25hrs x \$120); 6 Community Education Meetings \$9,000 (60hrs x \$150; \$1,500/meeting). Supplies: \$800 (printed brochures \$500 [500 x \$1.00]; printed display boards \$200 [2 x \$100]; notebooks, paper, pens, other miscellaneous office supplies \$100). **Task 2 Project Management:** Contractual: ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting,





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MBE/WBE Forms, Programmatic Support for the four-year grant period \$24,000 (160hrs x \$150). **Travel:** Two staff to attend three conferences \$10,200 (flights at \$550, 3 nights in hotel at \$250/night, incidentals and per diem at \$100/day [4 days] x 2 attendees x 3 conferences). **Task 3 Site Inventory:** Contractual: Site Inventory and Evaluation Ranking Tool Creation \$10,000 (80hrs x \$125). **Task 4 Assessment:** Contractual: 30 Phase I ESAs \$3,500 each for a total of \$105,000; 1 Generic QAPP \$5,000; 10 Phase II ESAs including SS-QAPP at \$25,500 each for a total of \$255,000. **Task 5 Cleanup Planning:** Contractual: 4 ABCAs \$5,000 for a total of \$20,000; 2 Vision Sessions/Charrettes \$4,000 (\$2,000/meeting); 2 Cleanup Planning Sites through TCEQ VCP \$25,000 (200hrs x \$125hr) each for a total of \$50,000.

Category	Tasks					Totals
	<i>Community Engagement</i>	<i>Project Management</i>	<i>Site Inventory</i>	<i>Assessment</i>	<i>Cleanup Planning</i>	
Travel		\$10,200				\$10,200
Supplies	\$800					\$800
Contractual	\$16,000	\$24,000	\$10,000	\$365,000	\$74,000	\$489,000
<b>Total Budget</b>	<b>\$16,800</b>	<b>\$34,200</b>	<b>\$10,000</b>	<b>\$365,000</b>	<b>\$74,000</b>	<b>\$500,000</b>

**c. Plan to Measure and Evaluate Environmental Progress and Results:** To ensure this EPA Brownfields Project is on schedule, the City’s internal Brownfields Team, which will include the EC, will meet quarterly to track all **outputs identified in 3.a.** using an Excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the projects schedule to ensure the grant project will be completed within the four-year time frame. Site specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs, and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not being completed in an efficient manner, the City has countermeasures in place to address this problem. The City will make monthly calls to its EPA Project Officer and, if needed, create a Corrective Action Plan.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability** i. Organizational Capacity, ii. Organizational Structure, & iii.

Description of Key Staff: The City of Fort Worth’s key personnel have extensive experience working with unique environmental issues within Fort Worth, developing strategies addressing each issue, and formulating consensus management plans that meet or exceed applicable regulatory requirements while being attentive to the needs of citizens. City staff provides proven and qualified expertise in areas such as understanding complex environmental regulations, applying advanced environmental remediation technologies, urban planning and development initiatives, and community engagement and outreach. The City’s team members include degreed professionals in the areas of environmental science, engineering, biology, planning, management, public administration, and geology. The City has received federal and nonfederal assistance agreements over the years, and those have been managed successfully.

The City’s Brownfields Project Team will be made up of staff from the Environmental Services Department, and they will be responsible for implementing the project. The **Brownfields Program Coordinator**, Mr. Dan Miracle, will be responsible for day-to-day activities, timely and successful expenditure of funds, and the completion of administrative and financial requirements of the project. He has more than 25 years in environmental project management experience and is a

registered professional geologist. He will be assisted by **Mr. Roger Grantham**. Mr. Grantham is the Environmental Land Quality Supervisor and has been with the City for the last 20 years. Mr. Grantham has worked on the last four Brownfields Grants awarded to the City. Mr. Grantham will serve as the **Brownfields Program Manager**. They will be assisted by **Ms. Elida Torres**, the City's Senior Accountant, who will be responsible for **managing the grant finances and ASAP.gov drawn down funds**. She has several years of experience managing grant finances. A qualified environmental contractor will assist with the technical and reporting portions of the project.

iv. Acquiring Additional Resources: The City will procure a qualified environmental contractor and subconsultants to assist with technical and reporting aspects of the Brownfields Community-wide Assessment. Procurement procedures will comply with both the local contracting and procurement processes and also with EPA requirements for "Professional Service," including 2 CFR §§ 200 and 1500. The City will promote strong practices, local hiring, and will link members of the community to potential employment opportunities for all brownfields-related redevelopment via community outreach practices and project updates to project partners.

**b. Past Performance and Accomplishments** i. Currently Has or Previously Received an EPA Brownfields Grant: (1) Accomplishments: The City of Fort Worth has been awarded several brownfield grants with the three most recent being the following: 2004 Brownfields Assessment Grant (\$400,000); 2010 Brownfields Assessment Grant (\$400,000); and a 2020 Brownfields Assessment Grant (\$300,000). The 2004 Assessment Grant resulted in the completion of **15 Phase I ESAs, 2 Phase II ESAs**, and a **brownfields inventory and database**, resulting in assessments on 110 parcels, leveraged funding for remediation, and redevelopment of the Hazel Harvey Peace Center for Neighborhoods, Shamblee Branch Library, a public park and plaza, a renovated street, a restaurant, and a gas station. The 2010 Assessment Grant resulted in the completion of **2 Phase I ESAs and 2 Phase II ESAs, resulting in the redevelopment of a new restaurant**. The 2020 Assessment Grant produced **24 Phase I ESAs and 5 Phase II ESAs**, resulting in an additional 385+ acres of City of Fort Worth parks, 30 acres of additional land for the Fort Worth Nature Center, contributed to the assessment of 20 vacant lots for future development into low-income, single-family residences, and the redevelopment of a 10-acre vacant industrial site into an approximate \$50,000,000 apartment complex where 90% of the units will be reserved for people who earn 60% below the area's median income (\$43,000). **All information has been entered into the ACRES database.**

(2) Compliance with Grant Requirements: For the above-listed grants, the grant schedules, terms, conditions, and work plan were followed to ensure timely completion of projects. During the project periods, no corrective actions were required, and City staff maintained compliance with expenditure stipulations and reporting requirements. The Phase I ESAs and Phase II ESAs were entered into the ACRES database and, before ACRES inception, Property Profile Forms were completed and submitted in a timely manner. The Assessment Grant expenditures were not depleted as \$200,000 (2004) and \$289,000 (2010) remained at the time of closeout. The unspent funds were a result of completing a limited number of Phase II ESAs in 2004 and not having dedicated staff to work on the Assessment Grant in 2010, after the death of one of the primary Brownfields Program Coordinators. In order to correct the shortcomings, the City hired a full time Brownfields Program Coordinator in 2017 and established an employee succession plan for the City's Brownfields Program. The most recent FY2020 grant started on October 1, 2020, and closed on September 30, 2023. At closeout the remaining balance of the grant was \$3,998. This grant project was in compliance as all reporting elements were completed on time.





**City of Fort Worth, TX  
FY24 Brownfields Assessment Grant  
Threshold Criteria**



## Threshold Criteria

### 1. Applicant Eligibility

- a. The City of Fort Worth (City) is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a general-purpose unit of local government as defined under 2 CFR § 200.64.
- b. The City is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

### 2. Community Involvement

The City has been working diligently to strengthen the Brownfield Program over the last six years. On September 11, 2019, the City held an all-day brownfields workshop, with over 90 residents in attendance, to discuss the City's Brownfield Program. The City plans to conduct several community meetings within the target area during the duration of this grant. Community meetings will educate target-area residents, project partners, and stakeholders about brownfield issues throughout the Eastside. These meetings will explain the Assessment Grant and give project updates throughout the entire process. Input from target-area residents will be recorded in meeting minutes, evaluated during project partner meetings, and responded to within two weeks of receipt with information posted on the brownfield webpage.

To share the progress of the project, a Community Involvement Plan (CIP) will be created to describe the planned community engagement activities, schedule, project background, and key players for the Brownfield Project, which residents can review in City Hall or on the brownfield website. The City will encourage feedback from partners and community members during engagement activities, and any feedback will be discussed internally. Responses will be posted on the brownfield website and discussed at the next engagement activity. If, during the grant project, social distancing is required because of COVID-19, engagement activities will be conducted through Teams calls. Communication and outreach to target-area residents and project partner organizations will be optimized through all available outreach tools and methods. To that end, the City has multiple avenues it will use for communicating with citizens, including traditional methods such as public postings, advertising, and utility inserts. The City also uses more updated techniques like the brownfield website and social media. A translator will be used at every community meeting due the large Hispanic population within the target area.

### 3. Expenditure of Existing Grant Funds

The City affirms that it does not have an active EPA Brownfields Assessment Grant or an open Multipurpose Grant.

### 4. Contractors and Named Subrecipients

Not Applicable.