



CITY OF

TEXARKANA

220 TEXAS BOULEVARD TEXARKANA TEXAS 75501

TEXAS

1. Applicant Identification

City of Texarkana
220 Texas Boulevard
Texarkana, Texas 75501

2. Funding Requested

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

3. Location

- a) City of Texarkana, Texas and Arkansas
- b) Bowie County (Texas) & Miller County (Arkansas)
- c) Texas & Arkansas

4. Target Area and Priority Site Information

Target Area: State Line Culture Corridor comprised of Justice40 Disadvantaged Census Tracts: 48037010400, 48037010800, 48037010700, 48037010100, 48037010600, 48037010500, 48037011100, 05091020400, 05091020500, 05091020600, 05091020702, 05091020200, 05091020100, 05091020701

Priority Sites:

Priority Site 1 – Union Station: 100 East Front Street, Texarkana, AR 71854
Priority Site 2 – Regency Building: 110 E. Broad Texarkana, AR 71854
Priority Site 3 – 5309 N. State Line Avenue, Texarkana, TX 71854

5. Contacts

- a. Project Manager
Daphnea Ryan, Grant Administration Manager
903-798-3934
dryan@txkusa.org
220 Texas Boulevard
Texarkana, TX 75501
- b. Chief Executive/Highest Ranking Elected Official
David Orr, City Manager,
903-798-3902
david.orr@txkusa.org
220 Texas Boulevard
Texarkana, TX 75504-1967



CITY OF

TEXARKANA

220 TEXAS BOULEVARD TEXARKANA TEXAS 75501

TEXAS

6. Population

City of Texarkana, AR: 29,492

City of Texarkana, TX: 36,256

Total population: 65,748

(US Census: 2017–2021 American Community Survey)

7. Other Factors

Other Factors	Page #
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.	8, 9
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

David Orr, City Manager
City of Texarkana, Texas
220 Texas Blvd.
Texarkana, Texas 75501

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

Dear Mr. Orr:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of Texarkana Texas's proposal to the U.S. Environmental Protection Agency for a FY24 Brownfields Community-Wide Assessment Grant for both hazardous waste and petroleum. The TCEQ believes that the grant will significantly benefit the City of Texarkana and the surrounding area by enhancing the local economy, increasing the tax base and improving the environment.

Texarkana has demonstrated a proactive approach in identifying priority sites and establishing vital partnerships with various community organizations, state agencies, and federal entities. We are particularly impressed by the focus on target areas, especially the main corridors leading into town, which have a direct impact on downtown and span jurisdictional boundaries. Moreover, the inclusion of sites in the surrounding communities shows a comprehensive and forward-thinking approach to revitalizing the region.

What sets Texarkana apart is its unique status as a twin city, where cooperation between Texarkana, Texas, and Texarkana, Arkansas, is essential for successful project implementation. We are excited to see that Texarkana, Texas is taking the lead role in this application, fostering a partnership that promises to facilitate critical activities in areas such as State Line Avenue—a thoroughfare that literally straddles the Texas-Arkansas border. Additionally, historic structures like the Union Train Station, which also crosses the state line, and sites located in outlying areas will benefit from this collaborative effort.

You may contact me at 512-239-2252 or Kristian.livingston@tceq.texas.gov if you have any questions or would like additional information.

Sincerely,

A handwritten signature in cursive script that reads "Kristy Livingston".

Kristy Mauricio Livingston
Team Leader
Remediation Division

KML/dl



**DIVISION OF
ENVIRONMENTAL QUALITY**

Sarah Huckabee Sanders
GOVERNOR

Shane E. Khoury
SECRETARY

November 6, 2023

Electronic Mail Only

Daphnea Ryan
Grant Administration Manager
City of Texarkana
220 Texas Boulevard
Texarkana, TX 75501

**RE: Letter of Support for Federal Fiscal Year (FFY) 2024 EPA Brownfields
Community-wide Assessment Grant Application**

Dear Ms. Ryan:

This letter serves as acknowledgement and support from the Division of Environmental Quality Office of Land Resources (DEQ) that the City of Texarkana is seeking to become a recipient of a Brownfields Community-wide Assessment Grant in Federal Fiscal Year 2024.

The Brownfields Community-wide Assessment Grant, if awarded, will facilitate assessments of Brownfield properties in Texarkana, Texas and in Texarkana, Arkansas. DEQ will continue to offer Targeted Brownfield Assessments (TBAs) and technical assistance under the state response program for sites in Arkansas.

Please feel free to contact me at 501-682-0616 or by email at addie.smith@arkansas.gov if further assistance is needed.

Sincerely,

A handwritten signature in black ink that reads 'ASmith'.

Addie Smith, Brownfield Program Coordinator
Division of Environmental Quality

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields i. Overview of Brownfield Challenges and Description of Target Area: Circled by state and federal highways, Texarkana, USA, is a crossroads community. Established in 1874, the bi-state cities (with the same name) in Texas and Arkansas were once the vibrant hub of commerce, industry, government, and public life for the region. The heart of the community is Downtown Texarkana (TX and AR), which has emerged as an important, shared focus for revitalization and is located among Texarkana's poorest and most disadvantaged neighborhoods. Texarkana once thrived with early railroad development, timber, and manufacturing and then struggled as those industries left the region. More recently, the community has suffered drastic cuts to the government defense industry, leaving behind three Superfund sites and many known or suspected brownfields. Abandoned industrial facilities and deserted gas stations line the heavily traveled transportation corridors, creating brownfield challenges that have contributed to soil and groundwater contamination. Brownfields sites are often located within the most **sensitive and underserved** communities, near residences, surface waters, and public spaces.

The **geographic boundary** for this project is **the combined city limits of Texarkana, Arkansas and Texarkana, Texas**, estimated at 71 square miles combined. The **target area** of focus for this grant is the **Stateline Cultural Corridor (SCC)**, which is a combined 30 square miles and comprised of **fourteen (14) Justice 40 Disadvantaged Census Tracts**. The disadvantaged and underserved communities of the target area are in desperate need of revitalization within the SCC as they are in the **85th percentile in the US for low income, 82nd percentile for people of color** in the state, and the **77th percentile for unemployment** in the state and US.¹ According to the **Climate and Economic Justice Screening Tool (CEJST)**, communities within the SCC also face a disproportionate burden due to a **legacy pollution, health burdens, workforce development needs and climate change**.

While **underutilized and contaminated properties** have complicated redevelopment, Texarkana is continually working to bring historic and vacant properties back into beneficial reuse. The SCC was chosen based on community need, brownfields density, and availability of existing financial assistance programs. With new civic and private projects planned, increasingly important is the need to conduct environmental assessments to facilitate the redevelopment of catalytic sites. The EPA Brownfields Assessment funding request is from Texarkana, TX (the City) in partnership with Texarkana, AR. The target area boundaries are overlaid across both cities along the state line. The EPA has allowed for this joint venture as there is an existing Memorandum of Understanding between the two cities allowing for work throughout their geographic boundaries.

ii. Description of the Priority Brownfield Site(s): The Stateline Cultural Corridor (SCC) target area is a 3.25-mile district located along State Line Avenue. The SCC is a heavily commercial corridor with multiple abandoned commercial sites and a high potential for hazardous materials and petroleum contamination, asbestos containing materials (ACM) and lead-based paint (LBP). An initial windshield survey completed by City staff found a suspected 37 potential brownfield sites, including vacant industrial and commercial buildings, old filling stations, restaurants, and vacant lots.

The first priority site is **Union Station** located at **100 East Front Street**. This 1.2 acre site, built in 1928, was added to the National Register of Historic Places in 1978. The Union Station railyard dates as far back as the mid-1870s when life centered around the railroad. Unfortunately, the last passenger train pulled out of Union Station on May 1, 1971. The Historic **Union Station now sits abandoned** and is deteriorating. As the building sits divided by the state line, both Cities intend

¹ EJ Screen Report

to purchase and redevelop the site after environmental assessment. Potential contaminants of concern include possible **groundwater and soil contamination, hazardous metals (arsenic) LBP, ACM, and petroleum contamination**. On the eastern end of the priority site is the Amtrak station, which once housed their office but due to the conditions of the building was recently relocated. The site is not secured creating a hazardous situation for pedestrians and children. The City's reuse plan is to create a small business incubator, accelerator space as the incubator progresses, offices for shared resources, and non-profit community event space.

Priority site two is the Regency Building located at East Broad Street (Arkansas side). The Regency Building was a masonic lodge and a general store before it burned to the ground in 1885. The Regency was rebuilt into a three-story building in the early 1940s, with past uses that include a masonic lodge, dry good store and department store. The department store included a **dry cleaner** on the second floor and a **steam press** which housed **chemical storage tanks** in the basement of the building. The building has been abandoned since 2002. The roof collapsed in 2019 and was partially (90%) demolished in 2022, but parts of the structure still remain. **Contaminants of concern** based on past land use are **tetrachloroethene (PERC), trichloroethene (TCE), volatile organic compounds (VOCs), LBP, and ACM**. The City's reuse plan for this site is a **park/greenspace and a food court**. The City has **site access** for environmental assessment.

Priority Site three is Fountain Site located at 5309 N. State Line Avenue (Texas side). The Fountain Site has been used as a restaurant, service station, and a car lot over the course of time. The lot has an aged structure with three bays and has been abandoned for at least two years. It is unknown if the **underground tanks (USTs)** were ever removed. The **contaminants of concern** include **VOCs, total petroleum hydrocarbons (TPH), gasoline, diesel, oil range organic compounds, LBP, and ACM**. The reuse plan for this site is a **restaurant, salon, and retail space**. The City has access to this site for environmental assessment.

iii. Identifying Additional Sites: The City will focus on identifying sites for assessment throughout the SCC target area (**Justice 40 disadvantaged census tracts**). The City has identified 37 potential brownfield sites through a simple windshield survey but during this grant project, a more in-depth, grant-funded site inventory and evaluation ranking criteria process (Budget Task 3) will be established as the Cities work together with target-area residents to identify and prioritize sites within this **underserved** community. Those properties will be researched further by City staff using the property appraiser's website. The evaluation criteria used to determine which sites are added to the inventory will be based on community need, project partner and resident input, and CEJST and US Census data to ensure underserved communities are benefiting from the project. In the event all target-area sites have been addressed with grant funding, **the City will work with project partners and residents throughout the geographic boundary of the combined city limits to identify abandoned and underused properties**. Once identified, the City will apply the already established evaluation ranking criteria to determine the order sites will be addressed.

b. Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans:

In the last few years, the Texarkana region has embarked to formulate strategic planning processes to turn around the target areas faltering economy through inclusive and equitable development planning using sustainable practices and ensuring environmental justice for the underserved, disadvantaged areas. When a city is divided by a state line, many may assume very different planning agendas from each state for their one city. The Texarkana Metropolitan Planning Organization (MPO) and both Texarkana, Texas and Texarkana, Arkansas ensured that they would empower their city to grow as one and remain united together, so they created the **2022 Texarkana State Line Corridor Plan**. The plan brought together not only local representatives from the

underserved communities, but also representatives from the City, MPO, and Arkansas Department of Transportation (ArDOT) and Texas Department of Transportation (TxDOT) to work as one to plan for the future of the region. The Plan was designed to stimulate economic development by targeting key brownfields properties in **underserved** areas and bringing them back into beneficial reuse (civic, commercial infill, green space) for the community. The Plan's goals focus on **safety, economic development, public interest, and beautification**.

Redevelopment of the **Union Station priority site** will become a location that will bring the two municipalities together via their shared entities such as the Chamber of Commerce and Main Street Programs, in addition to a **small business incubator/accelerator spaces, and non-profit community event space** addresses the goals of economic development: set groundwork for future growth; public interest: improved safety; and beautification: improve tourist appeal and creative concepts. The **Regency Building** redevelopment will not only help the beautification of downtown by creating a **greenspace and a park** where families can gather and play, it will create a **safe** space for the community. By adding in a **food court** to the reuse plan for the Regency Building Site, it will create a year around community space where the City can hold events throughout the year and improve the tourist appeal (**public interest**). The **Fountain Site** reuse plan will bring new **retail, restaurant**, as well as a **salon** to the area (**economic development**). The assessment and redevelopment of this old filling station site, will add new employment while supporting economic growth, entice tourism with a new local eating establishment, and improve the basic services offered within the **underserved** community.

ii. Outcomes and Benefits of Reuse Strategy: The City is ready to create an economically stable, safe, community within the SCC that will **create steady employment opportunities, set the groundwork for future growth, additional greenspace, and improve tourist appeal**. By removing the blight and negative environmental stigma from this **disadvantaged** area, the redevelopment will bring a sense of community pride, boost the economy, and revitalize the target-area properties for these **underserved** residents. With the removal of the blight, Downtown Texarkana will see an increase in **new businesses and job opportunities** (economic benefit), **increased tourism** at their new restaurants and retail spaces (economic benefit), as well as **increased greenspace** for families to build a **community bond** (non-economic benefit). The priority sites reuse plans will have a strong and positive impact on the **quality of life** (non-economic benefit) for the **underserved** community within the City now and for future generations.

The City will work with developers to encourage the planned redevelopment will also improve **climate adaptation/mitigation capacity and resilience**. Improving **greenspace**, connecting and **improving the walkability** of the City to help **reduce pollutants**, will only improve the quality of life for all residents and the environment. The Cities will ensure developers are using **energy efficient measures** in their redevelopment designs, **promoting sustainability**, encouraging use of **renewable energy** through use of **solar lighting or wind energy**.

c. **Strategy for Leveraging Resources** i. Resources Needed for Site Reuse: The City is eligible to pursue funding from private, state and federal grant options. Brownfields Assessment funding is vital gap funding that will enable the community to be successful in their redevelopment efforts. Without this funding, redevelopment of the SCC target area will not be possible. Examples of specific leveraged funds as well as more broadly used funding programs are discussed below.

- Both Cities are eligible for Community Development Block Grant funds for redevelopment.
- Texarkana, TX Capital Improvement Plan funds have been allocated to improve infrastructure.
- Texarkana, TX has a current Brownfields RLF Grant to be used to remediate sites.

- TDOT & ArDOT each committed \$12M to the SCC target area for stormwater, sewer and water, and to redesign and resurface the roads.
- The local institutes of higher education (3 schools) will assist through a collaborative internship program to develop a multimedia property description of each priority site, assisting with the communications plan and marketing and promoting redevelopment interest.
- Texarkana, TX was awarded \$9.8 million from National Resource Damage Assessment Trust funding for outlying damages caused by the former Tronox, LLC facility for stream restoration, creating a more desirable redevelopment environment that will positively impact the target area.
 - Use of Existing Infrastructure: The SCC target area and priority sites have sufficient infrastructure (water, sewer, power, broadband) for redevelopment. The City will continue to prioritize infrastructure planning and replacement that supports infill development. State and Federal transportation funding allocations (mentioned in section above) for the SCC (streets, stormwater, sewer) will provide significant improvements to spark redevelopment.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need i. The Community’s Need for Funding: While many people call the Texarkana target area home (47,222), the fact that the entire target area is composed of 14 Justice 40 disadvantaged census tracts helps tell the true story of the low-income, underserved population residing there. The SCC is an economically depressed area as shown by the **low median household income of \$36,361** (US \$69,021) and **low per capita income of \$19,363** (US \$37,638).² In addition, the target area has an **unemployment rate of 11%** (US 5.5%) and an average **poverty rate of all people at 30%** (US 13%).² CEJST reports the target area is in the **72nd percentile for low median household income and 86th percentile for low income where household income is less than or equal to twice the federal poverty level.** Both cities current tax revenues are expended on basic city services with no budget available for assessment activities to allow for much needed redevelopment. With the high level of poverty and the fact that the area is home to an extremely underserved community, the City does not have the ability to raise additional tax revenue. An EPA Brownfield Assessment Grant would allow the City to take the initial steps of identifying the environmental risks, starting revitalization within the community, and helping bring an end to the cycle of poverty.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: With a target area that is **disadvantaged** and overwhelmed with an **underserved** population, making vital improvements to the area for the sensitive populations is critical. Within the target area, the sensitive population includes **non-white minorities, impoverished, and residents on government assistance.** As you can see from the chart, the target areas deal with **welfare issues such as low income, high unemployment, and reliance on government assistance.** To further exacerbate the welfare issues presented in the table above, **16% of the population over 25 have less than a high school education.** Low educational attainment, the reliance on government assistance, high unemployment and poverty can lead to criminal activity. “With a crime rate of 41 per

	SCC	Texarkana TX & AR	US ²
African American	48%	37%	13%
Non-White Minorities	55%	44%	31%
Unemployment Rate	11%	7%	6%
SNAP/Food Stamps	21%	13%	11%
All people in poverty	30%	22%	13%
All families in poverty	27%	18%	9%
All families w/ children 18 and younger in poverty	39%	29%	14%
Female head of household w/ kids 18 and younger in poverty	55%	52%	25%
Population over 25 w/ less than high school education	16%	8%	6%

² US Census: 2017-2021 American Community Survey

one thousand residents, Texarkana has one of the highest crime rates in America compared to all communities of all sizes. One's chance of becoming a victim of either **violent or property crime is one in 25.**³

By starting with the three priority sites and working out to the other key, identified assessment sites, the City will be able to place a strong emphasis on local job creation and have a life-changing impact on the residents of the target area communities. With proposed reuses of the priority sites including **a small business incubator, non-profit community event space, new green/park space, access to new food opportunities, and new retail business space**, the vision and future are endless with possibilities for our **underserved** community. The priority sites will act as catalysts for redevelopment by helping to **create local jobs, increase family incomes, and change communities** with modern planning initiatives that include **walkability, greenspace, parks and promote resiliency**. By securing a Brownfield Assessment Grant, it will allow the City to promote brownfield redevelopment opportunities. Developers will see the support from the City to redevelop the community, as well as the local brownfield stakeholders and the Federal government are willing to invest in the future of Texarkana and to address **blight and poverty**. Welfare threats to the City and their residents will diminish by completing the assessments, identifying the contamination, and completing remediation and redevelopment.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The target area's **sensitive population** faces the greatest risk of disease and other health related conditions such as **cancer and asthma** due to the hazards and conditions present at brownfield sites. The buildings within the target areas are of the greatest concern because of the age and the potential of **LBP and ACM**. The target areas suffer greatly from **asthma** related illness which is shown by ranking in the **79th percentile** for people who have been told they have asthma.⁴ The Texas Inpatient Public Use Data File shows the six reporting medical facilities in Texarkana discharged nearly **20,987 patients due to asthma related illness in 2022**. The target areas also demonstrate health concerns with an **88th percentile** ranking for **low-life expectancy**.⁴ The Texas Cancer Registry reports a statewide **Crude Rate of 407.8 for invasive cancer and a much higher Crude Rate of 487.9 for Bowie County**. Utilizing assessment funds and bringing properties back into beneficial reuse will support a healthier environment and infrastructure, thereby, increasing health outcomes around Texarkana's contaminated properties. Brownfields funding at the priority sites will contribute to improving overall health conditions by **removing environmental harms, restoring historic buildings, providing for infill development** that is walkable to community resources, greenspace, and new job opportunities.

(3) Environmental Justice (a) Identification of Environmental Justice Issues: With Texarkana's disadvantaged population within the target area and **55%** of the population being considered **low-income**,⁵ these underserved communities have yet to experience the benefits of economic growth and prosperity. The target area is comprised of **14 CEJST Justice 40 designated disadvantaged census tracts**. The impact is evident with a **per capita income of only \$19,363**⁶ and a ranking in the **92nd percentile for low income**.⁴ The negative environmental impacts from years of industrial use and neglect have left a **disproportionate environmental stressor burden and high cumulative impacts** for these underserved communities where residents live and play. The EJ Screen's shows the target area being in the **90th percentile for Wastewater Discharge Indicator** and the **99th percentile for Superfund Proximity** which are both cause for concern. Texarkana

³ <https://www.neighborhoodscout.com/tx/texarkana/crime#description>

⁴ CEJST Screening Tool

⁵ EJ Screen Report

⁶ US Census: 2017-2021 ACS

sensitive population suffers from numerous **EJ issues** throughout the target area such as **low-income and distressed neighborhoods** just to name a few. With the help of a Brownfield Assessment Grant, the City will be able to continue to reduce the EJ issues that face the **disadvantaged** community.

(b) Advancing Environmental Justice: By accessing the Brownfield Assessment Grant funds, it will allow the City to address the environmental issues that are plaguing the City and their underserved residents. Shifting industrial needs and a downward turn in the economy have led to abandoned and dilapidated properties in the target area, which have allowed these residents to continue to be exposed to poverty and blight. Keeping with President Biden’s Justice40 Initiatives, the use of this grant funding will help reduce the number of abandoned and blighted properties, reduce the EJ burden, create new jobs within a walkable community, and many more benefits for lifting the future for all Texarkana residents. By revitalizing the area, the reuse plan for new businesses will be able to create new employment opportunities, with new quality of life experiences with a new salon and the opportunity to come together as a community and gather at the new park. Small business start-ups will have hands-on guidance in the new small business incubator and non-profits will thrive in their new office and event space. Many great opportunities to advance EJ initiatives for a new future for Texarkana disadvantaged residents. The assessments and planned redevelopment **will not displace any businesses or residents as all three priority sites are vacant**. In the event that displacement occurs during any other assessment or renovation during this assessment project within the SCC, the City will work with the business and resident to find a new location.

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

Name of Org.	Point of Contact	Specific involvement in the project or assistance provided
AR-TX Redi Texarkana Regional Economic Development	Rob Sitterley 903-824-1792 rob.sitterly@ar-txredi.com	AR-TX Redi is a non-profit that provides planning and economic development for Northeast Texas and Southwest Arkansas. The AR-TX Redi group will assist with site identification and marketing assessed sites to interested developers for revitalization .
Texarkana College (TC) (Texarkana, TX)	Dr. Catherine Howard, 903-823-3285 Catherine.howard@texarkanacollege.edu	TC is the local workforce training center that helps provide leaders, workforce, and assists in future planning for Texarkana. Texarkana College will assist in site identification and prioritization and future reuse planning .
Village Communities of Texarkana (VCT)	Antonio Williams 903-838-8548 awilliams@vcfft.org	The VCT provides vital assistance to the Texarkana community with housing. VCT will provide meeting space and assist in community education and outreach .
Main Street Texarkana (MST)	Ina McDowell 903-792-7191 mainstreet@texarkana.org	MST markets and contributes to a website dedicated to downtown vacant properties and serves both sides of the state line in Texarkana. MST will assist with developer/investor engagement interested in brownfield sites through their Main Street Program and community outreach to businesses .
ARK-TEX Economic Development	Melody Harmon 903-255-3538 mharmon@atcog.org	ARK-TEX serves both sides of Texarkana with economic development including regional development, grants, CDC/504 loans to fund purchase of land for buildings, improvements, construction or renovation, analysis, and research. ARK-TEX will assist with developer/investor engagement and education .

iii. Incorporating Community Input: The City recognizes the importance of including community residents and stakeholders throughout project planning and implementation. City Council from

both sister cities unanimously approved the resolution to apply for Brownfield Assessment funding at their October 2023 regular scheduled meetings. The City will work with project partners to determine the most influential pathways to directly interact/communicate with the underserved communities living throughout the target area regarding the goals of the Brownfield Program. The City will gather and respond to public input quarterly for determining which projects to pursue and will work to provide responses to the public via in-person meeting and web page postings. The City has a **Brownfield Advisory Committee (BAC)**, that was created during their EPA RLF grant project that will assist with this Assessment project. A **Community Involvement Plan (CIP)** will be created, relying on input from the BAC and residents and will outline the planned engagement activities, programming schedule, and key players. The adopted CIP will be made available for public review at both City of Texarkana offices (Texas and Arkansas). Planned public meetings will be held throughout the target areas, on both sides of the state line, to ensure that all residents, especially the **underserved**, have an opportunity to participate. Options will be provided for virtual meetings for those who are unable or wish to not attend in person. Online meeting options will be made available to ensure those without access to direct involvement can participate. The City will gather community input and document it in meeting minutes, which will be reviewed during quarterly meetings. Both Cities post material and updates, including community meeting input and outcomes, on their social media and websites. Website content and public outreach materials will be developed during the first quarter of the grant, with postings/information refreshed quarterly. Planned community meetings will be held over seven meetings throughout the target areas during the course of the grant. The City’s goals for community involvement efforts are to give the public accessible, accurate, and timely information; ensure adequate opportunity for meaningful participation and for input to be considered; reflect community concerns, questions, and information needs in program activities and decisions; and respect and fully consider public input throughout the process.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs: The City of Texarkana is requesting a US EPA Brownfields Assessment Grant in the amount of \$500,000 for community-wide assessment.

Task 1: Outreach	
i.	<i>Project Implementation:</i> The City’s Brownfield Program Manager with the assistance from their procured Environmental Contractor (EC) will develop a Community Involvement Plan (CIP), outreach materials, Brownfield Project website, and social media posts, and host community meetings to keep the public informed about the project. Supplies: printing of outreach materials (brochures/handouts and office supplies to manage the grant.
ii.	<i>Anticipated Project Schedule:</i> CIP created within three months of award. Community Meetings held 1 st and 3 rd quarter Year 1–3 and 1 st quarter of Year 4. Website and Outreach Materials created in the 1 st quarter and posted quarterly throughout the grant project.
iii.	<i>Task/Activity Lead:</i> City: Daphnea Ryan, Brownfield Program Manager
iv.	<i>Outputs:</i> CIP, Brownfield Website, 7 Community Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA required Quarterly Reports.
Task 2: Programmatic Support	
i.	<i>Project Implementation:</i> The City will procure an EC to assist with the Brownfield Assessment Grant Project. The City’s Brownfield Program Director will oversee grant administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The selected 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 three staff to attend two national/regional/grantee brownfield training conferences/workshops.

ii.	<i>Anticipated Project Schedule:</i> ACRES & Quarterly Reporting begins in the 1 st quarter and continues throughout the grant project. Annual Reporting and Forms created in 5 th , 9 th , and 13 th quarters and during final closeout.
iii.	<i>Task/Activity Lead:</i> City: Vashil Fernandez, Brownfield Program Director.
iv.	<i>Outputs:</i> ACRES Database Reporting, 4 Annual Financial Reports, 16 Quarterly Reports, 4 MBE/WBE Forms, Programmatic Support for the four-year grant period. Three staff to attend two training events/conferences.

Task 3: Site Inventory & Assessment

i.	<i>Project Implementation:</i> The City’s Brownfield Program Manager 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 property appraiser’s 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, with highest priority being given to sites in underserved areas. The EC will conduct Environmental Site Assessment (ESA) activities at sites selected, starting first with the two priority sites listed in this application. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs that will include the SS-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.
ii.	<i>Anticipated Project Schedule:</i> Community meeting held in the 1 st quarter will continue the preliminary inventory process that began with this application and initial windshield survey of the target area. The evaluation ranking process and assessment activities will begin in the 2 nd quarter and continue throughout the grant.
iii.	<i>Task/Activity Lead:</i> EC will implement the technical aspects of the project with oversight from the City: Daphnea Ryan, Brownfield Program Manager.
iv.	<i>Outputs:</i> Evaluation Ranking Tool, Site Inventory List, 20 Phase I ESAs; 1 Generic QAPP; 10 Phase II ESAs including SS-QAPP, Site Access Agreements, and Property Eligibility Determinations.

Task 4: Remediation/Reuse Planning

i.	<i>Project Implementation:</i> For projects identified for cleanup, the EC will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA). 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 to be held for key properties. A planner will create Site Reuse Assessments and a Brownfield Revitalization Plan.
ii.	<i>Anticipated Project Schedule:</i> Plans & Charrettes to begin in the 6 th quarter and continue throughout the grant.
iii.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Vashil Fernandez, Brownfield Program Director.
iv.	<i>Outputs:</i> 5 ABCAs, 2 Vision Sessions/Charrettes, 2 Site Reuse Assessments, 1 Brownfield Revitalization Plan.

b. Cost Estimates: Below are the anticipated cost estimates for this project *based on past Brownfield 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. **Sixty-two (62%) percent of the budget will be spent on site-specific work through the Assessment Task and 30% will be spent on area-wide planning.** **Task 1 Outreach:** Contractual: Community Involvement Plan \$3,000 (30hrs x \$100); Brownfield Website, Outreach Brochure/Handouts, Social Media Posts \$2,000 (20hrs x \$100); 7 Community Education Meetings \$7,000 (70hrs x \$100; \$1,000/meeting). Supplies: Outreach Supplies \$700 (printed brochures \$400 [400 x \$1.00]; printed display boards \$200 [2 x \$100]; notebooks, paper, pens, other miscellaneous office supplies \$100). **Task 2 Programmatic Support:** Contractual: ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the four-year grant period \$24,000 (240hrs x \$100). Travel: 3 staff to attend 2 events \$10,800 (flights at \$600, \$300 x 3 nights, incidentals and per diem at \$100

per day [3 days] x 3 attendees x 2 events). **Task 3 Site Inventory & Assessment: Contractual:** Brownfield Site Inventory and Evaluation Ranking Tool Creation \$10,000 (100hrs x \$100); 20 Phase I ESAs \$3,500 each for a total of \$70,000; 1 Generic QAPP \$5,000; 10 Phase II ESAs including SS-QAPP at \$22,000 each for a total of \$220,000. **Task 4 Remediation/Reuse Planning: Contractual:** 5 ABCAs \$5,500 each for a total of \$27,500; 2 Visioning Sessions \$5,000 (\$2,500/meeting); 2 Site Reuse Assessment Plans at \$20,000 each for a total of \$40,000 (Planner: 100hrs x \$150; Market Analysts: 25hrs x \$125; Environmental Professional: 15hrs x \$125 x 2 plans); 1 Brownfields Revitalization Plan \$75,000 (Planner: 250hrs x \$150; Market Analysts: 150hrs x \$125; Environmental Professional: 150hrs x \$125).

Category	Tasks				Totals
	Outreach	Programmatic Support	Site Inventory & Assessment	Remediation/Reuse Planning	
Travel		\$10,800			\$10,800
Supplies	\$700				\$700
Contractual	\$12,000	\$24,000	\$305,000	\$147,500	\$488,500
Totals	\$12,700	\$34,800	\$305,000	\$147,500	\$500,000

c. Plan to Measure and Evaluate Environmental Progress and Results: To ensure this EPA Brownfield 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 achieved in an efficient manner, the City has countermeasures in place to address this problem. The City will make monthly calls to their EPA Project Officer and if needed will create a Corrective Action Plan to help the project get back on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability i. Organizational Capacity, ii. Organizational Structure, & iii. Description of Key Staff: Texarkana’s Brownfields Program includes experienced and project-tested staff that will ensure sound technical, financial, project, and assessment management. The City has a long history of successful grant project management as displayed through their many federal and state grant awards. The following City staff has decades of combined experience resulting in the grant project management skills necessary to successfully manage this Brownfield Grant. The staff outlined below will ensure the timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements. Oversight of all city activities is provided by **City Manager, David Orr, PhD**. Dr. Orr has over 15 years of economic development, redevelopment and grant management experience and three years as a public administrator. **Vashil Fernandez, Director of Planning and Community Development** has three years’ experience as the City’s EPA Brownfields Quality Assurance Manager, with multiple community programs, and oversight of grant management. For this grant project, he will ensure quality reporting completed on time and compliance with the cooperative agreement, as the **Brownfield Program Director**. **Daphnea Ryan, Grant Administration Manager** has over 15

years' experience as a project manager and grants manager and serves as the City's Brownfields Program Manager. Ms. Ryan will provide day to day operational support to this project as the **Brownfield Program Manager**. The City's Finance Department led by **Kristin Peeples, Chief Financial Officer**, recipient of the Texas Comptroller's Circle for Governmental Transparency and GFOA Audit Award twenty-three years running, will ensure sound fiscal management outlined in the City charter and accounting procedures. For this project, she will be responsible for oversight of financial reporting to ensure all expenditures are captured appropriately and accurately and will serve as the **Brownfield Finance Director**. These experienced staff will ensure the timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements. The City will procure an environmental contractor to assist with all technical portions of the project.

iv. Acquiring Additional Resources: The procurement process for contractors will work through the City's Purchasing Department in accordance with the City's standard procurement policy. This procurement system ensures compliance with all local, state and federal laws and regulations. Staff will work with the Purchasing Department to prepare a Request for Proposals (RFP), advertise the RFP, review proposals, and reach consensus on the selection of an environmental consultant/contractor and planning firms. The City will promote strong practices, local/hiring, and will link members of the community to potential employment opportunities for all brownfield-related redevelopment via community outreach practices and project updates to project partners. The City submitted a FY24 EPA Job Training Grant in the hopes they can encourage and provide courses through the local community college to further potential employment opportunities in brownfields assessment, cleanup, or redevelopment related to this proposed brownfield grant project in a meaningful and equitable way.

b. Past Performance and Accomplishments i. Currently Has or Previously Received an EPA

	2010 Assessment	2011 JT	2012 MP	2012 RLF
Phase I ESAs	16			
Phase II ESAs	8		1	
Jobs		37		10
Cleanups			1	3

Brownfields Grant (1) Accomplishments: The City of Texarkana, TX has received an Assessment Grant, a Job-Training (JT) Grant, a Multi-Purpose (MP) Pilot Grant and a Revolving Loan Fund Grant with four supplemental RLF awards. **Specific outputs and outcomes are detailed in the table.** Outputs include on-

time quarterly reports, assessments, 44 program graduates, new jobs created, cleanups and at least three public meetings for each grant award. Each grant resulted in strengthened relationships with the EPA and community partners. Substantial redevelopments have resulted from these successful EPA grants in the region including housing and commercial development. The ACRES database is current for all properties. (2) Compliance with Grant Requirements: **The City of Texarkana, TX has submitted all annual and quarterly reports, Minority and Women-Owned Business forms, final reports and financial reporting according to project milestones and in compliance with established workplans.** The 2010 Assessment Grant and 2012 Multi-Purpose Grant were each provided year extensions with timely requests made to the EPA Project Officer of record in order to complete project work. The City's 2010 Assessment Grant nearly expended all grant funds with \$29,653.50 returned to the EPA. Since that time, our brownfields program has matured with many more community connections and potential projects. The City executed RLF loan documents for the Grim Hotel Lofts, the Texarkana National Bank Site, and Eximius Parking Garage, which expended the majority of those funds. The City is proud of their exemplary record of on-time performance and communication to ensure that each and every grant, has all the requirements met and the grant goal is achieved successfully with quality final results.



Texarkana, TX

**FY24 Brownfield Assessment Grant
Threshold Criteria**

Threshold Criteria

1. Applicant Eligibility

- a. The City of Texarkana, TX (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 recognizes the importance of including community residents and stakeholders throughout project planning and implementation. City Councils from both sister cities unanimously approved the resolution to apply for Brownfield Assessment funding at their October 2023 regular scheduled meetings. The City will work with project partners to determine the most influential pathways to directly interact/communicate with the underserved communities living throughout the target area regarding the goals of the Brownfield Program. The City will gather and respond quarterly to public input for determining which projects to pursue and will work to provide responses to the public via in-person meeting and web page postings. The City has a **Brownfield Advisory Committee (BAC)**, that was created during their EPA RLF grant project that will assist with this Assessment project. A **Community Involvement Plan (CIP)** will be created, relying on input from the BAC and residents, and will outline the planned engagement activities, programming schedule, and key players. The adopted CIP will be made available for public review at both City of Texarkana offices (Texas and Arkansas). Planned public meetings will be held throughout the target areas, on both sides of the state line, to ensure that all residents, especially the **underserved**, have an opportunity to participate. Options will be provided for virtual meetings for those who are unable or wish to not attend in person. Online meeting options will be made available to ensure those without access to direct involvement can participate. The City will gather community input and document it in meeting minutes, which will be reviewed during quarterly meetings. Both cities will post material and updates, including community meeting input and outcomes, on their social media and websites. Website content and public outreach materials will be developed during the first quarter of the grant, with postings/information refreshed quarterly. Planned community meetings will be held over seven meetings throughout the target areas during the course of the grant. The City's goals for community involvement efforts are to give the public accessible, accurate, and timely information; ensure adequate opportunity for meaningful participation and for input to be considered; reflect community concerns, questions, and information needs in program activities and decisions; and respect and fully consider public input throughout the process

3. Expenditure of Existing Grant Funds

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

4. Contractors and Named Subrecipients

Not Applicable.