

CHARLOTTE M. MOSES, MAYOR  
HAROLD L. DOUCET, SR.,  
MAYOR PRO TEM

COUNCIL MEMBERS:  
WILLIE BAE LEWIS, JR.  
TIFFANY L. HAMILTON EVERFIELD  
DONEANE BECKCOM  
THOMAS KINLAW, III  
DONALD FRANK, SR.



RONALD BURTON, CPM  
CITY MANAGER

SHERRI BELLARD, TRMC  
CITY SECRETARY

ROXANN PAIS COTRONE O  
CITY ATTORNEY

R06-26-A-008

1. Applicant Identification

City of Port Arthur  
P.O. Box 1089  
Port Arthur, Texas 77641

2. Website URL: <https://www.portarthurtx.gov>

3. Funding Requested

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

4. Location

a) City of Port Arthur, b) Jefferson County, c) Texas

5. Target Area and Priority Site Information

**Target Area**: Downtown District

- Census tracts 48245006100, 48245005900, 48245005500, and 48245005100

**Priority Sites**:

- Site 1: Former Bass Property, 624 Houston Avenue, Port Arthur, TX 77640
- Site 2: Procter Street Properties, 638 and 648 Procter Street, Port Arthur, TX 77640
- Site 3: Eddingston Court Apartments, 3300 Eddingston Court, Port Arthur, TX 77642

6. Contacts

a. Project Director

Ivan Mitchell, Transit Fleet Director  
409-983-8793  
ivan.mitchell@portarthurtx.gov  
344 Procter Street, Port Arthur, Texas 77641

b. Chief Executive/Highest Ranking Elected Official

Mayor Charlotte Moses  
409-983-8105  
charlotte.moses@portarthurtx.gov  
444 4th Street, Port Arthur, Texas 77641

7. Population

City of Port Arthur, TX: 55,779 (US Census 2019–2023 American Community Survey)

CHARLOTTE M. MOSES, MAYOR  
 HAROLD L. DOUCET, SR.,  
 MAYOR PRO TEM

COUNCIL MEMBERS:  
 WILLIE BAE LEWIS, JR.  
 TIFFANY L. HAMILTON EVERFIELD  
 DONEANE BECKCOM  
 THOMAS KINLAW, III  
 DONALD FRANK, SR.



RONALD BURTON, CPM  
 CITY MANAGER

SHERRI BELLARD, TRMC  
 CITY SECRETARY

ROXANN PAIS COTRONEO  
 CITY ATTORNEY





8. Other Factors

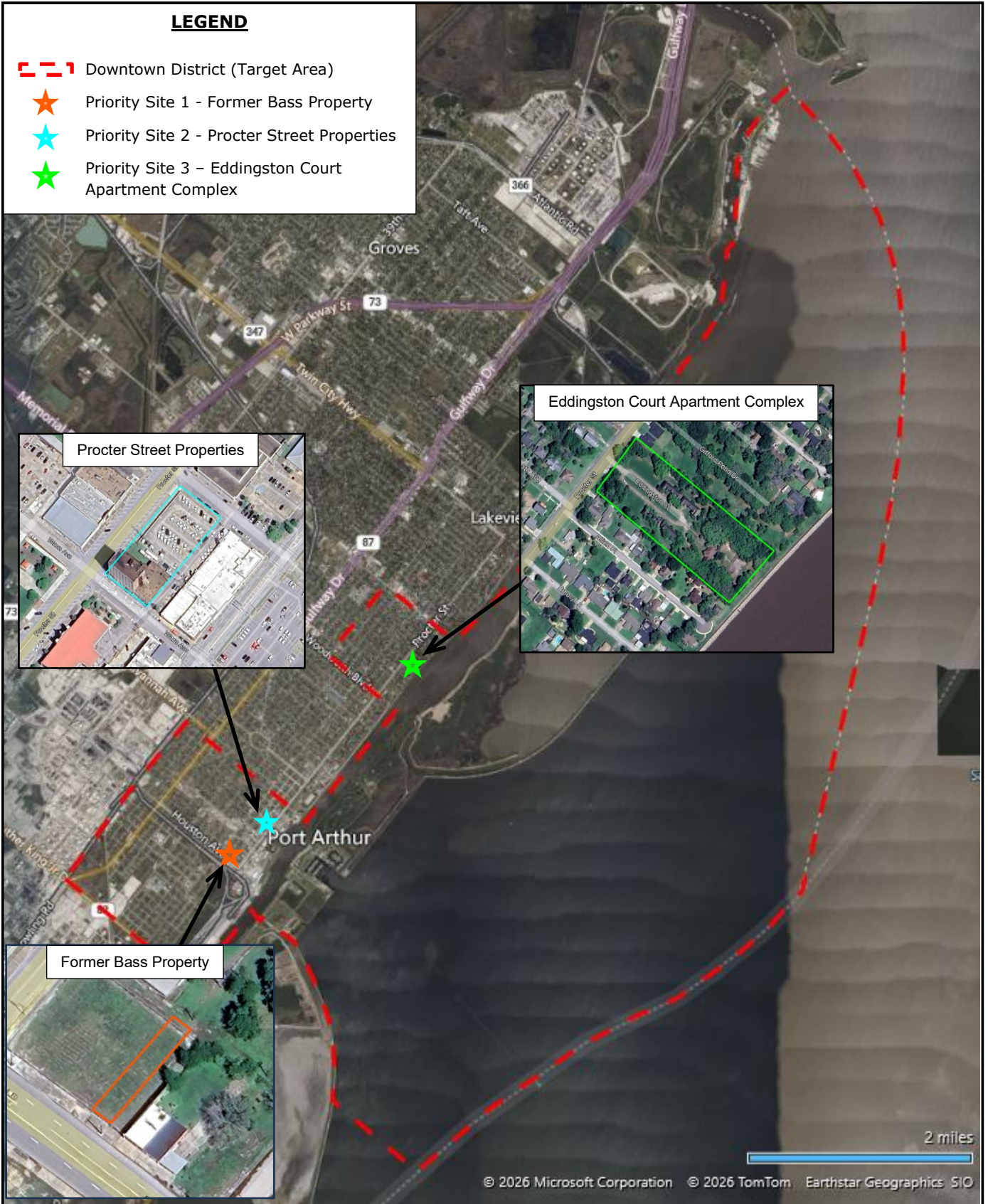
<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the 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).	2
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3 & 4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	8 & 9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority  
 See attached.

10. Releasing Copies of Applications  
 Not Applicable.

**LEGEND**

-  Downtown District (Target Area)
-  Priority Site 1 - Former Bass Property
-  Priority Site 2 - Procter Street Properties
-  Priority Site 3 - Eddingston Court Apartment Complex



FY26 EPA Brownfield Assessment Grant – City of Port Arthur, TX

City of Port Arthur  
Port Arthur, Jefferson County, Texas

Brooke T. Paup, *Chairwoman*  
Catarina R. Gonzales, *Commissioner*  
Tonya R. Miller, *Commissioner*  
Kelly Keel, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

December 17, 2025

Ivan Mitchell  
City of Port Arthur  
Transit Director  
Port Arthur Transit  
344 Procter Street  
Port Arthur, TX 77640-6450

Sent via email

Subject: City of Port Arthur Proposal for a U.S. Environmental Protection Agency FY26  
Brownfield Community-Wide Assessment

Dear Mr. Mitchell:

The Texas Commission on Environmental Quality (TCEQ) acknowledges the City of Port Arthur's proposal for the U.S. Environmental Protection Agency FY26 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 512-239-2023 or [anukriti.mahayan@tceq.texas.gov](mailto:anukriti.mahayan@tceq.texas.gov) if you have any questions or if you would like additional information.

Sincerely,

A handwritten signature in cursive script that reads "Anukriti Mahayan".

Anukriti Mahayan  
Brownfields Program Manager  
Remediation Division

AM/dl



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

**Target Area and Brownfields.** a. Overview of Brownfield Challenges and Description of Target Area: **The geographic boundary for this grant is the city limits of Port Arthur, Texas (City).** The City is off State Highway 87 on the lower west bank of Sabine Lake. The City was incorporated in 1898, and the port opened for seagoing shipping with the arrival of the British steamer *Saint Oswald* in August 1899.<sup>1</sup> Pioneers arrived by the hundreds and began building homes and businesses. Over 300 Dutch colonists began farming this rich coastal prairie. The City soon experienced an oil boom when a local oil well called “Spindletop” erupted in 1901. The petrochemical industry quickly adopted the port, and major oil companies set up refining facilities there by 1902. By 1957, the City was known as the center of the world’s **most** prosperous oil refining facilities. The City has a rich culture encompassing the various pioneers, farmers, shipping workers, petrochemical employees, and more, who arrived and formed neighborhoods at different times and for different purposes yet became one community. Port Arthur College was founded in 1909 and became a branch of Lamar University in 1975. In the 1950s and 1960s, downtown Port Arthur had a bustling main street that included the ten-story Sabine Hotel, Bluestein’s Department Store, the First National Bank, and the six-story Adams Office Building. In the 1960s, successive waves of economic recession resulted in many vacant buildings downtown. A decrease in employment at the refineries from the 1970s onward magnified the City’s economic decline. **The City has sustained damage from seven major natural disasters since 1965, costing billions from destruction and lost tax revenue.** Businesses, industries, and homes are vacant, dilapidated, and potentially contaminated after years of economic and natural disasters. As businesses close and residents leave, so does the desperately needed tax revenue for repairs and basic services.

The **target area** consists of census tracts (CTs) 48245006100, 48245005900, 48245005500, and 48245005100, labeled as the **downtown district (DD)**. The target area was chosen due to the immediate impact its redevelopment will have on the community. Collaborative planning efforts with project partners and support by EPA’s brownfield funding will allow for an updated site inventory, assessment, and cleanup planning to push redevelopment of abandoned brownfields, bringing prosperity back to these **distressed communities** and providing opportunities for the **sensitive population** (90% non-white minorities, 55% females, 23% elderly).<sup>2</sup>

b. Description of the Priority Brownfield Site(s): The City completed a site inventory as part of a FY18 Brownfield Grant that identified over **275 potential brownfield sites** throughout the city limits, which included the DD target area. The site inventory included abandoned manufacturing facilities, former fuel stations, automotive repair facilities, dry cleaners, and a variety of vacant buildings believed to contain asbestos-containing materials (ACM) and lead-based paint (LBP). Because of the large variety of brownfield properties throughout the target area, a wide range of environmental concerns are present, including hazardous materials such as **benzene, toluene, ethylbenzene, trichloroethene, underground storage tanks (USTs), petroleum hydrocarbons (PHCs), chlorinated volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), metals, petroleum, lead based paint (LBP), and asbestos containing materials (ACM)**. Due to the sheer number of sites, the City needs additional resources and EPA funding to complete assessment. The City selected three priority sites based on their prominent location and redevelopment potential.

**The first priority site** is the **Former Bass Property (FBP)** 0.08-acre vacant lot located at 624 Houston Avenue. Historically, the site was occupied by a dry cleaner (including a solvent tank) from the 1950s through the 1990s. The site currently is a vacant lot with a concrete slab of the

<sup>1</sup> <https://visitportarthurtx.com/about/history-of-port-arthur>.

<sup>2</sup> US Census 2019–2023 American Community Survey.



**City of Port Arthur, Texas**  
**FY2026 US EPA Brownfields Assessment Grant**

former dry cleaner building. The site is positioned in a high foot-traffic area within an industrial area, with residential homes a block away. Other occupants on adjacent and nearby properties have also contained dry cleaner / laundry facilities, a paint shop, filling stations, auto repair shops, and a railyard. The on-site dry cleaners and historical uses on adjacent and nearby properties were identified as Recognized Environmental Conditions (RECs) in a 2020 Phase I Environmental Site Assessment (ESA) report completed under the previous Brownfield Assessment Grant. **Dry-cleaning facilities are often associated with releases of chlorinated dry-cleaning solvent, resulting in soil and groundwater contamination. The historical off-site property uses listed above commonly result in releases of petroleum hydrocarbons from storage and use of fuels, used oils, and hydraulic fluids, and parts cleaners that may contain chlorinated solvents.** A Phase II ESA is needed to determine the level of contamination at the site so that further redevelopment may proceed safely. **The City owns the site and is ready for further assessment.**

The **second priority site** is the **Procter Street Properties (PSP)**, located at 638 and 648 Procter Street in the Central Business District of downtown Port Arthur. The site hosted Tom's Smokehouse, a paint store, and an auto repair shop. Currently the site is a municipal parking lot that extends southwest to the Sabine Hotel property. The adjacent properties to the northwest are currently a vacant lot and an unoccupied commercial building. The sites are surrounded to the northeast and southeast by multiuse and commercial properties in the heart of the business district. The northeastern adjacent property across Beaumont Avenue is occupied by the Museum of the Gulf Coast. The past uses as on-site auto repair with gasoline USTs and a funeral home were identified as RECs in 2020 Phase I ESA reports completed for these two abutting properties under the 2018 Brownfield Assessment. **These historical operations have a high potential for the releases of PHCs, chlorinated solvents, and hazardous substances.** A potential presence for soil and groundwater contamination will hamper redevelopment efforts from potential investors and will require additional investigation and possible cleanup activities. A Phase II ESA is needed to determine the extent of contamination at the site. **The City owns the site and is ready for assessment.**

The **third priority site** is the **Eddingston Court Apartment Complex (ECAC)**, located at 3300 Eddingston Court adjacent to Sabine-Neches Canal. The ECAC consists of four two-story brick English-style apartment buildings and a one-story ranch home that were all built in 1929. The ECAC, once a luxury apartment complex, has mostly remained in its original form since being built, except for a few upgrades. The site has been vacant since 2005 owing to hurricane damage, the buildings are covered in graffiti and overgrown vines, and many of the windows are broken. A fire in one of the buildings caused additional heavy damage in 2020. Vagrants are known to stay in the unsecured buildings. ECAC, owing to its age, has the potential for **LBP and ACM** as well as other hazardous building materials used in the initial construction and any renovations. In addition, the ECAC was built when **heating oil tanks that were prone to leak** were typically placed underground. This would have caused groundwater and soil contamination with **PAHs and metals**. The fire suppressant used could have caused additional contamination due to **per- and polyfluoroalkyl substances (PFAS)**. **The site owner has given the City access for assessment.**

c. Identifying Additional Sites: The City will focus on identifying additional eligible sites for assessment throughout the target area's **four CTs**. A more in-depth, grant-funded site inventory and evaluation ranking criteria process will be established as the City works together with target-area residents and project partners to identify and prioritize sites within the community. Many underused and abandoned buildings within the target area potentially have brownfields-related challenges in redevelopment and reuse because of the industrial history of the community. Those



properties will be researched further by City staff using Jefferson County's GIS website. The evaluation criteria used to determine the order in which sites are addressed will be based on community need, project partner and resident input, and US Census data to ensure **distressed communities** benefit from the project. Priority will be given to those sites that benefit the **sensitive populations in the City's target area**. Once all sites within the target area are addressed, the City will look to the **geographic boundary of the city limits** to further help neighborhoods in need of revitalization by applying the same evaluation ranking criteria created as a part of this project.

**Revitalization of the Target Area. d. Reuse Strategy and Alignment with Revitalization Plans:**

The DD target area was once a bustling area of economic status and development. The City's reuse plans include the **2018 Imagine Port Arthur Comprehensive Plan (Plan) and the 2015 Downtown Revitalization Plan (DRP) (both 10- to 15-year plans)**. Both plans incorporate the future growth strategies of the City for their priority sites and reuses. This City itself aligns with the public's request in these Plans for additional partnership between the City and Lamar State College Port Arthur (LSCPA) and community organizations. **The Plan and DRP** focus on four types of sustainable development: affordable housing, community gardens, neighborhood parks, and new or expanded existing businesses. The major goals of the DRP are to reinforce connections between downtown and adjacent neighborhoods, enhance active partnerships with LSCPA, create a walkable downtown with a lively and active pedestrian environment, encourage multiuse housing around downtown, and encourage public/private partnerships in downtown Port Arthur. Additionally, the Plan pinpoints several downtown blocks that have the strongest identity and investment potential and proposes focusing on the areas between these stronger blocks to promote walkability and connectivity.

The City's **FBP** priority site is in the downtown district as defined by both plans. The redevelopment of this property is focused on **multiuse development** to not only bring additional **affordable housing and commercial/retail spaces** but also create a walkable and livable downtown. The **PSP** priority site redevelopment envisions a multistory **office building with ground-level retail and restaurant areas with the additional floors being affordable housing**. This reuse will generate a more lively and active pedestrian area and create new businesses, thereby meeting the objectives found in both plans as well as creating new affordable housing and enlivening the historic downtown.

e. **Outcomes and Benefits of Reuse Strategy:** The redevelopment of the three priority sites creates an opportunity to build toward the City's goals as described in the Plan and the DRP. The priority sites are in prime locations; however, the City lacks the necessary resources to assess and redevelop the sites. By using EPA Brownfield Assessment Grant funds to assess and eventually remove any contamination on these sites, project partners will make significant progress toward revitalization. Redeveloping the priority sites into commercial, retail, affordable housing, and multiuse spaces will produce the economic benefits of an **increased tax base and new local employment opportunities, such as an estimated 50 construction jobs as well as 40 permanent jobs**. Noneconomic benefits from all priority site reuses include that residents will benefit from the **new family-friendly affordable living, walkability to local retail for food and daily necessities, increased property value, and an area free of blight and environmental hazards**, thereby providing residents a new sense of community and empowerment for their future.

The City will work with developers to ensure planned redevelopment also improves **strategies for local resilience to the impacts of extreme weather events and natural disasters**. The target area is experiencing extreme weather challenges in the following **categories**: It is in the **97<sup>th</sup> percentile for building loss from natural hazards, 99<sup>th</sup> percentile for flood risk, and 86<sup>th</sup>**



**percentile for wildfire risk.**<sup>3</sup> The City realizes the importance of these extreme weather dangers and will develop an EPA-approved planning document to help mitigate these factors during redevelopment through a **Brownfield Revitalization Plan**. The City will work to ensure developers are using **energy-efficient** measures in their redevelopment designs, especially in the new multiuse and affordable housing options, and encourage use of **renewable energy** such as **solar lighting or wind energy in greenspace**. All these factors will help the City build a **sustainable community** that will continue to grow for many years to come.

**Strategy for Leveraging Resources.** f. Resources Needed for Site Reuse: The City is eligible to apply for local, state, and federal grant opportunities. The following is a list of additional funding opportunities the City will pursue:

Agency	Funding Purpose
US HUD Community Development Block Grant	Demolish remediated brownfield sites; contribute to affordable housing initiatives and expand housing opportunities; and improve infrastructure.
US EPA Brownfield Cleanup Grant	Assist with remediation.
Texas Commission on Environmental Quality (TCEQ) Brownfield RLF	Low-interest loans support the cleanup of brownfields that have already been assessed. Loans will pay for limited investigation, remediation, and demolition.
TCEQ Brownfield Site Assessment Program	Help fund additional assessments.
Texas General Land Office Funding	Help acquire storm-damaged brownfield properties to convert into greenspace.

g. Use of Existing Infrastructure: The existing infrastructure (streets, sewer, water, power, broadband) throughout the target area and at two of the priority sites is sufficient for redevelopment. This grant will fund an EPA-approved planning infrastructure evaluation for the ECAC priority site to determine what upgrades are needed because ECAC was built in the 1920s. If additional infrastructure is needed, the City will look to local, state, and federal funding sources.

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

**Community Need.** a. The Community’s Need for Funding: The City went from a thriving and prosperous agricultural and oil-producing port community to a City devastated by economic decline, unemployment, and natural disasters. The number of blighted and distressed properties throughout the target area is immense. Although the population of the City is 55,779, the **target area’s small population is 5,914.**<sup>4</sup> The target area **suffers from low income**, with a **median family income of \$39,190** (US \$96,922) and a **per capita income of \$26,820** (US \$43,289).<sup>4</sup> The target area is in the **87<sup>th</sup> percentile for low income.**<sup>3</sup> Furthering the negative effects of low income, the target area is in the **81<sup>st</sup> percentile for unemployment.**<sup>5</sup>

The City is a local municipality, and as with all municipalities, the local budget is tied up in providing basic services such as police, fire, and sanitation. Environmental assessments are not feasible without grant funding. In combination with the target area’s high unemployment rates, low-income status, vacant lots, and blight, these environmental concerns will continue to dictate the future growth of this distressed target area. Brownfield funds will allow redevelopment to generate opportunities for new employment, growth, and a brighter future for generations to come from these communities.

b. Health or Welfare of Sensitive Populations: The target area’s sensitive populations are those living in **poverty, residents on government assistance, youth and elderly, females and minorities.** The target area’s population includes over **79% Black** (US 12%) residents.<sup>4</sup> The

<sup>3</sup> <https://public-environmental-data-partners.github.io/j40-cejst-2/en/#11.12/29.8965/-93.9137>.

<sup>4</sup> US Census 2019–2023 American Community Survey (ACS).

<sup>5</sup> <https://pedp-ejscreen.azurewebsites.net/>



**City of Port Arthur, Texas**  
**FY2026 US EPA Brownfields Assessment Grant**

number of elderly and youth (under 18) residents also exceeds 45% (US 43%), revealing further vulnerability.<sup>6</sup> Females make up 55% of the target area (US 51%).<sup>6</sup> Economic issues increase hardship because the **poverty level for all families in the target areas is an elevated 28%** (US 9%), and the **poverty level of all families with children under the age of 18 is 38%** (US 14%). In the target areas, **50%** (US 16%) of **all people are under the age of 18**, and **35%** (US 10%) are **over the age of 65**.<sup>6</sup> Reliance on government food assistance is more than double the national average at 31% (US 12%).<sup>6</sup> The target area is also considered a **USDA food desert, and 17% of the community has no access to a vehicle (US 8%)**; these factors magnify the communities' dependence on the government, high level of poverty, and overall health concerns.<sup>6</sup>

The lack of affordable housing throughout the target area is a welfare issue that this Brownfield Grant can mitigate. Affordable housing is necessary for this distressed community to thrive. Within the target area, 33% (US 10%) of housing is vacant, the average monthly **rent is \$816** (US \$1,348), and the average **median home value is \$60,775** (US \$303,400).<sup>6</sup> Even with the low cost of monthly rent and low home values, the community is suffering because a significant portion of their annual income goes to cover housing costs (in the **58<sup>th</sup> percentile of low-income households spending more than 30% of their income on housing**).<sup>7</sup> Redeveloping the **FBP and ECAC** priority sites into affordable/mixed-use housing will give residents and families new opportunities for access to affordable housing.

The lack of high school education, high unemployment, and high property crime are other welfare issues affecting the area. The target area is in the 71<sup>st</sup> percentile for residents with less than a high school education along with an 83<sup>rd</sup> percentile of unemployment.<sup>8</sup> An additional linguistic isolation factor in the 51<sup>st</sup> percentile indicates the share of households in which no one over the age of 14 speaks English well.<sup>7</sup> Low educational attainment, linguistic isolation, and lack of job opportunities that meet the education levels can lead to criminal activity. Blighted, vacant structures throughout the target areas produce venues for illicit activities. The City ranks **55.8 in property crime**, higher than the national average (US 35.4).<sup>9</sup> These statistics combined with the high poverty levels and reliance on government assistance clearly show a desperate need for redevelopment and revitalization in this distressed target area. Assessment of the priority sites and eventual redevelopment will bring many advantages that align with the City's overall strategy to increase the quality of life for all residents.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: The target area's sensitive populations face higher rates of cancer and asthma risk due to the environmental concerns and hazards prevalent at the priority brownfield sites. Residents of the target area live with a greater risk of health issues caused by **negative environmental conditions and disinvestment in their distressed communities**. The dilapidated old buildings and abandoned sites of **LBP and ACM** are of concern along with the other environmental hazards from the priority sites' prior land uses. Additional concern exists regarding the potential contamination frequently associated with abandoned filling stations, dry cleaners, auto repair shops, paint shops, and restaurants such as chemicals and additives, including **accelerators, oils, USTs, PHCs, VOCs, PAHs, metals, and petroleum**.

In the target area, 13% of adults report living with asthma (US 8%).<sup>10</sup> Higher asthma rates combined with air toxins at the 97<sup>th</sup> percentile are highly concerning.<sup>7</sup> A study by the University of Texas Medical Branch at Galveston found that residents of Port Arthur were **four times more**

<sup>6</sup> US Census 2019–2023 American Community Survey.

<sup>7</sup> <https://public-environmental-data-partners.github.io/j40-cejst-2/en/#11.12/29.8965/-93.9137>.

<sup>8</sup> <https://pedp-ejscreen.azurewebsites.net/>.

<sup>9</sup> [https://www.bestplaces.net/crime/city/texas/port\\_arthur](https://www.bestplaces.net/crime/city/texas/port_arthur).

<sup>10</sup> Environmental and Residential Population Indicators." <https://tinyurl.com/2znuk2r2>.



likely than people just 100 miles upwind to report suffering from heart and respiratory conditions; nervous system and skin disorders; headaches and muscle aches; and ear, nose, and throat ailments.<sup>11</sup> The target area also demonstrates health concerns with 24% of residents indicating **low-life expectancy**.<sup>Error! Bookmark not defined.</sup>

According to the Environmental Integrity Project study, the cancer mortality rate for Black people in Jefferson County, including the predominantly Black community of Port Arthur, is consistently about **40 percent higher** than the overall cancer mortality rate in Texas, and the rate in Jefferson County is 187 per 100,000 (US 174 per 100,000). The number of lung cancer deaths per 100,000 in Jefferson County is 62.1, higher than both Texas (38.4) and the nation (42). With **LBP (77<sup>th</sup> percentile) and ACM** as a leading concern in all three priority sites, it is no surprise that the cancer data is elevated in the DD target area.<sup>12</sup> Brownfields funding for assessment will improve the overall health conditions by identifying environmental contaminants and allowing for future redevelopment of the target areas.

d. Economically Impoverished/Disproportionately Impacted Populations: The City has endured decades of environmental and economic hardship and disinvestment, leaving residents **disproportionately burdened** by industrial pollution and blight. Abandoned refineries, hazardous waste sites, and neglected industrial properties have contributed to contamination, unsafe conditions, and diminished quality of life for vulnerable populations. These environmental stressors overlap with deep socioeconomic inequities, as many families face **persistent poverty, limited educational attainment, and barriers to stable employment**. Poverty runs rampant in the target area. The **poverty level for all families is 28%** (US 9%), **all families with children under the age of 18 is 38%** (US 14%), **all people under the age of 18 is 50%** (US 16%), and **all people over the age of 65 is 35%** (US 10%).<sup>12</sup> **Repeated hurricanes and extreme weather events have compounded these challenges** by leaving behind dilapidated properties that perpetuate instability. With the support of the Brownfield Assessment Grant, the City can begin to identify and remediate contaminated sites, reduce blight, and repurpose unsafe properties into affordable housing and new commercial spaces within the target area. Redevelopment will directly benefit disadvantaged residents by creating jobs, expanding business opportunities, and providing safe and sustainable housing. This redevelopment will reduce environmental and socioeconomic threats, addressing the disproportionate burdens borne by the community and creating a healthier, more resilient path toward long-term prosperity.

**Community Engagement.** e. Project Involvement & f. Project Roles:

Name of organization & mission	Point of contact	Specific involvement in the project or assistance provided
<b>Port Arthur Economic Development Corporation.</b> Improves the economic development and business climate in the city.	Krystal Muller <a href="mailto:kvillarrealmuller@paedc.org">kvillarrealmuller@paedc.org</a>	<b>Assistance/Decision Making:</b> future site reuse planning, community outreach, and education activities
<b>Port of Port Arthur.</b> Provides ultimate direct transfer facility for international cargo shipping.	Larry Kelley <a href="mailto:larry@portpa.com">larry@portpa.com</a>	<b>Assistance/Decision Making:</b> site identification, community outreach and education
<b>Great Port Arthur Chamber of Commerce.</b> Collaborates to increase quality of life and sound economic environment for community.	Jason Tant <a href="mailto:gpacc@portarthurtx.com">gpacc@portarthurtx.com</a>	<b>Assistance/Decision Making:</b> site identification, future site reuse planning, and site inventory assistance

<sup>11</sup> <https://environmentalintegrity.org/what-we-do/oil-and-gas/the-human-cost-of-energy-production/port-arthur-texas/>.

<sup>12</sup> US Census 2019–2023 American Community Survey.



**City of Port Arthur, Texas**  
**FY2026 US EPA Brownfields Assessment Grant**

<b>Catholic Charities: Hospitality Center (nonprofit).</b> Provides clean, comfortable environment and meals for distressed residents.	Christina Green <a href="mailto:catholiccharities@ccsetx.org">catholiccharities@ccsetx.org</a>	<b>Assistance/Decision Making:</b> future site reuse planning, community outreach, and education activities
<b>Willie Carter Outreach Center (nonprofit).</b> Enhances quality of life in our community through individual and family services.	Johnny Hulin <a href="mailto:director@setxnonprofit.org">director@setxnonprofit.org</a>	<b>Assistance/Decision Making:</b> community outreach and education activities
<b>New World Harvest Church.</b> Teaches the Bible to impact generations.	Keith Richard, <a href="mailto:Paassociatedcontractor01@gmail.com">Paassociatedcontractor01@gmail.com</a>	<b>Assistance/Decision Making:</b> community outreach and education activities

g. Incorporating Community Input: The City recognizes the importance of including community residents and stakeholders throughout project planning and implementation, especially residents most affected by the project. A Community Involvement Plan (CIP) will be created to outline the planned community engagement activities, schedule, project background, and key players. The CIP will be available for review at City Hall and on the City’s website to ensure engagement with the target-area residents. To educate residents on the Brownfield Program and help identify potential brownfield sites, the City will perform community outreach and review the community-member-suggested brownfield sites during quarterly meetings. The **Brownfield Project Team**, made up of city staff, will solicit, collect, review and evaluate comments and community input during quarterly meetings, record all community members’ suggestions and information in the minutes, and post them on the Brownfield Program webpage (created as a part of this project) hosted on the City’s website. All suggestions and input will be addressed on an individual basis within two weeks of receipt and promptly posted to the Brownfield Program webpage for further public review.

The CIP will incorporate several forms of media. Brownfields updates will be posted to the City’s social media pages and the Brownfield Program webpage. The City will provide resident interaction via the website and social media accounts as a supplement to in-person community engagement. The City will disseminate Brownfield Project information through signage in government buildings, press releases, and local newspapers and will update organizations and community members at community education meetings held throughout the target areas. These methods will accommodate those residents without internet access. All promotional materials (print or online) will have the names and contact information of the City’s Brownfield Project Team, facilitating community-member contact with the City.

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

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

<b>Task 1: Programmatic Support</b>	
a.	<i>Project Implementation: EPA Non-funded:</i> The City will procure an environmental contractor (EC) to assist with the Brownfield (BF) Grant project. The City’s BF Finance Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. <i>EPA Funded:</i> The EC will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the four-year term of the grant. The travel budget allows two staff to attend three BF training conferences/workshops.
b.	<i>Anticipated Project Schedule:</i> Procure EC in 1 <sup>st</sup> quarter. ACRES & quarterly reporting begins in 1 <sup>st</sup> quarter and continues throughout the grant. Annual reporting and forms created in the 5 <sup>th</sup> , 9 <sup>th</sup> , 13 <sup>th</sup> quarters and final closeout.
c.	<i>Task/Activity Lead:</i> City: Lynda Boswell, Finance Director, BF Finance Director.
d.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, and programmatic support for the four-year grant period. Two staff to attend three conferences.
<b>Task 2: Outreach</b>	



**City of Port Arthur, Texas**  
**FY2026 US EPA Brownfields Assessment Grant**

a.	<i>Project Implementation: <b>EPA Funded:</b></i> Community Involvement Plan (CIP), outreach materials, BF webpage, and social media posts will be developed by the City’s BF Project Manager with assistance from the EC. City staff will lead the community/educational meetings discussing project plans and updates. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.
b.	<i>Anticipated Project Schedule:</i> CIP created in 1 <sup>st</sup> quarter. Community/educational meetings held 1 <sup>st</sup> , 3 <sup>rd</sup> , 7 <sup>th</sup> , 9 <sup>th</sup> , 11 <sup>th</sup> , and 14 <sup>th</sup> quarters. BF webpage and outreach materials created in 1 <sup>st</sup> quarter and posted throughout the grant.
c.	<i>Task/Activity Lead:</i> City: Almira Martin, Consultant Project Manager, BF Project Manager.
d.	<i>Outputs:</i> CIP, BF webpage, 6 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports.
<b>Task 3: Site Inventory &amp; Assessment</b>	
a.	<i>Project Implementation: <b>EPA Funded:</b></i> The City’s BF Project Manager will work with target-area residents during outreach events to add to the site inventory. Identified abandoned and underused properties will be researched further by City staff using GIS and the property appraiser’s website. EC will work with City staff to create an evaluation ranking tool to determine the order the sites will be addressed. The EC conducts Environmental Site Assessments (ESAs), starting with the priority sites listed in this application. ASTM-AAI-compliant Phase I; Generic Quality Assurance Project Plan (QAPP); Phase IIs will include the Sampling and Analysis Plan (SAP). Prior to assessment, site access agreements and property eligibility determinations approval will be obtained. National Historic Preservation Act Section 106 consultations will be addressed when applicable.
b.	<i>Anticipated Project Schedule:</i> Meeting held in 1 <sup>st</sup> quarter will continue the preliminary inventory process. Evaluation ranking process and assessments begin in 2 <sup>nd</sup> quarter and continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Almira Martin, Consultant Project Manager, BF Project Manager.
d.	<i>Outputs:</i> Evaluation ranking tool, site inventory list, 11 Phase I ESAs, 1 Generic QAPP, 6 Phase II ESAs including SAPs, site access agreements, property eligibility determinations, Section 106 determinations (if applicable).
<b>Task 4: Reuse Planning</b>	
a.	<i>Project Implementation: <b>EPA Funded:</b></i> Projects identified for cleanup. The EC will prepare the Analysis for Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Plans, which 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. A planner will create the following EPA-approved planning documents: BF Revitalization Plan, Site Reuse Assessment, and Site Reuse Vision, and Infrastructure Evaluation.
b.	<i>Anticipated Project Schedule:</i> Plans & charrettes begin in the 6 <sup>th</sup> quarter and continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Ivan Mitchell, Transit Fleet Director, BF Project Director.
d.	<i>Outputs:</i> 3 ABCAs, 2 vision sessions/charrettes, 1 Site Reuse Assessment, 1 BF Revitalization Plan, 1 Site Reuse Vision, 1 Infrastructure Evaluation

**e. Cost Estimates:** Cost estimates for this project are *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks*. **Fifty-one (51)% of the budget will be spent on site-specific work and 34% on area-wide planning activities. Personnel pay rates average \$40 per hour and fringe rate 25%.**

**Task 1 Programmatic Support:** Personnel (\$40/hr): \$8,000 (200 hrs). Fringe: \$2,000 (25% rate). Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting \$15,000 (100 hrs × \$150). Travel: 2 staff to attend 3 conferences for a total of \$9,900 (flights at \$500, 3 nights in hotel at \$250/night, incidentals and per diem at \$100 per day × 4 days × 2 staff × 3 events). Other: conference registration at \$1,200 (\$200 per event per person).

**Task 2 Outreach:** Personnel (\$40/hr): CIP \$800 (20 hrs); BF webpage, outreach brochure/handouts, social media posts \$1,600 (40 hrs); 6 community/educational meetings \$4,800 (20 hrs per meeting to include preparation and execution; \$800 each meeting). Fringe: \$1,800



**City of Port Arthur, Texas**  
**FY2026 US EPA Brownfields Assessment Grant**

(25% rate). **Contractual:** CIP \$2,625 (15 hrs × \$175); BF webpage, outreach brochure/handouts, social media posts \$2,100 (12 hrs × \$175); 6 community/educational meetings \$7,200 (\$1,200 per mtg.); 8 hours per meeting to include preparation and execution × \$150); **Supplies:** \$925 (\$500 [500 printouts at \$1 each]; \$300 [3 display board printouts at \$100 each]; pens, markers, paper \$25).

**Task 3 Site Inventory & Assessment: Personnel (\$40/hr):** Report review \$720 (1 hr per report; 18 reports); site inventory management \$2,000 (50 hrs). **Fringe:** \$680 (25% rate). **Contractual:** BF site inventory and evaluation ranking tool creation \$7,700 (44 hrs × \$175). 11 Phase I ESAs \$4,000 each for a total of \$44,000; 1 Generic QAPP \$7,000; 6 Phase II ESAs including SAPs at \$31,000 each for a total of \$186,000.

**Task 4 Reuse Planning: Personnel (\$40/hr):** vision sessions/charettes \$800 (20 hrs); report review \$560 (2 hrs/report; 7 reports). **Fringe:** \$340 (25% rate). **Contractual:** 3 ABCAs \$19,950 (\$6,650 each); 2 vision sessions \$6,300 (\$3,150/meeting); 1 Site Reuse Assessments \$30,000 (Senior Planner: 60 hrs × \$200; PM Planner: 60 hrs × \$175, Support Personnel: 60 hrs × \$125); 1 Site Reuse Vision \$41,000 (Senior Planner: 55 hrs × \$200; PM Planner: 100 hrs × \$175, Support Personnel: 100 hrs × \$125); 1 BF Revitalization Plan \$75,000 (Principal Planner: 50 hrs × \$250; Senior Planner: 100 hrs × \$200; PM Planner: 175 hrs × \$175, Support Personnel: 95 hrs × \$125). 1 Infrastructure Evaluation \$20,000 (Senior Planner: 40 hrs × \$200; PM Planner: 40 hrs × \$175, Support Personnel: 40 hrs × \$125).

Category	Tasks				Totals
	<i>Programmatic Support</i>	<i>Outreach</i>	<i>Site Inventory &amp; Assessment</i>	<i>Reuse Planning</i>	
Personnel	\$8,000	\$7,200	\$2,720	\$1,360	\$19,280
Fringe	\$2,000	\$1,800	\$680	\$340	\$4,820
Travel	\$9,900				\$9,900
Supplies		\$925			\$925
Other	\$1,200				\$1,200
Contractual	\$15,000	\$11,925	\$244,700	\$192,250	\$463,875
<b>Total Budget</b>	<b>\$36,100</b>	<b>\$21,850</b>	<b>\$248,100</b>	<b>\$193,950</b>	<b>\$500,000</b>

**f. Plan to Measure and Evaluate Environmental Progress and Results:** To ensure this EPA Brownfield Project is on schedule, the City’s internal Brownfield Project Team, including the EC, will meet quarterly to track project progress of outputs identified in 3.d. using an Excel spreadsheet to submit quarterly reports to the EPA. Project expenditures and activities will be monitored to ensure completion within the four-year time frame. Site-specific information will be entered into the ACRES database. Key outputs to be tracked include the number of community meetings with neighborhoods, community groups, and community partners; public meetings; environmental assessments; ABCAs; and cleanup redevelopment plans. Key outcomes to be tracked include community participation, acres assessed, acres ready for reuse, leveraged redevelopment dollars, and jobs created. If project efficiency is inadequate, the City has countermeasures in place, including monthly calls with the EPA project officer and, if necessary, a Corrective Action Plan to get the project back on track.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Programmatic Capability.** a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: The City has a long history of grant management expertise with local, state, regional, and federal grants. The City will use three staff members to manage and oversee the grant implementation process. **Mr. Ivan Mitchell** will be the **Brownfield Project Director**.



**City of Port Arthur, Texas**  
**FY2026 US EPA Brownfields Assessment Grant**

Mr. Mitchell has been with the City since 2017 in his role as the Transit Fleet Director. In this role he manages a multi-functional department that includes transit operations and fleet management, oversees strategic plans for the City's transit system growth, and approves disbursement of funds for payroll, acquisitions, and capital expenditures to ensure compliance with all federal, state, and local laws and regulations. Mr. Mitchell will be responsible for the day-to-day activities, timely and successful expenditure of funds, and completion of administrative and financial requirements of the Brownfields Program. **Ms. Almira Martin** will be the **Brownfield Project Manager**. Ms. Martin has over 35 years of experience as a civil engineer, and her current duties include planning various projects for the City. She has extensive experience with overseeing projects from the initial design phase through to completion. Ms. Martin will assist Mr. Mitchell with the administration and day-to-day activities of the Brownfields Program. The **Brownfield Finance Director** will be **Ms. Lynda Boswell**. Ms. Boswell has been with the City for two years. Ms. Boswell came to the City with over 25 years of governmental experience, including as chief financial officer with the City of Fulton, Missouri, and financial director with the City of Temple Terrace, Florida. Ms. Boswell is proficient in the City's accounting software, online banking services, accounting, payroll, accounts payable, and reporting. Ms. Boswell will be responsible for managing the finances and all drawdowns through ASAP.gov for this EPA grant project. An environmental contractor (EC) will assist with the technical and reporting portions of the project.

d. Acquiring Additional Resources: The City will hire a qualified EC to assist with the technical and reporting aspects of the Brownfield Community-wide Assessment Grant, in addition to any other contractors needed to complete the project. The hiring process will adhere to EPA's Professional Service procurement guidelines and local contracting requirements. Throughout the project, the City will acquire additional resources as needed to ensure successful completion. Redevelopment will emphasize growth and job creation in the target area for residents. During redevelopment activities, temporary construction jobs will be created and available to residents who work in that field. The City recognizes the importance of ensuring that the benefits of this grant extend beyond environmental improvement to meaningful economic and social impacts. The City is committed to promoting strong labor practices, local hiring, and community engagement. This includes connecting community members to potential employment opportunities related to brownfield redevelopment through educational outreach efforts and project updates.

**Past Performance and Accomplishments.** e. Currently Has or Previously Received an EPA Brownfields Grant: (1) Accomplishments: The City received EPA Community-wide Assessment Grants in FY2000, 2005, and 2018. FY00 grant was \$200,000, with 6 Phase I Environmental Site Assessments (ESAs) and 4 Phase II ESAs completed. FY05 grant was \$200,000, which included 8 Phase I ESAs and 3 Phase II ESAs. FY18 grant was \$300,000, which included 13 Phase I ESAs and 4 Phase II ESAs. Additional outputs included on-time quarterly reports, assessments, and at least four public meetings for each grant award. Each grant strengthened relationships with the EPA and the community partners. Meaningful redevelopments from these successful EPA grants included housing and municipal services development. All grants were closed out on time with funding expended and information reported in ACRES or using Property Profile Forms (pre-ACRES). (2) Compliance with Grant Requirements: The City complied with EPA grant work plans, schedules, ACRES data input, and terms and conditions, and has an excellent history of timely reporting with all award agencies. The City was on schedule with EPA grant projects and successfully closed out each grant on time. The Brownfield Project Team is skilled in project management and will monitor all grant activities to ensure compliance with all financial reporting requirements.



## Threshold Criteria

### 1. Applicant Eligibility

- a. The City of Port Arthur, 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, especially residents most affected by the project. A Community Involvement Plan (CIP) will be created to outline the planned community engagement activities, schedule, project background, and key players. The CIP will be available for review at City Hall and on the City's website to ensure engagement with the target-area residents. To educate residents on the Brownfield Program and help identify potential brownfield sites, the City will perform community outreach and review the community-member-suggested brownfield sites during quarterly meetings. The **Brownfield Project Team** will solicit, collect, review and evaluate comments and community input during quarterly meetings, record all community members' suggestions and information in the minutes, and post them on the Brownfield Program webpage (created as a part of this project) hosted on the City's website. All suggestions and input will be addressed on an individual basis within two weeks of receipt and promptly posted to the Brownfield Program webpage for further public review.

The CIP will incorporate several forms of media. Brownfields updates will be posted to the City's social media pages and the Brownfield Program webpage. The City will provide resident interaction via the website and social media accounts as a supplement to in-person community engagement. The City will disseminate Brownfield Project information through signage in government buildings, press releases, and local newspapers and will update organizations and community members at community education meetings held throughout the target areas. These methods will accommodate those residents without internet access. All promotional materials (print or online) will have the names and contact information of the City's Brownfield Project Team, facilitating community-member contact with the City.

### 3. Expenditure of Existing Grant Funds

The City affirms that they do not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

### 4. Contractors and Named Subrecipients

Not Applicable.