



R06-26-A-009

City of Hondo

1600 Avenue M • Hondo, Texas 78861 • (830) 426-3378 • (830) 426-5189 fax

1. Applicant Identification

City of Hondo
1600 Avenue M
Hondo, TX 78861

2. Website URL: <https://www.hondo-tx.org>

3. Funding Requested

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

4. Location

a) City of Hondo b) Medina County c) Texas

5. Target Area and Priority Site Information

Target Area: City Limits of Hondo, TX

Priority Sites:

- Airport Property: 29°20'35.66"N, 99°11'43.48"W
- Former Incinerator Building: 29°22'10.7"N, 99°09'17.3"W
- Navy Print Shop: 1205 16th Street, Hondo, TX 78861

6. Contacts

a. Project Director

Mr. John Naron, City Manager
(830) 426-3380
jnaron@hondo-tx.org
1101 16th Street
Hondo, TX 78861

b. Chief Executive/Highest Ranking Elected Official

Mayor John McAnelly
(830) 426-3380
mayor@hondo-tx.org
1101 16th Street
Hondo, TX 78861

7. Population

City of Hondo, Texas: 8,508 (US Census 2019–2023 American Community Survey)

8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	1, 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).	N/A
The priority site(s) is in a federally designated flood plain.	3
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 resilience to the impacts of extreme weather events and natural disasters.	3
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.

Community Wide Assessment Map – City of Hondo

LEGEND:

- APPROXIMATE TARGET AREA (ENTIRE CITY LIMITS)
- PRIORITY SITE

Incinerator Building



South Texas Regional Airport

Airport Property



Navy Print Shop



Google Earth

Image © 2025 Airbus



1 mi

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

John Naron
City of Hondo
City Manager
1600 Avenue M
Hondo, Texas 78861

Sent via email

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

Dear Mr. Naron:

The Texas Commission on Environmental Quality (TCEQ) acknowledges the City of Hondo'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 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 City of Hondo (City), is a rural community of 8,508 residents 40 miles west of San Antonio.¹ Founded in 1881, it is Medina County's county seat and is known for its strong agricultural roots and as a regional hub for aviation and manufacturing. The Hondo Army Air Field, built in 1942, became the world's largest navigation school during World War II, employing more than 5,000 military personnel at its peak.² The facility closed in 2000, ending nearly six decades of continuous military aviation activity.³ Subsequent attempts to open aviation-related schools and academies to help sustain employment failed, and these closures, combined with the earlier loss of legacy employers resulted in significant job losses and population decline. Today, decades of industrial activities have left a legacy of environmental uncertainty that hinders redevelopment. Aging hangars, fueling systems, and warehouses, remnants of the former aviation and manufacturing operations, remain vacant or underused. Many of these sites are suspected to contain contaminants common at former military and industrial properties. These conditions have perpetuated blight, created barriers to investment, and limited economic growth.

The **geographic boundary and target area** for this project is the city limits of Hondo, which encompasses 9.6 square miles. The target area represents some of the most vulnerable populations: more than 21% of the total population lives in poverty, the median household income averages a low \$58,773 (US \$78,538), and 58% are Latino (US 19%).¹ Limited local resources make environmental due diligence difficult, leaving vacant parcels and underused industrial sites as persistent obstacles to revitalization. EPA Brownfields Assessment funding will help address these challenges by reducing contamination risk, unlocking redevelopment opportunities, and restoring economic vitality to Hondo's core employment zones.

b. Description of the Priority Brownfield Site(s): The City conducted a windshield survey that identified 16 properties with potential environmental concerns, including former military structures, vacant industrial parcels, and aging commercial sites. These properties may contain contaminants such as petroleum hydrocarbons, heavy metals, asbestos-containing materials (ACMs), lead-based paint (LBP), and solvents. Through this grant, the City will complete a comprehensive site inventory and collaborate with community stakeholders and residents to prioritize sites based on environmental risk and redevelopment potential. Three priority sites have been selected for this Community-wide Assessment Grant because of their strategic locations and potential to catalyze economic revitalization.

The first priority site is the Airport Property – Shooting Berm, a 35.61-acre parcel located within the Airport Industrial Park, south of Torres Unit prison, at 29°20'35.66"N, 99°11'43.48"W. The site, currently vacant and undeveloped, consists of agricultural and wooded land approximately two miles from the nearest residential neighborhood. From the 1940s through the early-2000s, the property served as part of the Hondo Air Force Base as a shooting berm and skeet range. Its decades of firearms training raises concerns for elevated concentrations of heavy metals such as **mercury, chromium, cadmium, and lead**. Though the environmental uncertainty tied to its historic use currently limits investment and reuse, this site has been prioritized due to its size, strategic location, and strong potential for commercial redevelopment that aligns with Hondo's economic revitalization goals. The City owns the site and has provided access for assessment.

The second priority site is the Former Incinerator Building, located at 29°22'10.7"N 99°09'17.3"W. The building is a vacant structure previously used by the military through 1945,

¹ US Census: 2019–2023 American Community Survey

² <https://www.tshaonline.org/handbook/entries/hondo-army-airfield>

³ <https://www.hmdb.org/m.asp?m=193785>

sitting on 0.25 acres. Suspected environmental concerns include **metals, ACM on piping, ash in surrounding soils, and potentially naturally occurring radioactive materials from bricks**. The property is located less than 0.25 miles away from residential neighborhoods, placing it near sensitive populations. This site has been prioritized due to its strategic location and potential for mixed-use redevelopment, but contamination from historic incineration activities has stalled investment and reuse. The City was deeded the site in 1948 and has full access for assessment.

The third priority site is the former Navy Print Shop at 1205 16th Street and is approximately 0.6 acres. Historically used as a print shop and later for document control and reproduction, the property is suspected to contain **printing-related chemicals and perchloroethylene (Perc)**, a common solvent associated with environmental and health risks. The dilapidated, cinder-block, vacant single-story building has boarded-up windows and doors and a broken front sidewalk. Vulnerable residents walk by this site regularly as it is situated directly across the street from residential homes, within blocks of three different churches, and only a half block from the main throughfare in the Central Business District and the Historic Medina County Courthouse.

c. Identifying Additional Sites: To identify and prioritize brownfield sites within the target area, the City will engage residents and community partners in the development of a comprehensive evaluation tool. This framework will draw on municipal records, input from planning authorities, and on-site inspections to determine site eligibility and redevelopment potential. Census data will be incorporated to ensure that locations with the highest socioeconomic need are factored into the decision-making process. Sites will then be ranked according to established criteria, including the severity of barriers to revitalization, the scale of anticipated economic and community benefits, the readiness of properties for assessment or cleanup, and their alignment with local development strategies. Following completion of work at the initial priority sites, additional sites offering the greatest potential to strengthen community revitalization, provide meaningful benefits to vulnerable populations, and optimize the use of grant resources in the target area, which is the same as the geographic boundary of the city limits, will be assessed.

Revitalization of the Target Area. d. Reuse Strategy and Alignment with Revitalization Plans: The City's reuse strategy for the priority sites is fully aligned with the **2024 Hondo Economic Development Strategic Plan (EDS Plan)** and the **Envision 2040 Hondo Comprehensive Plan (HCP)**, which is being developed collaboratively with residents, businesses, and community partners. Together, these plans position the City to leverage its geographic advantages while proactively managing the impacts of San Antonio's rapid growth. The EDS Plan prioritizes industrial-capacity development, business recruitment, and downtown revitalization anchored by target sectors in aviation/aerospace, advanced manufacturing, and logistics. The EDS Plan's Strategic Program 1: "Retail Attraction & Downtown Revitalization" aims to **catalyze economic growth, create high-quality job opportunities, and enhance community well-being** by activating underused parcels and improving visitor experience. Redevelopment of the **Navy Print Shop** directly advances this program by adding leasable frontage and everyday foot traffic in the Central Business District. Located near the Medina County Courthouse, the site's visibility and walkability make it ideal for ground-floor retail or food service, **strengthening the retail mix and supporting small business incubation**. Similarly, repurposing the **Former Incinerator Building** into mixed-use space just outside downtown will **extend the walkable district and diversify commercial offerings**, addressing weaknesses identified in the plan related to business diversity and visitor experience.

The reuse strategy for the **Airport Property** aligns with the EDS Plan's Strategic Program 6, Business Recruitment Initiative 3: "Strategic Land Use Planning for Industry Alignment," which

categorizes land based on suitability for commercial development to **guide growth supporting economic development, environmental sustainability, and community well-being.** Redeveloping the Airport Property priority site as commercial space will accelerate the EDS Plan's airport-centered growth strategy by adding institutional-grade warehousing and distribution capacity that attracts private investment, creates quality jobs, and expands the local tax base. The site's scale enables large-format footprints with modern features such as cross-dock layouts, generous trailer parking, and expansion pads to support phased development. Its location benefits from direct access to US 90, service by two major railroads (Union Pacific and BNSF), and an on-site rail loop, positioning Hondo as a competitive logistics hub. Due to a portion of the airport property being considered a potential **floodplain**, redevelopment will also include greenspace along with retention areas to combat any extreme weather occurrences. Collectively, these reuse strategies advance the Strategic Plan's goals to strengthen economic resilience, attract investment, and create sustainable employment opportunities while improving quality of life for residents.

e. **Outcomes and Benefits of Reuse Strategy:** Redevelopment of the priority sites will deliver transformative economic and community benefits for Hondo. The target area faces an **unemployment rate of 8% (US 5%) with 21% of residents living below the poverty line (US 12%).**⁴ Converting underused properties into productive assets will catalyze growth and advance both revitalization plans. The **Airport priority site** can conservatively support **9–26 permanent jobs per acre**, with total employment scaling to the final developable acreage. Repurposing the **Former Incinerator priority site** as a mixed-use, multi-tenant micro retail and office space could yield **3–6 permanent jobs**, while redevelopment of the **Former Navy Print Shop** can support **6–16 permanent jobs** under commercial reuse. These projects will attract private investment, generate construction and permanent employment, and expand local sales and property tax revenues, strengthening the City's economic base.

Beyond job creation, redevelopment will deliver significant **noneconomic benefits** that improve quality of life and community resilience. Redevelopment of the **Incinerator Building and Print Shop** will activate underused parcels, extend walkable districts, and enhance connectivity between civic anchors and downtown commerce, improving the visitor experience and supporting small business incubation. Collectively, these outcomes will restore community confidence and build momentum for additional downtown improvements, ensuring that revitalization benefits both the economy and the well-being of Hondo's residents.

Extreme weather events such as drought and flooding affect Hondo. **The Airport Property and Former Navy Print Shop both have portions of land in Flood AE zones and parts of the Airport Property also includes Zone X and Floodway designation areas.** The City plans to work with developers in the Airport Property to incorporate shade trees, weather-resilient landscaping, and nature-based stormwater features such as retention areas as well as permeable surfaces to reduce localized flooding, improve water quality, and mitigate urban heat island effects. Developers will also be required on both the Airport Property and Former Navy Print Shop to follow updated City regulations regarding flood-hazard reduction for all new construction and substantial improvements. The City will work with redevelopers for the **Former Incinerator Building and Former Navy Print Shop** to ensure planned redevelopment also improves use of **energy-efficient** design. The City will encourage developers to use **renewable energy** such as **solar street lighting or wind-energy designs** where appropriate at the three priority sites. With all of these improvements and redevelopments, the **City and developers will partner to improve strategies for local resilience to the effects of extreme weather events and natural disasters.**

⁴ US Census: 2019–2023 American Community Survey

These measures advance **resilience** and align with the Plan's downtown initiatives developing a brighter future for this blighted community.

Strategy for Leveraging Resources. f. Resources Needed for Site Reuse: As a municipal government, the City is eligible for a range of local, state, and federal funding programs that will support the transition from assessment to cleanup and redevelopment. The EPA Brownfields Assessment Grant will serve as a catalyst by reducing environmental uncertainty and positioning priority sites for investment, which in turn will stimulate access to additional funding streams. The City has a demonstrated ability to secure supplemental resources and will leverage Community Development Block Grant (CDBG) funds for demolition of blighted structures and infrastructure improvements that prepare sites for redevelopment. Local resources such as the Enterprise Fund, Economic Development Corporation (EDC) funding, and the Airport Enterprise Fund will further support infrastructure upgrades and site readiness within the Airport Industrial Park. The City also plans to utilize state and federal programs, including Texas Department of Economic Development incentives and potential revolving loan funds for remediation and redevelopment. By addressing contamination risks through this Assessment Grant, the City can confidently pursue these resources and attract private investment. This layered funding approach ensures that environmental assessment leads directly to cleanup and reuse, accelerating job creation, expanding the tax base, and delivering long-term community benefits.

g. Use of Existing Infrastructure: The priority sites and the broader target area benefit from existing infrastructure that supports redevelopment, including paved streets, highway access, rail connections, and established utilities for water, sewer, broadband and electricity. While additional infrastructure will be needed for redevelopment of the Airport Property site, the City has identified existing Enterprise, EDC and Airport Enterprise Funds and will work with redevelopers to assist with any potential infrastructure upgrades. If additional upgrades are identified within the other sites, the City will pursue supplemental funding. Leveraging existing infrastructure minimizes redevelopment costs, accelerates project timelines, and ensures that revitalization efforts align with the City's strategic growth objectives. The Former Incinerator and the Former Navy Print Shop buildings will both be revitalized for reuse.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community's Need for Funding: With a **small population of 8,508 and nearly double the national poverty levels (target area 21%/US 12%)**, the City's current budget funds are maxed out by existing City services such as sanitation, police, and fire, leaving no financial capacity to address environmental challenges independently.⁵ Economic indicators reveal significant disparities compared to national averages. **The residents suffer from low incomes, with the median family income at \$58,690 (US \$96,922) and the per capita income at \$21,757 (US \$43,289).**⁵ These indicators demonstrate that the City is extremely economically distressed and lacks the resources to fund environmental assessments or redevelopment without federal assistance.

With a narrow tax base and substantial poverty, the City must prioritize urgent, nondiscretionary costs such as water-system maintenance and extreme-weather response. This includes active upkeep of integrated water, wastewater, and stormwater planning, and emergency appropriations to manage persistent drought extreme weather conditions. Medina County frequently experiences Stage 3 and 4 water restrictions, which drive a need for enforcement, customer outreach, and costly emergency repairs. Texas's extreme heat and drought cycles exacerbate these challenges, causing higher rates of pipe failures and unplanned leak repairs that divert limited capital toward resilience

⁵ US Census: 2019–2023 American Community Survey

rather than site-specific environmental due diligence. The target area suffers from a **97th percentile drinking water noncompliance**.⁶ Consequently, the City cannot allocate funds for brownfield assessments without undermining essential city service and infrastructure obligations. An EPA Assessment Grant would provide critical support to evaluate and address legacy contamination, paving the way for economic revitalization, job creation, and long-term community resilience.

b. Health or Welfare of Sensitive Populations: The target area faces significant socioeconomic challenges that disproportionately affect sensitive populations, including households living in poverty and the youth. **Approximately 16% of families live below the poverty line (US 9%), and poverty among children under 18 is even more acute at 33% (US 16%) contributing to cycles of economic distress.**⁷ The City's demographic profile underscores these vulnerabilities, with **58% of residents identifying as Hispanic or Latino**, compared to **19% nationally**.⁷ Educational attainment is also a concern, with the target area falling in the **67th percentile for people with less than a high school education**.⁶

These conditions highlight the urgent need for strategic reinvestment. With a high **unemployment rate over 8% (US 5%)** and a low educational attainment rate, the City must focus on changing the future for this sensitive population.⁷ Unfortunately, elevated crime rates often coincide with poverty and low education rates. The target area suffers from a **violent crime rank of 32 out of 100 (US 23), with 100 being the worst possible, and a property crime rate of 40 out of 100 (US 35)**.⁸ Redevelopment of priority brownfield sites for commercial and mixed-use purposes will create employment pathways for residents without advanced degrees, stabilize household incomes, and expand the local tax base to support essential services for seniors and families living in poverty. Investments in environmental assessment are critical to reverse stagnation, reduce underemployment among minority residents, and expand youth career pathways. Cleanup and reuse will also improve neighborhood health by eliminating exposure risks from legacy contaminants, supporting older adults on fixed incomes, and restoring confidence in areas recovering from disinvestment and blight. Collectively, these efforts create a new, vibrant future by addressing disproportionate burdens and creating sustainable opportunities for these distressed communities.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: The priority sites contain hazardous substances such as **ACM, LBP, petroleum hydrocarbons, and other contaminants** that pose significant risks to sensitive populations in a community already burdened by health disparities. Health data underscore the urgency of intervention. The estimated prevalence of current **asthma among adults in the target area is 9.6%**, compared to 8% nationally, and the **prevalence of cancer is 6.7%**, exceeding national averages (5.5%).⁹ The Texas Cancer Registry shows over **1,320 invasive cancer cases in Medina County alone as of February 2025** with a crude rate of 513 (State 445).¹⁰ County-level data from the Texas Department of State Health Services indicates that Medina County ranks above state averages for chronic respiratory disease and cancer mortality, with lung and bronchus cancer among the leading causes of death.

These elevated rates, combined with socioeconomic vulnerabilities, amplify the health burden for residents living near contaminated sites. Children and older adults are particularly at risk from lead and asbestos exposure, which can occur through soil disturbance or deteriorating building materials. EPA Brownfields Assessment funding will enable the City to identify and reduce these

⁶ <https://pedp-ejscreen.azurewebsites.net/>

⁷ US Census 2019–2023 American Community Survey

⁸ <https://www.bestplaces.net/crime/zip-code/texas/hondo/78861>

⁹ CDC Places – www.cdc.gov/places

¹⁰ <https://www.cancer-rates.com/tx/>

threats by conducting environmental site assessments, informing cleanup strategies, and advancing reuse plans that eliminate exposure pathways. Redevelopment of these sites will not only remove contamination risks but also create safe, productive spaces that support economic revitalization and improve public health outcomes for sensitive populations.

d. Economically Impoverished/Disproportionately Impacted Populations: The City’s history as a regional transportation and industrial hub, anchored by the Southern Pacific Railroad and later the Hondo Army Airfield, shaped its economic development throughout the 20th century. These operations introduced environmental hazards typical of rail corridors, fuel depots, and military installations, including **petroleum hydrocarbons, solvents, and ACM**. When industrial and military activities declined, many properties were abandoned, leaving vacant structures and potential contamination that continue to **disproportionately impact the residents of Hondo**. Today, **21% of residents live below the poverty line (US 12%)**, and over **58% of the population is Hispanic**.¹¹ The EPA Community-Wide Assessment Grant will inventory and assess high-priority sites linked to rail, former military, and legacy fuel operations to identify contaminants and develop reuse strategies that reduce exposure and support sustainable redevelopment for this distressed community. Reuse plans will prioritize job creation, address extreme weather hardships, and propose economic opportunities for residents historically affected by industrial decline and environmental burdens.

Community Engagement. e. Project Involvement & f. Project Roles: Project partners will play an integral role in this grant-funded effort by contributing to decision-making around site identification and prioritization, leading outreach and public education initiatives, and supporting both cleanup planning and strategies for future site reuse.

Name of organization	Entity’s mission	Point of contact	Specific involvement or assistance provided
Hondo Economic Development Corporation (HEDC)	Create a robust economic environment where businesses thrive and Hondo prospers	Sean Patty, Executive Director, spatty@hondo-tx.org	Assistance/Decision Making: site identification and prioritization; reuse planning
Hondo Area Chamber of Commerce (HACC)	Serve as a dynamic catalyst for economic growth, business success, and community prosperity	Jacie Founier Galland, Director, jgalland@honochamber.org	Assistance/Decision Making: community education and outreach
Hondo Downtown Business Association (HDBA)	Create, cultivate, and showcase the commerce, culture, and community of Historic Downtown Hondo by preserving the past and building a vibrant future	Joe Claire, President, historicdowntownhondo@gmail.com	Assistance/Decision Making: community education and outreach, site identification, and reuse planning
Go Medina	Promote economic growth in Medina County through the attraction of new businesses and industry	Stephanie Blanks, gomedina@medinacountytx.org	Assistance/Decision Making: site identification and reuse planning
Hondo Garden Club (HGC)	Promote the love of gardening, beautify our community and help	Mindy Coyne, President, [REDACTED]	Assistance/Decision Making: community education and outreach

¹¹ US Census: 2019–2023 American Community Survey

	educate others about horticultural topics		
Community Resource Partners (CRP)	Gather community stakeholders for the sharing of information and resources to enrich the lives of residents	Rhonda Brast, Administrator, rhonda.brast@medinatx.gov	Assistance/Decision Making: community education and outreach

g. Incorporating Community Input: The City recognizes the importance of community involvement in the assessment and redevelopment of brownfields. To ensure transparency and gather valuable input, the City will develop a Community Involvement Plan (CIP). This plan will outline public engagement activities, timelines, project details, and key stakeholders. The CIP will be available for review at the City Hall and on the City’s website. The Brownfield Project Team (BPT), made up of internal city staff with the help of a qualified environmental professional, will host public meetings throughout the grant period to provide updates and solicit feedback from community members. Additionally, the City will prioritize additional sites for assessment based on community needs, eligibility, and input from community partners/organizations and target-area residents, with priority given to the communities most affected. To maximize accessibility, the City will use multiple outreach channels, including a dedicated Brownfield Program webpage, social media platforms (Facebook, X, LinkedIn, Instagram, and YouTube), allowing for an alternative to in-person meetings. For those individuals with limited internet access, information on the project will be posted in local newspapers, radio announcements, and printed brochures distributed at City Hall and partner locations. Community members can submit questions and comments through online forums and local drop boxes. The BPT will post responses to questions biweekly on the Brownfield Program webpage in the Frequently Asked Questions section of the page. Seven community educational meetings, both online and in-person, will provide opportunities for input, questions, and information-sharing about the grant status. Due to the large Hispanic population, a translator will be made available at all community meetings. All fliers will also be available in English and Spanish.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs:

Task 1: Outreach & Inventory	
a.	<i>Project Implementation: EPA-funded:</i> CIP, outreach materials, Brownfield (BF) webpage, and social media posts will be developed by the City’s BF Project Manager with assistance from the qualified environmental professional (QEP). City staff will lead the community/educational meetings discussing project plans and updates. 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 Geographic Information System (GIS) and the property appraiser’s website. QEP will work with City staff to create an evaluation ranking tool to determine the order the sites will be addressed. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.
b.	<i>Anticipated Project Schedule:</i> CIP created in Q1. Community/educational meetings held Q1 & Q3 in Y1–3 and Q2 in Y4. BF webpage and outreach materials created in Q1 and posted throughout the grant project. Meeting held in Q1 will continue the preliminary inventory process. Evaluation ranking process begins in Q2 and continues throughout the grant.
c.	<i>Task/Activity Lead:</i> City: Olivia Hancock, Assistant Finance Director, BF Project Manager

d.	<i>Outputs:</i> CIP, BF webpage, 7 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports, evaluation ranking tool, site inventory list.
Task 2: Assessment	
a.	<i>Project Implementation: EPA-funded:</i> The QEP conducts Environmental Site Assessments (ESAs), starting with the priority sites listed in this application. ASTM-AAI-compliant Phase Is; 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> Assessments begin Q2 and continue throughout the grant project.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the City: John Naron, City Manager, BF Project Director.
d.	<i>Outputs:</i> 12 Phase I ESAs, 1 Generic QAPP, 8 Phase II ESAs including SAP, site access agreements, property eligibility determinations, Section 106 determinations (if applicable).
Task 3: Reuse Planning	
a.	<i>Project Implementation: EPA-funded:</i> Projects identified for cleanup. The QEP 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 QEP will assist the City in hosting charrettes/visioning sessions. A planner will create the following EPA-approved planning documents: BF Area Wide Plan and 2 Site Reuse Assessments.
b.	<i>Anticipated Project Schedule:</i> Plans and charrettes begin in Q6 and will continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the City: John Naron, City Manager, BF Project Director.
d.	<i>Outputs:</i> 1 ABCAs, 2 vision sessions/charrettes, 2 Site Reuse Assessments, 1 BF Area Wide Plan,
Task 4: Program Management	
a.	<i>Project Implementation: Non-EPA-funded:</i> The City will procure a QEP to assist with the 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. EPA-funded: The QEP 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 for two staff to attend three BF training conferences/workshops.
b.	<i>Anticipated Project Schedule:</i> Procure QEP in Q1. ACRES & quarterly reporting begins in Q1 and continues throughout the grant. Annual reporting and forms created in Q5, Q9, Q13, and final closeout.
c.	<i>Task/Activity Lead:</i> City: Chris Hill, Chief Finance Officer, BF Finance Director
d.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, programmatic support for the four-year grant period. Two staff to attend three conferences.

e. 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, conference registration fees (other) supplies, and contractual costs only.
- No administrative costs are included in the budget.
- **Of the budget, 53% will be spent on site-specific work and 34% for area-wide planning activities.**

Task 1 Outreach & Inventory: Contractual: CIP \$3,200 (20 hrs × \$160); BF webpage, outreach brochure/handouts, social media posts \$2,880 (18 hrs × \$160); 7 community/educational meetings

\$14,700 (\$2,100 per mtg.; 12 hours per meeting to include preparation and execution × \$175); BF site inventory and evaluation ranking tool creation \$12,000 (75 hrs × \$160). Supplies: \$600 (\$250 [250 printouts at \$1 each]; \$300 [3 display board printouts at \$100 each]; pens, markers, paper \$50).

Task 2 Assessment: Contractual: 12 Phase I ESAs \$48,000 (\$4,000 each); 1 Generic QAPP \$7,500; 8 Phase II ESAs including SAP \$200,000 (\$25,000 each).

Task 3 Reuse Planning: Contractual: 1 ABCAs \$7,000; 2 vision sessions \$5,920 (\$2,960 meeting); 2 Site Reuse Assessment \$70,000 (\$35,000 each [Principal Planner: 18 hrs × \$250; Senior Planner: 40 hrs × \$200; PM Planner: 120 hrs × \$175, Support Personnel: 12 hrs × \$125]); 1 BF Area Wide Plan \$95,000 (Principal Planner: 54 hrs × \$250; Senior Planner: 180 hrs × \$200; PM Planner: 240 hrs × \$175, Support Personnel: 28 hrs × \$125).

Task 4 Program Management: Contractual: ACRES database reporting, yearly financial reporting, and quarterly reporting \$22,400 (140 hrs × \$160). Travel: 2 staff to attend 3 conferences for a total of \$9,600 (flights at \$800, 2 nights in hotel at \$250/night, incidentals and per diem at \$100 per day × 3 days × 2 staff × 3 events). Other: \$1,200 conference registration (\$200 per event per person).

Category	Tasks				Totals
	<i>Outreach & Inventory</i>	<i>Assessment</i>	<i>Reuse Planning</i>	<i>Program Management</i>	
Travel				\$9,600	\$9,600
Other				\$1,200	\$1,200
Supplies	\$600				\$600
Contractual	\$32,780	\$255,500	\$177,920	\$22,400	\$488,600
Total Budget	\$33,380	\$255,500	\$177,920	\$33,200	\$500,000

f. Plan to Measure and Evaluate Environmental Progress and Results: To ensure timely project completion, the City’s internal Brownfield Team, including the QEP, will meet quarterly to track **outputs identified in 3.d.** and will record progress using Excel to track the scope of work, goals, and objectives. The City will submit quarterly and annual reports to the EPA. Project expenditures and activities will be monitored quarterly against the four-year timeline. Site-specific information will be recorded in the ACRES database. Key performance indicators/outputs, such as the number of neighborhood meetings, community groups and partners meetings; environmental assessments; and cleanup plans, will be tracked. Additionally, outcomes like community participation; acres assessed; acres made ready for reuse; redevelopment dollars leveraged; and jobs created will be monitored. To address potential project delays, the City/County has contingency plans in place, including monthly communication with the EPA Project Officer and the development of a Corrective Action Plan, if necessary, to ensure the project is completed on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability. a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: The City of Hondo uses a mayor-council form of local government consisting of six council members. The City staff is familiar with managing federal- and state-funded grant projects. **Mr. John Naron**, City Manager, will be the **Brownfield (BF) Project Director**. Mr. Naron has served in this role for the last two years and runs daily operations of city departments; implements policies set by the city council; manages the City’s budget and finances; meets with staff, residents, and stakeholders; and coordinates city projects and service delivery for oversight and management of the municipal departments, budget preparation, personnel

management, and policy implementation. Prior to joining Hondo, he served as City Manager for Hearne, Texas, where he directed capital projects, fiscal management, and community engagement. He will be responsible for the oversight of the grant activities, timely and successful expenditure of funds, and completion of administrative and financial requirements of the Brownfield Program. Mr. Naron will be assisted in the administration of the grant by **Ms. Olivia Hancock**, Assistant Finance Director, who will serve as the **BF Project Manager**. Her background includes managing fiscal systems under the Office of Management and Budget Uniform Guidance, General Accepted Accounting Principles, and Government Accounting Standards Board regulations, preparing operating budgets, and ensuring compliance for grant-funded programs for over three years before coming to the City in 2023. Ms. Hancock currently assists in preparing budgets and forecasts, reviewing and analyzing financial reports, supporting audits and ensuring compliance, supervising accounting staff and workflows, and developing financial policies and procedures. **Mr. Chris Hill**, Chief Finance Officer, will serve as the **BF Finance Director**. Mr. Hill has been CFO for three years and has been a licensed CPA in Texas since 1996. His prior experience includes serving as City Administrator/Finance Director for Rogers, Texas, where he managed federal and state grants, budgets, and capital projects. In his current role, he monitors and manages the City's cash flow, reviews financial reports, approves budgets and major expenses, oversees accounting teams, and advises the City Manager on financial strategy. He will be responsible for managing the finances and all draw downs through ASAP.gov for this EPA grant project. A qualified environmental contractor (QEP) will be used to ensure technical and reporting aspects of the grant implementation are completed accurately.

d. Acquiring Additional Resources: The City will hire a qualified QEP to support the technical and reporting aspects of the Brownfield Community-wide Assessment Grant, adhering to EPA's Professional Service procurement process and local contracting requirements. Throughout the project, additional resources or contractors will be acquired as needed. Redevelopment will emphasize growth within the target area, creating local jobs for residents. The City recognizes the importance of ensuring that the benefits of this grant extend beyond environmental improvement to meaningful economic and social impacts.

Past Performance and Accomplishments. f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements: (1) Purpose and Accomplishments: The City was awarded \$350,000 in FY23 from the Department of Housing and Urban Development (HUD) Community Development Block Grant. Funding was used to upgrade and repair one block of downtown sidewalks. During the grant project, the City was able to reconstruct approximately 996 linear feet (LF) of concrete sidewalk, 917 LF of curb and gutter with some road work and added/improved 13 ADA (Americans with Disabilities Act) ramps. The grant closed out in 2024 with all funding expended. In FY23, the City was awarded \$1,509,800 from the Texas Department of Transportation to reconstruct approximately 30,000 square feet of Concrete Taxiway. This grant project was closed out in 2025 with all funding expended.

(2) Compliance with Grant Requirements: The City has a proven track record of adhering to the work plan, schedule, and terms of its current grants. The City has an excellent history of timely reporting with all award agencies. Both grants were completed on the agreed-upon schedule with all funds expended. All deliverables from the grants have been met on time, and all grant activities remain compliant with the funding available to date. The City's BF Project Team discussed above is skilled in project management. They will monitor all grant activities to ensure compliance with all financial reporting requirements, perform all ASAP.gov draw downs, and update the ACRES system with grant outputs and outcomes.

Threshold Criteria

1. Applicant Eligibility

- a. The City of Hondo, 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 community involvement in the assessment and redevelopment of brownfields. To ensure transparency and gather valuable input, the City will develop a Community Involvement Plan (CIP). This plan will outline public engagement activities, timelines, project details, and key stakeholders. The CIP will be available for review at the City Hall and on the City's website. The Brownfield Project Team (BPT), made up of internal city staff with the help of a qualified environmental professional, will host public meetings throughout the grant period to provide updates and solicit feedback from community members. Additionally, the City will prioritize additional sites for assessment based on community needs, eligibility, and input from community partners/organizations and target-area residents, with priority given to the communities most affected. To maximize accessibility, the City will use multiple outreach channels, including a dedicated Brownfield Program webpage, social media platforms (Facebook, X, LinkedIn, Instagram, and YouTube), allowing for an alternative to in-person meetings. For those individuals with limited internet access, information on the project will be posted in local newspapers, radio announcements, and printed brochures distributed at City Hall and partner locations. Community members can submit questions and comments through online forums and local drop boxes. The BPT will post responses to questions biweekly on the Brownfield Program webpage in the Frequently Asked Questions section of the page. Seven community educational meetings, both online and in-person, will provide opportunities for input, questions, and information-sharing about the grant status. Due to the large Hispanic population, a translator will be made available at all community meetings. All fliers will also be available in English and Spanish.

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.