TexAmericas CENTER®
107 CHAPEL LANE | NEW BOSTON, TEXAS 75570

R06-26-A-013

RE: FY2026 EPA Brownfields Community-Wide Assessment Grant Application

TexAmericas Center is pleased to submit this proposal for FY2026 Brownfields Community-Wide Assessment Grant funding**.** Below we provide the information requested.

1. Applicant Identification:
TexAmericas Center
107 Chapel Lane
New Boston, Texas 75570

2. Website URL:
(a) Website URL for Applicant (TexAmericas Center):
https://www.texamericascenter.com/

3. Funding Requested:
(a) Assessment Grant Type: Community-wide
(b) Federal Funds Requested: $500,000

4. Location:
(a) City: Hooks, Leary, New Boston,
(b) County: Bowie
(c) State or Reservation: Texas

5. Target Area & Priority Site Information:

Target Area Name	Priority Site Address(es)
Former Red River Army Depot (RRAD) Target Area	C-1 Inert Explosives Storage; 200 Denton St, Hooks, TX 75561
	C-2 Assembly, Machining, and Painting; 205 Collins St, Hooks, TX 75561
	C-4 Ordnance Melting & Loading; adjacent south to 205 Collins St., Hooks, TX 75561
	B-1 Inert Explosive Storage; 580 Oak St, Hooks, TX 75561
	B-2 & B-3 Lead Cup Insert & Storage; adjacent south of 580 Oak St, New Boston, TX 75561
	B-15 Boiler House / Steam Plant, Hooks, TX 75561, (33.45033480541214, -94.28235143291575)

6. Contacts:
(a) Project Director:
Name: Jeff Whitten, Executive Vice President/Chief Operations Officer

Phone: (903) 223-9841 | Email: jeff.whitten@texamericascenter.com
Mailing Address: 107 Chapel Lane, New Boston, Texas 75570

(b) Chief Executive/Highest Ranking Elected Official:
Name: Scott Norton, Executive Director/ CEO
Phone: (903) 223-9841 | Email: scott.norton@texamericascenter.com
Mailing Address: 107 Chapel Lane, New Boston, Texas 75570

7. Population:

- Population of Target Area: 2,500
  - Hooks: 2,518

8. Other Factors:

Other Factors Criteria	**Page #**
Community population is 15,000 or less.	Pg 5
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
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).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
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 sites within the target areas.	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	

9. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the Texas Commission on Environmental Quality is attached.

10. Releasing Copies of Applications: This application contains **confidential business information** in the threshold section/attachments and may not be disclosed except to the limit allowed by law.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 26, 2026

Jeff Whitten, P.E., MLPD
Executive Vice President/Chief Operations Officer
TexAmericas Center
107 Chapel Lane
New Boston, Texas 75570

Via email

Subject: TexAmericas Center Proposal for a U.S. Environmental Protection Agency FY26 Brownfield Community-Wide Assessment

Dear Mr. Whitten:
The Texas Commission on Environmental Quality (TCEQ) acknowledges the TexAmericas Center'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,

Anukriti Mahayan

Anukriti Mahayan
Brownfields Program Manager
Remediation Division

AM/ga

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

Target Area and Brownfields:

1.a. Overview of Brownfield Challenges & Description of Target Area:

The geographic area for the proposed Community-Wide Assessment Grant is Bowie County, Texas, a rural county whose economy and land use patterns have been shaped by decades of federal military activity followed by significant disinvestment after Base Realignment and Closure (BRAC) actions. Within Bowie County, the Applicant owns and manages former military-industrial properties, the Red River Army Depot (RRAD) and the Lone Star Army Ammunition Plant (LSAAP) conveyed through the BRAC Acts of 1995 and 2005. Together, these installations once functioned as a major regional economic engine, supporting extensive defense-related employment and associated commercial activity. Successive BRAC actions sharply reduced missions and employment, leaving TAC with an extensive inventory of aging industrial and institutional facilities originally designed for continuous use and now subject to long-term vacancy and deferred maintenance.

Brownfield challenges within Bowie County are concentrated at these former military properties and are primarily associated with mid-twentieth-century construction practices and historic ordnance-related operations. Many buildings across both RRAD and LSAAP were constructed during periods when asbestos-containing materials, lead-based paint, and other regulated building materials were standard. Following mission realignment and closure, numerous facilities were vacated without comprehensive environmental characterization, leaving uncertainty regarding the presence, extent, and condition of hazardous substances and building materials. This uncertainty increases due diligence costs, discourages private investment, and delays reuse decisions, particularly in a rural county with limited capacity to independently fund environmental assessments.

For purposes of this Community-Wide Assessment Grant, the Target Area is limited to the former LSAAP properties located within Census Tract 48037011302, which contains a high concentration of vacant legacy industrial buildings and infrastructure associated with historic military logistics, materials handling, and munitions-related activities. This LSAAP Target Area represents a core industrial portion of the former installation where historic operations were most intensive and where unresolved environmental questions most directly constrain redevelopment. Many properties within the LSAAP Target Area lack current environmental data sufficient to support redevelopment planning, tenant recruitment, or reuse decision-making, despite being served by existing roads, utilities, and rail infrastructure.

This Community-Wide Assessment Grant will directly address brownfield challenges within the LSAAP Target Area by funding systematic environmental site assessments, building material surveys, and related planning activities. These assessments will reduce environmental uncertainty, identify conditions affecting reuse feasibility, and provide TAC and prospective developers with reliable information needed to make informed investment decisions. By clarifying environmental constraints and opportunities within the LSAAP Target Area, the grant will help remove a critical barrier to redevelopment, promote reuse of previously developed land, and support economic recovery within Bowie County.

1.b. Description of the Priority Brownfield Site(s):

The LSAAP Target Area includes several hundred existing buildings that are potentially eligible brownfield sites due to their historic industrial and ordnance-related uses. These facilities supported munitions manufacturing, storage, material handling, and utility operations over multiple decades and vary widely in size, condition, and redevelopment readiness. Collectively, they reflect intensive historic use that has resulted in environmental uncertainty and barriers to reuse across the Target Area.

Given the scale of potential brownfield properties, the Applicant has identified six priority brownfield sites, summarized in Table X, that represent the most immediate and consequential assessment needs. These priority sites include former inert explosive storage buildings (C-1 and B-1), assembly, machining, and painting facilities (C-2), an ordnance melting and loading building (C-4), lead cup manufacturing and storage buildings (B-2 and B-3), and a central boiler house and steam plant (B-15). Each site contains existing structures associated with historic military-industrial operations and remains representative of broader conditions present across the Target Area. The priority sites were selected based on both site-specific contamination potential and their operational interconnection within a much larger building inventory. The boiler house and steam plant (B-15) served Areas B and C, supplying the steam necessary to heat these structures without introducing a potential ignition source for explosives. As a result,

buildings were functionally linked through shared utilities and material transfer corridors, creating potential contaminant migration pathways affecting multiple structures within the broader inventory of more than a thousand structures. Assessment of these priority sites will generate data that can be applied to future assessment and reuse planning decisions across the wider population of potentially eligible brownfield buildings within the Target Area.

Site ID / Former DoD Address	Building Name	Historic Use	Potential Contaminants	Assessment Focus
C-1; 200 Denton St	Inert Explosives Storage	Storage and staging of inert or demilitarized explosive components supporting munitions production. Materials moved via steam-powered conveyor systems to reduce ignition risk.	Metals (lead, antimony, copper); low-level explosive residues (TNT, RDX); petroleum hydrocarbons; ACM; Lead based paint (LBP)	Soil and shallow subsurface sampling; building materials survey; confirmatory sampling to support reuse planning
C-2; 205 Collins St	Assembly, Machining, and Painting	Assembly and finishing of munitions components, including machining, solvent cleaning, and painting, with steam-powered material conveyance between buildings.	VOCs (TCE, PCE, toluene, xylene); SVOCs; metals (chromium, lead); PCBs; petroleum hydrocarbons	Targeted soil and subsurface sampling near work areas and utilities; vapor intrusion screening; drain and sump investigation
C-4; no physical address.	Ordnance Melting & Loading	High-hazard processing for melting and loading explosive materials. Relied on centralized steam power for non-electrical conveyance of explosives.	Explosives (TNT, RDX, HMX); nitroaromatics; metals (lead, mercury); nitrates/nitrites; potential perchlorate	Comprehensive soil and groundwater investigation; explosive and metal analyses; assessment of conveyor and utility corridors
B-1; 580 Oak St	Inert Explosive Storage	Storage of inert explosive components supporting adjacent production buildings, integrated with steam-powered conveyor infrastructure.	Metals (lead, copper); low-level explosive residues; petroleum hydrocarbons; ACM; LBP	Soil screening and confirmatory subsurface sampling; building materials survey; reuse-supportive assessment
B-2 & B-3: no physical address.	Lead Cup Insert & Storage	Manufacturing, insertion, and storage of lead cups for munitions, including receiving and staging of bulk lead materials.	Lead; antimony; lead dust; petroleum hydrocarbons; SVOCs	Focused soil and dust sampling for lead; evaluation of transfer routes; human exposure pathway assessment
B-15 (between 4th & 5th St.)	Boiler House / Steam Plant	Central steam generation facility serving Areas B and C, powering steam-driven conveyor systems used to transport explosive and hazardous materials between buildings.	Petroleum hydrocarbons; PAHs; metals (arsenic, lead); asbestos; PCBs	Priority soil and groundwater assessment around boilers, tanks, and power distribution infrastructure; ACM and PCB evaluation

1.c. Identifying Additional Sites:

TAC owns and manages several hundred former Department of Defense buildings within the Target Area that were constructed and operated to support military logistics, maintenance, warehousing, and administrative functions. TAC maintains an internal inventory of buildings that have never undergone environmental assessment, many of which were built during periods when asbestos-containing materials and lead-based paint were standard and for which environmental records are incomplete or unavailable. These unassessed buildings represent the primary source of brownfield uncertainty within the Target Area. Because the inventory is extensive, TAC will apply a clear prioritization framework to identify which buildings will be advanced for assessment under this Community-Wide Assessment Grant. The starting point for site identification will be TAC's existing list of unassessed buildings, ensuring immediate readiness and control over project scope.

Buildings will be prioritized based on: (1) Historic use and construction era, with emphasis on former maintenance, industrial, and warehouse facilities; (2) Building age and condition, particularly older structures showing deterioration or prolonged vacancy; (3) Redevelopment relevance, including proximity to existing infrastructure and areas of active or anticipated tenant interest; and (4) Portfolio impact, where assessment of a single building or cluster can reduce uncertainty across multiple adjacent properties. Using these criteria, TAC will rank candidate buildings and advance the highest-priority sites for Phase I Environmental Site Assessments, followed by Phase II assessments where appropriate. As assessment data are generated, priorities will be refined to reflect updated conditions and redevelopment opportunities. This approach allows TAC to systematically reduce environmental

uncertainty across a large portfolio and direct assessment resources to buildings where results can most effectively support reuse and investment.

Revitalization of the Target Area:

1.d. Reuse Strategy & Alignment with Revitalization Plans:

The reuse strategy for the proposed cleanup sites is grounded in TAC's adopted land-use policies and the established redevelopment framework for the former LSAAP property. TAC's Land Use & Site Design Policy, as amended by Resolution 20250923-29, designates the areas containing the cleanup sites within the TAC Central and East Campuses, where adaptive reuse of existing military-era industrial buildings is the primary redevelopment approach. These policies prioritize industrial, manufacturing, processing, logistics, and related commercial uses that leverage the existing heavy-duty utilities, internal road network, on-site rail system, and proximity to regional freight corridors. Adaptive reuse is a core priority because it restores employment on previously developed land, maximizes existing public infrastructure investments, and avoids unnecessary greenfield expansion.

Consistent with the reuse approach described in TAC's cleanup planning efforts, the buildings proposed for cleanup are well suited for industrial-scale enclosed operations, including pilot-scale rare earth mineral (REM) extraction and processing, advanced materials manufacturing, warehousing, and specialized logistics uses. These facilities were originally designed for high-intensity industrial missions and feature large floor plates, robust structural systems, controlled industrial layouts, and access to centralized utility and transportation infrastructure. Cleanup of hazardous building materials and legacy contamination is the key action needed to return these structures to productive industrial use and make them marketable to private-sector tenants seeking ready-to-occupy industrial space within an established industrial campus. The reuse strategy also aligns with the Bowie County Economic Development Strategy, which prioritizes redevelopment of former federal facilities and expansion of manufacturing and logistics employment, and with the Texarkana MPO 2045 Metropolitan Transportation Plan, which supports reinvestment in established industrial corridors served by existing infrastructure. TAC's statutory role as a State of Texas Local Redevelopment Authority further supports implementation by consolidating land-use authority, site design review, permitting coordination, and tenant recruitment within a single public entity, reducing redevelopment uncertainty and timelines.

Reuse priorities reflected in this strategy were developed through publicly noticed TAC Board of Directors Meetings and coordination with local governments, regional planning and transportation entities, economic development organizations, and workforce partners. Cleanup directly advances these jointly established priorities by removing environmental barriers that currently prevent implementation of adopted industrial revitalization plans and return of long-vacant military facilities to employment-generating use.

1.e. Outcomes & Benefits of Reuse Strategy:

Completion of environmental assessment and cleanup planning at the priority brownfield sites will position the Target Area for reinvestment in productive industrial uses and stimulate economic development within this rural community. By reducing environmental uncertainty at interconnected legacy industrial facilities, the proposed project will lower barriers to private and public investment, support tenant recruitment, and enable phased redevelopment of existing buildings and infrastructure. Post-cleanup reuse of the priority sites for pilot-scale rare earth mineral (REM) extraction and processing, along with other compatible industrial, manufacturing, logistics, and warehousing uses, is expected to generate new employment opportunities, increase utilization of underused assets, and contribute to long-term diversification of the regional industrial base.

The outcomes described above directly correlate with the reuse strategy outlined in Section 1.d, which emphasizes adaptive reuse of large-format industrial buildings within an established industrial core rather than greenfield development. By supporting reinvestment in previously developed properties served by existing roads, rail, and utilities, the project promotes efficient land use and preserves surrounding undeveloped land. This approach is particularly important in a rural setting, where redevelopment of existing industrial assets can yield substantial economic benefits while limiting infrastructure expansion costs. The proposed project will also improve local resilience to extreme weather events and natural disasters by encouraging reuse of structurally robust buildings originally designed for intensive industrial operations. Environmental assessments will identify conditions affecting building integrity, drainage, and

subsurface infrastructure, supporting redevelopment decisions that reduce exposure to flood-related damage and improve long-term site performance. Reuse of existing structures and infrastructure reduces the need for new construction and minimizes disruption to surrounding land, contributing to a more resilient industrial footprint. Environmental assessment and cleanup planning funded through this grant will provide the foundational information needed to evaluate and implement these measures as part of subsequent redevelopment.

Strategy for Leveraging Resources:
1.f.Resources Needed for Site Reuse:

Resource / Program	Primary Purpose	Use Of Funding	Typical / Referenced Amount	Notes on Applicability to TAC Priority Sites	Resource / Program	Primary Purpose	Use Of Funding	Typical / Referenced Amount	Notes on Applicability to TAC Priority Sites
EPA Brownfields Cleanup Grant (Individual)	Hazardous materials abatement and cleanup	Cleanup	Up to $5M per site	Primary cleanup funding source for asbestos and lead-based paint	U.S. Economic Development Administration – Rail Grants	Rail infrastructure upgrades	Reuse	$864K	Supports industrial reuse of cleaned sites
ATCOG Brownfields Revolving Loan Fund	Loans and subgrants for remediation and limited site prep	Cleanup	Up to $1M	TAC priority sites are listed as eligible RLF sites	Defense Economic Adjustment Assistance Grant (DEAAG)	BRAC-related economic recovery	Reuse	$1.5M	Directly tied to reuse of RRAD/LSAAP property
Texas Brownfields Program (TCEQ)	Oversight and liability protections	Assessment, Cleanup	Programmatic (no direct grant)	Supports cleanup and lender confidence	Texas Capital Fund	Utility and access infrastructure	Reuse	$750K	Supports tenant occupancy
U.S. Economic Development Administration – Public Works	Infrastructure improvements supporting redevelopment	Reuse	$1.5M	Supports post-cleanup reuse	TAC Operating Funds	Marketing, leasing, site readiness	Assessment, Cleanup, Reuse	Annual operating budget	Allows immediate reuse actions

As summarized in Table X, TAC's priority sites are eligible for and well positioned to secure a sequence of complementary resources to support assessment, cleanup, and reuse. EPA Brownfields Assessment Grant funding will provide the environmental documentation required to define cleanup needs and establish eligibility for follow-on assistance. Based on documented site conditions and ownership, TAC is eligible for EPA Brownfields Cleanup Grant funding and for remediation financing through the Ark-Tex Council of Governments Revolving Loan Fund, both of which are specifically intended to address hazardous building materials and legacy contamination at former industrial facilities . Following assessment and cleanup, TAC has a demonstrated track record of securing redevelopment resources, including U.S. Economic Development Administration Public Works and rail infrastructure grants, Defense Economic Adjustment Assistance funding, and the Texas Capital Fund, to support infrastructure improvements and tenant occupancy. Completion of EPA-funded assessment activities is the threshold action that enables these resources by reducing environmental uncertainty, lowering redevelopment risk, and positioning the priority sites for timely reuse.

1.g. Use of Existing Infrastructure:
This Community-Wide Assessment Grant will directly facilitate reuse of existing infrastructure at the priority sites by providing the environmental information needed to safely reoccupy and adapt existing buildings, utilities, and transportation assets. The priority sites are located within an established industrial core and are already served by internal roads, rail spurs, water, wastewater, electric, and steam distribution infrastructure originally constructed to support intensive industrial operations. Environmental site assessments will evaluate conditions affecting buildings, subsurface utilities, and utility corridors, allowing TAC and prospective tenants to determine which facilities and systems can be reused as-is and which require targeted upgrades.

Where infrastructure upgrades are necessary to support reuse, TAC will pursue non-EPA funding sources identified in Section 1.f, including U.S. Economic Development Administration infrastructure grants, rail funding, and state economic development programs. By clarifying environmental constraints and reuse feasibility, the proposed assessments will enable efficient reuse of existing buildings and infrastructure, minimize the need for new construction, and support redevelopment of previously developed land within the Target Area.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

Community Need:

2.a. The Community's Need for Funding:

The target area is located within Census Tract 48037011302 and encompasses the former LSAAP properties that are the focus of this Community-Wide Assessment Grant. While the LSAAP Target Area itself is predominantly industrial and contains few permanent residents, the Census Tract also includes adjacent residential populations whose socioeconomic conditions are relevant to understanding community vulnerability and potential exposure pathways associated with nearby legacy military-industrial facilities. These surrounding communities have limited economic and institutional capacity to independently assess environmental conditions at large, aging former defense properties and are directly affected by prolonged vacancy, deferred maintenance, and uncertainty regarding hazardous substances and building materials at adjacent sites. With approximately 2,500 residents within the Census Tract, the broader target area reflects the constraints typical of a small, rural community with a limited economic base. Economic indicators demonstrate this limitation. Median household income in the target area is approximately $46,000, which is 11.5 percent lower than Bowie County and 36.1 percent lower than the State of Texas. Per capita income similarly trails county and state benchmarks. Poverty rates exceed both county and state levels, and more than one-third of households experience housing cost burden, leaving little discretionary capacity to address environmental uncertainty associated with legacy industrial properties.

Table 2: Economic Indicators[a]

Indicator	Target Area	Bowie County	% Difference vs. Bowie County	Texas	% Difference vs. TX
Total Population	2,500	92,000		30,000,000	
Median Household Income ($)	46,000	52,000	**-11.5%**	72,000	**-36.1%**
Per Capita Income ($)	24,000	28,000	**-14.3%**	37,000	**-35.1%**
Pop. Below Poverty Level (%)	21	18	**+14.3%**	14	**+33.3%**
Households with Housing Cost Burden (%)	34	29	**+14.7%**	27	**+20.6%**
Pop. with a Disability (%)	18	16	**+11.1%**	12	**+33.3%**
Pop. Aged 65 and Over (%)	17	16	**+5.9%**	13	**+23.5%**
Single-Parent Households (%)	11	9	**+18.2%**	8	**+27.2%**
Households Receiving Public Assistance (%)	5	4	**+20.0%**	3	**+40%**
Housing Units Built Before 1980 (%)	63	58	**+7.9%**	49	**+22.2%**

These socioeconomic conditions are compounded by the fiscal structure of TexAmericas Center, which has no taxing authority and must rely on lease revenues and competitive grants that fluctuate with market conditions. As a result, neither TexAmericas Center nor the surrounding community has the financial capacity to independently conduct systematic Phase I and Phase II environmental site assessments across a large inventory of aging military-era buildings. EPA Assessment Grant funding is therefore essential to identify environmental conditions, evaluate potential exposure pathways, and generate the baseline information required for informed redevelopment and reuse decisions. Without EPA assistance, environmental uncertainty will continue to delay investment, perpetuate vacancy, and constrain economic recovery in this rural community.

2.b. Health or Welfare of Sensitive Populations:

Sensitive populations are present within and surrounding the Target Area, and available health indicators demonstrate elevated vulnerability to potential environmental exposures associated with aging, vacant military-era facilities. Adults in the Target Area experience higher rates of asthma, cancer, chronic obstructive pulmonary disease (COPD), coronary heart disease, stroke, and diabetes than both

[a] Source: U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates (Table IDs including DP03, DP04, DP05, S1701, S1901), most recent release available.

Bowie County and the State of Texas. These conditions indicate a population with reduced physiological resilience to airborne and particulate contaminants that may be released as building materials deteriorate or are disturbed. Respiratory conditions are particularly elevated. Current asthma prevalence in the Target Area exceeds county and state levels, and COPD prevalence exceeds state levels by approximately one-third, increasing sensitivity to inhalation hazards such as asbestos fibers and contaminated dust.

Demographic characteristics further compound these risks. The Target Area has a higher proportion of residents aged 65 and over and a greater share of individuals with disabilities than the State of Texas, populations that are more likely to experience severe health impacts from environmental stressors and have limited capacity to avoid or mitigate exposure. Socioeconomic constraints, including higher rates of poverty, public assistance, and housing cost burden, further limit the ability of residents to relocate or respond to environmental uncertainty. EPA-funded environmental site assessments are therefore critical to identifying the presence, condition, and potential exposure pathways associated with hazardous substances and building materials at nearby brownfield sites. By generating site-specific environmental data, this grant will provide the information necessary to understand and manage risks affecting sensitive populations and to support informed decision-making regarding future cleanup and reuse activities.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:

Populations in and around the Target Area experience a greater-than-normal incidence of chronic disease, increasing vulnerability to potential adverse health outcomes associated with environmental exposures from nearby legacy industrial properties. Rates of asthma, chronic obstructive pulmonary disease (COPD), cancer, coronary heart disease, stroke, and diabetes consistently exceed both Bowie County and State of Texas benchmarks. In several cases, these rates are more than 20 percent higher than state levels, indicating a population with elevated baseline health risk. Respiratory disease prevalence is particularly concerning, as COPD and asthma increase sensitivity to airborne hazards such as asbestos fibers and contaminated dust that may be released as building materials deteriorate or are disturbed.

Table 3: Health Indicators[b]

Indicator (Adults)	Target Area	Bowie County (%)	% Difference vs. Bowie County	Texas (%)	% Difference vs. Texas
Current asthma	10.5	9.6	**+9%**	8.9	**+18%**
Cancer (non-skin)	9.6	8.9	**+8%**	7.8	**+23%**
Chronic obstructive pulmonary disease (COPD)	8.1	6.7	**+21%**	6.1	**+33%**
Coronary heart disease	7.9	6.8	**+16%**	6	**+32%**
Stroke	4.4	3.8	**+16%**	3.4	**+29%**
Diagnosed diabetes	14.4	13.2	**+9%**	12.1	**+19%**

These elevated disease rates underscore the importance of understanding environmental conditions at adjacent brownfield sites, where historic military and industrial operations are known to have involved hazardous substances and regulated building materials. At present, the absence of current environmental data prevents TAC and public health stakeholders from determining whether deteriorating structures or subsurface conditions are contributing to exposure pathways affecting nearby residents. EPA-funded environmental site assessments are therefore a critical first step in evaluating potential sources of exposure, identifying areas of concern, and informing future risk management decisions. By establishing baseline environmental conditions, the proposed assessment activities will support data-driven planning for subsequent cleanup and reuse actions while addressing the heightened vulnerability of a population already experiencing elevated disease burden.

2.d. Economically Impoverished/Disproportionately Impacted Populations

Economically impoverished populations in and around the Target Area bear a disproportionate share of the environmental burden associated with historic military and industrial operations at the former RRAD and LSAAP. Poverty rates in the Target Area exceed both Bowie County and State of Texas benchmarks, while median household

[b] Calculation Methodology: Percent differences were calculated as (Target Area prevalence minus comparison-area prevalence) divided by the comparison-area prevalence, multiplied by 100. Positive values indicate higher prevalence in the target area.
Data Source: Centers for Disease Control and Prevention (CDC), PLACES: Local Data for Better Health, Census Tract Data, 2025 Release (Texas). PLACES estimates are modeled values derived from Behavioral Risk Factor Surveillance System (BRFSS) data and U.S. Census Bureau demographic inputs and are intended for comparison across geographic areas.

income trails the state by more than one-third. These conditions reflect long-term structural impacts following successive Base Realignment and Closure actions that reduced stable employment and weakened household wealth. At the same time, the environmental legacy of those operations remains embedded in the community through large, aging industrial buildings containing regulated building materials and legacy contamination that have not been systematically assessed.

Housing and demographic characteristics further compound these impacts. A high proportion of housing units were built prior to 1980, increasing cumulative exposure risk, and the prevalence of disability and elderly residents exceeds state levels, limiting mobility and adaptive capacity. For low-income households, environmental uncertainty itself represents a disproportionate burden, as residents have limited ability to relocate, avoid potential exposure, or advocate for independent investigation of site conditions. EPA-funded environmental site assessments are therefore essential to determine the presence, condition, and potential exposure pathways associated with hazardous substances and building materials at nearby brownfield sites. By reducing uncertainty and providing site-specific environmental information, this grant will support informed decision-making and help prevent the continued transfer of historic environmental liabilities onto economically disadvantaged populations.

Community Engagement: 2.e. Project Involvement: & 2.f. Project Roles:

Table 4 Project Partners, Involvement, and Roles

Name of Organization	Entity's Mission	Point of Contact	Specific Involvement
Texarkana Chamber of Commerce	Support economic growth and business development in the Texarkana region.	Robin Hickerson President & CEO rhickerson@texarkana.org	Involvement will support outreach to local businesses and employers and by helping communicate redevelopment opportunities associated with cleaned sites.
Ark-Tex Council of Governments	Provides regional planning, economic development, and infrastructure coordination.	Mary Beth Rudel Executive Director mrudel@atcog.org	Involvement will support the project by coordinating cleanup activities with regional planning, transportation, and economic development efforts.
Texas A&M Texarkana	Provides higher education, applied research, and workforce development that supports economic vitality.	Dr. Ross Alexander, PhD President of Texas A&M University – Texarkana president@tamut.edu	Involvement will support the project by providing workforce development and educational perspective relevant to the planned reuse of the cleaned sites.
Texarkana College	To deliver workforce training, technical education, and career pathways.	Dr. Jason Smith President Jason.smith@texarkanacollege.edu	Involvement will support reuse of the sites by aligning workforce training and technical education programs with anticipated redevelopment activities. This role supports the project by helping ensure that cleanup outcomes translate into practical workforce and employment opportunities.
Red River Army Depot (Dept of Defense)	To support national defense operations.	Jamie Bass Deputy Commander james.e.bass.civ@mail.mil	Involvement helps ensure that cleanup work proceeds safely and efficiently without interfering with ongoing depot operations.

Partner roles are clearly defined and appropriate to an assessment-focused project. TexAmericas Center will serve as the lead applicant and will oversee all EPA-funded assessment activities, including site selection, access coordination, procurement and management of a Qualified Environmental Professional (QEP), and reporting. The Ark-Tex Council of Governments will support coordination with regional planning, transportation, and economic development efforts to ensure assessment results align with broader revitalization initiatives. Economic development partners, including the Texarkana Chamber of Commerce, will assist with communicating assessment progress and redevelopment implications to local businesses and stakeholders. Educational and workforce partners, including Texas A&M University–Texarkana and Texarkana College, will provide perspective on workforce and training considerations relevant to potential reuse scenarios once environmental conditions are understood. These roles are advisory and coordination-focused, consistent with the scope of an EPA Assessment Grant.

2.g. Incorporating Community Input:

TAC will incorporate community input through a Brownfields Advisory Committee (BAC) that will meet quarterly. The BAC will include representatives from local government, economic development organizations, workforce and educational institutions, and community stakeholders with an interest in redevelopment of the former military-industrial properties. The BAC will serve as the primary forum for reviewing assessment priorities, discussing non-technical summaries of assessment findings, and advising TAC on how environmental information should inform future reuse planning.

Assessment progress and findings will be presented to the BAC at each quarterly meeting and shared publicly through TAC's website, electronic newsletters, and partner organizations. BAC meetings will include a virtual participation option, and meeting materials, including agendas and summaries, will be posted online. TAC will also maintain an online comment form and dedicated email address to collect input between meetings. All comments received will be logged in a project comment tracker, categorized by topic (e.g., site prioritization, access concerns, communication needs), and reviewed by TAC project staff. TAC will document whether each comment results in a change to assessment priorities, an adjustment to communication materials, or requires follow-up explanation. A written response summary will be prepared following each BAC meeting and posted publicly, ensuring that community input is acknowledged, addressed, and incorporated into assessment decision-making where appropriate.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:
Description of Tasks/Activities and Outputs:
3.a. Project Implementation: 3.b. Anticipated Project Schedule: 3.C Task/Activity Lead: 3.d Outputs.

Task 1: Project Mgmt and Reporting
a. Project Implementation: EPA-funded tasks/activities: TAC will oversee consultant activities and manage all aspects of the project in accordance with the terms and conditions established in the Cooperative Agreement (CA) with EPA. At TAC direction, the consultant (QEP) will assist with compliance reporting (Quarterly and final reports, acres updates, annual reports) and other eligible project activities identified in the CA workplan. TAC will facilitate monthly check-in meetings with the consultant and quarterly BAC calls to ensure project is progressing as planned. We anticipate 2 people from TAC attending 2 conferences. Non-EPA-Funded: Direct administrative costs.
b. Anticipated Project Schedule: Anticipated Project Schedule: Activities will be ongoing throughout the project period
c. Task/Activity Lead: TAC with assistance from the non-lead coalition members and QEP.
d. Outputs: 16 Quarterly Performance Reports, 4 Annual Performance Reports, 1 Final Performance Report, ACRES updates as required per EPA reporting schedule, 4 Federal Financial Reports, attendance at 2 Brownfields Conferences.
Task 2: Community Engagement
a. Project Implementation: EPA-funded tasks/activities: The community engagement program (described in 2.g) includes creating a Brownfield Advisory Committee (BAC) comprised of project partners, tenants, and interested developers, and workforce partners. TAC and the QEP will facilitate one-on-one meetings with property owners before and after assessment activities to explain the process and present the findings and recommended next steps. Additionally, TAC will maintain an inventory of potential brownfield sites for public awareness along with outreach materials, a scoring matrix for ranking priority sites, and a community involvement plan (CIP). Non-EPA grant resources needed: Meeting space will be provided by community partner organizations.
b. Anticipated Project Schedule: CIP completed in 1st quarter; outreach material distribution and quarterly BAC meetings throughout the project period. Site nominations will be accepted and inventory updated throughout the project term to assist with future brownfield projects. Webpage established in year one along with prioritization matrix and ongoing updates. Signage, posters, handouts in years 1-4.
c. Task/Activity Lead: TAC with support from the QEP and BAC
d. Outputs: 1 CIP; 16 BAC meetings; 1 Site Prioritization Matrix, 12 Posters, 1 Site Sign,1 factsheet per site, 1 Project Webpage with ongoing updates.
Task 3: Assessments
a. Project Implementation: EPA-funded tasks/activities: We estimate prioritizing a total of 8 sites that will progress to a Phase I ESA and RBM surveys. Of those, we anticipate prioritizing 4 for Phase II ESA. All work will be completed under one master/generic Quality Assurance Project Plan(QAPP), with site eligibility confirmed with EPA prior to site specific work, and site-specific work conducted under a site-specific QAPPs (SSQAPPs) (12 total).
b. Anticipated Project Schedule: Year 1: 1 Grant Generic QAPP, 2 eligibility requests, 2 Phase 1 ESAs, 2 SSQAPP, 2 RBM surveys |Year 2: 4 eligibility requests, 4 Phase 1 ESAs, 4 SSQAPPs, 4 RBM surveys, |Year 3: 2 eligibility requests, 2 Phase 1 ESAs, 4 SSQAPP, 2 RBM surveys, 2 Phase II ESAs, | Year 4: 2 eligibility requests, 2 SSQAPPs , 2 Phase II ESAs,
c. Task/Activity Lead: QEP will lead all technical activities with oversight by TAC
iv. Outputs: 8 eligibility requests, 8 Phase I ESAs, 1 Master QAPP, 12 Site-Specific QAPPs, 4 Phase II ESAs, 8 Building Material Surveys,
Task 4 Cleanup and Reuse Planning
a. Project Implementation: The QEP will develop analysis of brownfield cleanup alternatives for four of the prioritized sites for abatement/cleanup planning. One site-specific reuse plan will be developed based on prioritization factors to be developed (Task 2 community engagement).
b. Anticipated Project Schedule Year 1: NA| Year 2 NA | Year 3 2 ABCAs| Year 4 2 ABCAS, 1 Site-specific reuse plan
c. Task/Activity Lead: The QEP will lead all technical activities at the direction of TAC
d. Outputs: 4 ABCAs, 1 Site-Specific Reuse Plan.

3.e. Cost Estimates: *Task 1: Project Management: Cost Breakdown ($61,687.5):* Personnel includes 226 hours at an average personnel rate of $170 (total $25,000 personnel). Based on 4 hrs/month for prep/meetings/follow-up, for 48 months, and 8.5 hrs per year x 4 years for quarterly and annual reporting totaling 25,000. Contractual: estimated at 29 hours of support from the QEP per year for 4 years of monthly check-ins, and EPA meetings, quarterly and annual reporting support, and ACRES reporting at an average rate of $175/hr for a total of $20,300 Indirect costs 5% x total direct = $2,937.50.

Task 2: Community Involvement ($51,998.10): Personnel and Fringe: for 127 hours at an average rate of $170 ($21,590 personnel) to direct Community Involvement Plan development, BF webpage, outreach materials, social media posts, and 12 community/educational meetings (2 pre-cleanup and one post cleanup per site). Supplies: Printing for 3,500 b&w at $0.35; 1,500 color at $0.75, 12 large-format posters at $150 each, and one weather-resistant site sign for each site ($210/site x 4)(($4,990 total). Travel: includes attendance at the 2027 national brownfield conference and one regional conferences for two ppl; 2 ppl x $700 airfare ($1400) + lodging at $200/night x 2 ppl x 3 nights ($1,200) + 1 rental car at $100 per day x 4 days ($400), per diem of $100 per day x 2 ppl x 4 days ($800). Each trip totals $3,800 x 2 trips = $7,600. Contractual: Estimated needs include 48 hours of support for BAC meeting prep/meeting/follow-up (4 meetings per year x 4 years x 3 hrs meeting) and 40 hours total for development of site fact sheets, support for BF webpage updates, and outreach materials, at an average rate of $175/hr = $25,000 indirect: 5% of total direct costs =$2,936.

Budget Categories	Task 1: Project Mgmt & Reporting	Task 2: Community Involvement	Task 3: Assessments	Task 4: Cleanup and Reuse Planning	Total
Personnel	$25,000	$14,000	$6,000	$6,000	$51,000.00
Travel	$0.00	$7,600	$0.00	$0.00	$7,600.00
Supplies	$0.00	$4,990	$0.00	$0.00	$4,990.00
Contractual	$20,300	$15,400	$279,462.48	$70,000	$385,162.48
Total Direct Costs	$58,750	$49,522	$288,690.48	$79,228	$476,190.48
Indirect Costs (5%)	$2,937.50	$2,476.10	$14,434.52	$3,961.40	$23,809.52
Total Budget	$61,687.50	$51,998.10	$303,125.00	$83,189.40	$500,000

Task 3: Assessment Activities and Cleanup Planning ($303,075): Personnel and Fringe: Coordination with property owners and consultant oversight, 54 hrs an average personnel rate of $170 = $9,180 personnel. Contractual: 8 Phase I ESAs @ an average of $5,500 ($44,000); 8 site eligibility determinations @ $200 per site ($1,600); 1 master/generic QAPP @ $7,500; 12 site-specific QAPPs/workplans @ $3,666.66 each ($44,000); 4 Phase II ESAs @ an average of $30,608.12 ($122,432.48); and 8 regulated building material surveys @ $7,500 each ($60,000) for a total of $279,530.48. Indirect: 5% of direct total = $14,432.12.

Task 4: Site Reuse & Area Wide Planning ($83,139): Personnel and Fringe: Review and input on deliverables, 54hrs an average personnel rate of $170 = $9,180 personnel. Contractual: 4 Analysis of brownfield cleanup alternatives (ABCA)s @ an avg rate of $7,500 ($30,000), and 1 site-specific reuse plan @ $40,000 for a total of $ $79,228.00. Indirect: 5% of direct total = $3,959.

3.f. Plan to Measure and Evaluate Environmental Progress and Results:

TAC will track, measure, and evaluate progress using an output-based system directly tied to the approved workplan, schedules, and deliverables described in Sections 2 and 3. Evaluation focuses on completion of eligible assessment activities and documentation of environmental conditions, which are the appropriate measures of success for a Brownfields Assessment Grant. **Tracking of Outputs:** Progress will be measured through completion of defined outputs associated with each task, including; completion of Phase I and Phase II ESAs; regulated building materials surveys; cleanup plans and ABCAs; site reuse plans; required reports; and ACRES updates. TAC will maintain an internal tracking log documenting site status, assessment stage, completed deliverables, and upcoming activities. Progress will be reviewed during monthly coordination calls with the QEP and through regular check-ins with BAC members. Output completion will be verified through consultant deliverables, EPA eligibility determinations, and approved reports. **Measurement of Environmental Results:** Environmental results will be evaluated based on the extent to which they reduce uncertainty and define site conditions. Key indicators include documentation of site conditions, identification or resolution of Recognized Environmental Conditions, and completion of cleanup planning where contamination is confirmed. Success is measured by advancing sites from unknown conditions to a documented status sufficient to support reuse planning, cleanup funding, regulatory enrollment, or disposition decisions. **Evaluation of Results and Outcomes** Overall results will be evaluated by whether completed assessments and planning activities advance the reuse strategies and

community priorities described in the Narrative. Longer-term outcomes such as cleanup or redevelopment are expected to occur beyond the grant period and will not be treated as required performance measures; however, follow-on actions will be documented when they occur.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE: Programmatic Capability 4.a. Organizational Capacity: 4.b. Organizational Structure 4.c. Description of Key Staff:

TexAmericas Center (TAC) is a State of Texas–chartered special purpose district created to manage, redevelop, and repurpose former military and industrial properties in Bowie County, Texas. TAC operates as a centralized redevelopment authority with in-house operational capacity to manage complex facilities, oversee contractors, and implement redevelopment and environmental projects across a large, multi-site industrial campus. This organizational model allows TAC to coordinate technical activities, contractor performance, and regulatory compliance within a single, integrated structure, supporting timely implementation and successful completion of federally funded cleanup activities. Key staff bring extensive experience directly relevant to cleanup and redevelopment of former military and industrial properties. Scott Norton, Executive Director/CEO, provides executive leadership, long-range strategic planning, and intergovernmental and regulatory coordination, including direct experience working with BRAC-related redevelopment efforts and state environmental agencies. Jeff Whitten, P.E., Executive Vice President/Chief Operations Officer, oversees day-to-day operations, property and construction management, procurement coordination, and consultant and contractor oversight. With more than 27 years of engineering and development experience, Mr. Whitten has led building retrofits, infrastructure improvements, and complex redevelopment projects at TAC, positioning the organization to effectively manage cleanup activities, schedules, and contractor performance. TAC will further support this project with a new Operations Project Manager, Jacob Miller, who will provide dedicated day-to-day coordination of cleanup activities, support contractor oversight, track schedules and deliverables, and assist with grant documentation and reporting.

TAC has established systems and procedures to appropriately acquire additional expertise and resources required to complete the project. A QEP has already been selected through a competitive procurement process to oversee cleanup activities, prepare and implement approved work plans, and review cleanup documentation. An abatement contractor will be competitively procured to perform cleanup activities in accordance with approved plans and specifications. All procurements will comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards at 2 CFR Part 200, including 2 CFR 200.317–200.327, and applicable EPA grant requirements. TAC's experience managing professional services, construction contractors, and federally funded projects ensures that additional resources will be acquired efficiently and administered in full compliance with procurement and grant conditions.

4.f. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Financial Assistance Agreements: (1) Purpose & Accomplishments: (2) Compliance with Grant Requirements:

Funding Name	Amount	Purpose	Accomplishments	Compliance
EDA Infrastructure Grant	$1,500,000	Infrastructure improvements including sanitary sewer and paving upgrades to support new and expanding tenants at TexAmericas Center.	Sanitary sewer and paving improvements were completed as designed and enabled continued operation and expansion of tenant activities on the property.	All improvements were installed in accordance with approved plans and specifications and complied with all grant terms and conditions.
Texas Capital Fund Grant	$750,000	Infrastructure improvements including electrical upgrades, water distribution, and road enhancements to support tenant growth and increased site utilization.	Electrical, water, and roadway improvements were completed as designed and resulted in increased tenant activity and expanded use of improved areas across the property.	Project activities were completed in compliance with grant requirements, and all improvements met applicable program standards and design criteria.
EDA Rail Grant	$864,550	Replacement of rail segments and upgrades to switches within the existing on-site rail system.	Rail and switch improvements increased rail activity and improved functionality of the on-site rail network, supporting industrial and logistics uses.	Improvements were completed as designed and complied with all EDA grant terms and reporting requirements.
Defense Economic Adjustment Assistance Grant (DEAAG)	$1,500,000	Acquisition of two locomotives to support rail operations at TexAmericas Center and provide operational assistance Red River Army Depot rail system as needed.	Locomotives were successfully procured and placed into service, providing power for increased rail activity on the TAC rail network and supporting RRAD rail operations.	Grant funds were expended in accordance with program requirements, and all acquisition and reporting obligations were satisfied.