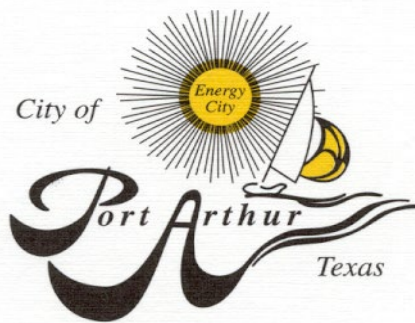


CHARLOTTE M. MOSES, MAYOR
HAROLD L. DOUCET, SR.,
MAYOR PRO TEM

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



RONALD BURTON, CPM
CITY MANAGER

SHERRI BELLARD, TRMC
CITY SECRETARY

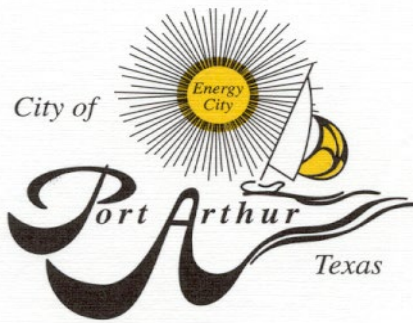
ROXANN PAIS COTRONEO
CITY ATTORNEY

R06-26-C-005

1. Applicant Identification
City of Port Arthur
P.O. Box 1089
Port Arthur, Texas 77641
2. Website URL: <https://www.portarthurtx.gov/>
3. Funding Requested
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested: \$2,463,520
4. Location
 - a) City of Port Arthur, b) Jefferson County, c) Texas
5. Property Information
Former Hotel Sabine: 600 Procter Street, Port Arthur, Texas 77640
6. Contacts
 - a. Project Director
Ivan Mitchell, Transit Fleet Director
409-983-8251
Ivan.mitchell@portarthurtx.gov
344 Procter Street, Port Arthur, Texas 77641
 - b. Chief Executive/Highest Ranking Elected Official
Mayor Charlotte Moses
409-983-8105
charlotte.moses@portarthurtx.gov
444 4th Street, Port Arthur, Texas 77641
7. Population
City of Port Arthur, TX: 55,779 (US Census: 2019–2023 American Community Survey)

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

COUNCIL MEMBERS:
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RONALD BURTON, CPM
 CITY MANAGER

SHERRI BELLARD, TRMC
 CITY SECRETARY

ROXANN PAIS COTRONEO
 CITY ATTORNEY

8. Other Factors

| Other Factors | Page # |
|--|---------------|
| Community population is 15,000 or less. | 4 |
| The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory. | N/A |
| The proposed site(s) is impacted by mine-scarred land. | N/A |
| Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation. | 3 |
| The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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 proposed site(s) is in a federally designated flood plain. | 1 |
| The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | 3 |
| The reuse of the proposed 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 |
| 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. Releasing Copies of Applications

Not Applicable.

Legend
Approximate Site Boundary



Google Earth



Target Area Map

Port Arthur FY26 EPA Brownfields Cleanup Grant Application
Former Hotel Sabine
600 Procter Street
Port Arthur, TX

EXHIBIT NO.

1



City of Port Arthur, Texas

**FY26 Brownfield Cleanup Grant
Narrative**



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields. a. Overview of Brownfield Challenges and Description of Target Area: Port Arthur, a city of 55,779 residents, is located along the Gulf Coast in southeastern Texas off State Highway 87 on the lower west bank of Sabine Lake.¹ Founder and railroad pioneer Arthur E. Stillwell envisioned Port Arthur as the southern terminus for his new railway, a center for trade and tourism. The City was incorporated in 1898, and the port opened for seagoing shipping with the arrival of the British steamer *Saint Oswald* in August 1899.² Pioneers arrived by the hundreds and began building homes and businesses. Over 300 Dutch colonists began a new life as farmers in this rich coastal prairie. The City soon experienced an oil boom when a local oil well called “Spindletop” erupted in 1901. The petrochemical industry quickly adopted the port, and major oil companies set up refining facilities there by 1902. By 1957, the City was known as the center of the world’s most prosperous oil refining facilities. The City has a rich culture encompassing the various pioneers, farmers, shipping workers, petrochemical employees, and more, who arrived and formed their neighborhoods at different times and purposes yet now have become one integrated community. In the 1950s and ’60s, downtown Port Arthur had a bustling main street that included the ten-story **Sabine Hotel**, Bluestein’s Department Store, the First National Bank, and the six-story Adams Office Building. The African American west side had its own thriving businesses such as grocery stores, barber shops, clothiers, honky-tonks, a YMCA, and the 850-seat Hollywood Theater, advertised as “an exclusively colored theatre and completely air conditioned.”³ In the 1960s, successive waves of economic recession resulted in many vacant buildings in the downtown. A decrease in employment at the refineries from the 1970s onward magnified the City’s economic decline. **The City has sustained damage from seven major natural weather disasters since 1965, costing billions in destruction and lost tax revenue.** Businesses, industries, and homes have been left vacant, dilapidated, and potentially contaminated over the years due to these economic and natural disasters. As businesses close and residents leave, so does the desperately needed tax revenue to make repairs and provide basic services. These blighted and vacant structures thereby proliferate, creating **brownfield challenges** negatively affecting the sensitive populations.

The target area of this grant is census tract (CT) 48245006100, known as the Downtown District (DD). The target area CT is a designated Opportunity Zone. The target area is home to a sensitive population of **the elderly (24%) and those living in poverty (37% of all people).**¹ In addition, **95% of the resident population is Black**, showcasing another vulnerable demographic.¹ The target area was chosen as a result of the City’s reuse strategy, heavily informed by its 2015 Downtown Revitalization Plan, which identified four priority types of sustainable redevelopments, to include: (1) affordable housing, (2) community gardens, (3) neighborhood parks, and (4) new or expansion of existing businesses. In addition, the target area and priority site are located in a **federally designated flood plain.** While the City continues to make improvements to lessen impacts of future storms, it struggles to fund other necessary services such as assessing, remediating, and returning brownfield properties to productive reuse. As businesses close and residents leave, they take with them the desperately needed tax revenue to make these repairs a reality. With this grant funding, the City will be able to remediate and restore one of its tallest and most historic properties in the heart of the downtown, establishing a beacon of revitalization to this once vibrant area, allowing for the creation of desperately needed jobs, new affordable housing options, and removal of blight and contamination.

¹ US Census 2019–2023 American Community Survey.

² <https://visitportarthurtx.com/about/history-of-port-arthur>.

³ <https://anthropocenealliance.org/port-arthur-and-the-sublime>.



b. Description of the Proposed Brownfield Site(s): The former Hotel Sabine (0.89 acres) is in the heart of downtown, adjacent to the City government buildings and courthouse. The building, at ten stories, is the tallest in the city, and was originally constructed in 1929 as a posh hotel, allowing unmatched views across the city and the Gulf of Mexico, as it was then known. The hotel operated until the mid-1980s. Since closing its doors, the site has fallen into a state of disrepair. The brick structure occupies the majority of the parcel and has been secured from entry by the City since 1992, when they took ownership of the site. Due to the dilapidation of the building envelope and the liabilities associated with falling building materials, the City has also closed off access to the sidewalks surrounding the building to ensure pedestrian safety. The interior of the structure is in a state of disrepair, requiring complete renovation to be reused. Assessments performed at the site have shown substantial asbestos-containing materials (ACMs) and lead-based paint (LBP) that will require abatement, which has deterred potential investors from taking over the site.

Revitalization of the Target Area. c. Reuse Strategy and Alignment with Revitalization Plans: The ***Hotel Sabine priority cleanup site will be redeveloped into office and retail space for businesses on the lower floors, and affordable and student housing on the upper floors***, which ties directly into the City's already established redevelopment plans. The City's reuse strategy is heavily informed by its **2018 Imagine Port Arthur Comprehensive Plan (Plan) and 2015 Downtown Revitalization Plan (DR Plan) (10- to 15-year forecasting)**, which both identify four priority types of sustainable redevelopments: (1) affordable housing, (2) community gardens, (3) neighborhood parks, and (4) new or expansion of existing businesses. Additionally, the Plan and DR Plan both pinpoint several downtown blocks that have the strongest identity and investment potential and propose focusing on the areas between these stronger blocks to promote walkability and connectivity. The former Hotel Sabine property anchors these pinpointed downtown blocks.

The **City's Downtown Housing Authority Plan (Housing Plan)**, updated in 2023 in partnership with the community, housing groups, and other stakeholders, expounded the issue of affordable and student housing. The City has already made progress toward its housing goals by working with the Housing and Neighborhood Revitalization Division to provide housing on 10 brownfields sites; EPA Brownfields funds will allow the City to continue to carry out its vision. Another key strategy of the Housing Plan is to convert some of these derelict properties to greenspace. The DR Plan calls for new greenspaces that serve as corridors and linkages between the "strong identity" blocks. These greenspaces are seen as a key mechanism for reversing fragmentation of the urban core.

Attracting economic development to the DD target area is essential. The DR Plan calls for a variety of economic incentives to attract new businesses, including mitigating project development costs. Assessing and remediating brownfield sites that could be purchased and developed aligns with the City's goal of making relocating to Port Arthur as easy as possible.

By cleaning up this historic, ten-story Hotel Sabine property with EPA Grant funds as an enticement for beneficial redevelopment, the City will be able to provide jobs, office and retail space for businesses, and affordable and student housing to a community greatly in need of all those things.

d. Outcomes and Benefits of Reuse Strategy: The cleanup site will provide both economic and noneconomic **benefits to the distressed community**. The site's redevelopment strategies focus on increasing strong identity blocks within the city. Economic benefits will be seen through the cleanup process and revitalizing of the existing structures in the form of new construction jobs (estimated 100 jobs over the course of the project and 20–30 resulting from reuse of the property). The former Hotel Sabine's planned redevelopment into a mixed-use space will help **meet**



City of Port Arthur, TX
FY2026 US EPA Brownfields Cleanup Grant

affordable housing demands as well as offer new retail and office space. Additional noneconomic benefits include the removal of blight on unused properties and using the land to generate a stronger sense of community belonging. City leadership will work with the local community for the design of the redevelopment, ensuring the use of **energy-efficient measures and renewable energy processes** such as solar panels, LED lighting, and water conservation methods. The City will plan for LEED (Leadership in Energy and Environmental Design) in all building designs. In addition, the City will work with developers and residents through the design process to find ways to **mitigate extreme weather impacts** and create a sustainably redeveloped site. Extreme weather events and natural disasters are a major concern in the area as the target area is in the **99th percentile for projected flood risk, 97th percentile for expected building loss rate, and 78th for projected wildfire risk.**⁴ These factors will be taken into consideration during all design processes.

Strategy for Leveraging Resources. e. Resources Needed for Site Characterization: The previous investigations conducted at the site have sufficiently characterized the overall extent and degree of contamination to develop a draft Analysis of Brownfields Cleanup Alternatives (ABCA) with a preferred cleanup approach. At this time, no additional resources are needed for site characterization. In the event the site warrants additional assessment for characterization, EPA Revolving Loan Fund or State Voluntary Cleanup Program (VCP) alternatives will be sought. The cleanup site will be enrolled in the Texas Commission on Environmental Quality (TCEQ) Brownfields Site Assessment Program and the TCEQ VCP.

f. Resources Needed for Site Remediation: The EPA Grant funding requested in this application will be sufficient to allow the City to complete the remediation. If additional funding is needed to complete necessary remediation at the site, the Revolving Loan Fund will be used.

g. Resources Needed for Site Reuse: The City has been in planning discussions with its Housing Authority, Lamar Port Arthur College, and Motiva Enterprises LLC (local large oil refinery) regarding various housing options to include affordable housing, student housing, and out-of-town worker housing. The City will seek funding through these public-private partnerships and other federal grant and incentive programs. Port Arthur has already had many successes in preserving other key historical buildings. The City has a long history of completing remediation on brownfield sites and then using City funding to complete the project to prepare the building for reuse or redevelopment. The City is currently working with development partners like Motiva to renovate several historic buildings in Downtown Port Arthur to provide a rebirth of the downtown and bringing new modern office space, various housing options, and retail space opportunities. While it is City policy not to place existing City budget funds in reserved or secured accounts to hold for redevelopment projects, the City's history shows that funding is allocated as soon as the building has been through the remediation process and is ready for the final stages of redevelopment. **See attached letter from Mayor Moses that ensures funding to complete all remediation and redevelopment activities will be identified and allocated for the Hotel Sabine project.** With the Hotel Sabine being a historic community asset, the City has been approached by developers who are interested in purchasing the site for redevelopment after remediation is complete. Therefore, as the mayor's letter indicates, the City will allocate funding to finish redevelopment efforts to ensure the project is completed and brought back to its historic glory. Additionally, US HUD Community Development Block Grants (CDBG) will be pursued for funding for affordable housing, infrastructure improvements, and demolition of blight.

⁴ <https://public-environmental-data-partners.github.io/j40-cejst-2/>



h. Use of Existing Infrastructure: The existing infrastructure (streets, roads, utilities, broadband, water, sewer) at the cleanup site and throughout the target area is sufficient for redevelopment. As additional infrastructure needs are identified, the City will acquire additional funding through state and federal grant programs.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community's Need for Funding: The target area is a **small community of 1,178 residents**.⁵ Small, low-income populations make raising taxes challenging. Due to a lean annual budget, the City would have to raise taxes to fund any services beyond the basic services they already provide such as police, fire, and sanitation. The target area's **median household income of \$40,446 and per capita income of \$22,549** are close to half of the national averages (\$78,538; \$43,289).⁵ The target area is in the **98th percentile for low median income, 98th percentile for poverty, and 94th percentile for unemployment**.⁶

To exasperate the problem of limited revenues, the City has been ravaged by seven major natural disasters since 1965, resulting in a further decline for businesses and jobs—and consequently, a lower tax base. To worsen economic conditions, the City's population has been in decline for the past 40 years, resulting in persistent high poverty and unemployment. The State of Texas has limited resources that do not trickle down far before they are depleted. Much of the state's economy is tied to the petroleum industry, and changes in demand and price have had a significant impact on state and local tax revenues. All these detriments impact the state's and local governments' abilities to provide services. **The City can't afford the remediation of the site due to a lean budget caused by bad economic conditions, natural disasters, and an impoverished tax base.** This grant funding will allow the City to complete the cleanup activities necessary to repurpose the grand, historic former Hotel Sabine into a beacon of hope and growing prosperity, bringing new affordable housing and employment opportunities to these sensitive populations.

b. Health or Welfare of Sensitive Populations: The target-area sensitive populations are **those living in poverty, residents on government assistance, and the elderly**. The **elderly make up 24%** of the residents (US 21%).⁵ Economic issues compound these hardships as the target-area average **poverty rate for all families is an elevated 26%** (US 9%), and the **poverty level of all families with children under 18 is at an astonishing 31%** (US 14%).⁵ Reliance on **government food assistance is nearly triple the national average at 37%** (US 12%).⁵ Additional vulnerable populations include the target area's minority population of **95% Black residents** (US 13%).⁵ For these families, issues of dependence on the government, high level of poverty, and overall health concerns are magnified by their **target area's designation as a USDA food desert**.

The target area suffers from welfare issues such as high unemployment, low educational attainment, high housing costs burdens, and crime. Providing affordable housing is necessary for this community to thrive. Within the target area, the average monthly **rent is \$782** (US \$1,348), and the average **median value of a home is \$48,700** (US \$303,400).⁵ Even with the low cost of monthly rent and low home values, the community is suffering, as a significant portion of their annual income still goes to cover housing costs (**75th percentile of low-income households spending more than 30% of their income on housing**).⁶ In addition, the target area is in the **82nd percentile for homes without indoor plumbing and 77th percentile for lack of greenspace**.⁶ With the redevelopment of a portion of the former Hotel Sabine into affordable housing/mixed-use housing, residents and students will have access to new affordable housing that will help mitigate the housing crisis.

⁵ US Census 2019–2023 American Community Survey.

⁶ <https://public-environmental-data-partners.github.io/j40-cejst-2/en/#12.86/29.87634/-93.94032>



City of Port Arthur, TX
FY2026 US EPA Brownfields Cleanup Grant

A lack of high school education, high unemployment, and high property crime are welfare issues that go hand in hand. The target area suffers from over 28% who have not earned a high school diploma and are in the 94th percentile for unemployment.⁶ Low educational attainment and lack of job opportunities that meet the education levels can lead to criminal activity. Blighted, vacant structures throughout the target area produce venues for illicit activities. Within the City, the property crime rank is **55.8, higher** than the national average (US 35.4).⁷ Combining these statistics with the high poverty levels and reliance on government assistance, it is clear there is a need for revitalization in this distressed target area to create a prosperous future for **economically impoverished** residents. The cleanup of the former Hotel Sabine site will greatly benefit the community: bringing local jobs, increasing affordable housing, growing small businesses, increasing walkable access to food and retail opportunities, and protecting property values will increase the quality of life for all residents.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: The target area has sensitive populations who face cancer and asthma risks due to the related environmental concerns and hazards present at the brownfield cleanup site. Residents of the target area are economically distressed and live with a greater risk of health issues caused by **negative environmental conditions and disinvestment in their distressed communities**. **LBP (78th percentile in the state)⁸ and ACM** are present at the dilapidated, abandoned cleanup site. The target area suffers greatly from **asthma-related illness**, shown by their ranking in the **95th percentile for asthma**.⁹ In Jefferson County (target-area data not available), the **asthma rate for adults is 9.2%**, higher than the national average (US 7.7%).¹⁰ The **Toxic Releases to Air** environmental factor is of great concern as well, at the **99th percentile**.¹⁰ A study by the University of Texas Medical Branch at Galveston found that residents of Port Arthur were **four times more likely** than people just 100 miles upwind to report suffering from heart and respiratory conditions; nervous system and skin disorders; headaches and muscle aches; and ear, nose, and throat ailments.¹¹

According to IndoorScience, areas of Port Arthur have a cancer rate of 1 in 53. That translates to 190 times the acceptable rate given by EPA which is 1 in 10,000 people.¹² According to the Environmental Integrity Project study, the cancer mortality rate for African Americans in Jefferson County (target-area data not available), including the predominantly Black community of Port Arthur, is consistently **40 percent higher** than Texas' overall cancer mortality rate.¹¹ Texas is below the national average in **cancer deaths**, with 158.6 deaths per 100,000 compared to 174 per 100,000 for the US.¹³ But the rate in Jefferson County is 187 per 100,000.¹³ The lung cancer death rate in Texas is 38.4 per 100,000; Jefferson County's is 62.1, higher than the national rate of 42 per 100,000.¹³ The Brownfields funding for this cleanup will contribute to improving overall health conditions by removing environmental contaminants known to be present at the site, making way for future redevelopment.

d. Economically Impoverished/Disproportionately Impacted Populations: The City has endured decades of environmental and economic hardship and disinvestment, leaving residents **disproportionately burdened by industrial pollution and blight**. Abandoned refineries, hazardous waste sites, and neglected industrial properties have contributed to contamination,

⁷ https://www.bestplaces.net/crime/city/texas/port_arthur.

⁸ <https://ejamapi-84652557241.us-central1.run.app/report?fips=48245006100&buffer=0>

⁹ <https://public-environmental-data-partners.github.io/j40-cejst-2/en/#12.86/29.87634/-93.94032>

¹⁰ https://www.cdc.gov/asthma/most_recent_data_states.htm.

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

¹² <https://indoorscience.com/blog/cancer-rates-190x-the-epas-acceptable-level-and-an-area-referred-to-as-the-toxic-donut-two-overlooked-communities-with-severe-ongoing-environmental-pollution/>

¹³ <https://www.texasmonthly.com/news-politics/the-cancer-belt/#:~:text=Texas%20as%20a%20whole%20is,Coast%20is%20Texas%20cancer%20belt>.



**City of Port Arthur, TX
FY2026 US EPA Brownfields Cleanup Grant**

unsafe conditions, and diminished quality of life for vulnerable populations. These environmental stressors overlap with deep socioeconomic inequities, as many **economically impoverished families face persistent poverty, limited educational attainment, and barriers to stable employment.** Poverty runs rampant in the target area. The **poverty level for all families is 28%** (US 9%), **all families with children under the age of 18 is 38%** (US 14%), **all people under the age of 18 is 50%** (US 16%), and **all people over the age of 65 is 35%** (US 10%).¹⁴ **Repeated hurricanes and extreme weather events have compounded these challenges** by leaving behind dilapidated properties that perpetuate instability. With the support of the Brownfield Cleanup Grant, the City can remediate a contaminated site, reduce blight, and repurpose a historic, unsafe property into affordable housing and new commercial spaces within the target area. Redevelopment will directly benefit disadvantaged residents by creating jobs, expanding business opportunities, and providing safe and sustainable housing. This redevelopment will reduce environmental and socioeconomic threats, addressing the disproportionate burdens borne by the community and creating a healthier, more resilient path toward long-term prosperity.

Community Engagement. e. Project Involvement & f. Project Roles: Project partners will have meaningful input and will be involved in decisions on cleanup and reuse of the cleanup site.

| Name of organization and mission | Point of contact | Specific involvement in the project or assistance provided |
|---|---|---|
| Port Arthur Economic Development Corporation. Promotes economic development and business growth in Port Arthur, Texas. | Krystal Muller, kvillarrealmuller@paedc.org | Assistance/Decision Making: Disseminate project information to the public by distributing flyers and soliciting feedback and helping with the design in the reuse of the site. |
| Port of Port Arthur. Provides ultimate direct transfer facility for international cargo shipping. | Larry Kelley larry@portpa.com | Assistance/Decision Making: Disseminate project information to the public by providing brochures and soliciting community feedback and provide feedback in the reuse design of the site. |
| Great Port Arthur Chamber of Commerce. Collaborates to improve quality of life and sound economic environment for community. | Jason Tant gpacc@portarthurtexas.com | Assistance/Decision Making: future site-reuse planning and outreach. |
| Willie Carter Outreach Center (nonprofit). Enhances quality of life in our community through individual and family services. | Johnny Hulin director@setxonprofit.org | Assistance/Decision Making: community outreach, education activities, and design on the future reuse of the site. |

g. Incorporating Community Input: The City understands working closely with community members is the key to implementing a successful Brownfield Program. A public meeting to fulfill the community notification requirements of the EPA Brownfield Cleanup Grant was publicized on December 24, 2025, and held on January 8, 2026, to solicit community feedback on the draft grant application and draft ABCA. The City will cultivate productive and thought-provoking interactions between target-area residents and community organizations. The City will continue to seek valuable input from residents and community organizations, as they are the most aware of

¹⁴ US Census 2019–2023 American Community Survey.



where its most important needs lie. Upon receiving a grant award, the City will create a Community Involvement Plan (CIP) that will provide an event schedule, an outline of planned community engagement activities, a project background, and a list of key players. The CIP will be made available for review at City Hall and on the City’s website and will ensure engagement with the community.

The City’s CIP will incorporate several forms of media. Brownfield Program updates will be posted to the City’s Facebook page in addition to the City’s Brownfield Program webpage. The City will provide resident **interaction via website and social media as a supplement to in-person community engagement**. The City will disseminate Brownfield Project information through signage in government buildings, press releases, email blasts, and local newspapers for those without internet access. Citizens and project partners will be updated during City Council meetings, community education meetings held throughout the target area, and charrettes/visioning sessions. All promotional materials and the names and contact information of the City’s Brownfield Program Team will be posted on the City’s brownfield webpage, facilitating community-member contact with Brownfield Project Team members.

The City will perform community outreach through educational meetings, project partners, social/digital media, and local news and radio outlets. The Brownfield Project Team will review and evaluate comments received from the community during quarterly meetings, record all community member suggestions and information in the minutes, and post them on the City’s Brownfield Program webpage. The City will respond to comments received from the community during their next planned community meeting. Depending on the nature of the comment, the City may supplement its response with additional information on its program webpage.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan: The environmental assessments identified asbestos-containing materials in 23 different materials and five lead paint surfaces throughout the building. The recommended cleanup approach is pre-renovation hazardous materials removal. The materials would be abated by licensed contractors with exposure controls and testing to ensure the community is not exposed during the cleanup activities. Once removed, hazardous building materials will be transported under manifest to a landfill permitted to accept asbestos and lead waste. This alternative would address exposure risks using a proven approach consistent with recognized industry and regulatory standards (e.g., Texas Regulations, NESHAP, OSHA). This option remains comparably cost-effective under almost all abatement scenarios and building conditions. Asbestos and lead paint removal would not require any need for subsequent inspections, maintenance, or regulatory oversight. Cleanup of this site will address hazardous materials liabilities, potential contaminant sources or potential limitations to future land use, and brownfields redevelopment potential consistent with the City’s goals and re-use planning.

Description of Tasks/Activities and Outputs

| Task 1: Program Management | |
|-----------------------------------|---|
| b. | <p><i>Project Implementation: Non-EPA funded:</i> Using its own funding, the City will procure an environmental contractor (EC) to assist with the Brownfield (BF) Grant project. The City’s BF Finance Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions.</p> <p><i>EPA-funded:</i> The EC will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the four-year term of the grant. The travel budget allows for two staff to attend three BF training conferences/workshops.</p> |



**City of Port Arthur, TX
FY2026 US EPA Brownfields Cleanup Grant**

| | |
|--|---|
| c. | <i>Anticipated Project Schedule:</i> Procure EC 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. |
| d. | <i>Task/Activity Lead:</i> City: Lynda Boswell, BF Project Finance Director |
| e. | <i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, and programmatic support for the four-year grant period. Two staff to attend three conferences. |
| Task 2: Outreach | |
| b. | <i>Project Implementation: EPA-funded:</i> CIP, outreach materials, BF webpage, and social media posts will be developed by the City’s BF Project Manager with assistance from the EC. City staff will lead the community/educational meetings discussing project plans and updates. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant. |
| c. | <i>Anticipated Project Schedule:</i> CIP created in Q1. Community/educational meetings held Q2 Y1–4. BF webpage and outreach materials created in Q1 and posted throughout the grant project. |
| d. | <i>Task/Activity Lead:</i> City: Almira Martin, BF Project Manager |
| e. | <i>Outputs:</i> CIP, BF webpage, 4 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports. |
| Task 3: Reuse Planning | |
| b. | <i>Project Implementation: EPA-funded:</i> The EC will finalize the draft 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. |
| c. | <i>Anticipated Project Schedule:</i> Plans begin in Q4 and will continue throughout the grant. |
| d. | <i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Ivan Mitchel, Transit Fleet Director, BF Project Director. |
| e. | <i>Outputs:</i> 1 Finalized ABCA, 1 Cleanup QAPP, 1 Abatement Specification |
| Task 4: Cleanup & Oversight | |
| b. | <i>Project Implementation: EPA-funded:</i> The City will work with the EC as they manage the site cleanup activities, perform confirmation sampling, contractor oversight, cleanup reporting, and final remedial action report. The City and EC will work with a remediation contractor as they perform site cleanup activities, including contractor mobilization/demobilization and cleanup implementation. |
| c. | <i>Anticipated Project Schedule:</i> Oversight will follow Cleanup schedule. Final remedial action report September 2028. Cleanup implementation May 2027–June 2028. |
| d. | <i>Task/Activity Lead:</i> The EC will conduct cleanup oversight of the project. The remediation contractor will implement cleanup activities with oversight from EC and City: Ivan Mitchel, Transit Fleet Director, BF Project Director. |
| e. | <i>Outputs:</i> 1 ACM/LBP abatement report, 1 final remedial action report, 1 site ready for reuse, 3 jobs for oversight, and 12 jobs for cleanup activities |

f. 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 costs (other), supplies, construction and contractual costs.
- No administrative costs are included in the budget.



**City of Port Arthur, TX
FY2026 US EPA Brownfields Cleanup Grant**

- **Personnel pay rates average \$40 per hour and fringe rate 25%.**

Task 1 Program Management: Personnel (\$40/hr): \$4,000 (100 hrs). Fringe: \$1,000 (25% rate). Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting \$20,400 (120 hrs × \$170). Travel: 2 staff to attend 3 conferences for a total of \$11,100 (flights at \$700, 3 nights in hotel at \$250/night, incidentals and per diem at \$100 per day × 4 days × 2 staff × 3 events). Other: \$1,200 conference registration (\$200 per event per person)

Task 2 Outreach: Personnel (\$40/hr): CIP \$400 (10 hrs); BF webpage, outreach brochure/handouts, social media posts \$400 (10 hrs); 4 community/educational meetings \$1,600 (10 hrs per meeting to include preparation and execution; \$400 each meeting). Fringe: \$600 (25% rate). Contractual: CIP \$3,060 (18 hrs × \$170); BF webpage, outreach brochure/handouts, social media posts \$2,040 (12 hrs × \$170); 4 community/educational meetings \$6,800 (\$1,700 per mtg.; 10 hours per meeting to include preparation and execution × \$170). Supplies: \$2,000 (\$800 [800 printouts at \$1 each]; \$800 [8 display board printouts at \$100 each]; pens, markers, paper \$400).

Task 3 Reuse Planning: Personnel (\$40/hr): \$240 (6 hrs). Fringe: \$60 (25% rate). Contractual: 1 Final ABCA \$3,400 (20 hrs x \$170); 1 Abatement Spec \$14,110 (83 hrs x \$170); 1 Cleanup QAPP \$5,100 (30 hrs x \$170).

Task 4 Cleanup & Oversight: Personnel (\$40/hr): \$8,800 (220 hrs). Fringe: \$2,200 (25% rate). Contractual: \$275,000 [Daily oversight \$143,000 (\$1,300 x 110 shifts); Per Diem \$22,000 (\$200 x 110 shifts); Equipment \$44,000 (\$400 x 110 days); Analytical \$32,010 (12 samples/day x 55 days x \$48.50/sample); Mobilization \$4,000 (\$200 x 20 trips); Final Reporting \$30,000 (2 Reports at \$150/hr x 100 hours)]. Construction: \$2,100,000 (\$65,000 Electrical power & water; \$215,000 buck hoist; \$340,000 scaffolding; \$1,250,000 asbestos abatement; \$230,000 lead remediation.)

| Category | Tasks | | | | Totals |
|---------------------|--------------------|-----------------|-----------------|---------------------|--------------------|
| | Program Management | Outreach | Reuse Planning | Cleanup & Oversight | |
| Personnel | \$4,000 | \$2,400 | \$240 | \$8,800 | \$15,440 |
| Fringe | \$1,000 | \$600 | \$60 | \$2,200 | \$3,860 |
| Travel | \$11,100 | | | | \$11,100 |
| Supplies | | \$2,000 | | | \$2,000 |
| Contractual | \$20,400 | \$11,900 | \$22,610 | \$275,010 | \$329,920 |
| Other | \$1,200 | | | | \$1,200 |
| Construction | | | | \$2,100,000 | \$2,100,000 |
| Total Budget | \$37,700 | \$16,900 | \$22,910 | \$2,386,010 | \$2,463,520 |

g. Plan to Measure and Evaluate Environmental Progress and Results: To ensure this EPA Brownfield Project is on schedule, the City’s internal Brownfield Project Team, including the EC, will meet quarterly to track project progress of outputs identified in 3.e. using an Excel spreadsheet and will submit quarterly reports to the EPA. Project expenditures and activities will be monitored to ensure timely completion within the four-year timeframe. Site-specific information will be entered into the ACRES database. Key outputs to be tracked include QAPP; ABCA; cleanup plan development; contractor procurement; quarterly, annual, and closeout reports; and the number of community meetings. Key outcomes to be tracked include community participation, acres assessed, acres ready for reuse, leveraged redevelopment dollars, and jobs created. If project efficiency is inadequate, the City has countermeasures in place, including monthly calls with the EPA Project Officer and, if necessary, a Corrective Action Plan to get the project back on track.



4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability. a. Organizational Structure & b. Description of Key Staff: The City has a long history of grant management expertise with local, state, regional, and federal grants. The City will use three staff members to manage and oversee the grant implementation process. **Mr. Ivan Mitchell** will be the **Brownfield Project Director**. Mr. Mitchell has been with the City since 2017 in his role as the Transit Fleet Director. Mr. Mitchell will be responsible for the day-to-day activities, timely and successful expenditure of funds, and completion of administrative and financial requirements of the Brownfields Program. **Ms. Almira Martin** will be the **Brownfield Project Manager**. Mr. Martin has over 35 years of experience as a civil engineer, and her current duties include planning various projects for the City. She has extensive experience with overseeing projects from the initial design phase through to completion. Ms. Martin will assist Mr. Mitchell with the administration of the Brownfields Program. The **Brownfield Finance Director** will be **Ms. Lynda Boswell**. Ms. Boswell has been with the City for two years. Ms. Boswell came to the City with over 25 years of governmental experience in fields including Chief Financial Officer with the City of Fulton, Missouri, and Financial Director with the City of Temple Terrace, Florida. Ms. Boswell is proficient in the City's accounting software, online banking service, accounting, payroll, accounts payable, and reporting. Ms. Boswell will be responsible for managing the finances and all drawdowns through ASAP.gov for this EPA Grant project. A qualified environmental contractor (EC) will assist with the project's technical and reporting portions.

c. Acquiring Additional Resources: The City will hire a qualified EC to assist with the technical and reporting aspects of the Brownfield Cleanup Grant, in addition to any other contractors needed to complete the project. The hiring process will adhere to EPA's Professional Service procurement guidelines and local contracting requirements.

Past Performance and Accomplishments d. Currently Has or Previously Received an EPA Brownfields Grant: (1) Accomplishments: The City received EPA Community-wide Assessment Grants in FY2000, 2005, and 2018. FY00 grant was \$200,000, with 6 Phase I Environmental Site Assessments (ESAs) and 4 Phase II ESAs completed. FY05 grant was \$200,000, which included 8 Phase I ESAs and 3 Phase II ESAs. FY18 grant was \$300,000, which included 13 Phase I ESAs and 4 Phase II ESAs. Additional outputs included on-time quarterly reports, assessments, and at least four public meetings for each grant award. Each grant strengthened relationships with the EPA and the community partners. Meaningful redevelopments from these successful EPA grants included housing and municipal services development. All grants were closed out on time with funding expended and information reported in ACRES or using Property Profile Forms (pre-ACRES).

(2) Compliance with Grant Requirements: The City complied with EPA Grant work plans, schedules, ACRES data input, and terms and conditions, and has an excellent history of timely reporting with all award agencies. The City was on schedule with EPA Grant projects and successfully closed out each grant on time. The Brownfield Project Team is skilled in project management and will monitor all grant activities to ensure compliance with all financial reporting requirements.



City of Port Arthur, Texas

**FY26 Brownfield Cleanup Grant
Threshold Criteria**



Threshold Criteria

1. Applicant Eligibility

- a. The City of Port Arthur, Texas (City), is eligible to apply for the EPA Brownfields Cleanup 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. Previously Awarded Cleanup Grants

The former Hotel Sabine site located at 600 Procter Street has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

The City does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

The City is the current owner of the property, having acquired the site on April 1, 1992.

5. Basic Site Information

- a) Site Name: Former Hotel Sabine
- b) Site Address: 600 Procter Street
Port Arthur, Texas 77640

6. Status and History of Contamination at the Site

- a) The Former Hotel Sabine is contaminated with hazardous substances: asbestos-containing materials (ACMs) and lead-based paint (LBP). The Cleanup Grant funds will be used for the remediation of ACM and LBP.
- b) The site is located on a 0.89-acre tract of land and contains one ten-story structure totaling approximately 56,000-square-feet of building area. The site was initially developed in 1929 and served as the former Hotel Sabine until the late 1980s. The site has since been vacant.
- c) Previous Phase I and Phase II Environmental Site Assessments (ESA) have been conducted at the site. ACMs, LBP, and universal wastes were identified at the Former Hotel Sabine.
- d) Materials used in the construction of the buildings include ACMs and LBP. Twenty-three (23) homogenous materials have been identified as ACM and five (5) LBP surfaces (interior and exterior) were identified.

7. Brownfield Site Definition

The City affirms that the site is:

- a) NOT a facility listed (or proposed for listing) on the National Priorities List (NPL);
- b) NOT a facility subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c) NOT a facility subject to the jurisdiction, custody, or control of the US government.



8. Environmental Assessment Required for Cleanup Grant Applications

The following site assessment reports have been completed for the site at 600 Procter Street:

- Phase I ESA: August 1, 2019
- Asbestos & Lead Paint Survey Report: December 1, 2010
- Phase II ESA: September 1, 2020

9. Site Characterization

a) Not Applicable.

b) The former Hotel Sabine site at 600 Procter Street is not currently enrolled in a state voluntary response program (Texas Commission on Environmental Quality [TCEQ], Voluntary Cleanup Program [VCP]); however, the site is eligible for the program and will be enrolled.

i. A letter from the TCEQ is attached to this application that affirms:

- a. The City of Port Arthur will request TCEQ oversight for the site;
- b. The site is eligible to be overseen by the TCEQ Voluntary Cleanup Program; and
- c. Based upon the environmental site assessment(s) performed to date and information provided by the applicant, the TCEQ oversight program concurs that the site has had a sufficient level of site characterization for the remediation work to begin.

ii. Not Applicable.

c) Not Applicable.

10. Enforcement or Other Actions

The City affirms to their knowledge there are no known ongoing or anticipated environmental enforcement or other actions related to the site at 600 Procter Street.

11. Sites Requiring a Property-Specific Determination

The City affirms that the former Hotel Sabine at 600 Procter Street does not require property-specific determination to be eligible for EPA Brownfields Grant funding.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility – Hazardous Substances Sites

i. EXEMPTIONS TO CERCLA LIABILITY

(1) Indian Tribes

Not Applicable.

(2) Alaska Native Village Corporations and Alaska Native Regional Corporations

Not Applicable.

(3) Property Acquired Under Certain Circumstances by Units of State and Local Government

Not Applicable.



ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY

(1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002

The following information is provided to demonstrate that the City qualifies for the exception at CERCLA § 104(k)(3)(E):

- (a) The City acquired the property by a negotiated purchase from a private owner.
- (b) The City acquired the property on April 1, 1992.
- (c) Hazardous substances are associated with the building materials used during original construction and subsequent renovations prior to the City's acquisition, and therefore, disposal of hazardous substances occurred at the site before the City acquired the property.
- (d) The City affirms that it has not caused or contributed to any release of hazardous substances at the site.
- (e) The City affirms that it has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

Not Applicable.

Non-Publicly Owned Sites Acquired Prior to January 11, 2002

Not Applicable.

iv. SITES WITH HAZARDOUS BUILDING MATERIAL THAT IS NOT RELEASED INTO THE ENVIRONMENT

The City affirms that there have been no releases or threats of release of hazardous substances from building materials into the outdoor environment.

b. Property Ownership Eligibility – Petroleum Sites

Not Applicable.

13. Cleanup Authority and Oversight Structure

- a) The site will be enrolled in TCEQ's VCP, will remain enrolled throughout the cleanup, and will be overseen by the Texas Department of State Health Services (DSHS), who oversees the asbestos and lead paint abatement activities in Texas. The EPA will also be consulted to ensure that the cleanup activities are protective of human health and the environment. The City will hire a qualified environmental professional (QEP) prior to implementing abatement/remediation activities. The City will comply with competitive procurement provisions of 2 CFR §§ 200.317 through 200.327 for contracting the QEP. The contractor will provide the technical expertise required to conduct, manage, and oversee the cleanup, ensuring the adherence to applicable state and federal regulations and requirements.
- b) It is not anticipated that neighboring or adjacent properties will need to be accessed based on the localization of the contamination to the site boundaries and the site being bound by city streets on all sides.



14. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives

The City announced their intent to apply for cleanup funding for the 600 Procter Street site and the proposed redevelopment on December 29, 2025. A draft ABCA for the site and this application were made available on December 29, 2025, for public review and comment. These documents summarized information about:

- the site and contamination issues, cleanup standards, and applicable laws;
- the cleanup alternatives considered; and
- the proposed cleanup.

b. Community Notification Ad

A community notification ad requesting public input was published on December 29, 2025, on the City's *NewsFlash* website. A copy of this grant application, including the draft ABCA were made available for public review and comment on December 29, 2025.

c. Public Meeting

A presentation was made during a specially scheduled in-person meeting on January 8, 2026 from 12:00–2:00 p.m. The City documented participant attendance at the meeting and the comments received.

The following documents are included as an attachment to this application:

- the comments received at the public meeting (no written comments were received);
- the City's response to those comments;
- meeting notes from the public meeting; and
- meeting sign-in sheet.

d. Submission of Community Notification Documents

The following community notification documents are included as an attachment to this proposal:

- a copy of the draft ABCA;
- a copy of the ad that demonstrates notification to the public and solicitation for comments on the application and that notification to the public occurred at least **14 days** before the application was submitted to the EPA; and
- comment card from the public meeting.
- City response to the comment received is included in the meeting notes;
- meeting notes from the public meeting, and
- meeting sign in sheet.

15. Contractors and Named Subrecipients

- **Contractors.**
Not Applicable.
- **Named Subrecipients.**
Not Applicable.

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

January 15, 2026

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

RE: City of Port Arthur Application for US EPA Brownfields Cleanup Grant for Hotel Sabine located at 600 Procter Street, Port Arthur, Texas

Dear Mr. Mitchell:

The Texas Commission on Environmental Quality (TCEQ) acknowledges that the City of Port Arthur, plans to conduct the cleanup of a brownfield site and is applying for an FY26 EPA Brownfields Cleanup Grant.

The City of Port Arthur has developed an application requesting site-specific federal Brownfields Cleanup funding for Hotel Sabine located at 600 Procter Street, Port Arthur, Texas.

The Texas Commission on Environmental Quality (TCEQ) affirms that:

- i. The City of Port Arthur will request TCEQ oversight for the site;
- ii. The site is eligible to be overseen by the TCEQ Voluntary Cleanup Program; and
- iii. Based upon the environmental site assessment(s) performed to date and information provided by the applicant, the TCEQ oversight program concurs that the site has had a sufficient level of site characterization for the remediation work to begin.

For any questions regarding this letter, please contact Richard Scharlach at 512-239-1787 or by email at Richard.Scharlach@tceq.texas.gov.

Sincerely,

A handwritten signature in blue ink that reads "Richard Scharlach".

Richard Scharlach, P.G., Team Leader
VCP Corrective Action Section
Remediation Division