

Application Information Sheet

Applicant Identification

Livingston Community Development Foundation
251 W. Lancaster Avenue, #345, Fort Worth, TX 76101-0345

Website URL

<https://livingstoncdf.org/>

Funding Requested

Grant Type: Single Site Cleanup
Federal Funds Requested: \$1,075,000.00

Location

Fort Worth, Tarrant County, Texas

Property Information

This application supports brownfield cleanup and abatement at the site of the former R. Vickery School, located at 1905 East Vickery Boulevard, Fort Worth, Texas, 76014.

Contacts

Dante Williams (*Project Director*)
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dwilliams@dig-contracting.com
2800 Yeager Street, Fort Worth, TX 76112

Glen Harmon (*Executive Director*)



Population

1,008,106

Other Factors

Factor	Page #
The community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or the United States	N/A

Territory.	
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.	N/A
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.	N/A
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the proposed site(s) will incorporate energy efficiency measures.	Page 4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	N/A
The target area(s) are impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

Releasing Copies of Applications

No Confidential Business Information (CBI) claims are made with this application.

Application Narrative

1. Project Area Description and Plans for Revitalization

Target Area and Brownfields

Overview of Brownfield Challenges and Description of Target Area

The Vickery School site is identified on the Federal Brownfields and Environmental Protection Agency (EPA) Federal Registry databases, and was entered into the Brownfields Program on April 5, 2023, with the City of Fort Worth and Environmental Site Assessments were conducted, with debris, lead-based paint, and asbestos all being identified as risks to renovation of the structure. The site is located east of I-35 West and immediately west of Route 287, in the Historic Southside neighborhood, zip code 76104. This zip code has the lowest life expectancy in the entire state – 67 years – which is more than a decade lower than the state average.

The surrounding area has several sensitive populations, including the impoverished, children, and minorities. The target area's population is comprised of 31% youth (0–17 years old), 38% African American residents, and 49% Hispanic residents. Many of the target-area residents are also impoverished, with 24% of families below the poverty level. Within the surrounding area, 20 Census Tracts (CTs) are Justice40 Disadvantaged Communities, and 14 CTs rank at or above the 90th percentile for household income less than or equal to twice the federal poverty level. The neighborhood has suffered from historic redlining, disinvestment, and environmental distress, and this project will begin to mitigate these factors by turning a dilapidated and unsafe structure into a hub for the community.

Description of the Proposed Brownfield Site

The site consists of an approximate 2.0-acre tract of land comprised of two parcels and one partial parcel improved with an approximate 30,000-square-foot (sf) vacant building consisting of a three-story main building and a single-story auditorium and courtyard. The site also consists of remnant concrete portions of a former building and utilities.

The R. Vickery School was built in 1910 as a school for white students. In May 1962, the all-white school closed, and in September 1963, it reopened as an all-Black school. By 1985, the two-story, 23,128 sq. ft. school was underused and needed physical repairs, so the school was closed permanently. After closure, the school operated as a nightclub until 2004 and then as a photo ID shop until 2007. Since the photo ID shop closed, the school has sat vacant with constant vandalism and vagrancy. In 2015, the school became a homeless camp for approximately 80 people, whom the City evicted from the site. After the eviction of the homeless, City workers found full skeletal remains behind the school. A phase I ESA was conducted as part of the FY20 Brownfields Assessment Grant. Asbestos-containing materials were identified, and a comprehensive asbestos survey was needed to move the project forward.

For both sites, the perceived contamination and pollutants include asbestos and lead-based paint, including impacts of lead, as well as shallow soil from the weathering of the lead-based paint.

Revitalization of Target Area

Reuse Strategy and Alignment with Revitalization Plans

This site is situated in the only section of the city that has not been redeveloped in over 25 years. Revitalization efforts in underinvested communities in Fort Worth started in the west, then southwest, north, and even far southeast, but the near southeast (Eastside) has been missed in residential area revitalization plans. In the City's revised Strategic Plan in 2022, Eastside was named the Number 1 area in the City with the greatest need for targeted economic development. The city applied for EPA funding for prioritization, assessment, and cleanup planning to assist with numerous ongoing redevelopment efforts for the target area's blighted and abandoned brownfields. While the Far Southeast has a redevelopment plan, its scope stops before the specific zipcode (76104) of the former R. Vickery School site. There is little in the way of public involvement at this juncture, although groups including Community Christian Church, Lenora Rolla Heritage Center, Renaissance House, Ambassadors of Fort Worth, FTW Black Chamber of Commerce, and Southeast Fort Worth Inc have indicated support.

Outcomes and Benefits of Reuse Strategy

Given the lack of attention to this historically disadvantaged neighborhood and its residents, the Livingston Community Development Foundation (LCDF) hopes to demonstrate through this project that this is a viable section for redevelopment and to establish a secure and inclusive environment where our community members can live, work, play, and access essential services. The Beta Tau Lambda Charitable Foundation will run educational and community-focused programming within the site. The planned community-based programming includes:

- “Alpha Academy,” a mentoring program geared towards local students, connecting them with local potential employers. This program also assists with voter registration and financial literacy.
- Hosting a commercial kitchen in the building, which can be rented by local caterers.
- Educational programming, using the remediated kitchen, focused on proper diet understanding and nutrition.
- Additional feeding programs for students, hosted after school hours and throughout the summer.

We aspire to provide a safe space that promotes productivity, leisure, and convenience right in the heart of our community. The west side of I-35W within zip code 76104 has seen development, but it has not yet led to the revitalization of the east. Groups like Renaissance House have been working in tandem with the LCDF to change this. Additionally, the LCDF has agreed to work with the city to use renewable energy and energy-efficient methods wherever

possible, and has contacts with the Fort Worth Department of Environmental Services to help facilitate.

Strategy for Leveraging Resources

Resources needed for Site Characterization

While the prior grants and Environmental Site Assessments have been more than enough to accurately identify the problems facing this site and offer next steps for remediation, the LCDF will attempt to fundraise if a need for further surveys or assessments is revealed during this project.

Resources needed for Site Remediation

The LCDF has an accurate understanding of this site’s challenges from the previous ESAs conducted, and based on estimates received, we expect this funding amount of \$1,075,000.00 to be able to adequately remediate the debris, lead-based paint, and asbestos within the site.

Resources needed for Site Reuse

Name of Resource	Is the Resource for (1.e) Assessment, (1.f.) Remediation, or (1.g.) Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resource
LCDF Capital Campaign	Reuse	Unsecured	As remediation funding is being secured, the LCDF plans to begin a Capital Campaign with an ultimate goal of \$15 million in the first quarter of the year for reuse activities, while acquisition is finalized in the second quarter. This will include light cleanup, securing of the building to prevent further vandalism and destruction (fencing, cameras, guard). Roughly \$15,000 has already been secured, and a PDF of the LCDF’s giving page is attached to the end of this narrative as evidence.
Government Funding	Reuse	Unsecured	The LCDF will work with the City of Fort Worth and the State of Texas

			to identify public funds available towards reuse activities for the site.
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Use of Existing Infrastructure

This grant will lead to the use of the vacant R. Vickery School as a community center and hub of economic activity after decades of disrepair and neglect. The surrounding roads, businesses, and neighborhoods will also benefit from the increase in productive activity in the area, and lead to further investment in a community sorely lacking in funding.

2. Community Need and Community Engagement

Community Need

The Community’s Need for Funding

While the R. Vickery School was identified and assessed with the help of the City, there are 60 potential brownfield sites located in Eastside alone. Initially, existing funds from the City’s Brownfields Revolving Loan Fund (RLF) program were committed in the form of an \$800k loan; however, this money was diverted to a shovel-ready project. There is currently nothing available from the City’s RLF. The glut of sites throughout the area makes it difficult for them to adequately fund the remediation efforts of each location. The City is also attempting to invest by funding catalyst projects in historically underserved areas and providing foundational infrastructure in new growth centers through external funding.

Throughout the target area are perfect examples of sites in desperate need of redevelopment. The 22 CTs containing and surrounding the site have an average per capita income of \$18,477 and a median household income of \$43,435. 31% of the residents of these tracts are populations of youth aged 0–17 years old. In addition, the poverty level for all people (29%) and households receiving food stamp assistance (29%) is higher than the national averages of 13% and 11%, which demonstrates the need to enhance the quality of life for residents. The census tract in which the site is located is 52.6% minority, with 15% of residents reporting less than High School education, 12.2% reporting linguistic isolation, and 31.4% low-income population.

Health or Welfare of Sensitive Populations

The surrounding area has several sensitive populations, including the impoverished, children, and minorities. The target area’s population is comprised of 31% youth (0–17 years), 38% African American residents, and 49% Hispanic residents. Many of the target-area residents are also impoverished, with 24% of families below the poverty level. Within the surrounding area, 20 CTs are Justice40 Disadvantaged Communities, and 14 CTs rank at or above the 90th percentile for household income less than or equal to twice the federal poverty level.

Studies such as the Century Foundation's report on Racism, Inequality and Health Care for African Americans have shown that African Americans are more impoverished (89th percentile in US), have less access to healthy food and healthcare (93rd percentile in US), have lower life expectancies, are less employed than other racial groups, and are more likely to be victims of crime. Seventeen of the CTs within the area rank as the most dangerous tracts for crime within the city of Fort Worth.

Finally, as mentioned above, the specific zip code containing the site, 76104, has the lowest life expectancy in Texas, 67 years, which is more than a decade lower than the state average.

Greater than Normal Incidence of Disease and Adverse Health Conditions

Asbestos exposure poses an increased risk to sensitive populations, particularly the target area's high minority populations and those living in poverty with limited access to food and healthcare. Asbestos can cause several different forms of cancer and chronic lung diseases. Cancer is the number one cause of death in Tarrant County, with 22% of deaths caused by cancer. In addition, Cancer is also shown to be the leading cause of death for the African American and Hispanic population in Tarrant County. Thirteen of the 22 area CTs are above the 98th percentile for people who have been told they have asthma.

While there are several hospitals west of I-35W, the target area's already poor population east of the highway has difficulty dealing with such health effects due to limited access to these hospitals, and a lack of ability to afford proper healthcare. With this funding, an unsafe property can be made into a safe space for businesses, non-profit, and community-centric services.

Economically Impoverished/Disproportionately Impacted Populations

The area surrounding the site has been historically redlined, underinvested, and had neighborhoods demolished by highways, which left those on the wrong side cut off from crucial services. Addressing environmental and social concerns through remediation actions like the proposed project will support area growth by improving the environment, human health, and quality of life for residents. It also allows the City and community organizations to continue to focus on environmental justice (EJ) for low-income and minority communities that face disproportionate environmental threats and will help foster the City's Strategic Plan on target-area economic redevelopment and potential job creation.

The redevelopment of the former R. Vickery School site will provide an opportunity for the young African American population by offering hope, access to mentors, new jobs, and the creation of young leaders for the target area. The remediation of this site and others will create an environment that will promote healthier lifestyles for generations to come.

Community Engagement

Project Involvement

Outside of the LCDF, there are no additional community organizations, entities, or groups that will formally assist with this project. We plan to use the network of supportive community organizations (listed below) as part of our regular community input throughout the project period.

Project Roles

Not applicable.

Incorporating Community Input

The pre-application meeting was held at Community Christian Church, located up the street from the vacant R. Vickery School site. Community Christian Church will serve as a location for the progress update meeting during the 2-3 month grant period. We will also have the information shared at the meetings on our website, with an open-ended survey available to be filled out by residents. We will reach out to the community using the networks of supportive organizations, including the Lenora Rolla Heritage Center, Renaissance House, Ambassadors of Fort Worth, FTW Black Chamber of Commerce, and Southeast Fort Worth Inc.

3. Task Descriptions, Cost Estimates, And Measuring Progress

Proposed Cleanup Plan

Cleanup, trash haul-off, and abatement activities will remove accumulated debris, illegally dumped materials, and hazardous substances from the site to eliminate environmental and public health risks. This action includes the safe identification, handling, and disposal of contaminated materials in compliance with EPA and state regulations, restoring the property to a clean and stable condition suitable for future redevelopment or community use.

The cleanup, trash haul-off, and abatement action is an effective remedy because it directly removes debris and hazardous materials, immediately reducing environmental and public health risks and preventing further contamination or exposure. The action is straightforward and relies on proven cleanup and disposal practices that comply with EPA and state regulations.

This remedy is highly implementable, as it uses readily available contractors, standard equipment, and established waste handling and disposal facilities. The work can be completed within a short timeframe and does not require complex engineering or long-term operation and maintenance, making it a practical and efficient solution for site stabilization and future reuse.

Description of Tasks/Activities and Outputs

Task/Activity: Cleanup
Project Implementation

<ul style="list-style-type: none"> ● <i>EPA-funded tasks/activities:</i> Cleaning up detritus from the site ● <i>Non-EPA grant resources needed to carry out tasks/activities, if applicable:</i> not applicable
<i>Anticipated Project Schedule:</i> 2-3 months
<i>Task/Activity Lead:</i> Dante Williams, Project Manager
<i>Outputs:</i> Removal of trash and debris from property and structure, and prepped for haul off.
Task/Activity: Trash Haul Off
Project Implementation <ul style="list-style-type: none"> ● <i>EPA-funded tasks/activities:</i> Debris removed from the site and taken to the disposal facility. ● <i>Non-EPA grant resources needed to carry out tasks/activities, if applicable:</i> Not applicable.
<i>Anticipated Project Schedule:</i> 2-3 months
<i>Task/Activity Lead:</i> Dante Williams, Project Manager
<i>Outputs:</i> Debris no longer on the site.
Task/Activity: Abatement
Project Implementation <ul style="list-style-type: none"> ● <i>EPA-funded tasks/activities:</i> Abatement of lead-based paint and asbestos, including removal activities in accordance with all relevant state and federal regulations (see ‘Analysis of Brownfield Cleanup Alternatives’). ● <i>Non-EPA grant resources needed to carry out tasks/activities, if applicable:</i> Not applicable.
<i>Anticipated Project Schedule:</i> 2-3 months
<i>Task/Activity Lead:</i> Dante Williams, Project Manager
<i>Outputs:</i> Removal of hazardous material from the site
Task/Activity: Community Involvement
Project Implementation <ul style="list-style-type: none"> ● <i>EPA-funded tasks/activities:</i> Community Meeting to inform residents of the project and solicit feedback during the project period ● <i>Non-EPA grant resources needed to carry out tasks/activities, if applicable:</i> Not applicable.
<i>Anticipated Project Schedule:</i> 2-4 months
<i>Task/Activity Lead:</i> Glen Harmon, Executive Director
<i>Outputs:</i> 1 meeting held during the project period and 1 survey posted to the website for resident engagement

Cost Estimates

The majority of this budget will be spent on site-specific work through the Cleanup, Trash, Removal, and Abatement Tasks.

- “Task 1: Clean up” is comprised of \$25,000 in contractual costs for our hired project manager, and \$100,000 in contractual costs for a hired contractor to handle cleanup work.
- “Task 2: Trash Haul Off” is comprised of \$25,000 in contractual costs for our hired project manager, and \$300,000 in contractual costs for a hired contractor to handle trash haul-off activities.
- “Task 3: Abatement” is comprised of \$25,000 in contractual costs for our hired project manager, and \$600,000 in contractual costs for a hired contractor to handle abatement activities.

Budget Categories	Clean Up	Trash Removal	Abatement	Administrative	Administrative Costs Total
Contractual	\$125,000.00	\$325,000.00	\$625,000.00	\$0.00	\$0.00
Total Direct Costs	\$1,075,000.00				
Indirect Costs	\$0.00				
Total Budget	\$1,075,000.00				

4. Programmatic Capability and Past Performance

Organizational Structure and Description of Key Staff

The organizational structure of the Livingston Community Development Foundation includes:

- The Chairman of the Board/President, acting as the formal Leader of the organization.
- The Business Manager, acting as Executive Director for the organization.
- The Treasurer, who records all financial transactions.
- The Comptroller, who is a certified CPA that ensures all financials are properly handled.
- The Secretary, who keeps records of all business transactions.
- The Vice President/Vice Chair, who fills in for the President when needed.

Glen Harmon serves as the Executive Director for the LCDF and has decades of experience in the insurance claims industry before retiring to pursue community development. Comptroller Richard Harleaux, Jr, is a Financial Reporting Manager for D. R. Horton, Inc. headquarters in Arlington, Texas. Richard has over 40 years of experience in financial management. For this project, the LCDF has brought on a project manager, Dante Williams, from Dig Construction.

Dante has over 15 years of experience and will be responsible for directing and managing all activities of the team, focused on cost control, contractor coordination, subcontracts and billings, planning meetings, and implementing processes and procedures to help ensure safety, quality, and schedule adherence.

The project manager will ensure that the funds are disbursed to the contractors. The project manager will be sending records back to the Executive Director, which will be filed by the Comptroller. The disbursement of the funds will be handled by the Comptroller. When the project manager submits an invoice for payment, it will go to the Executive Director, who is tasked with approval. Upon approval, the Comptroller will then disburse the funds and enter that transaction into their process for providing the reports. The project manager will assist with technical reporting requirements.

Acquiring Additional Resources

In cases where additional resources are needed for each of the proposed project tasks, the general contractor would advise the project manager of the need for more resources. After this, the project manager would advise the Executive Director, who would notify the board and collaborate on a plan to acquire additional resources as needed.

For hiring additional subcontractors, the project manager has a wealth of experience working through the traditional procurement and Request for Proposals Process, and will assist the Livingston Community Development Foundation in acquiring qualified subcontractors who will handle relevant project activities.

With regard to raising external community funds, the LCDF has joined the Community Foundations of North Texas and utilizes their services for all online giving. Online giving is directed to the Community Foundation's site. For donors, acknowledgement letters are sent to each individual donor, with a carbon copy of each letter going to the LCDF. Donated funds are held for thirty days, and at the end of each month, the Community Foundation of North Texas disburses all funds that were given within the previous month. The Community Foundation of North Texas also provides the LCDF with a record of all individuals who have donated money, which the LCDF's Treasurer and Comptroller compare with what was distributed into the account.

Past Performance and Accomplishments

Never Received Any Type of Federal or Non-Federal Assistance Agreements

The LCDF affirms that it has not received any type of Federal or Non-Federal Assistance Agreement in the past.

Livingston Community Development Foundation

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