

**RE: FY2026 EPA Brownfields Cleanup Grant Application**

TexAmericas Center is pleased to submit this proposal for FY2026 Brownfields Cleanup Grant funding. Below we provide the information requested.

**1. Applicant Identification:**

TexAmericas Center  
107 Chapel Lane  
New Boston, Texas 75570

**2. Website URL:** (TexAmericas Center): <https://www.texamericascenter.com/>**3. Funding Requested:**

- (a) Grant Type: Multiple Site Cleanup
- (b) Federal Funds Requested: \$4,000,000

**4. Location:**

- (a) City: New Boston, Leary
- (b) County: Bowie
- (c) State or Reservation: Texas

**5. Property Information:**

- (a) Property Name: 110 Texas Ave, 112 Texas Ave, Former Administration Building, Former Hospital
- (b) Property Address: 110 Texas Ave, New Boston, Texas 75570  
112 Texas Avenue, New Boston, Texas 75570  
249 Lamar Street, Hooks, Texas 75561  
298 Franklin Street, Hooks, Texas 75561

- (c) Figure (Optional): Not Applicable

**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:** New Boston, TX: 4,546  
Hooks, TX: 2,518  
Target Area: 2500

**8. Other Factors:**

<b>Other Factors Criteria</b>	<b>Page #</b>
Community population is 15,000 or less.	Pg 4
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
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.	Pg 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).	
The proposed site(s) is in a federally designated flood plain.	
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	

**9. 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.

**1.a. Overview of Brownfield Challenges and Description of Target Area (5 points)**

The geographic area for this Cleanup Grant is all property owned by TexAmericas Center (TAC) that was formerly part of the Red River Army Depot (RRAD) and the Lone Star Army Ammunition Plant (LSAAP) in Bowie County, Texas. These lands were conveyed through Base Realignment and Closure (BRAC) Acts of 1995 & 2005 which downsized RRAD and closed LSAAP and represent a large, nearly contiguous former military industrial complex. From World War II through the Cold War, RRAD operated as a major logistics, maintenance, and administrative hub supporting national defense and anchoring the regional economy. At its peak in the during the cold war, the installations employed more than 30,000 workers in the defense industry. That foundation eroded through successive BRAC actions beginning in the 1990s. As missions were reduced and facilities vacated, civilian employment declined to approximately 2,755 positions by 2023, a long-term loss of thousands of direct jobs. Secondary impacts followed, including contraction of supporting businesses, declining household incomes, and population outmigration. While RRAD's and LSAAP's physical footprint remained largely intact, its economic function did not. TAC inherited extensive industrial buildings and infrastructure built for continuous use, but without the employment base necessary to sustain them.

Within this broader geographic area, TAC has designated Census Tract 48037011302 as the **target area** for cleanup activities. Located at the core of the former installations, the tract contains a concentration of legacy military facilities that have remained underutilized since BRAC-related downsizing. The target area reflects the cumulative impacts of defense realignment: large vacant structures, aging infrastructure, and persistent environmental liabilities that suppress land value, deter private investment, and constrain redevelopment. Brownfield challenges in the target area stem from hazardous building materials typical of mid-twentieth-century military construction. Asbestos-containing materials (ACM) and lead-based paint (LBP) remain present and continue to deteriorate due to age, weather exposure, and long-term vacancy. These conditions create ongoing exposure risks and represent the primary barrier to occupancy, marketing, and reuse. Properties that should support job creation instead remain idle, reinforcing economic stagnation in a rural community still recovering from the loss of its primary employment engine. This Cleanup Grant will remove hazardous materials and stabilize deteriorated structures within the target area, eliminating the environmental barriers to reuse. Cleanup will allow TAC to reposition former military facilities for productive economic activity, support recovery from BRAC-related job losses, and restore economic purpose to property shaped by decades of defense-related activity and decline.

**1.b. Description of the Proposed Brownfield Site(s) (10 points)**

The four buildings proposed for cleanup are former military facilities constructed during the mid-twentieth century to support administrative, medical, and institutional functions at the RRAP and the LSAAP. All were built during an era of widespread asbestos use and lead-based coatings. Following BRAC actions, the buildings were vacated and have remained unused for extended periods. They are now deteriorating within the TAC campus and are located along internal circulation routes, open space, and publicly accessible areas. Contamination at the proposed sites has been identified through asbestos inspections, Phase II Environmental Site Assessments (ESAs), and presumptive determinations based on building age, construction materials, and similarity to adjacent structures of identical vintage and function. Known and suspected contamination is limited to hazardous building materials; no soil or groundwater remediation is proposed under this grant. Across all four buildings, asbestos-containing materials are confirmed or presumed to be present in flooring, mastics, pipe insulation, ceiling tile, wall systems, transite panels, and thermal system insulation. Lead-based paint remains on interior and exterior surfaces, including structural components and finishes. Long-term vacancy, moisture intrusion, vandalism, and unauthorized access have accelerated material deterioration. In multiple locations, materials that were originally non-friable are degrading toward friability, increasing the likelihood of fiber and dust release through vibration, weathering, and structural failure.

**110 Texas Avenue:** The three-story former office building totaling 44,773-square-feet was constructed in the 1953 at 110 Texas Avenue. It currently sits vacant near residential areas, on commercial circulation routes and recreational amenities. An asbestos inspection confirmed multiple forms of ACM throughout the structure, including friable materials in areas where deterioration is already occurring. Friable ACM can release microscopic inhalable fibers through minor vibration or weathering, posing increased risks of long-term respiratory disease and cancer.

**112 Texas Avenue:** This three-story former office building totaling 37,776-square-feet was constructed in the 1953 at 112 Texas Avenue, and adjacent to the previously referenced address. The building is surrounded by walkable open space and public-facing amenities. The building currently is vacant. Confirmed ACM and lead-based paint are present, and ACM is presumed throughout building finishes and insulation based on adjacent structures of identical age and construction. Continued deterioration increases the likelihood of airborne release from storms or structural failure.

**Former Hospital:** The approximately 15,000-square-foot former hospital located at 249 Lamar Street, was constructed around 1940 and closed for nearly two decades, exhibits extensive interior damage and environmental hazards. A Phase II ESA confirmed widespread ACM, including plaster wall texture, floor tile and mastic, ceiling tile, transite roofing, thermal system insulation, and laboratory surfaces. Much of this material is deteriorated or friable. Lead-based paint is present on numerous surfaces and is peeling due to moisture intrusion.

**Former Administrative Building:** This one-story, approximately 94,000-square-foot structure located on 298 Franklin Street was constructed in the 1940s and vacated in 2005. Confirmed ACM is present throughout the building, including floor tile, mastic, pipe insulation, and transite roofing, with several materials friable or approaching friability. Lead-based paint remains on structural and interior surfaces and is delaminating as moisture intrusion worsens. Aging electrical ballasts, fluorescent tubes, chemicals, and refrigerants remain stored inside and require specialized handling.

Absent EPA-funded cleanup, deterioration will continue and exposure pathways will expand. The proposed cleanup will remove hazardous building materials, address abandoned regulated wastes, and stabilize the structures, eliminating active exposure risks and making the buildings safe and suitable for reuse. Cleanup is necessary to prevent further environmental degradation and to return long-vacant military-era facilities to productive use consistent with TAC's redevelopment mission.

### **1.c. Reuse Strategy and Alignment with Revitalization Plans (10 points)**

The reuse strategy for the proposed cleanup sites is grounded in TAC's adopted land-use policies and regional economic development. TAC's Land Use & Site Design Policy, as amended by Resolution 20250923-29, applies to the areas containing the cleanup sites within the TAC Central and TAC East Campuses, where adaptive reuse of existing military-era structures is prioritized. These policies emphasize reuse of industrial, manufacturing, logistics, administrative, and related commercial uses that leverage existing utilities, internal road networks, rail access, and proximity to regional transportation corridors. Adaptive reuse is a core target area priority because it restores employment on previously developed land, maximizes use of existing infrastructure, and avoids unnecessary greenfield expansion. Following cleanup, the buildings will be marketed for flexible, tenant-driven reuse consistent with these adopted land-use designations.

The reuse strategy 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 informed through publicly noticed TAC Board actions 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 revitalization plans.

### **1.d. Outcomes and Benefits of Reuse Strategy (10 points)**

The proposed cleanup will enable economic revitalization in a rural region that has experienced prolonged job loss and underinvestment following the realignment and downsizing of the former Red River Army Depot and closure of the Lone Star Army Ammunition Plant. The four buildings targeted for cleanup are among the most centrally located and readily reusable facilities within TAC's development zones. Their continued vacancy is driven not by lack of demand, but by the presence of hazardous building materials that prevent occupancy and marketing. Removal of these hazards is therefore the threshold action required to unlock reuse. Immediately following cleanup, the buildings will transition from unmarketable liabilities to development-ready assets, allowing TAC to actively market them for industrial, manufacturing, logistics, administrative, and related commercial uses consistent with its adopted land-use framework. In the near term, this expands the supply of leasable space in a region with limited inventory of large-format, reuse-ready facilities. In the longer term, reuse of these buildings supports job creation, increased utilization of existing infrastructure, and gradual rebuilding of the local employment base eroded by BRAC-related downsizing.

The outcomes of cleanup extend beyond the individual buildings. By enabling reuse of existing military-era structures, the project reduces visible blight, improves the perception of the former installation as a viable employment center, and reinforces reinvestment in previously developed land rather than greenfield expansion. These outcomes align with target area priorities for economic diversification and efficient use of public infrastructure and directly support implementation of TAC's adopted redevelopment strategy. The project also delivers tangible community benefits. The target area and surrounding neighborhoods continue to experience

the effects of defense-related job losses, limited economic opportunity, and underutilized land. Cleanup removes environmental barriers that currently prevent redevelopment and allows employment opportunities to be restored in locations accessible to the local workforce. By stabilizing deteriorated structures and returning them to productive use, the project strengthens the local economic base and supports long-term recovery in a target area still bearing the legacy of military realignment. Overall, the cleanup enables outcomes that cannot occur without EPA assistance. By eliminating hazardous materials that block reuse, the project advances adopted revitalization plans, restores critical economic assets, and positions the former RRAD and LSAP for sustained, job-generating reuse consistent with local and regional priorities.

**1.e. Resources Needed for Site Characterization (5 points)**

TAC does not anticipate the need for additional site characterization to complete the proposed cleanup activities. Existing asbestos inspections, Phase II ESA data, and building material evaluations are sufficient to define the scope of hazardous building materials abatement.

In the event that limited additional characterization becomes necessary, such as supplemental sampling of building materials or confirmation of conditions encountered during abatement, TAC has identified relevant resources that could be pursued without delaying remediation. These include the Texas Commission on Environmental Quality (TCEQ) Brownfields Site Assessment Program and the Railroad Commission of Texas Brownfields Response Program, both of which provide assessment support to eligible public entities. These resources are relevant and sufficient to address potential contingencies and ensure characterization does not become a barrier to cleanup. Additionally we have a **secured** commitment from the Ark-Tex Council of Governments (ATCOG) that should their coalition assessment grant be awarded, they would provided additional assessment assistance, if needed.

Table :1 Resources Needed			
Name of Resource	Is it for...	Secured or Unsecured	Additional Details
The Railroad Commission of Texas Brownfields Response Program	1.e	Unsecured	TCEQ Brownfields Site Assessment Program (BSA): provides additional assessment at no cost
TX Railroad Commission Brownfields Response Program (RRC BRP)	1.e	Unsecured	Phase I and limited cleanup support for petroleum issues if encountered
Ark-Tex COG Assessment	1e	Secured	Additional assessment activities
Ark-Tex COG RLF	1f	Secured	Loans and subgrants for remediation if unexpected issues are encountered
Ark-Tex COG Assessment	1g	Secured	Reuse planning

**1.f. Resources Needed for Site Remediation (5 points)**

TAC is requesting full funding for site remediation through the EPA Cleanup Grant and is not relying on other secured resources to complete the proposed cleanup. The requested EPA funds are sufficient to conduct hazardous building materials abatement, selective interior demolition, proper disposal of contaminated debris, and preparation of the structures for reuse. To ensure project viability, TAC has identified potential supplemental resources that could be pursued if unanticipated conditions increase costs, including regional revolving loan fund resources administered by the ATCOG and limited assistance programs administered by TCEQ. If needed, secured funding is available from ATCOG (**Attachment A**), and identification demonstrates contingency planning. Importantly, because the EPA Cleanup Grant budget is designed to complete the remediation scope, the project does not depend on additional funding to proceed.

**1.g. Resources Needed for Site Reuse (5 points)**

Reuse of the four cleanup sites will be supported by secured resources already in place through TAC. As a State of Texas Special Purpose District, called a Local Redevelopment Authority, established to redevelop the property, TAC maintains dedicated planning, operational, and financial resources that directly support redevelopment following environmental cleanup. These resources are already budgeted and committed. TAC’s adopted Land Use and Site Development Criteria provides the formal framework for redevelopment, while annual operating funds support post-cleanup activities such as property marketing, tenant recruitment, and coordination of infrastructure and site readiness improvements. In addition, TAC’s statutory redevelopment authorities, including the ability to execute long-term leases and negotiate tenant agreements, enable flexible and responsive reuse once the buildings are cleaned. Lastly, should resource be required for site-reuse planning, we have a **secured** commitment from ATCOG (**Attachment A**) for assistance from the brownfield grant they are

pursuing. Together, these resources are sufficient and directly relevant to advancing revitalization of the sites following cleanup.

**1.h. Use of Existing Infrastructure (5 points)**

The proposed cleanup sites are served by extensive existing infrastructure, including internal road networks, power distribution, water distribution, wastewater collection, natural gas, high speed fiber, lighting, and rail access. The reuse strategy prioritizes redevelopment approaches that maximize use of the existing infrastructure and minimize the need for new public investment. At this time, no major infrastructure upgrades are required to support cleanup or initial reuse of the sites. If future tenants require targeted upgrades, TAC will pursue appropriate funding sources identified through its redevelopment programs and regional partners. Overall, the project facilitates efficient reuse of existing infrastructure and supports redevelopment without placing additional strain on local or municipal budgets.

**2.a. The Community’s Need for Funding (5 points)**

The target area is a small, rural community with a limited population and constrained economic base that lacks the capacity to finance environmental cleanup and reuse without federal assistance. With only 2,500 residents, it represents only a small fraction of Bowie County’s population and a negligible share of the State of Texas. In communities of this scale, the inability to address environmental contamination reflects limited taxable activity and insufficient local revenue to absorb the high, one-time costs associated with hazardous building materials abatement. Economic indicators underscore this limitation. Median household income in the target area is approximately \$46,000, which is 11.5% lower than Bowie County and 36.1% lower than Texas. Per capita income follows a similar pattern, trailing the county by 14.3% and the state by 35.1%. These disparities reflect limited household wealth and reduced local capacity to support private investment or provide matching funds for cleanup. Poverty further constrains capacity: approximately 21% of residents live below the poverty level, exceeding both county and state benchmarks. Housing cost burden affects 34% of households, leaving fewer resources available for housing maintenance or environmental risk mitigation.

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 economic conditions are compounded by the fiscal structure of TexAmericas Center, which has no taxing authority and must rely on lease revenues, service fees, and competitive grants that fluctuate with market conditions. TAC cannot generate the capital required to address large, upfront cleanup costs associated with asbestos and lead-based paint abatement. EPA Cleanup Grant funding is therefore foundational. Without EPA assistance, the community lacks a realistic means to remove environmental barriers to reuse or to advance economic recovery in the target area.

**2.b. Health or Welfare of Sensitive Populations (5 points)**

Sensitive populations are present within and surrounding the target area, and available health indicators show elevated vulnerability to environmental hazards associated with deteriorating brownfield conditions. Adults in the target area experience higher rates of asthma, cancer, chronic obstructive pulmonary disease (COPD), coronary heart disease, stroke, and diabetes than both Bowie County and the State of Texas. These conditions

<sup>1</sup> Source: U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates (Table IDs including DP03, DP04, DP05, S1701, S1901), most recent release available.

indicate a population with reduced physiological resilience to airborne and particulate contaminants. Respiratory conditions are particularly elevated. Current asthma prevalence in the target area is approximately 10.5%, exceeding Bowie County by 9% and Texas by 18%. COPD prevalence exceeds county levels by 21% and state levels by 33%. These conditions increase susceptibility to inhalation hazards such as asbestos fibers, for which no safe exposure threshold exists. Cancer prevalence in the target area is also elevated relative to the state, heightening concern where known carcinogenic materials remain present and are actively deteriorating.

Socioeconomic and demographic factors further compound these health risks. The proportion of residents with a disability exceeds state levels, and the share of residents aged 65 and older is significantly higher than Texas. These populations are more likely to have preexisting health conditions, limited mobility, and reduced ability to avoid or mitigate exposure. Households receiving public assistance and single-parent households also exceed state benchmarks, limiting the capacity to relocate or respond to environmental health threats. Cleanup funded by this grant will remove hazardous materials and interrupt exposure pathways that disproportionately affect these sensitive populations.

**2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions (5 points)**

Populations in and around the target area experience a greater-than-normal incidence of chronic disease, increasing susceptibility to adverse health outcomes associated with hazardous substance exposure. Rates of asthma, COPD, cancer, coronary heart disease, stroke, and diabetes consistently exceed both county and state benchmarks, in several cases by more than 30%. These elevated rates reflect a population with higher baseline health risk. Respiratory disease prevalence is especially significant. COPD rates in the target area exceed the state by approximately one-third, while asthma prevalence remains substantially higher than Texas overall. These conditions heighten vulnerability to inhalation hazards such as asbestos fibers released through material deterioration. Cancer prevalence also exceeds state levels, underscoring concern where known carcinogenic materials are present in aging, vacant structures.

The hazards identified at the four cleanup sites include friable asbestos-containing materials, deteriorating lead-based paint, and degraded interior building components. Exposure occurs not through redevelopment activity, but through ongoing material failure, weathering, and unauthorized access. Cleanup activities funded by this grant will remove these hazards and directly reduce risks in a population already experiencing elevated disease incidence.

**Table 3: Health Indicators<sup>2</sup>**

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%

**2.d. Economically Impoverished/Disproportionately Impacted Populations (5 points)**

Economically impoverished populations in 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 Bowie County and Texas, while median household income trails the state by more than one-third. These disparities reflect long-term structural impacts following successive BRAC actions that eliminated stable employment and weakened household wealth. The environmental legacy of those operations remains embedded in the community. Large, deteriorating military-era buildings containing asbestos and lead-based paint are located near residential circulation routes, open space, and publicly accessible areas. As these structures continue to degrade, risks associated with airborne fibers and lead-contaminated dust fall most heavily on residents who lack the financial means to relocate, avoid exposure, or access timely healthcare.

<sup>2</sup> 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.

Housing and demographic characteristics further compound these impacts. A high proportion of housing units were built before 1980, increasing cumulative exposure risk, while disability prevalence exceeds state levels, limiting mobility and adaptive capacity. Together, these overlapping vulnerabilities magnify the disproportionate impacts of environmental contamination on low-income residents. The proposed cleanup will remove hazardous materials, stabilize deteriorated structures, and reduce the unequal transfer of historic environmental liabilities onto present-day residents.

**2.e. Project Involvement (5 points) & 2.f. Project Roles (5 points)**

<b>Name of Organization</b>	<b>Entity's Mission</b>	<b>Point of Contact</b>	<b>Specific Involvement</b>
Texarkana Chamber of Commerce	Support economic growth and business development in the Texarkana.	Robin Hickerson President & CEO <a href="mailto:rhickerson@texarkana.org">rhickerson@texarkana.org</a>	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 <a href="mailto:mrudel@atcog.org">mrudel@atcog.org</a>	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 <a href="mailto:president@tamut.edu">president@tamut.edu</a>	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 <a href="mailto:jason.smith@texarkanacollege.edu">jason.smith@texarkanacollege.edu</a>	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 <a href="mailto:james.e.bass.civ@mail.mil">james.e.bass.civ@mail.mil</a>	Involvement helps ensure that cleanup work proceeds safely and efficiently without interfering with ongoing depot operations.

The cleanup project will be implemented through coordinated involvement of local, regional, and institutional partners whose missions align with economic redevelopment, workforce development, and community revitalization in Bowie County and the surrounding region. These partners bring complementary expertise and established relationships that support effective project delivery and long-term reuse of the cleaned sites. Partner roles are clearly defined and tailored to their respective missions, ensuring involvement is relevant, appropriate, and effective. Economic development partners will assist with coordination between cleanup milestones and redevelopment planning, while regional planning entities will support integration with transportation and infrastructure considerations. Educational and workforce partners will contribute to long-term reuse by helping align cleaned facilities with training and employment opportunities.

**2.g. Incorporating Community Input (5 points)**

TAC will incorporate community input through a structured, transparent, and accessible engagement approach tailored to the rural context and documented vulnerabilities of the target area. TAC recognizes that residents and stakeholders may face barriers to participation, including limited transportation options, inflexible work schedules, caregiving responsibilities, and uneven access to broadband. Accordingly, the engagement approach emphasizes multiple, low-burden avenues for participation and provides meaningful alternatives to in-person engagement. Project updates and opportunities for input will be communicated through publicly noticed TAC Board meetings, which are open to the public and include dedicated time for public comment. Cleanup schedules, major milestones, and progress updates will be presented at these meetings and summarized in publicly available materials. To supplement formal meetings, TAC will coordinate with local and regional partners to disseminate information through established communication channels already used and trusted by the

community. TAC will maintain a project information repository that includes plain-language summaries of cleanup activities, schedules, and contact information. This repository will be available electronically and will serve as the primary alternative to in-person engagement for residents unable to attend meetings. Written comments will be accepted by email and mail throughout the project period, allowing community members to provide input without requiring real-time participation.

Community input will be solicited at key project stages, including prior to initiation of cleanup activities, during major milestones, and following completion of abatement (Approx 5 public meetings). Input received will be documented, reviewed by TAC staff and the Qualified Environmental Professional (QEP), and considered in decisions related to sequencing of work, site access controls, and communication methods. Where feasible, TAC will adjust outreach approaches or project communications in response to issues raised and will document how community feedback was considered. This approach ensures that community input is meaningfully solicited, considered, and reflected throughout implementation of the cleanup project.

**3.a. Proposed Cleanup Plan (10 points)**

The proposed cleanup plan will address hazardous building materials at four former military facilities in a manner that is technically appropriate and feasible. Cleanup will focus on the abatement of confirmed and suspected ACM, LBP, and related building components that pose exposure risks and prevent safe reuse. Cleanup activities will be conducted under the oversight of a qualified QEP retained through competitive procurement. The QEP will review existing asbestos inspections and Phase II ESA data and prepare required cleanup planning and health and safety documentation in compliance with applicable OSHA, EPA, and state requirements. Hazardous materials abatement will be performed by licensed contractors using established methods. Friable and potentially friable ACM will be removed using containment and wet methods to prevent fiber release. Lead-based paint hazards will be addressed through removal, stabilization, or selective demolition to eliminate dust pathways. Where contamination is embedded within building systems, selective interior demolition will be conducted in coordination with abatement.

All contaminated debris will be properly containerized, transported, and disposed of at permitted facilities, and clearance documentation will verify that cleanup objectives have been achieved. Work areas will be secured to prevent unauthorized access. Upon completion, hazardous materials will be removed and the buildings prepared for reuse consistent with TAC’s adopted redevelopment strategy.

**3.b Project Implementation (10 points); 3.c Anticipated Schedule (5 Points); 3.d Task/Activity Lead (5 points); 3.e Outputs (5 points).**

<p><b>Task 1: Project Management and Reporting</b></p> <p>b. <b>Project Implementation:</b> 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’s direction, the 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 QEP to ensure the project is progressing as planned. We anticipate 2 people from TAC attending 2 conferences, one national brownfield conference and one regional conference.                      Non-EPA-Funded: None</p> <p>c. <b>Anticipated Project Schedule:</b> Anticipated Project Schedule: Activities will be ongoing throughout the project period</p> <p>d. <b>Task/Activity Lead:</b> TAC with assistance from QEP.</p> <p>e. <b>Outputs:</b> 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 (National and regional).</p>
<p><b>Task 2: Community Engagement</b></p> <p>b. <b>Project Implementation:</b> EPA-funded tasks/activities: two public meetings prior to the commencement of each site cleanup begins (anticipated 2028), and one after cleanup is complete. Outreach materials will be made available before and during cleanup. Community input will be gathered at community events and when provided directly to the TAC via email, social media, electronic survey, or other method. Responses to questions and input will be provided via direct responses, community meetings, and social media posts. Input and responses will be documented in quarterly progress reports and the final closeout report. Additionally, an administrative record and website for the project will be established.                      Non-EPA grant resources needed: Meeting space will be provided by TAC.</p>

c. Anticipated Project Schedule: Q1, Year 1: Community Involvement Plan (CIP) finalized and made publicly available. Q2, Year 1: Project webpage and administrative record established prior to site activities. Year 1: Initial outreach materials (fact sheets, website content, signage templates) prepared and distributed. Pre-Cleanup (anticipated 2028): Two public meetings conducted prior to commencement of site cleanup. During Cleanup: Ongoing outreach through website updates, signage, and response to community input; bi-annual meetings held. Post-Cleanup: One public meeting conducted following completion of site cleanup. Quarterly (throughout project): Community input and responses documented in quarterly progress reports. Project Closeout: Community engagement activities summarized in the final closeout report.
d. Task/Activity Lead: TAC with support from the QEP
e. Outputs: 1 Community Involvement Plan, 1 factsheet per site, 1 Project webpage with ongoing updates, 12 public meetings.
<b>Task 3: Cleanup Planning</b>
b. Project Implementation: EPA-funded tasks/activities: QEP to conduct required permitting and prepare bid specifications. QEP to assist with bidding process in accordance with all federal and state rules, including 2 CFR 200, 1500 and 40 CFR 33, to procure the services of licensed environmental contractors. QEP will also finalize Analysis of Brownfield Cleanup Alternatives ( ABCA )and bid specifications.
c. Anticipated Project Schedule: Year 1: finalize ABCAs and bid specifications. Procure abatement contractor  Year 2 - Year 4: Refine abatement plans as necessary.
d. Task/Activity Lead: QEP will lead all technical activities with oversight by TAC
e. Outputs: Procured abatement contractor, bid specs, finalized ABCA.
<b>Task 4 Remediation</b>
b. Project Implementation: Abatement Contractor: 1) Abate (100%) of ACM and LBP using methods described in the ABCA's including all permitting and pre-work submittals, health and safety plan, site setup, and removal/disposal of ACM waste; and preparation by the cleanup contractor of a Closure Report. QEP to prepare and obtain EPA approval of an integrated Sampling and Analysis Plan (SAP)/Quality Assurance Project Plan (QAPP) that details all cleanup-related sampling protocols and quality assurance/quality controls; oversee cleanup contractor and review draft/final cleanup reports.
c. Anticipated Project Schedule Year 2: abatement of 110 Texas   Year 3 abatement of 112 Texas & Former Hospital   Year 4 abatement of Former administration building
d. Task/Activity Lead: The QEP will lead all technical activities at the direction of TAC.
e. Outputs: 4 abated buildings/sites.

**3.f. Cost Estimates (15 points)**

**Task 1: Project management (\$113,652):** Personnel includes an average of 4 hours per month for 48 months for grant management, reporting, and monthly prep/meetings/follow-up with EPA and the QEP, totaling \$32,640. Contractual: Estimated at 9 hours of support from the QEP per month for 48 months for monthly check-ins, EPA meetings, quarterly and annual reporting support, and ACRES reporting at an average rate of \$175/hr for a total of \$75,600.00 Indirect costs 5% x total direct = \$5,412.

**Task 2: Community Involvement (\$93,733.5):** Personnel: includes 204 hours at an average rate of \$170/hr (\$34,680 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). Based on 15 hours for engagement per site and 3 hours per month for 48 months. 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

Budget Categories	Task 1: Project Management and Reporting	Task 2: Community Involvement	Task 3: Cleanup Planning	Task 4: Cleanup Activities	Total
Personnel	\$32,640	\$34,680	\$40,800	\$68,000	\$176,120
Fringe	\$0	\$0	\$0	\$0	\$0
Travel	\$0	\$7,600	\$0	\$0	\$7,600
Supplies	\$0	\$4,990	\$0	\$0	\$4,990
Contractual	\$75,600	\$42,000	\$73,500	\$220,000	\$411,100
Construction	\$0	\$0	\$0	\$3,223,428	\$3,223,428
Total Direct	\$108,240	\$89,270	\$114,300	\$3,511,428	\$3,823,238
Indirect Costs	\$5,412	\$4,464	\$5,715	\$161,171	\$176,762
Total Budget	\$113,652	\$93,734	\$120,015	\$3,672,600	\$4,000,000

attendance at the 2027 national brownfield conference and one regional conferences for two ppl; 2 ppl x \$700 airfare (\$1400) + lodging a \$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 40hrs of support for brownfield webpage updates, outreach materials, and public meeting support per site and 20 hours of support to finalize each of the four ABCAs. Total 240 hours at an average rate of \$175/hr = \$42,000.00. Indirect: 5% of total direct costs = \$4,463.50.

**Task 3 Cleanup Planning (\$120,015):** Personnel: includes 240 hours at an average rate of \$170 (\$138,210 personnel/\$52,589 fringe) to oversee project cleanup design review (40hrs per site), meetings,

consultant/contractor oversight, deliverable review, and cross-cutting requirements compliance (80 hrs).

Contractual: Development of bid specifications for each site at an average of 40 hours per site, a master QAPP and workplans for each site estimated at 100 hours, 20 hours to develop 4 air monitoring workplans, and 80 hours for cross-cutting requirement compliance (SHPO/Davis Bacon/BABA) for a total of 580 hrs at an average rate of \$175/hr for a total of \$73,500.00. Indirect: 5% of total direct costs (\$5,715.00).

**Task 4 Cleanup (\$3,672,599.50): Personnel and fringe**: 100 hrs per site at an avg \$170/hr (\$68,000 personnel) for cleanup implementation activities including coordinating site access and contractors, daily documentation, photo logs, and invoice and pay application review. Contractual: Assumes an average of 4 weeks per building and total of 16 work weeks to complete all remediation based on experience with similar projects. Construction oversight for 16 weeks x 5 days/week x 8 hrs/day = 640 hours at an average rate of \$175/hr for a total of \$112,000 in oversight. Time also assumes the creation of daily and weekly reports on abatement contractor activities. Ambient air monitoring for asbestos emissions is estimated at \$15,000 per site and final cleanup reporting is estimated at 40 hours per site at an average rate of \$175/hr for an additional \$140,000.

Construction: \$3,223,428.10 for, selective stabilization, lead and asbestos abatement and disposal, limited demolition and debris handling, waste transportation and disposal, clearance support, contractor mobilization, bonding, and project closeout. All construction costs are associated solely with eligible cleanup activities and do not include redevelopment or reuse construction. Indirect: 5% x total direct = \$161,171.40.

### **3.g. Plan to Measure and Evaluate Environmental Progress and Results (5 points)**

To ensure this EPA Brownfield Cleanup Grant is on schedule, TAC's team, which will include the QEP, will meet monthly to track all outputs identified in 3.b. using an Excel spreadsheet. TAC will report progress to the EPA via quarterly reports, and project expenditures and activities will be compared to the project schedule to ensure the project will be completed within the four-year time frame. Site information will be entered and tracked in the ACRES database. Outputs to be tracked include QAPP; ABCA; cleanup plan development; contractor procurement; quarterly, annual, and closeout reports; and the number of community meetings. The outcomes to be tracked include community participation, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not progressing efficiently, countermeasures are in place to address the problem, which include making monthly calls to the EPA Project Officer and, if needed, revising the existing Work Plan to get back on schedule.

### **4.a. Organizational Structure (5 points), 4.b. Description of Key Staff (5 points), 4.c. Acquiring Additional**

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 Environmental/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.

**b. Past Performance and Accomplishments ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: (1) Purpose and Accomplishments.(2) Compliance with Grant Requirements:**

<b>Funding Name</b>	<b>Amount</b>	<b>Purpose</b>	<b>Accomplishments</b>	<b>Compliance</b>
<b>EDA Infrastructure Grant</b>	\$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.
<b>Texas Capital Fund Grant</b>	\$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.
<b>EDA Rail Grant</b>	\$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.
<b>Defense Economic Adjustment Assistance Grant (DEAAG)</b>	\$1,500,000	Acquisition of two locomotives to support increased rail operations at TexAmericas Center and provide operational assistance to the 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.

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 22, 2026

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

Via email

RE: TexAmericas Center Application for a U.S. Environmental Protection Agency Brownfields Cleanup Grant for 110 Texas Avenue, 112 Texas Avenue, Former Administration Building, Former Hospital Building

Dear Mr. Whitten:

The Texas Commission on Environmental Quality (TCEQ) acknowledges that TexAmericas Center, plans to conduct the cleanup of several brownfield site(s) and is applying for an FY26 EPA Brownfields Cleanup Grant.

TexAmericas Center has developed an application requesting site-specific federal Brownfields Cleanup funding for 110 Texas Avenue, 112 Texas Avenue, Former Administration Building, and Former Hospital Building located at 110 Texas Avenue, New Boston, Texas 75570; 112 Texas Avenue, New Boston, Texas 75570; 298 Franklin Street, Hooks, Texas 75561; 249 Lamar Street, Hooks, Texas 75561.

The Texas Commission on Environmental Quality (TCEQ) affirms:

- i. TexAmericas Center will request TCEQ oversight for the site;
- ii. Based upon the environmental site assessment(s) performed to date and information provided by the applicant, the TCEQ concurs that the site has had a sufficient level of site characterization for the remediation work to begin; and
- iii. There are no known or documented releases of contaminants to the environment at any of the four sites that would require entry to the TCEQ Voluntary Cleanup Program (VCP). The VCP does not oversee the removal of hazardous building materials such as asbestos, lead-based paint, and universal wastes such as those identified at these sites.

For any questions regarding this letter, please contact Richard Scharlach at 512-239-1787.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Scharlach".

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