



P.O. Box 460, Mineral Wells, TX 76068
Telephone: (940) 328-7700 Fax: (940) 328-7704

1. Applicant Identification
City of Mineral Wells
115 SW 1st Street
Mineral Wells, TX 76067
2. Website URL: <https://www.mineralwellstx.gov>
3. Funding Requested
 - a. Grant Type: Multipurpose
 - b. Federal Funds Requested: \$1,000,000
4. Location
 - a) City of Mineral Wells, b) Palo Pinto County and Parker County, c) Texas
5. Target Area and Priority Site Information
Target Area: Mineral Wells city limits

Priority Sites:

- **Assessment:**
Former Beach Army Hospital – 301 Gorgas Street, Mineral Wells, TX 76067
- **Cleanup:**
Former USO Building – 600 North Oak Avenue, Mineral Wells, TX 76067

6. Contacts
 - a. Project Director
Nate Dyhre, Executive Director of EDC
214-701-7385
ndyhre@mineralwellstx.gov
107 N Oak Avenue
Mineral Wells, TX 76067
 - b. Chief Executive/Highest Ranking Elected Official
Regan Johnson, Mayor
940-328-7700
rjohnson@mineralwellstx.gov
115 SW 1st Street
Mineral Wells, TX 76067



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7. Population
 Mineral Wells, TX: 15,130 (US Census 2019–2023 American Community Survey)

8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	1, 4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3, 4
At least 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area.	9–11
The target area is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority
 See Attached.

10. Releasing Copies of Applications
 Not Applicable.

City of Mineral Wells, Texas

Brownfields Multipurpose Grant Map





USO Building

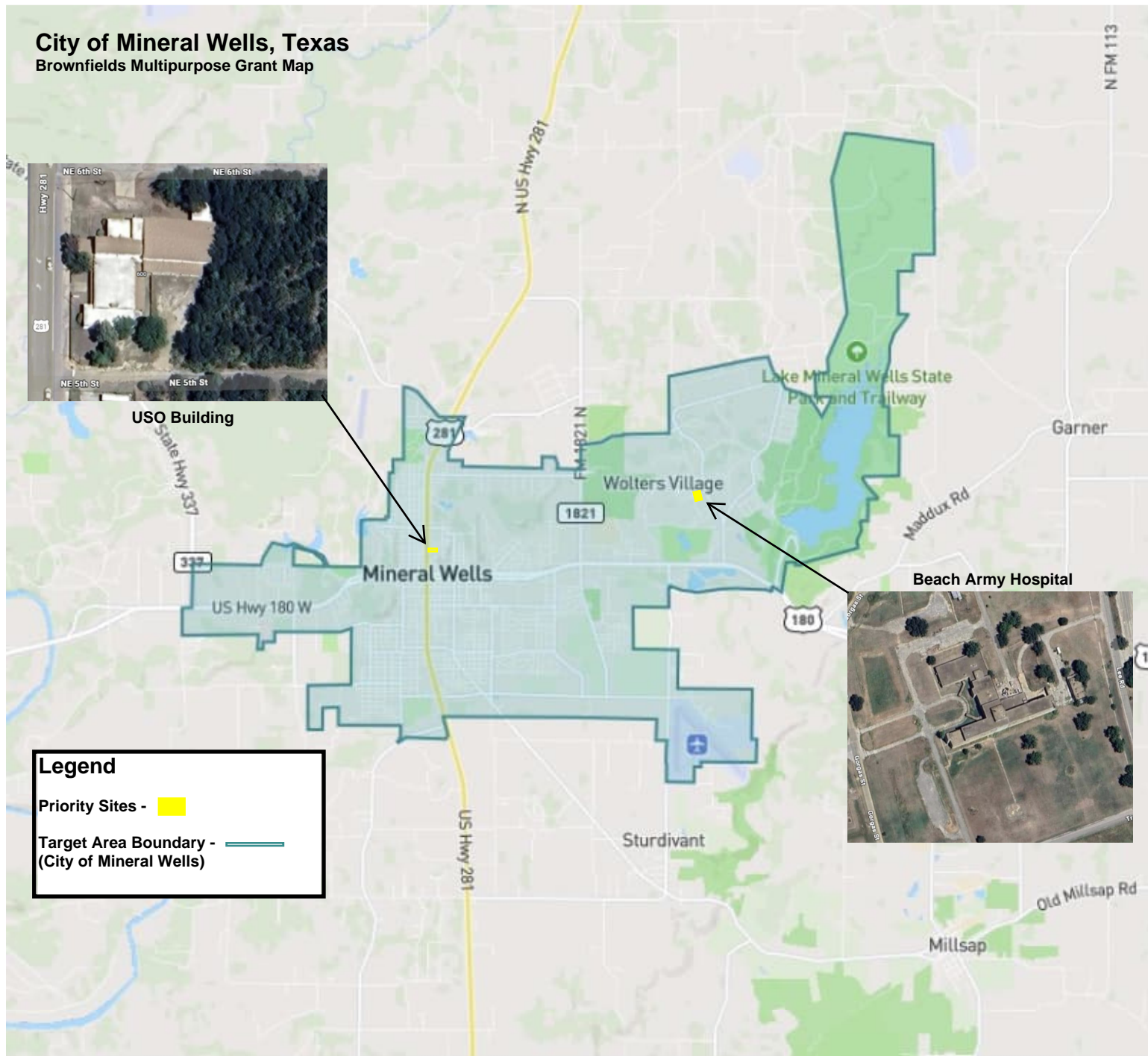


Beach Army Hospital

Legend

Priority Sites - 

Target Area Boundary -  (City of Mineral Wells)



Brooke T. Paup, *Chairwoman*
Catarina R. Gonzales, *Commissioner*
Tonya R. Miller, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

December 16, 2025

Nate Dyhre
Executive Director
Economic Development Corporation
City of Mineral Wells
107 N. Oak Avenue
Mineral Wells, Texas 76067

Sent via email

Subject: City of Mineral Wells Proposal for a U.S. Environmental Protection Agency FY26 Multipurpose Grant

Dear Mr. Dyhre:

The Texas Commission on Environmental Quality (TCEQ) acknowledges the City of Mineral Wells' proposal for the U.S. Environmental Protection Agency FY26 Brownfields Multipurpose Grant. TCEQ believes the work completed under the grant will significantly impact the enhancement of this community and supports the grant proposal. You may contact me at 512-239-2023 or anukriti.mahayan@tceq.texas.gov if you have any questions or if you would like additional information.

Sincerely,

A handwritten signature in cursive script that reads "Anukriti Mahayan".

Anukriti Mahayan
Brownfields Program Manager
Remediation Division

AM/dl



City of Mineral Wells, TX

**FY26 Brownfield Multipurpose Grant
Narrative**



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields. a. Overview of Brownfield Challenges and Description of Target Area: The City of Mineral Wells (City) is located in North Central Texas, with city limits split into both Palo Pinto County and Parker County. The City was once a destination of promise, known for its mineral-rich spring water. At the dawn of the 20th century, the City experienced rapid growth as a health and wellness destination, drawing visitors from across the country to its bathhouses and luxury hotels. Tourism and hospitality drove the economy through the early 1900s, and later, military activity at Camp Wolters and Fort Wolters during World War II and the Vietnam era provided additional economic stability. Camp Wolters was one of the largest infantry replacement training centers in the United States. However, the decline of mineral water tourism during the Great Depression coupled with medical advancements and the closure of Fort Wolters in 1973 triggered decades of economic stagnation. The City experienced a sharp population decline following the 1973 closure of Fort Wolters, the community's largest employer and economic driver. According to the Texas Almanac, the city's population fell from 18,411 residents in 1970 to 14,468 by 1980—a loss of nearly 4,000 people, or about 21%. This dramatic drop reflected the departure of military personnel, civilian employees, and the many families and businesses that depended on the base. The closure triggered long-term economic hardship, reduced housing demand, and contributed to persistent disinvestment that continues to affect the community today. Once-bustling corridors fell silent, and industrial and commercial properties were abandoned, leaving behind **legacy brownfield challenges** that created environmental concerns and widespread blight.

The **geographic boundary and target area** for this grant application are the city limits of Mineral Wells. The target area includes **census tract 48363000600**, an Opportunity Zone in the eastern portion of the city. This City is home to a small, rural population of 15,130 that is experiencing persistent economic distress.¹ The **median household income is \$54,210**, significantly below the US median of \$78,538. Housing values in the area are also far lower than national averages, with a median owner-occupied unit value of \$146,100 (US \$303,400), and unemployment remains elevated at 9% (US 5%).¹ The target area contains numerous vacant and underused properties, including former petroleum storage facilities, abandoned former military structures associated with Fort Wolters, dry cleaners, gas stations, abandoned buildings, and obsolete industrial sites. These conditions generate environmental barriers to redevelopment, limit economic opportunities, and perpetuate cycles of disinvestment within the community. EPA Brownfields Multipurpose Grant funding will allow the City to address these challenges through environmental assessment and cleanup activities, unlocking redevelopment opportunities aligned with the **Imagine Mineral Wells Comprehensive Plan (2023)** and **Economic Development Strategic Plan (2019)**. This work will catalyze private investment, improve economic conditions for residents, and transform blighted properties into opportunities for community assets.

b. Description of the Priority Brownfield Site(s): The target area contains **more than 20 potential brownfield sites** identified through a windshield survey, many of which are vacant or underused properties with a history of petroleum storage, dry cleaners, gas stations, abandoned buildings, and vacant industrial operations. These sites present environmental concerns such as **asbestos-containing materials (ACM), lead-based paint (LBP), hazardous building materials, petroleum contamination, mold, and possible medical waste**. Their deteriorated conditions contribute to blight, discourage private investment, and pose risks to public health and safety. The following priority sites were selected because they represent highly visible community blight, pose

¹ US Census 2019–2023 American Community Survey.



potential health hazards, offer immediate redevelopment potential, and provide guaranteed site access from the site owners upon grant award. They also align with broader redevelopment plans designed to spark economic revitalization and create new opportunities for residents in the target area.

The priority site for assessment is the **Former Beach Army Hospital (Former Hospital)**, located at 301 Gorgas Street. This 7.65-acre property includes a massive three-story concrete hospital building constructed in 1950, totaling approximately 90,000 square feet. The site has been vacant since it closed when Fort Wolters was decommissioned in 1973. The structure is in severe disrepair, with broken windows, an aged roof, peeling paint, and overgrown vegetation surrounding the building. Roads leading to the property from three directions remain intact, but the site is neither fenced nor secured, creating safety hazards and opportunities for trespassing in an area already struggling with elevated crime rates. Vacant for decades, the hospital is a highly visible source of blight in the neighborhood. It sits directly across from Gospel Light Baptist Church, with residential neighborhoods one block north and west, and Mineral Wells High School less than a mile away, placing it in close proximity to sensitive populations. Known and suspected environmental concerns include **ACM, LBP, mold, petroleum contamination from generator and heating oil tanks, and possible residual medical waste**. The City has received site access for assessment from the current owner. Redevelopment plans envision adaptive reuse of the property as a **veteran-focused educational training facility combined with commercial space**.

The priority site for cleanup is the **Former USO Building**, located at 600 North Oak Avenue. This 0.918-acre property contains a distressed building dating back to the 1940s, which once served as a social hub for soldiers during World War II. The building featured a large auditorium, lounge areas, and all the amenities for hosting weekly dances, bingo, musicals, and other special entertainment. The building totals 12,582 square feet, with a single-story front section and a two-story rear section that includes the auditorium. When the military base closed in 1973, the site turned into North Oak Community Center. The building has been vacant since 2019. Today, the building is surrounded by cracked pavement and patches of weeds that make it a neighborhood eyesore, and it stands without fencing along a highly traveled thoroughfare and pedestrian walkway, which increase its vulnerability to property crimes. The site is located directly in a residential area, with homes immediately to the north and east and two churches and a school within four blocks, making its condition a concern for nearby residents. **A Phase II Environmental Site Assessment (ESA) confirmed the presence of asbestos, which poses a direct health risk if the building remains in its current state**. The property is owned by the City, ensuring full access for cleanup activities. Planned reuse includes redevelopment as a neighborhood-serving commercial space.

c. Identifying Additional Sites: The City will work with residents and community partners to develop a tool for identifying and prioritizing brownfield sites within the target area (city limits), prioritizing those that most benefit its sensitive and minority populations. This process will draw on data from the county's property-appraisal website, community input, and US Census information to highlight sites that pose significant challenges such as health disparities and pollution. Additional considerations will include property-owner permission for assessment access and redevelopment potential consistent with the City's long-term plans.

Revitalization of the Target Area. d. Overall Plan for Revitalization: The City has developed two planning documents that guide the revitalization efforts of brownfield sites and broader community development: the ***Imagine Mineral Wells Comprehensive Plan (IMW Plan) (2023)*** and the ***Economic Development Strategic Plan (EDS Plan) (2019)***. These plans share a common



vision of strengthening the City’s commercial and employment base, fostering fiscal resiliency, and improving quality of life for residents. Both emphasize infill development, adaptive reuse of existing structures, and the creation of vibrant, mixed-use districts that leverage existing infrastructure rather than expanding into greenfield sites.

The *IMW Plan* promotes neighborhood-serving retail and commercial uses within established service areas, encouraging smaller footprints and walkable connections to surrounding neighborhoods. This approach supports revitalization of blighted properties and discourages inefficient single-use development patterns. The *EDS Plan* prioritizes the establishment of an “Education Hub” aimed at STEM professions, continued education, and entrepreneurship. This initiative aligns directly with the proposed **reuse of the Former Hospital site, which is envisioned as the home of “Perfect Technician Academy,” a veteran-focused educational training facility combined with commercial space.** Redevelopment of this property **will eliminate blight and create opportunities for workforce development,** generating a pipeline for local jobs and economic growth for all residents, but focused on our honored military veterans. The **Former USO Building is planned for reuse as a neighborhood-serving commercial space, with a restaurant and community event space,** complementing the comprehensive plan’s goals for walkable, mixed-use development of existing buildings and infrastructure. This redevelopment will transform a vacant property in a residential area into an **active, community-serving space that supports small business development, a new restaurant space, and community event space.** Both projects are consistent with the City’s broader land use priorities and represent feasible reuse strategies supported by both plans. To further help with redevelopment of the target area as a part of this grant project, the **City intends to create a Brownfield Area-Wide Plan** to ensure redevelopment of future brownfield sites are considered in any future planned revitalization.

e. Outcomes and Benefits of Overall Plan for Revitalization: The plan for revitalization will deliver significant economic and community benefits to the target area once environmental barriers are removed and revitalization begins. Redevelopment of the **Former Hospital** will serve as a major catalyst for economic growth. The site will support the City’s goal of establishing an education hub for STEM professions, continued education, and entrepreneurship. The site will also include new commercial space that will attract private investment. Economic benefits include an increased tax base, at least ten new entry level jobs, and new customers to area businesses. This reuse will provide noneconomic benefits that include **ongoing educational opportunities for residents and veterans, such as continuing education programs and workforce development programs,** creating a pipeline for skilled jobs and a new outlook of hope for this impoverished community.

The **Former USO Building** will be redeveloped as a neighborhood-serving commercial space, with a restaurant and community event space, consistent with the *IMW Plan’s* emphasis on walkable, mixed-use development and redevelopment of existing buildings. This reuse **will add noneconomic benefits such as adding life to a vacant property in a residential area, supporting small business development, and offering new community events and gathering space. Economic benefits include the creation of eight new entry level jobs for local residents and increased tax revenue.** In partnership with the Brownfield Multipurpose Grant, this project will improve neighborhood safety and generate a greater vision of the future by redeveloping an abandoned building, strengthening the local economy, creating community space and generating job opportunities along with tourism from the events.

The City has suffered from **extreme weather and natural disasters** over the past several years with tornado outbreaks, numerous severe storms, and a Derecho in June 2025 that brought 80-90 mile per hour winds. The City will work with developers to ensure that the renovation plans



improve **environmental resilience**, capacity, and sustainability while also retaining historic details of the buildings. Mitigation strategies will include securing redeveloped sites from outdoor debris, trimming trees, and ensuring that roof-to-wall connections are used in redevelopment. The City will also ensure use of **energy-efficient measures** in their redevelopment. By promoting sustainability and encouraging the use of **renewable energy like solar lighting or wind energy**, the revitalization will benefit all residents. The City will work with developers to use **solar lighting** throughout the Former Hospital redevelopment in parking areas and around sidewalks with integrated **wind energy** techniques that focus on small-scale, low-noise technologies. A Brownfield Area-Wide Plan has been budgeted in this grant and will include steps to improve local resilience to the impacts of **extreme weather events and natural disasters** that the City may face in the future.

Strategy for Leveraging Resources. f. Resources Needed for Site Reuse: The City, as a local municipality, has a long history of successfully leveraging multiple funding sources at the federal, state, and local levels to support site reuse once environmental barriers are removed. Below are funding opportunities that will be used:

Agency	Funding Purpose
US EPA Brownfields Cleanup Grant (up to \$4,000,000)	Supports cleanup of contaminated brownfield sites.
US HUD Community Development Block Grant (CDBG) Entitlement Program	Grants to eligible cities to support the development of urban communities through housing and expanded economic opportunities.
Texas Alternatives Program (TAP)	Assists in funding infrastructure projects.
Texas Commission on Environmental Quality (TCEQ)	Brownfield funding to help facilitate the cleanup and redevelopment of contaminated properties.
Mineral Wells Tax Increment Financing (TIF)	Funding for economic development and infrastructure.

g. Use of Existing Infrastructure: Existing infrastructure, including streets, roads, power, broadband, water, and sewer throughout the target area and at priority sites, has been determined by the City as sufficient for redevelopment. Due to the length of time the Former Hospital has been vacant, this grant will fund an Infrastructure Evaluation Study to ensure infrastructure is adequate for redevelopment. If additional infrastructure needs are identified, the City will acquire additional funding through state and federal grant programs. Both structures at the Former Hospital site and Former USO Building will be used in the revitalization and redevelopment of the sites.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community’s Need for Funding: The target area represents a **small, rural population of approximately 15,130** residents who face persistent economic distress.² The **median family income is \$60,670**, far below the US median of \$96,922, and the **per capita income is \$25,047** compared to \$43,289 nationally.² Poverty disproportionately affects families with children, with **26% of households with related children under 18 living below the poverty level**, double the national rate of 13%.²

The City’s ability to fund environmental assessments and remediation is severely constrained by its small tax base and competing budget priorities such as basic services (fire, medical, police, and sanitation). Recent **extreme weather events**, including the June 2025 windstorm, have further strained municipal resources, forcing the City to allocate funds toward emergency response and

² US Census 2019–2023 American Community Survey.



debris cleanup rather than redevelopment. With elevated unemployment rates and limited private investment, the community lacks the financial capacity to address environmental barriers that prevent redevelopment of blighted properties.

EPA Brownfields funding is critical to breaking this cycle of disinvestment. Without federal assistance, the City cannot undertake the costly environmental assessments and cleanup necessary to prepare sites for reuse. This grant will provide the initial resources needed to remove contamination, reduce health risks, and unlock redevelopment opportunities that align with both the IMW and EDS Plans. By addressing these environmental barriers, the grant will **catalyze private investment, create jobs, and improve quality of life** for residents in a historically distressed area.

b. Health or Welfare of Sensitive Populations: **Sensitive populations in the target area include the young, the impoverished, and those relying on government assistance.** Overall, 21% of residents are living below the poverty line, nearly twice the national rate of 12%, and 21% of households must depend on SNAP benefits, compared to 11% nationally.³ Youths make up 24% of the target area (US 22%), with 29% of all children under the age of 18 living in poverty (US 16%).³ Particularly vulnerable are **female-headed households with children; more than two-fifths (43%) of these families live in poverty**, far exceeding the national rate of 33%.³ In addition to these sensitive populations, **27% of the target area is Hispanic** (US 19%).³ These indicators reflect significant economic hardship that directly impacts health and welfare.

The welfare of these populations is further jeopardized by environmental and social conditions. Many properties in the target area are vacant or abandoned, creating blight and opportunities for vandalism and illegal activity. Mineral Wells experiences an **extremely high property crime rate of 61** on a scale of 1 to 100, which is almost double the US rate 35.⁴ The target area ranks in the **79th percentile for unemployment**, underscoring the lack of economic stability.⁵ These challenges are compounded by low educational attainment, with **13% of adults in the area not completing a high school education** (US 5%).³ Limited education reduces employment prospects and increases reliance on public assistance, which research shows is strongly correlated with higher crime rates and diminished community safety. Studies confirm that increased educational attainment lowers crime because it raises opportunity costs and improves access to stable employment, reducing incentives for criminal activity.⁶ Research also demonstrates that when children have access to safe, structured environments, such as after-school programs, they are significantly less likely to engage in crime and improve on academic performance, social development, and long-term life outcomes.⁷ Job-training programs focused on veterans, like the proposed “Perfect Technician Academy,” show success rates, with top programs achieving 90–94% employment rates and average starting salaries of \$60,000.⁸

The proposed grant will directly address these issues by removing environmental hazards such as **ACM, LBP, and petroleum contamination** from priority sites located near schools, churches, and residential neighborhoods and creating cleaner, healthier environments with new entry-level jobs and brighter outlooks for the future. Redeveloping the **Former Hospital into a veteran-focused educational and training facility** and transforming the **Former USO Building into a community-serving commercial space with a restaurant and event venue**, will

³ US Census 2019–2023 American Community Survey.

⁴ https://www.bestplaces.net/crime/city/texas/mineral_wells

⁵ ejamapi-84652557241.us-central1.run.app/report?fips=48363000600&buffer=0

⁶ repository.gatech.edu/server/api/core/bitstreams/dba4ef13-dd6e-4cf6-8f0e-35073c14becf/content

⁷ afterschoolalliance.org/researchfactsheets.cfm?gad_source=1&gad_campaignid=41282447

⁸ <https://lifestepsusa.org/job-training-for-veterans/#:~:text=Why%20Job%20Training%20for%20Veterans>



rejuvenate underused structures and reduce blight. These projects will enhance neighborhood safety, strengthen job-training pathways, create local entry-level jobs, and establish a vibrant new gathering place for the community. Together, they will expand access to educational and economic opportunities, improving long-term health and welfare outcomes for the area's most vulnerable residents.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Within the target area the estimated prevalence of **asthma among adults is 10.5%**, compared to the US average of 8%, and the prevalence of **cancer is 7.8%**, higher than the national average of 6.7%.⁹ These elevated rates are concerning given the presence of contaminants such as **ACM, LBP, petroleum products, hazardous building materials, and possible medical waste** at the priority sites. Studies by the PubMed Central have found that exposure to ACM and petroleum products elevate cancer risk by damaging DNA, causing inflammation, and hormonal disruption leading to blood cancers and solid tumors via exposure in air, water and consumer goods. The area ranks in the **75th percentile for toxic releases to air** and **94th percentile for drinking water non-compliance**, compounding potential exposure risks.¹⁰ While birth defect data is not available at the county level, statewide surveillance by the Texas Birth Defects Registry reports that approximately **1 in every 33 babies in Texas is born with a birth defect** which is in line with the US averages. However, these conditions account for about 25% of infant deaths in Texas (US 20%).¹¹ KidsHealth.org research shows how LBP exposure is particularly harmful to pregnant women, their developing babies as studies have shown it to lead to miscarriages, premature birth, and irreversible learning and behavior problems. LBP is also harmful to children because it interferes with brain and nervous system development, even at very low levels. As with babies in utero, research shows that lead exposure can cause learning disabilities, attention deficits, behavioral problems, and a measurable decline in IQ, effects that persist throughout life and often require costly special education services.¹² These cognitive and behavioral challenges reduce academic achievement and limit future employment opportunities, perpetuating cycles of poverty and social vulnerability.

The proposed grant will enable the City to identify and mitigate these threats through environmental assessments and cleanup. Removing hazardous materials such as **ACM, petroleum products, LBP, and possible medical waste** from the **Former Hospital and Former USO Building** will reduce exposure pathways for respiratory illnesses and cancer-causing agents. Redevelopment of these sites into community-serving uses with commercial space combined with educational training will further improve health outcomes by eliminating blight, reducing stressors associated with crime, providing job training and entry-level employment opportunities, encouraging entrepreneurship, and creating safe, active spaces for residents to come together and socialize. Without EPA Brownfields funding, the City lacks the resources to address these environmental hazards, leaving vulnerable populations at continued risk.

d. Economically Impoverished/Disproportionately Impacted Populations: Residents in the target area have endured decades of **economic disinvestment**, resulting in persistent poverty, limited access to life-enhancing opportunities, and a daily landscape marked by aging, blighted buildings. The community ranks in the **65th percentile for low income** and the **79th percentile for unemployment**, underscoring the depth of economic hardship.¹³ The **economically impoverished** families in the target area face barriers to employment, which are compounded by

⁹ CDC Places.gov

¹⁰ ejamapi-84652557241.us-central1.run.app/report?fips=48363000600&buffer=0

¹¹ Dshs.texas.gov

¹² cdc.gov/lead-prevention/symptoms-complications/index.html

¹³ <https://pedp-ejscreen.azurewebsites.net/>



**City of Mineral Wells, TX
FY2026 US EPA Brownfields Multipurpose Grant**

the negative environmental consequences resulting from historic industrial operations. These sensitive populations suffer daily from environmental residual impacts, with stats validating the concerns, as the target area is in the **94th percentile for drinking water non-compliance, 72nd percentile for underground storage tanks, and 81st percentile in lead paint indicator.**¹³ Vacant and deteriorating properties create blight and safety concerns while exposing residents to contaminants like **ACM, LBP, and petroleum products**. These conditions disproportionately affect the sensitive populations who suffer the most from these environmental and economic burdens.

With funding from this EPA Multipurpose Grant, the target area will be able to break the cycle by investing in environmental assessments and cleanup at priority sites, removing hazardous materials, eliminate blight that is proven to increase crime, and reduce poverty levels, thereby restoring a vibrant hope for the future. Redevelopment will create new commercial opportunities, community event space, a veteran-focused employment training facility, and a new sense of security and pride. These redevelopments will encourage not only community engagement with neighbors, but it will provide growth, employment opportunities, and future tourism, with new commercial spaces generating a pathway to stability for those most impacted by decades of disinvestment.

Community Engagement. e. Prior/Ongoing Community Involvement: The City has continuously and for many years engaged its residents, area businesses, and project partners in discussions about the priority sites and their importance for revitalization through regular meetings and council sessions. These sites are critical to the growth and development of the City’s future, and community input solidifies the importance of these redevelopment opportunities. The City has built strong relationships with residents, local nonprofits, businesses, and government officials through special meetings and events, ensuring that all residents have a chance to be represented in the redevelopment of their community. Engagement has expanded through a stable outreach strategy that includes traditional media, social media, and public notices, providing transparent updates and opportunities for feedback. On April 1, 2025, the City introduced the Brownfield Multipurpose Grant opportunity during a city council meeting, inviting public participation in redevelopment efforts and planning. The City will continue ongoing communication with residents, businesses, and community partners to ensure that these stakeholders are actively assisting in the redevelopment of their City’s future. This collaborative approach ensures that the community members remain central to decision-making and will continue to guide implementation, fostering a vibrant and promising future for their community.

f. Project Involvement & g. Project Roles: The following project partners will be fully engaged in shaping decisions on site selection, cleanup strategies, and future reuse plans for all brownfield sites, with particular attention to the priority sites.

Name of org.	Mission	Point of contact	Specific involvement in the project or assistance provided
Mineral Wells Area Chamber of Commerce	Advance, support, and promote the economic vitality of the Mineral Wells Area and Palo Pinto County.	Seth Hobbs President & CEO ceo@mineralwellstx.com	Assistance/Decision Making: site identification and future-reuse planning.



Rotary Club of Mineral Wells	Provide service to others and promote integrity through its fellowship.	Mac Chestnut President mac@chestnutagency.com	Assistance/Decision Making: site identification and community outreach/education.
Mineral Wells Noon Lions Club	Empower volunteers to serve their communities, meet humanitarian needs, encourage peace, and promote understanding.	Brian Shoemaker First Vice President brianshoemaker@hotmail.com	Assistance/Decision Making: site identification and community outreach/education.
Parker County Economic Development Council	Promote business opportunities that strengthen the county, attract and retain industrial prospects, and enhance the local economy.	Chris Strayer Executive Director chris@parkercountyedc.com	Assistance/Decision Making: site identification and future-reuse planning.
America’s Small Business Development Center at Tarleton State University	Provide consulting, training, and research to small businesses, helping them start, grow, and prosper.	Charles Wohl Regional Director cwohl@tarleton.edu	Assistance/Decision Making: community outreach/education and future-reuse planning.

h. **Incorporating Community Input:** The City values community input and will work closely with residents, communities, and local project partners and organizations to identify sites and share project information throughout the grant period. The City announced its intent to submit the grant application via the city council agenda and posted the announcement on social media and the City website on April 1, 2025.

As a part of this grant project, a **Community Involvement Plan (CIP)** will be developed to outline engagement activities, timelines, project details, and key stakeholders, and will be made available for public review at City Hall and on a dedicated Brownfield Program webpage that will be created. **The Brownfield Project Team (BPT)**, made up of City staff, will host four community educational meetings either online or in-person throughout the grant period to solicit feedback, provide updates, answer questions, and gather feedback from residents and stakeholders. These meetings will be supplemented by regular public meetings and additional outreach efforts to ensure consistent communication and meaningful opportunities for input, especially for residents without internet access or those who prefer alternatives to in-person events. To ensure information is accessible to all community members, the City will use a variety of communication methods, including social media, email notifications, word-of-mouth through community partners, newspaper articles, postcards, fliers, and posters. Physical brochures and printed materials will be distributed at City Hall and at facilities operated by community project partners. Community members will be able to submit questions and comments through online forums and physical drop boxes located at City Hall and other accessible locations. To maintain transparency and accountability, responses to community input will be posted biweekly on the Brownfield Program webpage and shared via social media. The City has a translator available for all public meetings due to the high Hispanic population. Brochures and fliers will be available in Spanish upon request.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs:



Task 1: Program Management	
a.	<i>Project Implementation: Non-EPA-funded:</i> Using its own funding, the City will procure a qualified environmental professional (QEP) to assist with the Brownfield (BF) Grant project. The City’s BF Project Finance Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. <i>EPA-funded:</i> The QEP will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the five-year term of the grant. The travel budget allows for two staff to attend three BF training conferences/workshops.
b.	<i>Anticipated Project Schedule:</i> Procure QEP in Q1. ACRES & quarterly reporting begins in Q1 and continues throughout the grant. Annual reporting and forms created in Q5, Q9, Q13, Q17 and final closeout.
c.	<i>Task/Activity Lead:</i> City: Aaron Bovos, BF Project Finance Director
d.	<i>Outputs:</i> ACRES database reporting, 5 annual financial reports, 20 quarterly reports, and programmatic support for the five-year grant period. Two staff to attend three conferences.
Task 2: Outreach	
a.	<i>Project Implementation: EPA-funded:</i> Community Involvement Plan (CIP), outreach materials, BF webpage, and social media posts will be developed by the City’s BF Project Manager with assistance from the QEP. 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.
b.	<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.
c.	<i>Task/Activity Lead:</i> City: Michael Dunn, BF Project Manager
d.	<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: Site Inventory & Assessment	
a.	<i>Project Implementation: EPA-funded:</i> The City’s BF Project Director will work with target-area residents during outreach events to add to the site inventory. Identified abandoned and underused properties will be researched further by City staff using GIS and the property appraiser’s website. QEP will work with City staff to create an evaluation ranking tool to determine the order the sites will be addressed. The QEP conducts Environmental Site Assessments (ESAs), starting with the priority sites listed in this application. ASTM-AAI-compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs will include the Sampling and Analysis Plan (SAP). Prior to assessment, site-access agreements and property-eligibility determinations approval will be obtained. National Historic Preservation Act Section 106 consultations will be addressed when applicable.
b.	<i>Anticipated Project Schedule:</i> Meeting held in Q2 will continue the preliminary inventory process. Evaluation ranking process and assessments begins in Q3 and continues throughout the grant project.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the City: Nate Dyhre, BF Project Director.
d.	<i>Outputs:</i> Evaluation ranking tool, site inventory list, 18 Phase I ESAs, 1 Generic QAPP, 10 Phase II ESAs including SAPs, site-access agreements, property-eligibility determinations, Section 106 determinations (if applicable).
Task 4: Reuse Planning	
a.	<i>Project Implementation: EPA-funded:</i> Projects identified for cleanup. The QEP will prepare the Analysis for Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Plans, which include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate



**City of Mineral Wells, TX
FY2026 US EPA Brownfields Multipurpose Grant**

	remediation and/or reuse planning to reduce health/environmental risks. The QEP will assist the City in hosting charrettes/vision sessions. A planner will create the following EPA-approved planning documents: Infrastructure Evaluation (Condition Assessment & Capacity Study), Site Reuse Assessments, and BF Area-Wide Plan.
b.	<i>Anticipated Project Schedule:</i> Plans and charrettes begin in Q6 and will continue throughout the grant period.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the City: Michael Dunn, BF Project Manager.
d.	<i>Outputs:</i> 5 ABCAs, 2 vision sessions/charrettes, 1 Cleanup Plan, 1 Remediation Plan, 1 Infrastructure Evaluation – Condition Assessment & Capacity Study, 2 Site Reuse Assessments, 1 Brownfield Area-Wide Plan
Task 5: Cleanup & Oversight	
a.	<i>Project Implementation: EPA-funded:</i> The City and QEP will work with a remediation contractor as they perform site cleanup activities, including contractor mobilization/ demobilization and cleanup implementation. The City will work with the QEP as they manage the site cleanup activities, perform confirmation sampling, contractor oversight, cleanup reporting, and final remedial action report.
b.	<i>Anticipated Project Schedule:</i> Cleanup implementation 01/2027 to 06/2027 Final remedial action report 09/2027.
c.	<i>Task/Activity Lead:</i> The remediation contractor will implement cleanup activities with oversight from QEP and City: Nate Dyhre, BF Project Director.
d.	<i>Outputs:</i> 1 site ready for reuse, 1 job for oversight, 12 jobs for cleanup activities, 1 cleanup report, and 1 final remedial action report.

e. **Cost Estimates:** Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.*

- No administrative costs are included in the budget.
- The budget for this project includes travel, other (conference registration), supplies, construction and contractual costs only.
- **74% of the budget will be spent on the site-specific work (including 26% on remediation) and 20% on area-wide planning activities.**

Task 1 Program Management: Contractual: ACRES database reporting, yearly financial reporting, and quarterly reporting \$24,500 (140 hrs × \$175). Travel: 2 staff to attend 3 conferences for a total of \$8,550 (flights at \$700, 2 nights in hotel at \$250/night, incidentals and per diem at \$75 per day × 3 days × 2 staff × 3 events). Other: \$1,800 conference registration (\$300 per event per person).

Task 2 Outreach: Contractual: CIP \$3,300 (22 hrs × \$150); BF webpage, outreach brochure/handouts, social media posts \$3,000 (20 hrs x \$150); 4 community/educational meetings \$7,000 (10 hrs per meeting to include preparation and execution × \$175; \$1,750 each meeting); Supplies: \$1,460 (\$900 [450 printouts at \$2 each]; \$500 [5 display board printouts at \$100 each]; pens, markers, paper \$60).

Task 3 Site Inventory & Assessment: Contractual: BF site inventory and evaluation ranking tool creation \$12,000 (80 hrs × \$150); 18 Phase I ESAs \$90,000 (\$5,000 each); 1 Generic QAPP \$7,500; 10 Phase II ESAs including SAP \$330,000 (\$33,000 each).

Task 4 Reuse Planning: Contractual: 5 ABCAs \$35,000 (\$7,000 each); 2 vision sessions \$6,400 (\$3,200/meeting); 1 Cleanup QAPP \$7,500; 1 Remediation Plan \$12,500; 2 Site Reuse Assessment \$60,000 (\$30,000 each [Principal Planner: 42 hrs × \$250; Senior Planner: 50 hrs × \$200; PM



**City of Mineral Wells, TX
FY2026 US EPA Brownfields Multipurpose Grant**

Planner: 40 hrs × \$175; Support Personnel: 20 hrs × \$125]; 1 Infrastructure Evaluation \$40,000 (Principal Planner: 30 hrs × \$250; Senior Planner: 60 hrs × \$200; PM Planner: 60 hrs × \$175; Support Personnel: 80 hrs × \$125); 1 BF Area-Wide Plan \$90,000 (Principal Planner: 109 hrs × \$250; Senior Planner: 155 hrs × \$200; PM Planner: 145 hrs × \$175; Support Personnel: 51 hrs × \$125).

Task 5 Cleanup & Oversight: Construction: \$195,000 (Asbestos Abatement \$150,000 [Mobilize \$5,000, Equipment/Supplies \$12,000, Abatement \$92,000, Haul/Disposal \$41,000]; Universal Waste Removal/Mold/Duct Cleaning \$20,000; Lead Stabilization \$25,000).

Contractual: Cleanup Oversight \$64,490 (Daily oversight \$42,000 [30 days × \$1,400]; Per Diem \$5,250 [30 days × \$175]; Equipment \$6,000 [30 days × \$200]; Analytical \$2,520 [420 × \$6]; Mileage \$720 [6 × \$120]; 1 Final Reporting Document \$8,000)

Category	Tasks					Totals
	Program Management	Outreach	Site Inventory & Assessment	Reuse Planning	Cleanup & Oversight	
Travel	\$8,550					\$8,550
Other	\$1,800					\$1,800
Supplies		\$1,460				\$1,460
Contractual	\$24,500	\$13,300	\$439,500	\$251,400	\$64,490	\$793,190
Construction					\$195,000	\$195,000
Total Budget	\$34,850	\$14,760	\$439,500	\$251,400	\$259,490	\$1,000,000

f. **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 QEP, will meet quarterly to track project progress of outputs identified in 3.d. using an Excel spreadsheet and submit quarterly reports to the EPA. Project expenditures and activities will be monitored to ensure timely completion within the five-year time frame. Site-specific information will be entered into the ACRES database. Key outputs to be tracked include the number of community meetings with neighborhoods, community groups, and community partners; public meetings; environmental assessments; ABCAs; and cleanup redevelopment plans. 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 Capacity, b. Organizational Structure, & c. Description of Key Staff: The City of Mineral Wells will manage the Brownfields Multipurpose Grant through its Economic Development Department, which is well-positioned to oversee all programmatic, administrative, and financial aspects of the project. The **Brownfields Project Director** is **Nate Dyhre**, Executive Director of the Mineral Wells Economic Development Corporation. Mr. Dyhre has served in this role for three years and has extensive experience in job creation, business retention and expansion, and quality-of-life initiatives. He regularly collaborates with project partners and stakeholders to ensure alignment with community goals and will oversee the strategic direction and implementation of the grant. He will be responsible for the oversight of this grant program to ensure timely expenditure of funds and successful reporting. **Michael Dunn**, the City’s Building Official, will serve as the **Brownfields Project Manager**. Mr. Dunn has been in his position for four years and is responsible for code enforcement, planning and zoning,



City of Mineral Wells, TX
FY2026 US EPA Brownfields Multipurpose Grant

permitting and inspections, and contractor oversight. His experience working directly with citizens and coordinating with multiple departments makes him well-suited to manage the technical components of the grant and ensure timely progress on assessment activities. He will handle the day-to-day activities of this grant project and assist Mr. Dyhre. The **Brownfields Finance Director** is **Aaron Bovos**, Director of Finance and Assistant City Manager. Mr. Bovos has over a decade of experience in financial leadership, having served previously as the Chief Finance Officer for the City of Fort Worth. His responsibilities include comprehensive budget management, grant oversight, and stakeholder engagement. Mr. Bovos will manage all grant draw downs through ASAP.gov and ensure compliance with federal financial regulations. Together this team combines extensive expertise in economic development, municipal operations, and financial management, ensuring the City is fully capable of administering the Brownfields Multipurpose Grant effectively and efficiently. A qualified environmental professional (QEP) will assist with the technical portions of the project.

d. Acquiring Additional Resources: The City will hire a qualified QEP to assist with the technical and reporting aspects of the Brownfield Multipurpose 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. Throughout the project, the City will acquire additional resources as needed to ensure successful completion.

Past Performance and Accomplishments f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements (1) Purpose and Accomplishments: The City has successfully managed multiple non-EPA assistance agreements that are similar in scope and relevance to the proposed Brownfields Multipurpose Grant. In FY22, the City was awarded a \$500,000 Flood Mitigation Grant through the FEMA/Texas Water Development Board (TWDB) program. This grant allowed the City to conduct a comprehensive study identifying areas within the community that experience repetitive flooding and to evaluate opportunities for mitigation. The study provided actionable data and recommendations that will inform future infrastructure planning and hazard reduction strategies. The grant was closed out in September of 2023 with all funds expended. In FY25, the City received a \$579,000 Green Ribbon Grant from the Texas Department of Transportation (TXDOT). The purpose of this grant is to enhance the visual and environmental quality of transportation corridors through landscaping and beautification efforts. The City's project includes the installation of hardscape features, irrigation systems, and enhanced landscaping along approximately three miles of roadway. These improvements are designed to support community pride, attract investment, and improve the overall aesthetic of key transportation routes. The project is currently underway and is expected to be completed and closed out by February 2026.

(2) Compliance with Grant Requirements: For both the Flood Mitigation and Green Ribbon grants, the City has maintained full compliance with all programmatic and financial requirements. The City adhered to the approved work plans, met all scheduled milestones, and fulfilled the terms and conditions outlined by the awarding agencies. Reporting was completed in a timely and acceptable manner, and no compliance issues were encountered during the administration of either grant. Progress toward expected outcomes was consistently documented and communicated to the respective agencies, demonstrating the City's capacity to manage complex projects and deliver results in alignment with federal and state expectations. The Brownfield Project Team is well versed in managing many state and federal grant projects and will be able to track progress within ACRES and complete all required draw downs in ASAP.gov.



City of Mineral Wells, TX

**FY26 Brownfield Multipurpose Grant
Threshold Criteria**



Threshold Criteria

1. Applicant Eligibility

- a. The City of Mineral Wells (City), Texas, is eligible to apply for an EPA Brownfields Multipurpose Grant as a local unit of government as defined under 2 CFR § 200.64.
- b. The City is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

The City values community input and will work closely with residents, communities, and local project partners and organizations to identify sites and share project information throughout the grant period. The City announced its intent to submit the grant application via the city council agenda and posted the announcement on social media and the City website on April 1, 2025.

As a part of this grant project, a **Community Involvement Plan (CIP)** will be developed to outline engagement activities, timelines, project details, and key stakeholders, and will be made available for public review at City Hall and on a dedicated Brownfield Program webpage that will be created. **The Brownfield Project Team (BPT)**, made up of City staff, will host four community educational meetings either online or in-person throughout the grant period to solicit feedback, provide updates, answer questions, and gather feedback from residents and stakeholders. These meetings will be supplemented by regular public meetings and additional outreach efforts to ensure consistent communication and meaningful opportunities for input, especially for residents without internet access or those who prefer alternatives to in-person events. To ensure information is accessible to all community members, the City will use a variety of communication methods, including social media, email notifications, word-of-mouth through community partners, newspaper articles, postcards, fliers, and posters. Physical brochures and printed materials will be distributed at City Hall and at facilities operated by community project partners. Community members will be able to submit questions and comments through online forums and physical drop boxes located at City Hall and other accessible locations. To maintain transparency and accountability, responses to community input will be posted biweekly on the Brownfield Program webpage and shared via social media. The City has a translator available for all public meetings due to the high Hispanic population. Brochures and fliers will be available in Spanish upon request.

3. Target Area

The target area for this Multipurpose Grant application is the city limits of Mineral Wells.



4. Affirmation of Brownfield Site Ownership

The City is the sole owner of the Former USO Building located at 600 North Oak Avenue, having acquired the property via purchase on March 19, 1946. The City affirms that this property meets the CERCLA § 101(39) definition of a brownfield and is:

- a) NOT listed (or proposed for listing) on the National Priorities List;
- b) NOT 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 subject to the jurisdiction, custody, or control of the US government.

5. Use of Grant Funds

The Multipurpose Grant funds will be used to conduct assessment, cleanup, and programmatic support of the Multipurpose Grant. In addition, funds will be used to conduct community outreach, brownfield inventory and prioritization, and remediation/reuse planning, thus moving the noted priority sites within the target area closer to their overall redevelopment goals. The plan for assessment and cleanup expenditures is presented on the following pages of the Narrative portion of this application:

- Remediation of the Former USO Building – **pages 2, 9–11**
- Ten (10) Phase II ESA following the Texas EPA’s Site Remediation Program (SRP) comprehensive site assessment requirements – **pages 9–11**
- One (1) Brownfields Area-Wide Plan– **pages 3, 9–11**

6. Expenditure of Existing Grant Funds

The City affirms it does not have an open EPA Brownfields Multipurpose Grant or Assessment Grant.

7. Contractors and Named Subrecipients

Not Applicable.