



December 3, 2012

Ms. Mary Kemp
1445 Ross Avenue
Suite 1200 (6SF-VB)
Dallas, TX 75202-2733
Telephone: 214-665-8358

Re: Submittal of EPA Brownfield Community Wide Assessment Grant Application Fiscal Year 2013
Means of Submittal – U.S. Postal Service
City of San Antonio, Texas

Dear Ms. Kemp:

The City of San Antonio is pleased to submit this Proposal for the Community-Wide Brownfields Assessment Grant in response to U.S. EPA RFP #EPA-OSWER-OBLR-12-07.

With a population of close to 1.4 million people, the City of San Antonio is the 7th largest City in the United States, and the second largest City in the State of Texas. While the City has grown rapidly over the past few decades, that growth has been concentrated towards undeveloped greenfield land far from the City's central district.

Despite the prosperity of some of San Antonio's outlying areas, the leadership of the City has recognized the need to outline a strategic reinvestment plan for targeted inner-city neighborhoods. Between 2009-2011, the City completed a community-driven process to develop three Reinvestment Plans. This planning effort targeted three key areas: Guadalupe Westside, Dignowity Hills, and the Roosevelt Corridor. All three areas have some of the most impoverished populations in the region. Among a range of ambitious goals and actions, each Reinvestment Plan identified adaptive reuse and environmental cleanups as essential components to revitalization. The 2009 Westside Reinvestment Plan, for example, called for the adoption of "an adaptive reuse ordinance that incorporates financial and construction incentives to address sustainable inner city revitalization". The 2009 Roosevelt Corridor Reinvestment Plan has a priority action to "establish funds for brownfield remediation to facilitate redevelopment of former industrial sites", while the 2009 Dignowity Hill Neighborhood Plan also emphasized the need to "encourage investment and adaptive reuse of former industrial or warehouse structures".

These Reinvestment Plans became working blueprints for inner-city revitalization. Major projects have already been completed or are about to be underway because of this reprioritization of development. VIA, the local mass transit agency of San Antonio, is investing in the renovation of the City's old train station into a Westside Multimodal Center. Along the Roosevelt Corridor, the Center City Development Office executed an incentive agreement in June of 2012 with the developer of the Blue Star Phase II project, to provide over \$4.4 million dollars in incentives to construct 320 housings units and other improvements on a former industrial site.. Also within the Roosevelt corridor, the National Park Service is in the process of nominating the historic missions along the South San Antonio River as a World Heritage Site. On the East Side



(Dignowity Hills), the City allocated \$2 Million in 2010 for the construction, renovation, and environmental remediation of the Good Samaritan Hospital building and surrounding properties in order to help Alamo Colleges develop the Veterans Outreach and Training Center.

These projects have demonstrated substantial investments on the part of the City and its partners to implement the Reinvestment Plans for these targeted areas. However, vast resources are still needed to address these area's remaining brownfields, which continue to add significant financial and regulatory risks to prospective developers when considering inner-city development in San Antonio. The funds the City is requesting will greatly assist in removing a major barrier to reinvestment in areas that desperately need new growth opportunities.

IV.C.2.a. Applicant Identification: City of San Antonio, Texas, Center City Development Office, Frost Bank Tower, 100 W Houston Street, 19th Floor

IV.C.2.b. DUNS Number: 066428400

IV.C.2.c. Funds Requested:

- i) **Grant Type:** Community Wide Assessment
- ii) **Federal Funds Requested:** \$400,000
- iii) **Contamination:** \$200,000 Hazardous Substances; \$200,000 Petroleum
- iv) **Community-Wide**

IV.C.2.d. Location: City of San Antonio, Bexar County, Texas

IV.C.2.e. Not applicable

IV.C.2.f. Contacts:

- i) **Project Coordinator:** Mr. David D. Garza, P: 210-207-8122 / F: 210-207-8151; David.Garza@sanantonio.gov; City of San Antonio, Frost Bank Tower, 100 W. Houston, 19th Floor, San Antonio, TX 78283-3966
- ii) **Office Director:** Ms. Lori Houston, P: 210-207-2129 / F: 210-207-8151; Lori.Houston@sanantonio.gov; City of San Antonio, Frost Bank Tower, 100 W. Houston, 19th Floor, San Antonio, TX

IV.C.2.g. Date Submitted: December 3, 2012

IV.C.2.h. Project Period: Three (3) years

IV.C.2.i. Population: 1,326,528

IV.C.2.j. Not applicable

The City of San Antonio and the Center City Development Office greatly appreciates your consideration of this application. We hope we can be an active and innovative partner with the Environmental Protection Agency as they continue to work to promote sustainable and livable communities across the United States.

Sincerely,

Lori Houston
Director / Center City Development Office

Cc: Mr. Don West, Environmental Management Support, Inc. 8601 Georgia Avenue, Suite 500, Silver Spring, MD 20910 (301-589-5318)

Ranking Criteria for Assessment Grants

V.B.1. Community Need (40):

V.B.1.a. Health, Welfare, and Environment (20)

The San Antonio metropolitan area was recently ranked as one of the most economically segregated in the country. According to an August 2012 study of the 30 largest metropolitan areas in the country by the Pew Research Center, the San Antonio metropolitan area contained the highest combined percentages of low-income and high-income households living in, respectively, majority low-income and majority high-income Census Tracts¹. The lack of wealth distribution in San Antonio has resulted in concentrated areas of poverty.

This reality of economic conditions is contrary to the perception of economic prosperity and growth that San Antonio has had from many media sources. The majority of investment and development in the region has occurred in rapidly growing greenfield areas. This growth was fueled by a robust housing market and facilitated by the availability of large amounts of vacant land within the City of San Antonio's boundaries. However, this growth has been at the expense of older San Antonio neighborhoods. With the exception of the immediate downtown core of San Antonio, which has long been a healthy tourist center, many other inner-city neighborhoods, while rich in cultural history, have been plagued with blight and high environmental health disparities.

In the wake of this economic struggle, the City of San Antonio has identified three underserved areas in the City and has targeted them for redevelopment and revitalization efforts. These struggling communities, referred to by City staff as Reinvestment Areas (RAs), include the Dignowity Hill Neighborhood located due east of downtown, the Guadalupe Westside Community located west of downtown, and the Roosevelt Corridor that extends from just southwest of downtown to near the decommissioned Brooks Air Force Base. Within the past 5 years, comprehensive Reinvestment Area Plans have been developed for these three areas. Each of these Reinvestment Plans specifically outline the redevelopment or repurposing of abandoned commercial and industrial structures as key action items to successfully revitalize these neighborhoods.

To quantify the brownfields that could impact the City's blighted areas, the City of San Antonio began performing an inventory of potential brownfields sites in June of 2011. A total of 1239 sites comprise the current brownfields inventory that include 598 vacant lots and structures located along 13 key inner-city street corridors, as well as 590 city-owned properties. Over 25% of these sites were identified in the Reinvestment Areas, with many others in adjacent neighborhoods. Of these sites, 114 were identified in the Dignowity Hill Neighborhood, 168 were identified in the Guadalupe Westside Area, and 44 were identified on the Roosevelt Corridor.

In addition to the presence of these potential brownfields sites, statistics for the area point to the health and welfare challenges faced by the targeted areas. The Census Tracts (1105, 1919, and 1508) correspond to the three targeted Reinvestment Areas (Guadalupe Westside Community, Dignowity Hills, and the Roosevelt Corridor respectively).

¹ Pew Research Center – "The Rise of Residential Segregation by Income" – Wednesday, August 1, 2012 (Available at: <http://www.pewsocialtrends.org/files/2012/08/Rise-of-Residential-Income-Segregation-2012.2.pdf>)

	US	Texas	Bexar County	San Antonio	Census Tract #1105	Census Tract #1919	Census Tract #1508
Minority (Non-White) Population	27.6%	29.6%	27.1%	10.1%	31.9%	42.6%	31.3%
Hispanic / Latino Population	16.3%	37.6%	58.7%	60.9%	89.9%	73.3%	87.9%
Households with Individuals <6	12.7%	15.37%	14.83%	14.26%	42.9%	19.8%	34.1%
Households with Individuals 65+	24.9%	21.2%	21.1%	21.3%	19.0%	28.2%	15.1%
Families w/ Female Householder, No Husband Present, Related Children <18	8.49%	9.67%	11.21%	11.83%	42.0%	11.6%	36.5%

Source: 2010 Census

The 2010 census data shows an extremely high sensitive population within the three reinvestment areas where much of the City's potential brownfields exist. The percent of Hispanic / Latino population for the three corresponding census tracts (1105, 1919, and 1508) are 89.9%, 73.3% and 87.9%, respectively, compared to the U.S. and Texas Hispanic / Latino populations at 16.3% and 37.6%, respectively. The minority (non-white) populations in these Tracts are also at higher rates than those measured by the Census at the national and state level. In census tract 1105, families with a female householder and no husband present with related children less than 18 years of age are five times that of the state and national average and four times higher in Census Tract 1508. Among all the Census Tracts in Bexar County, in fact, Tracts 1105 and 1508 have the first and second highest percentages, respectively, of households led by a single mother. Census Tract 1105 also has the third largest concentration of households with children less than 6 years of age. While the Dignowity Tract (#1919) has rates of households with young children only slightly above the national and state averages, this Eastside area in particular does have an elderly population concentration 33% above the state average, and an African-American population at 2.5 times greater concentration than that of Bexar County.

The zip code 78207, which includes Census Tracts 1105 and much of the Guadalupe Westside area, is of particular interest. It is one of 10 target zip codes that the San Antonio Department of Health has identified in their 2010 annual Health Profiles report. These zip codes are known as high-risk areas because of ongoing public health problems and higher demand for social/city services. An additional study by the San Antonio Department of Health identified 167 cases of lead-based paint contamination in children from 2006-2012 in this zip code. This is the highest amount of recorded cases than in any other zip code in San Antonio. All of these target areas contain aging structures. Census Tract 1108 and the surrounding area contain a mix of commercial and residential uses, as well as historical industrial uses of various sizes. Bexar County Appraisal District (BCAD) property data shows that nearly 85% of all structures in this target tract were built prior to 1978, when asbestos and lead-based paint were highly-used construction materials. Census Tract 1919, which encompasses all of the Dignowity Reinvestment Area and some additional territory, has over 95% of its structures constructed prior to 1978, according to BCAD. This disparity indicates that children are exposed to more lead from the older structures existing in the Reinvestment Areas.

Specific historic uses in the areas targeted in this grant application also exemplify the need for additional resources from the EPA Brownfields program. The Roosevelt Reinvestment Area includes the former "Big Tex" site, which in 2009 had over 2000 tons of asbestos contaminated soil removed in an EPA supervised cleanup². While the "Big Tex" site is now being supported by the City for a new mixed-use development project, potential brownfield sites remain throughout the area, including a 32-acre former brewery site and various abandoned gas stations and smaller sites. Additionally, active uses, including a metal recycling facility and auto service stations, pose potential contamination threats to surrounding neighborhoods and businesses. In recent local revitalization planning efforts conducted by the City of San Antonio for neighborhoods in the Northern section of the Roosevelt Reinvestment Area, addressing brownfields was one of the major concerns identified by community members as essential to improving the quality of life in this area.

A recent Phase I performed for a brownfield site in the Guadalupe Westside neighborhood revealed a historic use of dye works on one property, as well as historic service stations in adjacent areas with unknown regulatory status. While this is a recent snapshot of the potential contamination in the Westside area, the findings confirm the continued presence of recognized environmental conditions. Past assessment efforts in the Westside neighborhood identified former dry cleaning sites and gas stations. While some of these sites have been cleaned and redeveloped into successful projects (see section V.B.2.c.iii), additional resource needs remain to address the remaining abandoned brownfields that are a continued hazard to the community.

The major brownfield in the Dignowity area is the Friedrich complex, which spreads over 2 city blocks and was the site of a former refrigeration plant. Recent assessments conducted by the City revealed a high level of asbestos in the buildings on the site, as well as high concentrations of lead-based paint, mold volatile organic compounds (MVOCs), Total Petroleum Hydrocarbons (TPH), and Polychlorinated Biphenyls (PCBs). Occupants of this structure recently had to be relocated because of code enforcement action related to these documented environmental problems. The Friedrich and other smaller abandoned industrial properties in Dignowity are often directly adjacent to active historic neighborhoods, creating unique challenges to development and environmental health.

The chemicals present in these brownfields areas are known to cause environmental health disorders. Lead causes neurological disorders in infants as a result of prenatal exposure, as well as kidney and liver damage and anemia. Benzene, which is found on the sites of many abandoned gas stations, contribute to immune system deficiencies and increased leukemia rates. Exposure by pregnant women to PCBs can cause birth defects, while molds can cause nausea and infections to all exposed populations.

The combination of high amounts of sensitive populations (such as the elderly and single parent households with young children), the concentration of majority-minority neighborhoods, and the documented cases of many older properties with real or perceived environmental risks in these inner-city areas create a litany of factors that make resources for brownfields urgently needed for the City's program.

V.B.1.b. **Financial Need (20)**

San Antonio has had to weather several economic storms in the two past decades. The closing of numerous large industries in the area has had a significant impact on the City. Industries that closed their

² <http://www.epa.gov/superfund/spanish/pdfs/BigTexFctSht10-2009.pdf>

doors in the City included Titan Holdings, USLD Communications and Builders Square. In addition, two major breweries, Pearl and Lone Star closed. Both had been a substantial contributor to the local economy since the late 1800's. These closings caused a domino effect on other businesses such as the Texas Transportation Company, a Class III short-line railroad in San Antonio. Another 700 jobs were lost in 2009 with AT&T's decision to move their headquarters to Dallas.

In addition to industry closings, base realignment and closure (BRAC) activities with the local military bases has also had a significant impact. The military has long had a significant presence in San Antonio. For example, the first military flight took place at nearby Brooks Air Force Base. The Air Intelligence Agency is located at Lackland Air Force Base. Brooke Army Medical Center is the leading treatment center for burn victims in the military, and Fort Sam Houston is the home of the United States Army Medical Command (MEDCOM), among many other major missions present in San Antonio. Brooks Air Force Base officially ceased on September 15, 2011. The Department of Defense (DoD) BRAC activities are estimated to have a substantial impact on the local economy. In fact, the DoD calculated an impact estimated at \$13.3 billion in 2006. When Brooks AFB was removed from the Base Realignment and Closure list, city, state, military, and community planners began several years of hard work to develop a plan to privatize the gradual transition in ownership from Brooks AFB to the Brooks Development Authority.

Just like many cities across the United States, San Antonio has experienced major job losses, double-digit inflation, and five straight years of revenue shortfalls due to a decreasing tax base. Brownfields are now visible all over the City, especially along once thriving corridors like East Commerce Street (located in the eastern Dignowity Hills area), Guadalupe Street (located on the City's near West Side), and Roosevelt Avenue (located on the near South Side near San Antonio's historic mission sites). The investment climate for developers, significantly restricted since the real estate bust of 2008, has directed activity towards the outskirts of San Antonio's city limits. It is in these areas where there are large tracts of land available for traditional subdivisions and office parks, and relatively risk-free development opportunities compared to brownfield sites.

According to 2010 Census data, and the American Community Survey (2006-2010), the following demographics should be noted:

Financial Need Demographic Information							
Conditions	US	TX	Bexar County	San Antonio	Census Tract #1105	Census Tract #1919	Census Tract #1508
Minority (Non-White) Population*	27.6%	29.6%	27.1%	27.4%	31.9%	24.3%	5.7%
Hispanic / Latino Population*	16.3%	37.6%	58.7%	60.9%	89.9%	73.3%	87.9%
Unemployment Rate**	8.2%	6.8%	6.5 %	6.7%	24.8%	5.5%	18.9%
Per Capita Income**	\$27,334	\$24,870	\$23,225	\$21,812	\$6,842	\$13,610	\$8,301
Median Household Income**	\$51,914	\$49,646	\$47,408	\$43,152	\$11,172	\$23,316	\$14,352
Families Below Poverty Line**	10.1%	13.0%	13.20%	15.0%	57.5%	25.4%	68.9%

Individuals Below Poverty Line**	13.8%	16.8%	16.9%	18.9%	58.6%	28.3%	69.1%
Families with Children < 18 below Poverty Line**	15.7%	19.1%	19.3%	21.5%	46.5%	21.9%	77.7%

*2010 Census

**2010 American Community Survey (5-Year Profile: 2006-2010)

US Census Tracts 1105, 1919, and 1508 are located in the areas where the community-wide assessment funds will be focused, and serve as central tracts to the City's three Reinvestment Areas. These areas already have the following significant economic disadvantages:

- Unemployment for targeted areas average as much as 30% higher than the national average.
- The average per capita income for these census tracts is greater than three times less than the national average.
- The median household income is greater than three times less than the national average.
- Many of the families living in these census tracts are living well below the poverty level. In Census Tract 1105, almost 58% of the families live below the poverty level and over 68% in Census Tract 1508.
- Families with children below 18 years of age living below the poverty level are as much as five times that of the national average.

The clearest picture of the condition of these areas of San Antonio is revealed by looking at basic population data. San Antonio was one of the fastest growing of America's largest cities between 2000 and 2010. However, while the population exploded in City Council Districts on the far North and West sides of the City, growing their numbers by as much as 30%, the Council Districts representing downtown and nearby urban neighborhoods were the only ones to record a population loss, losing between 3 and 4 percent of their 2000 Census population. The Mayor's Office and numerous City departments have used every creative tool at their disposal to reverse this trend. Mayor Julian Castro, through his SA2020 planning effort, set a target to add 7,500 more housing units to downtown by the year 2020. The Center City Development Office has developed financial incentive programs to make inner-city development more attractive, including city fee waivers, tax rebates, and low-interest loans. Over the past year, the City has even established a housing downpayment assistance program to encourage City employees to buy their first home in the inner city. Despite that growing commitment of time and resources, there remain enormous and costly barriers that brownfields cause to investors and developers in these economically distressed areas. Brownfield sites in the Reinvestment Areas have remained abandoned for decades, and resources are still needed to lure developer investment in brownfields more financially attractive, especially when there is abundant greenfield land located on the outskirts of San Antonio and its suburbs. The funds requested for Community-Wide Assessment from the Environmental Protection Agency will be a fundamental component of our growing toolkit to address environmental and health disparities in the inner-city and to implement the revitalization and infill development strategies set out for our three Reinvestment areas.

V.B.2. Project Description and Feasibility of Success (100)

V.B.2.a. Project Description (20)

San Antonio created the City's first dedicated brownfields program in the fall of 2011. Housed in the Center City Development Office, the program has already performed a thorough inventory of potential brownfield sites in the Reinvestment areas targeted for this grant. The program has established close working relationships with EPA Region 6, the Texas Commission on Environmental Quality, and other local brownfields programs throughout the state. The program has already helped facilitate environmental assessments for two key properties in the City's Central Business District, and has been a resource for property owners and developers that are seeking advice and assistance on redeveloping brownfields. This initial success was positively noted by the San Antonio City Council in September of 2012 when they approved \$200,000 in general fund money to allow the San Antonio Brownfields Program to conduct assessments over the next fiscal year. This money will go towards 20 Phase I and Phase II Assessments.

The funds requested from the EPA will be utilized to enhance this initial seed money from Council. Tasks to be completed with the Community-Wide Assessment funds will include involving the public by holding community outreach events, conducting Phase I and Phase II Environmental Site Assessments (ESAs), and developing cleanup plans where needed for sites that have interested buyers or those that have a high potential for redevelopment.

San Antonio plans to address sites in the three Reinvestment Areas located due east, west and southwest of downtown. San Antonio will focus its greatest effort on brownfield sites that are located in US Census Tracts 1105, 1919, and 1508. These Census Tracts are central to all three Reinvestment Areas, and some of the most prominent of the City's brownfields are located within them. Moreover, each Reinvestment Area targeted by this grant has had its own Reinvestment Plan document completed between 2009 and 2011. Adopted by the San Antonio City Council, these three Reinvestment Plans specifically outline addressing brownfields and redeveloping older properties as a major milestone to a successful revitalization of these distressed areas.

The San Antonio Brownfields Program built a foundation for the timely and transparent use of EPA Brownfields funds received. The key existing elements of the program include:

- Brownfields Technical Team - this working group is comprised of City personnel from 11 City departments and serves to provide technical input, devote staff and resources for program support and implementation.
- Brownfields Inventory Evaluation System - the Technical Team has developed a prioritization screening process based on 20 variables to evaluate vacant sites that may be candidates for the program. This system has already assisted the program in identifying brownfield sites with the highest potential for success if redeveloped. Letters have been mailed to property owners and developers of these top scoring sites as part of our initial program outreach.
- Brownfields Program Policy – This guiding policy document was developed by members of the Technical Team. It contains an outline of the goals, strategies, and principles behind the City's Brownfield Program and will be adopted by the City Council over the next fiscal year.
- Brownfields Advisory Committee - The City of San Antonio has formed a Brownfields Advisory Committee through which brownfields personnel from the community and local bankers, realtors, and other stakeholders are able to provide input into the City's brownfields program.

- Capital Improvement Management Service (CIMS) - This City Department has already been performing Phase I and Phase II ESAs within the three targeted brownfields areas per the City's required procedures for infrastructure projects.
- Brownfields Mapping Tool – City staff has developed an interactive online mapping site which will allow the public to suggest sites for consideration for our program. The locations selected online will be evaluated and prioritized using our existing evaluation system.
- Partnerships with other agencies and municipalities - In preparation for developing San Antonio's Brownfields program, several of the City's key personnel has traveled to meet with representatives of the Texas Commission on Environmental Quality (TCEQ), EPA Region 6, and other cities that have managed successful brownfields programs.

The City has successfully managed previous brownfields assessment grants, and has a proven track record of managing federal and state grants. San Antonio has the capacity to use EPA assessment dollars towards the most urgently needed brownfield projects, and these efforts will be backed up by community-supported planning strategies that will guide our assessment projects.

V.B.b.i. Project Budget (20)

The proposed budget for the EPA Community-wide Assessment Grant is presented in the following table. Hazardous Substances and Petroleum are addressed by separate detailed budgets, and task descriptions are provided below the table:

Budget Categories	Budget for Petroleum Assessment Grant Funds				
	(Task 1) Community Outreach	(Task 2) Phase I Investigations	(Task 3) Phase II Investigations	(Task 4) Cleanup Planning	Total
Personnel	\$3,000	\$3,000	\$2,500	\$3,500	\$12,000
Fringe Benefits					
Travel	\$2,500				\$2,500
Equipment	\$2,000				\$2,000
Supplies	\$3,000				\$3,000
Contractual	\$6,000	\$49,500	\$100,000	\$25,000	\$180,500
Other					
Total	\$16,500	\$52,500	\$102,500	\$28,500	\$200,000
	Budget for Hazardous Materials Assessment Grants				
Personnel	\$3,000	\$3,000	\$2,500	\$3,500	\$12,000
Fringe Benefits					
Travel	\$2,500				\$2,500
Equipment	\$2,000				\$2,000
Supplies	\$3,000				\$3,000
Contractual	\$6,000	\$49,500	\$100,000	\$25,000	\$180,500
Other					
Total	\$16,500	\$52,500	\$102,500	\$28,500	\$200,000

Task 1, Community Outreach: Costs associated with this task will be used to build upon/implement the community outreach plan discussed later in this application. Jonah Katz, Senior Planner, will be assigned to carry out the community outreach strategies, such as workshops and presentations. Contractors with health and environmental engineering experience, that are already under contract with the City's Capital Improvements Management Services (CIMS) department, will be used in some of the outreach efforts, which are anticipated to cost approximately \$12,000. EPA funding provided for this task will be used to cover the costs associated with meeting notification and provision of meeting materials such as large scale maps, informational handouts, and proposed schematic designs (cost estimate: three years of outreach @ \$1,000/year = \$3,000 for each of the petroleum and the hazardous substance grants).

Travel to conferences has been included in the community outreach budget. The City of San Antonio staff will attend two national brownfields conferences and the Region 6 EPA New Grantees Meeting. The City of San Antonio anticipates that the cost for two attendees to attend one national conference for a total cost of \$3,000. The City of San Antonio anticipates that the cost for two attendees to attend one national conference for a total cost of \$3,000. Therefore, the City of San Antonio has a budget of \$3,000, which would allow two representatives to attend the one national conference (or \$1,500 for each of the petroleum and the hazardous substance grants). The City of San Antonio has also a budget of \$2,000 for two representatives to attend the Region 6 EPA New Grantees Meeting (or \$1,000 for each of the petroleum and the hazardous substance grants).

Task 2, Phase I ESAs: Upon suitable review, ranking and selection by the Brownfields Advisory Committee, approximately 26 Phase I ESAs are estimated to be conducted. The Phase I ESAs for some of the smaller properties such as old service stations and dry cleaning operations are estimated to average approximately \$3,500 each. The City of San Antonio anticipates performing approximately 22 of these smaller Phase I ESAs, which will cost approximately \$77,000 to complete. The City estimates that four Phase I ESAs will be completed on larger commercial and light industrial properties at approximately \$5,500 per site for a total of approximately \$22,000 for the larger properties. Therefore, the City of San Antonio is budgeting \$99,000 for the 26 Phase I ESAs to be completed. Approximately one-half of the Phase I ESAs will be conducted on petroleum sites and therefore \$49,500 of the total cost is budgeted for petroleum sites and \$49,500 is budgeted for hazardous sites. Phase I ESAs will be performed in accordance with EPA's All Appropriate Inquiries rule per 40 CFR Part 312 and the ASTM E1527-05 standard.

Task 3, Phase II ESAs: We estimate that 10 Phase II ESAs will be completed for \$20,000 per site for a total cost of \$200,000. These 10 sites will include site-specific a Generic and Site-Specific Quality Assurance Project Plans, or (QAPPs). The total costs will be split evenly between the budget for hazardous and petroleum sites, which equals \$100,000 for hazardous sites and \$100,000 for petroleum sites. These Phase II ESAs will be performed in accordance with state and/or federal ESA standards and/or state UST standards for performing environmental assessments and will be governed by QAPPs and Health and Safety Plans that will receive prior EPA approval before beginning the Phase II ESAs. The Phase II ESAs will focus on the nature and initial extent of contamination so that cleanup alternatives and estimated cleanup costs for redevelopment purposes can be determined.

Task 4, Cleanup Planning: We estimate completing clean up plans for four sites at an estimated cost of \$12,500 per site for a total cost of \$50,000. Approximately one-half of the cleanup planning is estimated to be conducted on petroleum sites so \$25,000 of the total cost is budgeted for petroleum sites and \$25,000 is budgeted for hazardous sites. This task involves conducting a feasibility study of remedial options and

estimating cleanup costs based on a specific or various redevelopment scenarios for the sites where Phase II ESAs were conducted. Existing economic development plans and public input through the community involvement process will be used to determine future uses of prospective redevelopment sites.

V.B.2.b.ii Tracking and Measuring Progress (10)

San Antonio will measure success by tracking level of community participation and the number of properties assessed and redeveloped. Based upon the inventory of brownfield properties and potential redevelopments, San Antonio plans to report projected outcomes such as brownfield properties being put into reuse, increased tax revenue, leveraged capital investment, business and job creation, and number of community enhancements. Results will be reported through a series of bilingual community meetings and utilization of the city's website and public access channel.

The City of San Antonio will track and measure proposed project outcomes and outputs in the EPA ACRES database on quarterly basis throughout the project performance period. In addition, quarterly and annual reports and a final project report will provide a cumulative project narrative outlining progress on both short-term and long-term project goals. MBE-WBE forms and Financial Status Reports will also be submitted within the 30 days after the close of the reporting periods. The table below provides a list of outputs, output goals, and outcomes that will be tracked.

Proposed Project Outputs and Goals	
Outputs Tracked	Output Goals
Number of Sites Identified	200
Number of Outreach Meetings Held	Quarterly
Number of Brownfield Advisory Committee Meetings Held	Quarterly
Number of Brownfield Technical Committee Meetings Held	Quarterly
Number of Meetings with Property Owners	100
Number of Meetings with Prospective Developers	10
Number of Phase I Assessments Completed	26
Number of Phase II Assessments Completed	10
Number of Cleanup Plans Completed	4
Amount of sources of funding acquired to leverage brownfield funding	5
Number of Regional Brownfield Website hits, comments, and questions	>500

Outcomes Tracked
Number of Sites Remediated
Amount of Funding leveraged for clean-up and reuse
Number of acres total remediated
Number of acres reused & type of reuse
Number of new jobs created from redevelopment
Amount of Funding Invested in Development
Amount of increase in tax base

Number of acres of community greenspace created
Number of housing units provided through the reuse of sites
Achieve measurable environmental / public health improvements

V.B.2.b.iii Leveraging (10)

EPA Assessment Funds will be leveraged by several other funding sources dedicated to addressing brownfields and improving the City's three Reinvestment Areas. Documentation of these sources of leveraging are accompanied in attached exhibits to this grant proposal under Appendix D.

City of San Antonio General Fund – The City will leverage up to 47% of total assessment project costs with in kind funds through use of city personnel and city facilities for brownfield program management, as well as \$200,000 in General Fund Allocations for assessment projects (Exhibit A).

City of San Antonio (Municipal Bond Projects) - In May of 2012, San Antonio voters approved five propositions that comprise the City of San Antonio's \$596 million Bond program. The program includes 135 projects designed to improve, acquire, construct and enhance new and existing local streets, bridges, sidewalks, drainage facilities, parks, athletic facilities, libraries, and public safety centers. Nearly \$80 million of this bond money is dedicated for 15 improvement projects in the Roosevelt, Dignowity, and Guadalupe Westside Reinvestment Areas. (Exhibit B)

Texas Commission of Environmental Quality (TCEQ) – TCEQ is the state environmental oversight agency for Texas. State funds are available to supplement the program by performing targeted brownfield assessments. The TCEQ has already pledged funds from their assessment program for a project in one of the Reinvestment Areas. TCEQ will also provide in-kind funds through technical assistance from their staff. (Exhibit C)

VIA Metro Transit – VIA is the metropolitan transit district of the San Antonio region. Funds have been dedicated over the next 3 years to developing a new Westside Multimodal Center at one of San Antonio's historic train depots, and in the acquisition of multiple brownfields to expand the center into a large civic plaza and park (Exhibit D)

San Antonio Housing Authority (SAHA) – SAHA is the local public housing agency of San Antonio. They are committed to allocating Capital Improvement, Replacing Housing Factor, and other funds to leverage assistance provided to redeveloping brownfield areas. (Exhibit E)

Alamo Area Council of Governments (AACOG) – AACOG is a voluntary organization of local governments and organizations that serves its members through planning, information, and coordination activities. AACOG will leverage funds provided by the Economic Development Agency (EDA) to develop projects and plans for the areas targeted in this grant, and provides job training and employment resources as a Workforce Services provider funded through federal and state grants. (Exhibit F)

San Antonio River Authority (SARA) – SARA is the sanctioned river authority of the San Antonio River Basin. The Westside Creeks Restoration project will invest a total of \$45 million dollars in restoring the environmental conditions of urban creeks in the Guadalupe Westside Reinvestment Area. The San Antonio River Improvements Projects (SARIP) is a \$358 million investment by multiple agencies in recreational opportunities and enhanced flood control measures along a 13 mile stretch of the San Antonio River. (Exhibit G)

City of Austin – The City of Austin's Brownfields Program has been established since 1998 and has been mentoring the City of San Antonio's program since the fall of 2011. They will continue to dedicate staff time

to share best practices, conduct training sessions and organize a regional brownfields partnership and conference with the City of San Antonio. (Exhibit H)

V.B.2.c. Programmatic Capability and Past Performance (40)

V.B.2.c.i. Programmatic Capability (24)

Center City's Development Office staff has extensive experience in not only grant management, but also economic and community development, community planning, community relations, group facilitation, education, and environmental planning. The staff also has database and GIS capabilities. City staff work hard to ensure that grant agencies receive excellent, proper and timely reports, all designated project funds are expended, activities are completed within the prescribed time periods, and goals set forth for the funds are achieved. Mr. Jonah Katz was hired in March of 2012 to be San Antonio's full time Brownfields Coordinator and Senior Planner. Mr. Katz has nearly 10 years of planning and environmental policy experience and previously was integral to the success of the City of Rockford Illinois' brownfields program. In Rockford, he was also responsible for managing financing and federal reporting requirements for programs funded through the American Resource and Recovery Act of 2009. Mr. Katz will be responsible for project oversight and filing all quarterly, annual and final reports. Being in a leadership position, he is firmly committed to managing the grant for the entire 3-year period. He will rely on the expertise of the Brownfields Technical Team as needed to ensure tasks are on track and targeted goals are met. David Garza, (Redevelopment Officer), will be ready to direct activities and manage the project in accordance with the project work plan and cooperative agreement should Mr. Katz be unable to fulfill his role for any reason. Mr. Garza has over 35 years of community development experience; the last 11 years have been with the City of San Antonio. During this 11 year period, as Director of Housing and Neighborhood Services department, Mr. Garza has managed Community Development Block Grant (CDBG) and HOME Partnership Investment grants. Mr. Garza has written many successful federal grant proposals and has been involved in project administration.

In addition, San Antonio will utilize highly qualified and experienced environmental consulting firms to provide management assistance and to perform Phase I and Phase II ESAs on targeted sites. This work will be subcontracted to prequalified consultants that are already under contract to perform assessments and other environmental work for activities managed by the City's Capital Improvement Management Service (CIMS) department. CIMS has several environmental specialists on staff that will directly administer these contracts and ensure that the assessments meet industry standards and that Quality Assurance Project Plans (QAPPs) are produced for each project.

V.B.2.c.ii Adverse Audits (4)

The City of San Antonio has successfully managed all Federal, State and Local funds entrusted to the City. There are no past instances of any adverse audit findings from an OMB Circular A-133 audit. In addition, the City of San Antonio has never been required to comply with any special "high risk" terms and conditions under agency regulations implementing OMB Circular A-102.

V.B.2.c.iii Past Performance (12)

The City of San Antonio has received EPA Brownfields grants in the past. The City received a Brownfields Pilot Grant in 1997 and a Brownfields Community-wide Assessment Grant in 2004. Both grants were successfully managed and all funding was expended. Administration of the grant led to several successful redevelopments brownfield sites in the targeted Reinvestment Areas that include the following:

- Dr. Frank Bryant Health Center (40,000 sq.ft. medical clinic)
- Acuna Site (11-acre, mixed-use development)

- King William Hospital (completed mixed-use development)
- 824/834 Hackberry (completed business incubator project referred to as Bellinger Square)
- Historic Gardens (master-planned, inner-city development of approximately 68 new affordable homes, 22 rehabilitated homes, and community park)
- National Association of Latino Arts and Culture (Westside property in the process of being redeveloped to host the NALAC nationwide headquarters)
- 502 Burnet Street (House of the San Antonio Fire Department, Weapons of Mass Destruction Equipment Warehouse)

V.B.3. Community Engagement & Partnerships (30)

V.B.3.a. Plans for Involving the Local Community (10)

San Antonio understands that community involvement is an important component to the success of the program. San Antonio has held over 10 community outreach meetings over the last year and held their latest community outreach meeting on November 8, 2012. Attendees that were present include community members, realtors, developers, government partners and CBOs. The city plans to continue holding face-to-face meetings with stakeholders and key community leaders to discuss the goals and objectives of this application and to solicit input toward the direction of the City of San Antonio's brownfield program.

A Brownfield Advisory Committee has been established, and a promotional campaign, through e-mail, community newsletters, websites, and television appearances will be started to inform key community leaders and citizens of scheduled meetings and proposed actions of the Brownfield Advisory Committee and Brownfields Program staff. Regular stakeholder meetings will be comprised of concerned citizens, developers, realtors, bankers and other lending institutions, members of local chambers of commerce, housing and community development corporations, downtown development organizations, local business and industry representatives, county health and economic development officials, and industrial, transportation, and environmental representatives. The Brownfields Advisory Committee will also work closely with San Antonio municipal staff to investigate, assess, conduct clean-up and reuse planning activities, and help to generate interest in the redevelopment of potential brownfield sites. A Spanish Speaking Interpreter will be provided by the City of San Antonio at all community outreach events, and sites for all meetings will be ADA-accessible. All literature and website information will be provided in bilingual format for both English and Spanish speaking community members.

Another key way for the community to be involved will be through the City's Brownfields "Place-Map" tool. Available publicly on the City's Brownfields Program website³, concerned community members will be able to use an online map to submit suggested brownfield sites to staff for consideration for the program. The goal of this mapping tool is to allow for the community to suggest additional brownfield sites for program consideration, and also solicits suggestions from community members on how they would like brownfields sites redeveloped. This interactive tool will be promoted at all public libraries, and hard copies of the online submission forms will be available for anyone without access to computers.

V.B.3.b. Partnerships with State and Local Agencies (10)

The City of San Antonio has already had an established network of partnerships with local and state agencies that have been in place since 2008 prior to their previous application for funding. In addition to these partnerships, San Antonio has continued to expand partnerships with the submission of this community-wide assessment grant. Some of these partnerships and their respective roles are provided

³ <https://gis.sanantonio.gov/brownfields/index.html>

below. Letters of support and documentation of leveraged funds from these agencies can be found within Appendix D under the noted Exhibits.

Partnerships with State and Local Agencies		
Agency	Role	Commitment
Texas Commission of Environmental Quality	Provides regulatory oversight	Community outreach and education (Exhibit C)
VIA Metropolitan Transit	Metropolitan District for the San Antonio region.	Acquisition and assessment of brownfield properties for transit projects and plazas, with particular investment in the Guadalupe Westside community (Exhibit D)
Alamo Area Council of Governments	Provides technical assistance, research, and data to both the public and private sector	Funds to development projects, plans, and job training opportunities for Reinvestment Areas (Exhibit E)
San Antonio Housing Authority	Builds and maintains affordable housing for the citizens in our community	Will seek to redevelop brownfield sites into affordable housing where feasible. (Exhibit F)
San Antonio River Authority	Manages stewardship of San Antonio River and develops recreational opportunities around area waterways	Continued planning and assessments of properties along rivers and creeks on city's west side and near south side. (Exhibit G)
City of Austin Brownfields Program	Program established in 1998 dedicated to brownfield development in Austin	Mentorship of San Antonio program, share best practices and management methods, coordinate regional workshops and meetings. (Exhibit H)

V.B.3.c. Key Community-Based Organizations (10)

The City has developed an extensive network of partnerships with Community-Based Organizations. These community based organizations and their respective roles that they have committed to in the program are:

Partnerships with Key Community-Based Organizations		
Organization	Role	Commitment
Westside Development Corporation (WDC)	WDC is a local government corporation that serves to facilitate development and redevelopment efforts on the Westside of San Antonio.	Invest directly into brownfield projects on the Westside
San Antonio Growth for the Eastside (SAGE)	SAGE is a non-profit organization that serves as a catalyst for redevelopment that benefits individuals, families and businesses on the eastside of San Antonio.	Use of storefront grants to improve facades on identified brownfield properties

Letters of support from these community-based organizations are found in Appendix C.

V.B.4. Project Benefits (30)

V.B.4.a. Welfare and Public Health (10)

The environmental benefits from redevelopment and addressing potential contamination issues in the targeted areas of San Antonio will be the reduction of threat to human health and the environment. The proposed budget for both hazardous substances and petroleum sites expend a majority of the grant funds in conducting Phase I and II assessments that will be used to evaluate the existence and potential existence of environmental impacts. Through this grant, the community will become better informed about the location, quantity, types of contaminants, and potential routes of exposure by first thoroughly assessing the sites within their community and then disseminating that information through community outreach activities. As impacts are identified, corrective actions can be adequately planned to mitigate and remove any soil or groundwater contamination based on the appropriate land use and proposed redevelopment of the property.

Another benefit to the health and welfare of the community will ultimately be the redevelopment of dilapidated structures into mixed use commercial and residential development. Along with San Antonio's plans to add lighting, sidewalks and other improvements described in their three Reinvestment Plans, the presence of active businesses instead of abandoned buildings and vacant lots generally helps improve crime through additional lighting and traffic that comes with the redeveloped businesses. Redevelopments such as commercial businesses, stores, restaurants, and banks help reduce the burden on poorer residents through a reduction of their travel time and transportation costs to reach these services. Also, health is improved in the community by having more of these sites redeveloped within walking distance.

The City of San Antonio plans to address the potential problem of inequitable development by providing additional affordable housing through the use of HUD CDBG funds that it receives as its status as an Entitlement Community. Almost the entirety of the three target reinvestment areas are in CDBG-eligible Census Tracts. HUD requires that residents in Entitlement Communities are not displaced through redevelopment projects, and our Brownfields Program's outreach programs and transparency will ensure that residents are aware of projects that could impact current homes and neighborhoods.

V.B.4.b. Economic Benefits and/or Greenspace (10)

i) **Economic Benefits** of redeveloping brownfields is the revitalization and reuse of idle or underutilized sites in distressed inner city areas. Not only will these redevelopments allow for increased property and sales tax revenue, it will make these areas more attractive and less risky for future developers. In addition, the construction opportunities and businesses established on or near these brownfields will create new jobs, which will have a direct positive impact on the Region's targeted populations that are living in poverty, either unemployed or underemployed. Based on the inventory performed, most of the brownfield properties average somewhere between a one-quarter to one-half acre in size. It is estimated that redevelopment of each one of these properties will create anywhere from 10 to 15 jobs per site. Some of the larger industrial properties like the expansion of the Dress For Success, Inc. facility in the Guadalupe Westside Reinvestment Area could create 50 to 100 jobs per site. Some sites are shovel-ready provided that the brownfields funding is received. One such site is former Bird Song Peanut Factory located on South Frio Street. A developer currently has plans after the site is fully assessed to convert the facility into 90 affordable apartment lofts for students of the downtown campus of the University of Texas at San Antonio. Another major benefit is the preservation of historic properties in these reinvestment areas. Once the environmental issues have been addressed for these historic properties, those qualified income-producing buildings needing substantial rehabilitation can benefit from the federal investment tax credit worth 20 percent of the total historic rehabilitation costs. By restoring these historic places in San Antonio and

continuing to create a destination district, there will also be significant economic benefit from new business growth and tourism, resulting in greater tax and other revenues for the city.

ii) Non-Economic Benefits include improving the aesthetics of the community and images of blight that keep poorer neighborhoods from being an attractive place to live, work, and play. Several abandoned gas stations and buildings are deteriorating in each of the Reinvestment Areas and addressing the environmental issues would likely lead to renovation and better upkeep of the property. In addition, the redevelopment of these brownfields outside the city center would even likely lead to better traffic conditions downtown. Through more redevelopments with goods and services needed in the community within walkable distances, traffic into and out of the area could be reduced. For example the city has plans to link Reinvestment Areas like the Roosevelt Corridor with the vibrant Downtown River Walk with greenways to encourage less traffic congestion and pollution downtown. In addition, San Antonio's Capital Improvements Management Systems (CIMS) department has plans underway for their Mission Trails Project that will be providing walking and biking trails in the Guadalupe Westside and also for greenspace improvement projects like the Roosevelt Park Playground in the Roosevelt Corridor. The San Antonio River Authority will be performing environmental assessment and remediation work as part of their Westside Creeks Restoration Project, which will invest up to \$295 million in trail development, flood risk mitigation, and open space improvements to West side waterways.

V.B.4.c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse (10)

Environmentally-sustainable development is a priority for San Antonio as well as community based organizations in the targeted areas. The City of San Antonio also has one of the most progressive Uniform Development Codes in the country with its alternative use patterns such as mixed use traditional neighborhood development, transit oriented development, infill development, commercial Retrofits, and Form Based Development.

Inside the targeted brownfield areas, there is sufficient existing infrastructure including transportation (roads, rail), utilities (water, sewer, power), and community services (schools, medical, parks, fire, police). The population decline of these areas of San Antonio has seen a decline of some of the targeted areas in recent years resulting in numerous vacant or underutilized properties and a decreased tax base from which to maintain this infrastructure. Therefore, redevelopment of urban infill brownfield properties in the inner city areas of San Antonio will help to reverse this trend by utilizing existing infrastructure and services. One successful example of this is the redevelopment of the former Pearl Brewery. Its offices are currently being redeveloped into a mixed use complex including offices, shops and restaurants. Since the first phase of this development has been completed, the former brewery has been the property the crown jewel in revitalization efforts of northern downtown San Antonio and a popular demonstration of the benefits of adaptive brownfield reuse.

The City of San Antonio has already demonstrated a commitment to a creative and ambitious approach to addressing the many shapes and sizes and brownfields that exist across our community. This EPA Community-Wide Assessment Grant is going to assist the City's Brownfields Program in revitalizing the areas of San Antonio that are the most economically distressed and have been left behind in the growth booms of the last decade. Our staff and community partners are extremely dedicated to revitalizing these historic inner-city areas through a comprehensive reinvestment strategy that includes brownfield mitigation as an essential component to the future health, safety, and welfare of these important urban neighborhoods.

APPENDIX A – THRESHOLD DOCUMENTATION

1. Applicant Eligibility: The grant applicants is the City of San Antonio, Texas. The City is an eligible grant applicant as it is a general purpose unit of a “Local Government” as defined under 40 CFR Part 31

2. Letter from the State or Tribal Authority: A letter of support for this application was requested and received acknowledging and supporting the City’s grant proposal to receive EPA Brownfields Petroleum and Hazardous Assessment Grant funds to conduct community-wide assessment activities within the City. The attached letter is found under Appendix B.

3. Site Eligibility and Property Ownership Eligibility: This grant is a community-wide assessment grant. As such, this section is not applicable.

APPENDIX B – LETTER FROM THE STATE ENVIRONMENTAL AUTHORITY

Bryan W. Shaw, Ph.D., *Chairman*
Carlos Rubinstein, *Commissioner*
Toby Baker, *Commissioner*
Zak Covar, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 5, 2012

Ms. Lori Houston
Center City Development Office
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Re: City of San Antonio Application for a U.S. Environmental Protection Agency
Brownfield Community-Wide Combined Petroleum and Hazardous Materials
Assessment Grant; EPA-OSWER-OBLR-12-07

Dear Ms. Houston:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of San Antonio's application to the U.S. Environmental Protection Agency for a Brownfields Community-Wide Combined Petroleum and Hazardous Materials Assessment Grant. The TCEQ believes that the grant will significantly benefit the City of San Antonio by enhancing the local economy, increasing the tax base, and improving the environment.

The TCEQ looks forward to working with the City of San Antonio on its Brownfields initiative and supports the grant application. You may contact me at 512-239-0843 or christine.whitney@tceq.texas.gov if you have any questions or if you would like additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christine Whitney".

Christine M. Whitney, Brownfields Program Manager
VCP-CA Section
Remediation Division

CMW/jdm

cc: Ms. Mary Kemp, EPA Region 6, Brownfields Chief, kemp.mary@epa.gov
Mr. David D. Garza, City of San Antonio, David.Garza@sanantonio.gov

APPENDIX C - LETTERS OF SUPPORT FROM COMMUNITY-BASED ORGANIZATIONS

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San Antonio I.S.D.

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St. Mary's University

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Theresa De La Haya
University Health System

Mark Hernandez
True Flavors Culinary Planners

Rod Radle
San Antonio Alternative Housing

Dr. Tessa Martinez-Pollack
Our Lady of the Lake University

Dr. Jesse Zapata
University of Texas at San Antonio

Donald "Mac" Rattan
M & M Weatherization

Curtis Rodriguez
Cabinets Plus, Ltd.

Cecilia Picazo
SAWS

EX OFFICIO

Diego Bernal
City Council District 1

David Medina
City Council District 5

Ray Lopez
City Council District 6

Cris Medina
City Council District 7

EXECUTIVE DIRECTOR

Ramon Flores



November 29, 2012

Mr. David Garza, Reinvestment Officer
Center City Development Office
City of San Antonio
100 West Houston, 19th Floor
San Antonio, Texas 78205

Dear Mr. Garza:

It is with great pleasure that I send this correspondence to express support for the Center City Development Office's (CCDO) \$400,000 EPA Brownfield Community Wide Assessment Grant Application.

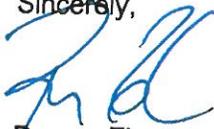
The Westside Development Corporation (WDC) was created by City Council in 2006 as a dedicated resource to facilitate economic development in the 15-square mile area known as the "Westside" of San Antonio. According to the WDC Market Analysis Update in 2010, the Westside was 96% Hispanic and had a population density of 6,526 people per square mile, or more than twice the City average. The unemployment rate of the area was 15% and per capita income was \$9,900. In addition, the area had a Retail Gap of over \$30 million. Under the leadership of a Board consisting of a cross-section of Westside stakeholders, the WDC has played a role in over \$35 million of new investments, including small business and commercial real estate developments. The WDC has also emerged as the central body for convening and coordinating a variety of interests into balanced and comprehensive economic growth for the area. We believe that the most impactful economic development has to include coordination with education needs, the health of a community, and City programs and policies to support the effort long-term.

We are anxious to hear that CCDO is awarded this EPA Grant to fund our City's Brownfield Program. The vast majority of commercial real estate projects we have assisted in our target area were redevelopments of blighted and underutilized properties, some of which had environmental concerns. In the past, our ability to assist with testing and remediation has been limited due to lack of local funding. In Fiscal Year 2012-2013, we will invest a minimum of \$300,000 directly into projects and this funding award would result in greater leverage and impact of capital. We currently have 3 projects in our pipeline, representing approximately \$5 million of new investment, with environmental issues. This EPA funding would expand our ability to assist these projects.

Since its inception, the WDC has believed in a comprehensive strategy based on the premise that economic development does not happen in a silo. To be successful, we need partners- partners like CCDO and EPA who bring their financial support and expertise to bear, partners who understand that community impact is tied to leveraging of resources and mutual commitment to long-term success.

We look forward to hearing good news of a successful Brownfield Community Wide Assessment Grant Application.

Sincerely,



Ramon Flores
Executive Director



SAN ANTONIO FOR GROWTH ON THE EASTSIDE

November 29, 2012

BOARD MEMBERS

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WILLIE MITCHELL
SAN ANTONIO FIGHTING BACK

MICHAEL NOVAK
NOVAK GROUP, LLC

JACKIE L. GORMAN
EXECUTIVE DIRECTOR

David D. Garza
Reinvestment Officer
Center City Development Office
City of San Antonio
100 W. Houston, 19th Floor
San Antonio, Texas 78205

Dear Mr. Garza:

San Antonio for Growth on the Eastside, (SAGE), is a nonprofit organization that through partnerships, alliances and leveraging of resources, supports eastside businesses to expand and grow and also supports new businesses to join our community. To this end, since 2010, SAGE has provided 30 small eastside businesses with façade improvement grants for their storefronts for a total of \$421,163.00. In addition, 2 small businesses received low interest rate loans for a total of \$47,999. The private investment for these 32 projects was over \$2 million and created more than 75 new jobs for the community. Our target area includes the Dignowity Hill neighborhood, (Census Tract 1919), which has a City Council approved **Reinvestment Area Plan** and is a priority with the City's Brownfields Program.

The City of San Antonio is a critical partner to our success and we proudly support and endorse their \$400,000 EPA Brownfields Community Wide Assessment Grant Application. In their application, the city identified 280 parcels in five major eastside corridors that are included in their Brownfields Inventory and are being evaluated as candidates for the program. SAGE is ready to partner with the City's Brownfields Program in redeveloping these blighted parcels by making our grant and loan funds available to any Brownfields redevelopment project that needs our assistance. In May 2012 SAGE received \$100,000 from the City of San Antonio to provide financial assistance to small businesses on the Eastside through our Store-Front Grant program. These are funds that may be used to assist any Brownfields redevelopment project that may need a Store-Front Grant. This EPA funding would greatly assist SAGE with our community revitalization strategy whose focus is on economic development, education and housing.

Thank you in advance for your favorable consideration to the City's Brownfields application. If you need any further information, please feel free to contact me.

Sincerely,

Jackie L. Gorman
Executive Director

APPENDIX D – DOCUMENTATION OF LEVERAGED FUNDS

Exhibit A: City of San Antonio General Funds Commitments

Exhibit B: City of San Antonio Municipal Bond Projects Commitments

Exhibit C: Texas Commission of Environmental Quality

Exhibit D: VIA Metropolitan Transit

Exhibit E: San Antonio Housing Authority

Exhibit F: Alamo Area Council of Governments

Exhibit G: San Antonio River Authority

Exhibit H: City of Austin

EXHIBIT A: City of San Antonio General Fund Commitments

Budget Items	Explanation	EPA Funds	Cash Match (City General Fund)	In-Kind Match (City General Fund)	Total Funds
PERSONNEL					
Project Director	Salary & Benefits @ 67%	-0-	-0-	79,075	79,075
Planner	Salary & Benefits @ 100%	-0-	-0-	67,136	67,136
Phase I ESA's	Testing for identified Brownfield sites	105,000	100,000	-0-	205,000
Phase II ESA's	Testing for identified Brownfield sites	205,000	100,000	-0-	305,000
Community Outreach	Systematic approach to engage shareholders & community	43,000	-0-	7,511	64,511
Cleanup Plans	Limited to 4 petroleum sites	50,000	-0-	-0-	50,000
Totals per Funding Source		\$400,000	\$200,000	\$153,722	\$753,722
% of Funding Source		53% EPA	47% City of San Antonio		

Exhibit B: City of San Antonio Municipal Bond Projects Commitment

Attached is the copy of a City of San Antonio municipal ordinance approving an obligation bond election on May 21, 2012 to dedicate funds between 2012-1017 for improvement projects. Voters approved the bond issues on the May 21 special election. Of the \$596 million in the bond program, just under \$80 million has been dedicated to a variety of improvement projects in the Reinvestment areaa that the EPA Assessment grant will be targeting. These projects are circled within the ordinance language and include:

- Reconstruction and widening of Espada Road to include bike lanes, lighting, and aesthetic enhancements (Cost: \$6,000,000)
- Reconstruction of Cherry Street with curbs, sidewalks, driveway approaches and underground drainage (Cost: \$2,636,000)
- Improvements of pedestrian connectivity on Commerce between Frio and Santa Rosa, with aesthetic and lighting enhancements (Cost: \$1,500,000)
- Improvements of pedestrian connectivity on Buena Vista between Frio and Santa Rosa, with aesthetic and lighting enhancements (Cost: \$1,500,000)
- Improvements of pedestrian connectivity on Cesar Chavez between Frio and Santa Rosa, with aesthetic and lighting enhancements (Cost: \$1,400,000)
- Improvements of pedestrian connectivity on Frio between Commerce and Cesar Chavez, with aesthetic and lighting enhancements (Cost: \$1,700,000)
- Construction of sidewalks and curbs along Frio City Road, with necessary road improvements. (Cost: \$500,000)
- Reconstruction and/or realignment of several downtown streets, with pedestrian and bicycle connectivity as needed (Cost \$40,000,000)
- Construction of access ramps to Highway 90 off of Presa Road (City's share of cost: \$7,000,000)
- Rehab and expansion of the Little League complex at Stinson Park (Cost \$650,000)
- Development of a recreational facility in the Lone Star neighborhood, which may include land acquisition (Cost: \$1,850,000)
- Development of a multi-use Community Center in Council District 3 (Cost: \$6,000,000)
- Renovations of historic pharmacy building for expansion of Guadalupe Cultural Art Center (Cost: \$845,000)
- Rehabilitation of San Antonio Natatorium (Cost: \$400,000)
- Parking lot expansion and other improvements for Carver Cultural Center (Cost \$1,000,000)
- Development of multi-use recreation facility in the Greater Mission area (Cost \$2,500,000)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Election shall be held on Saturday, the 12th day of May, 2012 (the “Election Day”), which is a uniform election date under the Texas Election Code, as amended, and is not less than seventy-one (71) days nor more than ninety (90) days from the date of adoption of this ordinance (the “Ordinance”), in accordance with the laws of Texas and the provisions of the City’s Home Rule Charter (the “City Charter”), for the purpose of submitting the following PROPOSITIONS to the qualified City voters in accordance with law:

STREETS, BRIDGES, AND SIDEWALKS IMPROVEMENTS PROPOSITION

PROPOSITION NO. 1

“Shall the City Council of the City of San Antonio, Texas, be authorized to issue bonds of the City in one or more series in the aggregate principal amount not to exceed \$337,441,000 for the purpose of making permanent public improvements for public purposes, to wit: providing streets, bridges, and sidewalks improvements (as well as necessary improvements incidental thereto), relocating utilities, street lighting, technology improvements, and signage, acquiring lands and rights-of-way necessary for streets, bridges, and sidewalks, and acquiring and installing public art related to and being a part of some or all the foregoing, with respect to:

Streets, Bridges, and Sidewalks Improvements

- 36th Street and Bangor Drive Intersection
- 36th Street Phase III B (from Billy Mitchell Boulevard to General Hudnell Drive, generally)
- Bandera Road and Eckhert Road Intersection
- Bandera Road and Tezel Road Intersection
- Blanco Road Phase II (from Edison Drive to El Monte Boulevard & Olmos Creek to Jackson Keller Road, generally)
- Buena Vista Corridor (from Frio Street to Santa Rosa Street, generally)**
- Bulverde Road and Classen Road Realignment
- Callaghan Road (from Evers Road to Centerview Drive, generally)
- César Chávez Corridor (from Frio Street to Santa Rosa Street, generally)**
- Cherry Street (from Dawson Street to Milam Street, generally)**
- Citywide Bridge Program
- Commerce Corridor (from Frio Street to Santa Rosa Street, generally)**
- Cupples Road (from Merida Street to Castroville Road, generally)
- District 1 Area Pedestrian Mobility & Street Improvements
- District 4 Area Pedestrian Mobility & Street Improvements
- Downtown Streets Reconstruction (including Market Street, Bowie Street, Main**

AN ORDINANCE 2012-02-16-0099

CALLING A GENERAL OBLIGATION BOND ELECTION TO BE HELD ON THE 12TH DAY OF MAY, 2012, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ON A PROPOSED BOND ISSUE FOR STREETS, BRIDGES, AND SIDEWALKS IMPROVEMENTS; DRAINAGE AND FLOOD CONTROL IMPROVEMENTS; PARKS, RECREATION, AND OPEN SPACE IMPROVEMENTS; LIBRARY, MUSEUM, AND CULTURAL ARTS FACILITIES IMPROVEMENTS; AND PUBLIC SAFETY FACILITIES IMPROVEMENTS; SPECIFYING THAT SAID ELECTION SHALL BE HELD JOINTLY WITH OTHER PARTICIPATING LOCAL POLITICAL SUBDIVISIONS WITHIN BEXAR COUNTY; MAKING PROVISION FOR THE HOLDING OF THIS ELECTION; AND PROVIDING FOR AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City Council (the "Council") of the City of San Antonio, Texas (the "City") wishes to call for an election to be held on May 12, 2012 (the "Election") to determine whether the Council shall be authorized to issue general obligation bonds of the City in the amounts and for the purposes hereinafter identified; and

WHEREAS, the City will contract with the Elections Administrator (the "Administrator") of Bexar County, Texas (the "County") to conduct the Election on the City's behalf; and

WHEREAS, the governing bodies of numerous other local political subdivisions situated in the County also intend to call elections to be held on May 12, 2012 and for such elections to be also conducted on their behalf by the Administrator (such other political subdivisions, the "Participants"); and

WHEREAS, the City wishes to conduct the Election jointly with the Participants, as permitted by the provisions of Section 271.002, as amended, Texas Election Code; and

WHEREAS, the Council hereby finds that the Election should be held to determine whether the Council shall be authorized to issue general obligation bonds of the City in the amounts and for the purposes hereinafter identified and that the Election should be held jointly with the Participants; **NOW THEREFORE:**

Avenue, Soledad Street, Frio Street, Commerce Street, San Pedro Avenue, and Navarro Street)

East Commerce (from North Rio Grande to East Houston Street, generally)

Espada Road (from Loop 410 to East Ashley Road, generally)

Frio City Road Sidewalks (from Brazos Street to West Malone Avenue, generally)

Frio Street (from Commerce Street to César Chávez Boulevard, generally)

Hardy Oak Boulevard (from Stone Oak Parkway to Knights Cross Drive, generally)

Hausman Road (from Loop 1604 to IH 10, generally)

HemisFair Park Area Streets Redevelopment (including Dakota Street, North Street, South Street, Tower of the Americas Way, Indianola Street, Matagorda Street, Santa Clara Place, and Water Street)

Higgins Road and Classen Road Intersection

Ingram Road (from Culebra Road to Mabe Road, generally)

Marbach Road Phase II B (from Meadow Way to Loop 410, generally)

Medical Center Intersection Improvements

Peggy Drive Extension

Preso Ramps at Highway 90

Ray Ellison Boulevard (from Loop 410 to Old Pearsall Road, generally)

Redland Road (from Loop 1604 to Jones Maltsberger Road, generally)

Redland Road (from Loop 1604 to Ridgewood Parkway, generally)

Tezel Road (from Culebra Road to Timber Path Road, generally)

Theo Avenue & Malone Avenue Corridors

US 281/Loop 1604 Northern Interchange

Villaret Boulevard (from Highway 16 to Zarzamora Street, generally)

West Huisache (from Zarzamora Street to Kampmann Boulevard, generally)

West Magnolia (from Lake Boulevard to Zarzamora Street, generally)

West Mistletoe (from San Antonio Avenue to Zarzamora Street, generally)

West Vestal Place (from Commercial Avenue to Pleasanton Road, generally)

Wilson Boulevard (from Club Drive to Donaldson Avenue, generally) & Thespian Island

and in providing for the above public improvements, the City Council shall have the option to utilize other funds available for such purposes and, after making due provision for the improvements listed above, the City Council may, in its discretion, use any excess funds for constructing other streets, bridges, and sidewalks improvements (as well as necessary improvements incidental thereto), relocating utilities, street lighting, technology improvements, and signage, acquiring lands and rights-of-way necessary for streets, bridges, and sidewalks, and acquiring and installing public art relating to and being a part of some or all of the foregoing projects; such bonds to mature serially or otherwise in accordance with law; and any issue or series of said bonds to

bear interest at such rate or rates (fixed, floating, variable, or otherwise) as may be determined within the discretion of said City Council; provided, however, that such rate of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of said bonds; and shall the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in said City sufficient to pay the annual interest and provide a sinking fund to pay the bonds at maturity and to pay the costs of any credit agreements executed in connection with the bonds?"

DRAINAGE AND FLOOD CONTROL IMPROVEMENTS PROPOSITION

PROPOSITION NO. 2

"Shall the City Council of the City of San Antonio, Texas, be authorized to issue bonds of the City in one or more series in the aggregate principal amount not to exceed \$128,031,000 for the purpose of making permanent public improvements for public purposes, to wit: providing drainage and flood water improvements and facilities for the removal of, and protection from, harmful excesses of water, whether constant or periodic, any other drainage or stormwater improvements, acquiring lands and rights-of-way necessary thereto, and acquiring and installing public art related to and being a part of some or all of the foregoing, with respect to:

Drainage and Flood Control Improvements

Belfast and Janda Susan Area Drainage
Belford Area Drainage
Elmendorf Lake Area
Goliad Road Drainage (from SE Military Drive to Loop 410, generally)
Hausman Road Drainage (from Loop 1604 to IH 10, generally)
Indian Creek Channel Phase II
McCullough Avenue Area Drainage
Menger Creek Drainage
Mountain View Estates Phase III Drainage
Mud Creek Tributary A Drainage
Quail Creek Tributary Drainage
Redland Road Drainage (from Loop 1604 to Ridgewood Parkway, generally)
Sapphire Drive and Flora Mae Drive (from Billy Drive to Alfred Drive, generally)
Seeling Channel Phase II Drainage
Upper Woodlawn Drainage

West Avenue Low Water Crossing
Westwood Village Phase II

and in providing for the above public improvements, the City Council shall have the option to utilize other funds available for such purposes and, after making due provision for the improvements listed above, the City Council may, in its discretion, use any excess funds for constructing other drainage facilities for the removal of harmful excesses of water, whether constant or periodic, any other drainage or stormwater improvements, acquiring lands and rights-of-way necessary thereto, and acquiring and installing public art relating to and being a part of some or all of the foregoing projects; such bonds to mature serially or otherwise in accordance with law; and any issue or series of said bonds to bear interest at such rate or rates (fixed, floating, variable, or otherwise) as may be determined within the discretion of said City Council; provided, however, that such rate of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of said bonds; and shall the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in said City sufficient to pay the annual interest and provide a sinking fund to pay the bonds at maturity and to pay the costs of any credit agreements executed in connection with the bonds?"

**PARKS, RECREATION, AND OPEN SPACE
IMPROVEMENTS PROPOSITION**

PROPOSITION NO. 3

"Shall the City Council of the City of San Antonio, Texas, be authorized to issue bonds of the City in one or more series in the aggregate principal amount not to exceed \$87,150,000 for the purpose of making permanent public improvements for public purposes, to wit: acquiring, constructing, equipping, and renovating park, recreation, and open space improvements, making park, recreation and open space additions, acquiring lands and rights-of-way necessary thereto, and acquiring and installing public art related to and being a part of some or all of the foregoing, with respect to:

Parks, Recreation, and Open Space Improvements

36th Street Park
Acme Park
Alamo Plaza
Beacon Hill Park
Botanical Gardens
Brackenridge Park
Cathedral Park
Coliseum Park
Collins Garden Park
Comanche Lookout Park
Copernicus Park
Cuellar Park
Dellview Park
District 3 Community Center
District 5 Senior Center
District 10 Senior Center
Elmendorf Park
French Creek Park
Gilbert Garza Park
Gold Canyon Park
Golden Community Park
Greater Mission Recreational Facility
Hardberger Park
HemisFair Park (including historic buildings/Magik Theatre, Civic Park, Arts Plaza/Children's Square)
Heritage Duck Pond Park
Herrera Park
Highland Park
Japanese Tea Gardens
Jim Mattox Park
Joe Ward Park
Kenwood Park
Lady Bird Johnson Park
Lakeside Park
Lee's Creek Park
Levi Strauss Park
Lincoln Park
Lone Star Recreational Facility
Los Angeles Heights Park
Lou Kardon Park
Mario Farias Park

Martin Luther King Park
McAllister Park
Nani Falcone Park
New Territories Park
Normoyle Park
Northampton Park
Northwest Area Recreational Facility
Olmos Basin Park
Oscar Perez Park
Palm Heights Park
Panther Springs Park
Pearsall Park
Pickwell Park
Pittman-Sullivan Park
Pytel Park
Raintree Park
San Antonio Natatorium
San Pedro Springs Park
Scates Park
Southside Lions Park
Stinson Park
Stone Oak Park
Sunset Hills Park
Thunderbird Hills Park
Tom Slick Creek Park
Travis Park
West End Park
Woodlawn Lake Park

and in providing for the above public improvements, the City Council shall have the option to utilize other funds available for such purposes and, after making due provision for the improvements listed above, the City Council may, in its discretion, use any excess funds for acquiring, constructing, equipping, and renovating park, recreation, and open space improvements, making park, recreation and open space additions, acquiring lands and rights-of-way necessary thereto, and acquiring and installing public art relating to and being a part of some or all of the foregoing projects; such bonds to mature serially or otherwise in accordance with law; and any issue or series of said bonds to bear interest at such rate or rates (fixed, floating, variable, or otherwise) as may be determined within the discretion of said City Council; provided, however, that such rate of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any

issue or series of said bonds; and shall the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in said City sufficient to pay the annual interest and provide a sinking fund to pay the bonds at maturity and to pay the costs of any credit agreements executed in connection with the bonds?"

**LIBRARY, MUSEUM, AND CULTURAL ARTS
FACILITIES IMPROVEMENTS PROPOSITION**

PROPOSITION NO. 4

"Shall the City Council of the City of San Antonio, Texas, be authorized to issue bonds of the City in one or more series in the aggregate principal amount not to exceed \$29,032,000 for the purpose of making permanent public improvements for public purposes, to wit: acquiring, constructing, improving, renovating, and/or equipping library, museum, and cultural arts facilities, and/or other facilities to be utilized as libraries, museums or cultural arts facilities to benefit or promote the cultural arts, acquiring lands and rights-of-way necessary thereto, and acquiring and installing public art related to and being a part of some or all of the foregoing, with respect to:

Library, Museum, and Cultural Arts Facilities Improvements

Blue Star Arts Complex

Carver Cultural Center

Central Library

Children's Museum

District 2 New Branch Library

District 6 New Branch Library Site

District 9 New Branch Library

Guadalupe Cultural Arts Center

Hangar 9 Museum

San Antonio Museum of Art

Witte Museum

and in providing for the above public improvements, the City Council shall have the option to utilize other funds available for such purposes and, after making due provision for the improvements listed above, the City Council may, in its discretion, use any excess funds for acquiring, constructing, improving, equipping and renovating library facilities, museum facilities, and/or other cultural arts facilities to be utilized as libraries,

museums, or to benefit or promote the cultural arts, libraries, and/or museums, acquiring lands and rights-of-way necessary thereto, and acquiring and installing public art relating to and being a part of some or all of the foregoing projects; such bonds to mature serially or otherwise in accordance with law; and any issue or series of said bonds to bear interest at such rate or rates (fixed, floating, variable, or otherwise) as may be determined within the discretion of said City Council; provided, however, that such rate of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of said bonds; and shall the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in said City sufficient to pay the annual interest and provide a sinking fund to pay the bonds at maturity and to pay the costs of any credit agreements executed in connection with the bonds?"

PUBLIC SAFETY FACILITIES IMPROVEMENTS

PROPOSITION NO. 5

"Shall the City Council of the City of San Antonio, Texas, be authorized to issue bonds of the City in one or more series in the aggregate principal amount not to exceed \$14,346,000 for the purpose of making permanent public improvements for public purposes, to wit: acquiring, constructing, improving, renovating, and equipping public safety facilities (to include fire, police, emergency medical service (EMS), and animal control facilities), acquiring lands and rights-of-way necessary thereto, and acquiring and installing public art related to and being a part of some or all of the foregoing, with respect to:

Public Safety Facilities Improvements

Fire Station 18 Replacement
Fire Station 30 Replacement
Stray Animal Kennels

and in providing for the above public improvements, the City Council shall have the option to utilize other funds available for such purposes and, after making due provision for the improvements listed above, the City Council may, in its discretion, use any excess funds for acquiring, constructing, equipping, and renovating public safety facilities (to include fire, police, emergency medical service (EMS), and animal control facilities), acquiring lands and rights-of-way necessary thereto, and acquiring

and installing public art relating to and being a part of some or all of the foregoing projects; such bonds to mature serially or otherwise in accordance with law; and any issue or series of said bonds to bear interest at such rate or rates (fixed, floating, variable, or otherwise) as may be determined within the discretion of said City Council; provided, however, that such rate of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of said bonds; and shall the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in said City sufficient to pay the annual interest and provide a sinking fund to pay the bonds at maturity and to pay the costs of any credit agreements executed in connection with the bonds?"

SECTION 2. The official ballots for the Election shall be prepared in accordance with the Texas Election Code so as to permit the electors to vote "FOR" or "AGAINST" the aforesaid PROPOSITIONS, with the ballots to contain such provisions, markings, and language as required by law, and with such PROPOSITIONS to be expressed substantially as follows:

**STREETS, BRIDGES, AND SIDEWALKS IMPROVEMENTS PROPOSITION
PROPOSITION NO. 1**

FOR } "THE ISSUANCE OF BONDS IN THE AMOUNT OF \$337,441,000
 } FOR STREETS, BRIDGES, AND SIDEWALKS IMPROVEMENTS"
AGAINST }

**DRAINAGE AND FLOOD CONTROL IMPROVEMENTS PROPOSITION
PROPOSITION NO. 2**

FOR } "THE ISSUANCE OF BONDS IN THE AMOUNT OF \$128,031,000
 } FOR DRAINAGE AND FLOOD CONTROL IMPROVEMENTS"
AGAINST }

**PARKS, RECREATION, AND OPEN SPACE IMPROVEMENTS PROPOSITION
PROPOSITION NO. 3**

FOR } "THE ISSUANCE OF BONDS IN THE AMOUNT OF \$87,150,000 FOR
 } PARKS, RECREATION, AND OPEN SPACE IMPROVEMENTS"
AGAINST }

**LIBRARY, MUSEUM, AND CULTURAL ARTS FACILITIES IMPROVEMENTS
PROPOSITION
PROPOSITION NO. 4**

FOR } "THE ISSUANCE OF BONDS IN THE AMOUNT OF \$29,032,000 FOR
LIBRARY, MUSEUM AND CULTURAL ARTS FACILITIES
IMPROVEMENTS"

AGAINST }

**PUBLIC SAFETY FACILITIES IMPROVEMENTS PROPOSITION
PROPOSITION NO. 5**

FOR } "THE ISSUANCE OF BONDS IN THE AMOUNT OF \$14,346,000 FOR
PUBLIC SAFETY FACILITIES IMPROVEMENTS"

AGAINST }

SECTION 3. The Council hereby authorizes the Election to be held jointly with the Participants and authorizes the execution of an agreement with the County, acting through the Administrator, for the conduct of the Election as a joint election with the Participants (as identified in such agreement).

Pursuant to Section 61.012, Texas Election Code, the Administrator shall provide at least one accessible voting system in each polling place used in the Election. The voting system shall comply with Texas and federal laws establishing the requirements for voting systems that permit voters with physical disabilities to cast a confidential or secret ballot.

SECTION 4. The Election shall be held as prescribed by law, with Election Day voting to be conducted at the voting places in the several precincts of the City and during the times of 7:00 a.m. to 7:00 p.m., as listed in **Attachment I** attached and incorporated for all purposes to this Ordinance.

SECTION 5. Voting on Election Day shall be conducted by the use of AIS650 Tabulators, paper ballots or the iVotronic™ touch screen voting system, as determined by the City Clerk of the City (the "City Clerk") and the Administrator. The City Clerk finds and determines that AIS650 Tabulators and paper ballots shall be used for the casting of early votes by mail at the Election and for provisional voting. The City Clerk hereby determines that early voting at the Election by personal appearance shall be conducted by the use of the iVotronic™ touch screen voting system. The equipment shall be placed at the main, permanent branch, and temporary branch early voting locations, as listed in **Attachment II** attached and incorporated for all purposes to this Ordinance. The main, permanent branch, and temporary branch early voting times and locations, as indicated in Attachment II, are adopted and approved by the Council as the times and locations for the conduct of early voting at the Election by personal appearance. Early voting at the Election by personal appearance shall commence Monday, April 30, 2012 and end Tuesday, May 8, 2012 and shall include Saturday, May 5, 2012 and Sunday, May 6, 2012.

Hours and locations of early voting shall be established by the Administrator in accordance with the applicable provisions of Texas law. The Administrator is designated as the Early Voting Clerk for the Election.

SECTION 6. Qualified voters may submit ballot applications and cast their early vote by mail, and the Early Voting Clerk's mailing address to which ballot applications and ballots voted by mail shall be sent to, is as follows:

Jacquelyn F. Callanen
Bexar County Elections Administrator
203 W. Nueva 3.61
San Antonio, Texas 78207
Attention: Early Voting Clerk

SECTION 7. Notice of the conduct of the Election shall be given by posting a substantial copy of this Ordinance, both in English and in Spanish, at three (3) public places in the City and also at the City Hall, not less than 21 days prior to Election Day; and a substantial copy of this Ordinance also shall be published, both in English and in Spanish, on the same day in each of two successive weeks in a newspaper of general circulation published in the City, the date of the first publication to be not less than 14 nor more than 30 days prior to Election Day.

SECTION 8. All resident qualified voters of the City shall be permitted to vote at the Election and on Election Day, and shall vote at the designated polling places. The Election shall be held and conducted in accordance with the provisions of the Texas Election Code, as amended, the City Charter, and the provisions of the Texas Government Code, and as may be required by any other law. All materials and proceedings shall be printed in both English and Spanish.

SECTION 9. The Council authorizes the City Manager of the City, or her designee, to negotiate and enter into any additional agreement or agreements with the County's Elections Administrator and the Participants in accordance with the Texas Election Code, as amended, and as may be desired or determined to be necessary, to make such technical modifications to this Ordinance, including the Attachments, but specifically excluding the ability to amend Sections 1, 2 and 10 of this Ordinance, for the purpose of compliance with Texas or federal law or to carry out the Council's intent as evidenced in this Ordinance.

SECTION 10. No portion of the proceeds from the sale of any bonds issued as a result of the approval of any Proposition(s) by a majority of the voters at the May, 2012 Bond Election, nor any cost savings, shall be expended, used for reimbursement, or otherwise disbursed by the City or any third party recipient of any such proceeds or savings on the VIA Street Car Project.

SECTION 11. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

SECTION 12. All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such

conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters ordained herein.

SECTION 13. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 14. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and this Council hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 15. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

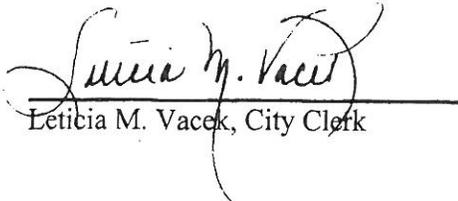
SECTION 16. Pursuant to the provisions of Section 1201.028, as amended, Texas Government Code, this Ordinance shall be effective immediately upon adoption, notwithstanding any provision of the City Charter to the contrary.

PASSED and APPROVED this 16th day of February, 2012.

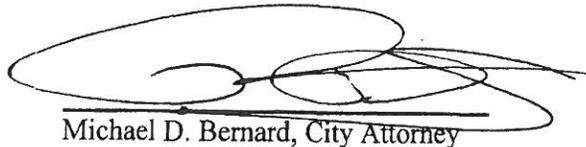


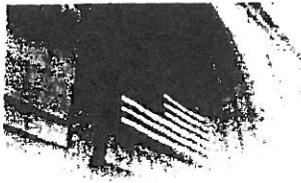
M A Y O R
Julián Castro

ATTEST:

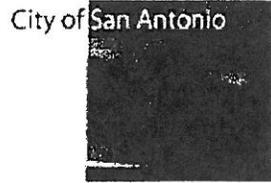

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Michael D. Bernard, City Attorney



Request for
COUNCIL
ACTION



Agenda Voting Results - 4

Name: 4, 19							
Date: 02/16/2012							
Time: 10:40:26 AM							
Vote Type: Motion to Approve							
Description: An Ordinance calling the City of San Antonio's 2012 – 2017 General Obligation Bond Program Election for \$596 Million to be considered by the voters on May 12, 2012 within Five Propositions. [Peter Zanoni, Assistant City Manager; Leticia M. Vacek, City Clerk]							
Result: Passed							
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x			x	
Ivy R. Taylor	District 2		x				
Leticia Ozuna	District 3		x				
Rey Saldaña	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				x
Carlton Soules	District 10		x				

Exhibit C: Texas Commission on Environmental Quality

Bryan W. Shaw, Ph.D., *Chairman*
Carlos Rubinstein, *Commissioner*
Toby Baker, *Commissioner*
Zak Covar, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 26, 2012

Ms. Lori Houston
Center City Development Office
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Re: Leveraged Resources for the City of San Antonio's Application the Brownfields Assessment Grant; EPA-OSWER-OBLR-12-07

Dear Ms. Houston:

The Texas Commission on Environmental Quality (TCEQ) has enjoyed working with the City of San Antonio (COSA) and we are excited to work with COSA on the growth of your program. Last year we provided services estimated at approximately \$2,000 for meeting space, technical assistance and program advice.

The TCEQ performed a Phase I Site Assessment for a family services organization, AVANCE, Inc., on behalf of your organization. The historic property in the City's Cattleman Square Historic District will be redeveloped for their facilities and office space. The staff time in meeting with the applicants, and reviewing the document in addition to the contractor fees for the Phase I Environmental Site Assessment Report provided another \$5,000 worth of services.

The TCEQ's Voluntary Cleanup Program is a fee driven program; however, for eligible entities we may choose to waive fees for our services. For each Phase I Environmental Site Assessment submitted, TCEQ estimates we could provide \$300 worth of services, with an estimated value of approximately \$7,000 over the grant period. For each Phase II ESA submitted, the TCEQ estimates we could provide \$800 in services, for the review and technical support for a total of \$8,000 over the grant period.

We look forward to working with COSA in our continued partnership. The TCEQ estimates we may provide additional services to assist with meetings, trainings, technical and programmatic assistance at an approximated value of \$2,000 per year. We are pleased that the City of San Antonio is making the application to the Environmental Protection Agency for an Assessment Grant and we are prepared to provide assistance as needed.

Ms. Lori Houston
City of San Antonio
Page 2
October 26, 2012

You may contact me at 512-239-0843 or christine.whitney@tceq.texas.gov if you have any questions or if you would like additional information.

Sincerely,

A handwritten signature in blue ink that reads "Christine M. Whitney". The signature is fluid and cursive, with the first name being the most prominent.

Christine M. Whitney, Brownfields Program Manager
VCP-CA Section
Remediation Division
Texas Commission on Environmental Quality

CMW/jdm

cc: Ms. Karen Peycke, EPA Region 6, peycke.karen@epa.gov
Mr. David D. Garza, City of San Antonio, David.Garza@sanantonio.gov

Exhibit D: VIA Metropolitan Transit



November 1, 2012

Mr. Don West
Environmental Management Support, Inc.
8601 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. West:

VIA Metropolitan Transit is pleased to support the City of San Antonio's FY2013 Community-Wide Assessment grant application to the Environmental Protection Agency.

VIA shares the goals and objectives of City of San Antonio's Brownfields Program as important redevelopment projects in distressed neighborhoods offer opportunity for expanded transit services and increasing individual's mobility and independence. Specifically, VIA will begin service of PRIMO, San Antonio's first bus rapid transit line in December of this year. Much planning and investment associated with PRIMO has been occurring for many years. One of the largest investments is within the Westside Reinvestment Area. In early 2012, VIA purchased the former IG&N train station at the intersection of Medina and Houston Streets, just west of downtown San Antonio. This historic train station will be brought back to life as bus and PRIMO service moves to the area in a few short months. The Westside Multimodal Center will become a catalyst for the near west side, and area that has been challenging in part because of the many surrounding brownfield properties. VIA will invest \$2.5 million in redeveloping and expanding former train station building. In addition, Phase II of the project will be a \$15 million investment into an adjacent full city block for completion of a transit plaza. This phase will involve the acquisition and assessment of several brownfield properties and repurposing of several historic structures. Information on this project can be found online at <http://www.viainfo.net/Planning/WSMM.aspx>.

VIA will participate in the City's brownfields planning and programming throughout this effort. The funds requested by the City for up to \$400,000 in Community-Wide assessments will provide a valuable asset to our projects and expand the impact of the above efforts to revitalize San Antonio's urban neighborhoods.

We look forward to a continued partnership with the City of San Antonio and a favorable grant award.

Sincerely,

A handwritten signature in blue ink that reads 'Keith T. Parker'.

Keith T. Parker, AICP
President/CEO

800 West Myrtle, P.O. Box 12489, San Antonio, Texas 78212 (210) 362-2000
Administration FAX # 362-2570 Maintenance/Purchasing FAX # 362-2588

Exhibit E: San Antonio Housing Authority

The path to a visionary future starts here



November 30, 2012

David D. Garza
Reinvestment Officer
Center City Development Office
City of San Antonio
100 W. Houston, 19th Floor
San Antonio, Texas
78205

Dear Mr. Garza:

The San Antonio Housing Authority (SAHA) is a public housing authority. We are committed to supporting the City of San Antonio in its efforts to improve the Eastside and have several public housing properties and mixed-income properties in the area. As you know, focusing our efforts and collaborating with other agencies will support the local efforts to reinvigorate the area. This in turn will enhance SAHA's efforts to introduce mixed-income and place based initiatives into the area.

President & CEO

Lourdes Castro Ramirez

Board of Commissioners

Ramiro Cavazos, Chairman

Brian Herzman, Vice-Chair

Karina Cantu

Richard Gambitta

Yolanda Hotman

Stella B. Molina

Charles R. Muñoz

The City of San Antonio is a critical partner to our success and we proudly support and endorse their \$400,000 EPA Brownfields Community Wide Assessment Grant Application. In their application, the city identified 280 parcels in five major eastside corridors that are included in their Brownfields Inventory and are being evaluated as candidates for the program. SAHA is a finalist for the CHOICE Neighborhoods Implementation Grant, which will support multiple community initiatives. SAHA is committed to making improvements in the area and will allocate Capital Improvement, Replacement Housing Factor and other funds to leverage assistance that may be provided through the Brownfields redevelopment in areas where Public and Mixed Finance properties exist and/or are planned for redevelopment. This EPA funding would greatly assist SAHA with our community revitalization strategy whose focus is on economic development, education and housing.

Thank you in advance for your favorable consideration to the City's Brownfields application. If you need any further information, please feel free to contact me.

Sincerely,

Kathy McCormick
Development Services &
Neighborhood Revitalization Officer

SAN ANTONIO HOUSING AUTHORITY

Exhibit F: Alamo Area Council of Governments



Board of Directors

Katie N. Reed, Chair
NISD Board Member
Diana J. Bautista, Vice-Chair
County Judge, Atascosa County

Tommy F. Adkisson
Commissioner, Bexar County
James E. Barden
County Judge, Medina County
Richard A. Evans
County Judge, Banderita County
Richard Hernandez
County Commissioner, Frio County
Michael D. Korus
Chairman, Atascosa County Soil and
Water Conservation District
Sherman Krause

County Judge, Comal County
Ray Lopez
Councilman, City of San Antonio
A. David Marnie
Mayor, City of Shavano Park
Doug Miller
State Representative
Guy Overby

County Commissioner, Kerr County
Leticia Ozuna
Councilwoman, City of San Antonio
Robert R. Puente
President/CEO SAWS
Marvin C. Quinney
County Judge, Wilson County
Linda Rivas

UHS Board Member
Sergio "Chico" Rodriguez
Commissioner, Bexar County
Tom Schoolcraft
Mayor, City of Helotes
Gaylan Schroeder
County Judge, Kendall County
Mike Schultz
Mayor, City of Boerne
Barbara Shaw
County Judge, Karnes County
Carlton Soules
Councilman, City of San Antonio
Mark Stroehrer

County Judge, Gillespie County
Don J. Tymrak
Mayor, City of Karnes City
Leticia Van de Putte
Senator, State of Texas
Ruby Vera

Mayor, City of Natalia
Thomas G. Weaver
Chairman, SA River Authority
John Williams
Mayor, City of Universal City
Jim Wolverton
Commissioner, Guadalupe County
Kevin Wolff
Commissioner, Bexar County

November 29, 2012

David D. Garza
Reinvestment Officer
Center City Development Office
City of San Antonio
100 W. Houston, 19th Floor
San Antonio, Texas 78205

RE: FY 2013 U.S. Environmental Protection Agency Brownfield Community-Wide Assessment Grant

Dear Mr. Garza:

The Alamo Area Council of Governments (AACOG) is a voluntary organization of local governments and organizations that serves its members through planning, information and coordination activities. The City of San Antonio is one of the largest member governments of AACOG, and we continually seek ways to assist and enhance City projects that benefit the region.

The application by the City of San Antonio for the Community-Wide Assessment Grant will provide valuable and necessary resources that will support and expand economic and community development efforts, as well as positively impact on-going efforts to improve the environmental quality of the region. Our Government Services Department, funded with \$ 180,000 from the Economic Development Agency (EDA), provides technical assistance, research, and data to both the public and private sector in the development of projects and plans, which create jobs and build a stronger economy. AACOG is the lead agency for the implementation of the Comprehensive Economic Development Strategy (CEDS), and, as such, actively promotes local economic development initiatives that leverage the unique assets of communities within the region. The recently completed CEDS can provide an excellent and timely tool (<http://www.aacog.com/DocumentCenter/View/8336>) for the identification of resources and strategies for the target areas of this EPA grant, and AACOG stands ready to assist the City in this effort.

As one of the local providers of Workforce Services through the Workforce Investment Act (WIA) and other State workforce grants, AACOG has the resources to assist COSA in the identification and planning for employment and training resources needed to further develop the target areas of the Community-Wide Assessment. With funding of \$ 3,192,513 in 2013, and more than twenty-five years of experience in Workforce Development in the region, AACOG is uniquely positioned to provide key technical support in the development of strategies to address the needs of the target areas, and ensure that the local

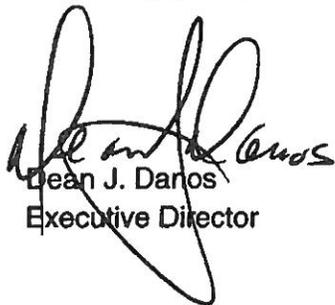
communities and local residents benefit from any new job opportunities created as a result of future Brownfield assessment and remediation projects.

In addition, AACOG is the state-designated planning agency for solid waste management issues in the region. The AACOG Resource Recovery program reviews applications for solid waste facility permits and solid waste grants and AACOG also provides technical assistance to local governments on solid waste issues as well as continuing education opportunities for local governments and solid waste professionals. Each year, AACOG provides funding for local government projects including educational outreach efforts, household hazardous waste (HHW) collections, local illegal dumping enforcement, and recycling/solid waste studies and source reduction. As a member government of AACOG, the technical expertise of AACOG staff would be available to COSA staff for the benefit of this project.

Finally, AACOG maintains a Regional Data Center, which is a technical and planning service bureau that provides assistance in the areas of geographic information systems (GIS) applications and mapping, demographic analysis, Internet-based mapping development, and database development. These resources are available to AACOG's member governments.

We appreciate the opportunity to be involved with this initiative, and look forward to continuing our partnership with COSA. If we can provide further information or assistance, please feel free to contact me or Susan Lodge, our Senior Director of Workforce and Community Development, at (210) 362-5230.

Regionally yours,



Dean J. Daros
Executive Director

Exhibit G: San Antonio River Authority



SAN ANTONIO
RIVER AUTHORITY

Leaders in Watershed Solutions

November 12, 2012

Ms. Lori Houston
Center City Development Office
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283

RE: FY 2013 U.S. Environmental Protection Agency Brownfield Community Wide Assessment Grant – Support for City of San Antonio

Dear Ms. Houston:

I am writing to express my support for the City of San Antonio’s Environmental Protection Agency Brownfield Community Wide Assessment Grant application. The application’s proposed environmental site assessments and clean-up plans will provide for increased opportunities for development and redevelopment in areas of the City where this activity may not occur solely through private investment.

Within two of the three Reinvestment Areas identified in the City’s grant application, Roosevelt Corridor and Guadalupe Westside, the San Antonio River Authority (SARA), with its partners, have invested millions in planning, environmental restoration and recreation amenities along the San Antonio River and the City’s Westside Creeks. The Mission Reach project, an eight-mile section of the San Antonio River, extends from Lone Star Boulevard south to Loop 410 South and generally parallels the Roosevelt Avenue corridor. This project is part of the San Antonio River Improvements Project (SARIP), a 13 mile, \$358.3 million on-going investment by the City of San Antonio, Bexar County, SARA, the U.S. Army Corps of Engineers (USACE) and the San Antonio River Foundation in flood control, amenities, ecosystem restoration and recreational improvements.

The Westside Creeks Restoration Project, generally within or in close proximity to the Guadalupe Westside corridor, is a fourteen mile, four creeks (Alazan, Apache, Martinez and San Pedro) project aimed at restoring the creeks environmental conditions, maintaining or enhancing their current flood control components and providing increased opportunities for people to enjoy these urban creeks. On-going

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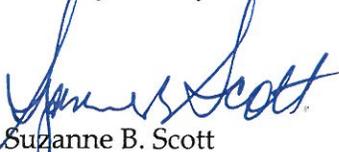
Ms. Lori Houston
Center City Development Office
City of San Antonio
Page two

conceptual planning, a Bexar County funded preliminary engineering report and a USACE feasibility study has resulted in over \$3.5 million investment in project planning and studies. An additional \$15,366,980 has been committed by the City of San Antonio for recreational and water quality capital improvements, and Bexar County has budget \$7.5 million for water quality and environmental restoration capital improvements.

SARA is pleased to partner with the City of San Antonio as they seek funding that will further leverage the local and federal dollars committed within these Reinvestments Areas through the Mission Reach and Westside Creeks projects, while addressing environmental concerns and creating opportunities for development and redevelopment within the Roosevelt Corridor and Guadalupe Westside.

The proposed grant opportunities identified in the City's application are consistent with the River South Area Management Plan and the Westside Creeks Restoration Conceptual Plan which address connectivity, recreational opportunities, environmental restoration, security and economic development opportunities. The San Antonio River Authority supports this grant application's efforts to fund environmental site assessments and clean-up plans, furthering the quality of life and economic opportunities within the Reinvestment Areas.

Thank you for your consideration.



Suzanne B. Scott
General Manager

cc: David D. Garza, City of San Antonio

Exhibit H: City of Austin



City of Austin

Founded by Congress, Republic of Texas, 1839
Watershed Protection and Development Review Department
P.O. Box 1088, Austin, Texas 78767

November 7, 2012

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
301-589-5318

RE: Support for the City of San Antonio Application for a U.S. Environmental Protection Agency
Brownfields Community Wide Petroleum and Hazardous Materials Assessment Grant

Dear Mr. West:

The publication of the US Conference of Mayors - Brownfields Redevelopment Best Practices, Volume 4, is about successful brownfield redevelopment case studies from cities throughout the nation. Austin, Texas was one of ten cities featured in the report. The City of San Antonio (SA) contacted Austin, Texas to congratulate them on their recognition and asked to meet with our program staff to begin a mentorship program as they were starting to build their brownfields program.

We recognize that San Antonio has the unique opportunity to benefit from all of our successes and lessons learned. In addition to lengthy discussions, meetings, and site visits Austin has provided template program intake documents, sample Environmental Site Assessments, legal documents, Right of Access forms, and other resources we have used to successfully implement a brownfields program over the past 14 years.

Simultaneously, SA hired brownfield staff, introduced and trained staff from across city departments involved in brownfields redevelopment, came to the Austin to meet and greet staff from Texas Commission on Environmental Quality and US EPA Region 6, and conducted site reconnaissance in targeted urban corridors to enter into a database of potential brownfields. It is imperative to determine the environmental condition of brownfields scattered throughout the community to facilitate revitalization initiatives such as urban renewal, sustainable communities and conservation initiatives.

Finally, the level placed on the SA brownfields program in their city's organizational structure is indication that SA is positioned for the long term commitment to the revitalization of brownfields.

This letter of support is for the City of San Antonio Application for a Community-wide Petroleum and Hazardous Materials Assessment grant. The award of these two grants will be used to conduct environmental site assessments and develop cleanup plans.

The City of Austin Brownfields staff will continue to offer mentorship activities to San Antonio's brownfield program. These activities include sharing our experience managing these types of grants, conducting work sessions to share best practices, providing sample forms and project monitoring methods, and networking opportunities to private, public, state, and local contacts. We hope to partner with San Antonio to host a regional brownfields conference as well.

I thank you for your consideration of this application. If you have any questions, please contact me at (512) 974-1954.

Sincerely,

A handwritten signature in cursive script that reads "Catherine Esparza".

Catherine Esparza, Brownfields Project Officer
Austin Resource Recovery Department