



RESOLUTION NO. 20191126-12

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY NECESSARY DOCUMENTS TO FACILITATE THE COMPLETION OF THE EPA ASSESSMENTS OF UP TO TWO BUILDINGS ON THE TAC-EAST CAMPUS

WHEREAS, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, TexAmericas Center has several buildings in needs of environmental assessments and is always looking for funding that can be secured to assist with the assessments; and

WHEREAS, on or about November 1, 2019, TexAmericas Center submitted two (2) United States Environmental Protection Agency (EPA) Targeted Brownfields Assessment (TBA) Application Forms to EPA Region 6: one for the assessment of the former Lone Star Army Ammunition Plant Administration Building (Building I-5) and the other for the assessment for the former Lone Star Army Ammunition Plant Hospital Building (Building I-9); and

WHEREAS, each assessment request submitted by TexAmericas Center included a EPA Targeted Brownfields Assessment Application form for EPA Region 6, a cover letter from TexAmericas Center, maps showing the building, and an EPA Consent for Access to Property which were submitted on November 4, 2019.

WHEREAS, TexAmericas Center may receive favorable news that EPA funding will be utilized to perform assessments on one or both of the buildings.

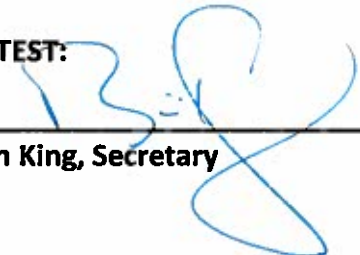
NOW, THEREFORE, BE IT RESOLVED by the Board of Directors that the Board of TexAmericas Center approves the submission of the two (2) EPA TBA application forms and the Executive Director/CEO shall be and is hereby authorized to execute any necessary documents to facilitate the completion of the assessments.

PASSED AND APPROVED THIS 26th day of November, 2019.



Boyd Sartin, Chairman of the Board

ATTEST:



Ben King, Secretary



EPA Targeted Brownfields Assessment Application Form (Use only for sites in EPA Region 6)

Applicant Organization			
Organization:	TexAmericas Center		
Applicant Name:	Scott Norton		
Contact Address:	107 Chapel Lane		
City:	New Boston	State:	TX Zip: 75570
Phone:	903.223.9841	E-mail Address:	Scott.Norton@TexAmericasCenter.com

Current Site Ownership			
Owner Name:	TexAmericas Center		
Owner Address:	107 Chapel Lane		
City:	New Boston	State:	TX Zip: 75570
Phone:	903.223.9841	Fax:	903.223.8742 Email: Scott.Norton@TexAmericasCenter.com

Site Information			
Site Name:	TexAmericas Center East Campus – Administration Building		
Site Address:	Franklin St.		
City:	Hooks	State:	TX Zip: 75561
# Buildings on Site:	1	Approx Sq. Footage:	94,000 sqft Condition (e.g. usable, razed, fire damaged, etc.): unusable but good area for new buildings
Acreage:	5 acres	Assessor's Parcel Number:	03180150000
Reuse Description, if known:	Please see attached letter		

For questions, please contact:
Mary Kemp
 Brownfields Team Leader
 Email: kemp.mary@epa.gov
 Phone: (214) 665-8358

The information provided above will be evaluated by EPA Region 6 to determine if the applicant and site meet the selection criteria for the TBA program. EPA will also evaluate whether funding is available to perform the requested assessment within the desired schedule.

November 1, 2019

Mary Kemp
Team Leader
RCRA, Grants and Brownfields Section (LCRRB)
US EPA Region 6
1201 Elm Street, Suite 500
Dallas, Texas 75270

Re: Application for Targeted Brownfields Assessment for former Administration Building

Dear Ms. Kemp:

TexAmericas Center is a critical economic engine in future of Northeast Texas, Southwest Arkansas, Northwest Louisiana and Southeast Oklahoma's economies. TexAmericas Center is the name of the Industrial park and organization tasked with its redevelopment.

Located along the Interstate 30 corridor just west of Texarkana, Texas, TexAmericas Center offers adaptable industrial scale utilities with excess capacities, diverse transportation options, and property that is deed restricted to industrial uses, investment and job creation - all in a pro-business community that understands, appreciates, and encourages quality job growth. TexAmericas Center is a State of Texas special purpose district called a Local Redevelopment Authority. It is tasked with redeveloping this former military property in Bowie County, Texas.

With over 12,000 acres and 3,000,000 square feet of former military property, TexAmericas Center is one of the largest industrial parks in the Americas. The mandate from the TexAmericas Center Board of Directors is for staff to create one job for each acre owned. TexAmericas Center is comprised of three campuses: the West campus (approximately 2,850 acres), the Central Campus (approximately 765 acres) and the East Campus (approximately 8,875 acres). Currently there are about 29 job producing entities on the property with approximately 736 employees.

Our focus for this request is the former Administration Building on the East Campus and specifically in the area previously called Area I by the Army. Area I had an APAR (Affected Property Assessment Report) completed in 2013. Additionally, TCEQ (Texas Commission on Environmental Quality) provided a No Further Action for this area and then removed Area I from the Army's RCRA (Resource Conservation and Recovery Act's) Permit for the property on April 1, 2015. A Dropbox link to these reports will be provided so you can review these documents.

The former Administration Building is approximately 94,000 square feet in size and is located in Area I of the former Lone Star Army Ammunition Plant. The property is currently owned by TexAmericas Center. The attached maps show the area formerly known as Area I and the location of the Administration Building. This area is very close to Interstate 30 and is located in a very desirable location for economic development growth.

TexAmericas Center has a robust pipeline of job creating projects; staff reported 58 active projects at its 10/22/19 Board of Directors' meeting. TexAmericas Center has been very successful over the last five years. As of a 9/4/19 report, over the last five years, the organization has grown:

- leased space by ~55%
- Non-Red River Army Depot specific jobs by ~50%
- The number of job generating entities on the property by ~38%

Redevelopment could slow as this success has occurred almost exclusively in the known "clean" locations throughout TexAmericas Center e.g. Central Campus and the East campus' Area D.

TexAmericas Center has created success by promising and delivering speed to market. We are leasing existing buildings capable of being occupied quickly. As our time to deliver a move-in ready building slows, so will our job creation success. With EPA assistance, TexAmericas Center is proposing to take action to keep the job creation engine well oiled. We have job generating interest in the location of the Administration Building and once remediate we could replace this building with a 150,000 square foot building and create 150 jobs.

TexAmericas Center is leveraging its own revenue against the resources of development partners to install infrastructure and make the property shovel and hammer ready. A sampling of these partners commitments over the last five years include:

- US Economic Development Administration
 - \$1.5 million infrastructure grant
 - \$250,000 technical assistance grant
- US DOD Office of Economic Adjustment - \$450,000 technical assistance grant
- State of Texas Dept. of Agriculture - \$750,000 infrastructure grant
- AEP/SWEPCO - \$25,000 Site preparation and marketing assistance grants

TexAmericas Center appreciates the opportunity to request these funds for environmental assessment to help bring this former Department of Defense property online faster and meet the needs of our current active prospects in our federally approved Opportunity Zone.

Sincerely,



Scott Norton
Executive Director/CEO

Attachment



107 CHAPEL LANE
 NEW BOSTON, TEXAS 75570
 903.223.9841
 www.TexAmericasCenter.com



**PROPOSED REMEDIATION
 PROPERTIES**
 TEXAMERICAS CENTER EAST CAMPUS
 AREAS I
 HOOKS, TEXAS

DRAWN: JDW	DESIGN: JDW	DATE: 10/28/2019	SCALE:	WCE #:
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NEW BOSTON, TEXAS 75570
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PROPOSED REMEDIATION PROPERTIES

TEXAMERICAS CENTER EAST CAMPUS
AREA I - ADMINISTRATION BUILDING
HOOKS, TEXAS

DRAWN: JDW

DESIGN: JDW

DATE:10/28/2019

SCALE:

WCE #:



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
 REGION 6
 1445 ROSS AVENUE, SUITE 1200
 DALLAS TEXAS 75202-2733

CONSENT FOR ACCESS TO PROPERTY

NAME OF PROPERTY OWNER: **TexAmericas Center**

PROPERTY ADDRESS: **Franklin St, Hooks, TX**

TYPE OF PROPERTY: **Former Administration Building for Lone Star Army Ammunition Plant**

I hereby consent to officers, employees, authorized representatives of the United States Environmental Protection Agency (EPA) and their contractors, subcontractors and consultants the right to enter the property and continued access and use of by, through, and on the property for the following purposes:

1. The taking of samples, surface and subsurface, including but not limited to soil, sediments, water, and air, and other solids or liquids stored or disposed of at the property as may be determined to be necessary;
2. The documenting of scientific and engineering observations, including, but not limited to taking notes, recordings, photographs and surveying;
3. The drilling and finishing of boreholes for the purposes of collecting soil and groundwater samples without limitation;
4. Other inquiry actions at the property as may be necessary to determine nature, extent and potential threat to human health and the environment; and

I am the property owner or an individual having the authority or the authorization of the property owner to sign this access agreement. I give this written permission voluntarily with the full knowledge of my right to refuse and without threats or promises of any kind.

Please indicate if you are granting access by signing this document, and providing your address and telephone number(s) so that you may be reached by mail or telephone.

ACCESS GRANTED: YES NO

Name (Printed): Scott Norton Date: 11/4/2019

Name (Signature): 

Address: 107 Chapel Lane

City: New Boston State: TX Zip: 75570

Telephone Number(s): Work: 903.223.9841 Alternate: 903.276.2521

Email: scott.norton@texamericascenter.com



EPA Targeted Brownfields Assessment Application Form (Use only for sites in EPA Region 6)

Applicant Organization				
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Applicant Name:	Scott Norton			
Contact Address:	107 Chapel Lane			
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Phone:	903.223.9841	Fax:	903.223.8742	Email: Scott.Norton@TexAmericasCenter.com

Site Information				
Site Name:	TexAmericas Center East Campus – Hospital Building			
Site Address:	Lamar St.			
City:	Hooks	State:	TX	Zip: 75561
# Buildings on Site:	1	Approx Sq. Footage:	15,000 sqft	Condition (e.g. usable, razed, fire damaged, etc.): unusable but good area for new buildings
Acreage:	1 acre	Assessor's Parcel Number:	03180270000	
Reuse Description, if known:	Please see attached letter			

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Mary Kemp
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RCRA, Grants and Brownfields Section (LCRRB)
US EPA Region 6
1201 Elm Street, Suite 500
Dallas, Texas 75270

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The former Hospital Building is approximately 15,000 square feet in size and is located in Area I of the former Lone Star Army Ammunition Plant. The property is currently owned by TexAmericas Center. The attached maps show the area formerly known as Area I and the location of the Hospital Building. This area is very close to Interstate 30 and is located in a very desirable location for economic development growth.

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TexAmericas Center is leveraging its own revenue against the resources of development partners to install infrastructure and make the property shovel and hammer ready. A sampling of these partners commitments over the last five years include:

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 - \$250,000 technical assistance grant
- US DOD Office of Economic Adjustment - \$450,000 technical assistance grant
- State of Texas Dept. of Agriculture - \$750,000 infrastructure grant
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Sincerely,



Scott Norton
Executive Director/CEO

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**PROPOSED REMEDIATION
PROPERTIES**
TEXAMERICAS CENTER EAST CAMPUS
AREA I -HOSPITAL
HOOKS, TEXAS

DRAWN: JDW	DESIGN: JDW	DATE:10/28/2019	SCALE:	WCE #:
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UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8

1445 ROSS AVENUE, SUITE 1200

DALLAS TEXAS 75202-2733

CONSENT FOR ACCESS TO PROPERTY

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PROPERTY ADDRESS: Lamar St, Hooks, TX

TYPE OF PROPERTY: Former Hospital Building for Lone Star Army Ammunition Plant

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2. The documenting of scientific and engineering observations, including, but not limited to taking notes, recordings, photographs and surveying;
3. The drilling and finishing of boreholes for the purposes of collecting soil and groundwater samples without limitation;
4. Other inquiry actions at the property as may be necessary to determine nature, extent and potential threat to human health and the environment; and

I am the property owner or an individual having the authority or the authorization of the property owner to sign this access agreement. I give this written permission voluntarily with the full knowledge of my right to refuse and without threats or promises of any kind.

Please indicate if you are granting access by signing this document, and providing your address and telephone number(s) so that you may be reached by mail or telephone.

ACCESS GRANTED: [X] YES [] NO

Name (Printed): Scott Norton Date: 11/4/2019

Name (Signature): [Handwritten Signature]

Address: 107 Chapel Lane

City: New Boston State: TX Zip: 75570

Telephone Number(s): Work: 903.223.9841 Alternate: 903.276.2521

Email: scott.norton@texamericascenter.com