

Community Relations Plan EPA Brownfields RLF Grant

Grim Hotel
301 North Stateline Avenue
Texarkana, Texas 75501

City of Texarkana

**Final
July 2017**

Brownfields Agreement: BF-00F62501



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Overview of the Community Relations Plan

The City of Texarkana Texas (City) developed this Community Relations Plan (CRP) is to facilitate communication within the community and to encourage community involvement in the cleanup and re-development planning for the Grim Hotel (Site). The City plans to provide U.S. Environmental Protection Agency (EPA) Revolving Loan Funds (RLF) in collaboration with the US EPA to assist with abatement and cleanup of the Site. The project will be completed under the USEPA Grant number BF-00F62501 modification 1 dated August 10, 2016. Additional funding for redevelopment activities will be provided by the City through a U.S, Department of Housing and Development (HUD) Section 108 Loan.

The public relations process will communicate project status and solicit public input on the Site cleanup from project stakeholders and residents. Public outreach will be maximized to inform the public on key issues identified during the cleanup and reuse planning process. The long-term success of the cleanup and ultimate redevelopment of the Grim Hotel will be enhanced by informed citizens' involvement during the cleanup and redevelopment process.

Spokespersons and Information Repository

The primary spokesperson for this project is Daphnea Ryan, representative from the City of Texarkana. The secondary spokesperson for this project is Julie Oriano, Project Manager from Stanley Consultants, Inc. Contact information for these spokespersons is summarized in the table below:

Name	Organization	E-mail	Phone Number
Daphnea Ryan	City of Texarkana	dryan@txkusa.org	903-798-3934
Julie Oriano	Stanley Consultants, Inc	orianojulie@stanleygroup.com	319-626-5330

The information repository for this project, including the environmental assessments, cleanup plans, and other environmental information is located at the City of Texarkana's Library:

City of Texarkana Library
600 West 3rd Street
Texarkana, TX 75501
Phone: (903) 794-2149

General information about the Brownfields program can be found on the City of Texarkana's Brownfields website, listed below:

<http://ci.texarkana.tx.us/406/Brownfields>

Electronic copies of environmental assessments, cleanup plans, and other environmental information may be requested by e-mailing Daphnea Ryan at dryan@txkusa.org.

Public Meetings will be primarily held during or after City Council Meetings at:

Texarkana City Hall
Council Chambers on the 2nd floor
220 Texas Boulevard
Texarkana, TX 75501

<http://www.ci.texarkana.tx.us/171/City-Council>

Additional public meetings may be held periodically at another public venue as deemed appropriate. These alternate meeting times and places will be advertised in local newspapers and/or the City's website, as applicable.

Site Description and History

3.1 Site Location and Description

The Grim Hotel property is located at 301 North Stateline Avenue, Texarkana, Texas, 75501. The Site is approximately 0.89 acres located in the City of Texarkana's downtown district area developed for retail/office use. The legal description is:

City/Triggs Addition
Lots 7-12 Grim Hotel
Block/Tract 13
Deed - 2972/009, 12/14/98
PIN - 03840008900

The Site is currently owned by the Rivergate Properties, LLC, and developed with an eight-story former hotel building which includes a basement and sub-basement. The Site is bound by Pine street to the west, West 4th Street to the north, North State Line Avenue to the east, and West 3rd Street to the south. A Site Location Map and Site Detail Map are included as Figures 1 and 2 in Appendix A.

3.2 Site History

The Site was formerly operated as the Grim Hotel. Several businesses were formerly in operation within the Grim Hotel, including a barber shop, drug store, and cigar store. The Site was first developed around 1925, and has been vacant since the mid-1980s. A filling station was formerly located on the north end of the parcel. Due to the age of the building and potent historical significances, the developer is coordinating the cleanup and redevelopment of the Site with the Texas Historical Commission.

3.3 Nature of Threat to Public Health and the Environment

The following previous environmental assessments, investigation and cleanup plans have been completed for the Site:

1. Phase I Environmental Site Assessment – Grim Hotel, Prepared by Terracon, Inc., dated August 2014
2. Property-Specific Sampling and Analysis Plan – Grim Hotel, Prepared by Terracon, Inc., dated November 2014
3. Phase II Environmental Site Assessment Report – Grim Hotel, prepared by Terracon Consultants, Inc., dated May 2015, includes a limited asbestos survey conducted by HEC Environmental Group in March 2015 and a lead-containing paint survey conducted by Terracon in May 2015
4. Phase I Environmental Site Assessment – Grim Hotel, prepared for the Texas Commission on Environmental Quality (TCEQ) by Daniel B. Stephens & Associates, dated February 21, 2017

Copies of these reports are available in the information repository (Section 2.0). Findings from the previous investigations identified hazardous building materials at the Site including asbestos-containing building materials, lead-based paint, and hydraulic elevators; a historic on-site cotton yard, automotive repair, battery storage and filling station; and off-site printing operations, cotton storage operations, and a leaking petroleum storage tank. Accessing portions of the building is hazardous with building debris covering the floors, damaged floors and stairwells.

3.4 Proposed Remediation Plan

The cleanup plan includes abatement of asbestos materials found throughout the building, including but not limited to asbestos pipe wrap and asbestos contaminated building debris, abate lead based paint throughout the building, and capping soil contamination identified in the near surface soil samples. An Analysis of Brownfields Cleanup Alternatives (ABCA) and a Remedial Action Plan (RAP) will be completed prior to initiation of cleanup activities and subject to public comment. The final selected remedial action will be implemented in accordance with all applicable federal and state regulations to assure protection of public health and the environment.

3.5 Future Site Use

The City of Texarkana is working with a developer to turn the Grim Hotel into 98 affordable family apartments with ground floor retail/office space.

Community Background

4.1 Community Profile

The City of Texarkana is a community of approximately 38,000 people located in Bowie County, Texas and is a twin city with the neighboring Texarkana, Arkansas.

Texarkana is a regional center for employment, health care, and education. The retail and services trade area encompasses a 17-county area in parts of three states, and the workforce is drawn from a 60-mile radius. The City and surrounding region are home to a number of industrial and manufacturing operations, including tire manufacturing, small arms ammunition, paper production, railroad tank car repair, cup and carton manufacturing, pipeline fittings, truck bodies, furniture, valves and couplings, military equipment repair and refurbishing, trucking, and petroleum marketing. The City's location with the prospect of three interstate highways should contribute to the City's future growth and development.

Socioeconomic data indicates the following:

Median Age:	37 years old
Median Family Income:	\$39,000
Population Growth:	0.45%
White Population:	55%
Black Population:	37%
Hispanic Population:	6.4%
Other or Multiple Race:	2.6%

Reports have shown that families in Texarkana seem to be consolidating, relying on income from multiple individuals per household. The most common housing problems in Texarkana are cost burden problems where renters and owners have housing costs that exceed 30% of household income. The Downtown area presents substantial opportunities to impact low and moderate income persons by addressing Brownfields (a former industrial or commercial site where future use is affected by real or perceived environmental contamination) issues and environmental

contamination, slum and blight, food desert status, safety issues like inadequate roadways, inadequate lighting, stormwater run-off, flood management, lack of storm shelters, few bike lanes/walking trails, as well as food security issues like access to a functional sheltered farmers' market, community gardens, all public improvements requested by citizens of Texarkana.

The City of Texarkana is dedicated to improving the downtown living environment and have dedicated resources to several community development programs including downtown and brownfields revitalization plans, affordable housing through the Community Development Block Grants (CDBG) program, and a proposed Perot Theatre restoration and Art Park.

4.2 Community Outreach

The City of Texarkana has historically been awarded EPA Brownfields Grants (2010 Assessment Grants, 2011 Job Training Grant, 2012 Multi-Purpose Pilot Grant, and a 2102 RLF Grant), and CDFA Technical Assistance specific to this project site. The City is also an Entitlement for HUD CDBG funds. Throughout all the grants, the City has involved the community in the planning and decision making processes.

For the Brownfields RLF grant, a Public Meeting and Open House was held in October 2015 to introduce the RLF program to the Texarkana community and to discuss initial proposed redevelopment activities for the Grim Hotel. Information on the RLF program was available for citizens and they were encouraged to share their ideas for any property. City staff, representatives from the City's Environmental Professional, Terracon, and the EPA Region 6 Team Leader, Mary Kemp, were available to address citizen's questions.

In March 2016, a public input forum was developed and placed on the City's website as an easy way for the public to provide feedback and comments on proposed initiatives, including Brownfields projects.

The City held public engagement meetings for the update of their Comprehensive Plan and included information regarding the Brownfields Program, and discussed the redevelopment of this Site specifically. A booth was set up at the first two meetings highlighting the City of Texarkana Brownfields' Program and accepting public comments. A significant part of the updated Comprehensive Plan entails a downtown revitalization component. Public comments received during the Comprehensive Plan meetings were supportive of this project. These meetings were held on September 20, 2016, November 15, 2016 and April 20, 2017.

The ABCA and RAP are currently being written and draft copies of the reports are planned to be available on June 5, 2017, which will also start the 30-day public comment period. Two City Council meetings are scheduled during this comment period, on June 12th and June 26th. The community can offer suggestions and comments at these meetings or submit them through the City's website. An advertisement will be placed in the local newspaper on June 5th to announce the public meeting and to provide information on the availability of the project documents for review (information repository). This legal advertisement will also announce the start of the 30-day public comment period.

Additional public meetings may also be held at key project milestones to keep the community informed; such as upon the completion of the cleanup activities, or a significant portion thereof, and during redevelopment planning.

Meetings will be held at the Texarkana City Hall, 220 Texas Boulevard, in the Council Chambers on the 2nd floor, and will be attended by representatives from the City of Texarkana, US EPA, Stanley Consultants, and/or the developer. The purpose of these public meetings will be to engage the public on the Brownfields process, the benefits of Brownfield cleanup and Site restoration, results of the previous environmental assessments, describe what remedial measures are to be implemented at the Site, and solicit input from the public on their concerns for the property.

The CRP will be translated from English to other languages including Spanish, if necessary or requested. In addition, aids for the hearing impaired will be made available at public meetings, if necessary.

If the ABCA and RAP are delayed, the announcement and community meetings schedules will be adjusted accordingly.

4.3 Key Community Concerns

The City has discussed the plans to redevelop the Grim Hotel during several council meetings, the CDFA Technical Assistance public meeting June 16, 2015, the Brownfields Project meeting in October of 2015, and during three public engagement meetings for their Comprehensive Plan update on September 20, 2016, November 15, 2016 and April 20, 2017, and the community has been receptive to plans. The cleanup or demolition of unsightly and unsafe properties is a re-occurring comment on many surveys that the City has conducted over the past few years.

The Grim Hotel building is currently damaged and deteriorating, and poses a hazard to people that may enter the building without proper protection or knowledge of the hazards. Restoration of the Grim Hotel into residential apartments and retail/office space would be a direct benefit to the local community, making the area a more enjoyable place to live and work. The Grim Hotel is adjacent to Discovery Place Children's Museum and the Museum of Regional History, and several churches and businesses, offering work, worship, and learning opportunities just steps away from the living spaces. Many residents have indicated that the cleanup and restoration of the Grim Hotel would bring more people and business to the downtown community, stimulating additional community benefits.

Continued Community Involvement

The City of Texarkana and its Project Team will work to provide continued community involvement for the project. The US EPA and the TCEQ have previously provided regulatory oversight and guidance during the previous Brownfields assessment process and will continue to oversee and provide supplemental guidance during the proposed US EPA-funded Brownfields cleanup activities.

A legal notice will be placed in the local newspaper (Texarkana Gazette) and on the City of Texarkana's Brownfields website announcing the proposed and ongoing cleanup activities at the Site and to notify residents of public meetings regarding cleanup efforts. In conformance with the EPA RLF requirements, the public notice will also announce the location of the information repository on this project, including the environmental assessments, investigations, remediation plans, and other environmental information, is available for viewing during normal business hours at the City of Texarkana City Library. The notice will also announce the start of the 30-day comment period on the draft ABCA and RAP. The City will accept feedback during the comment period and provide written responses that will become part of the administrative record. The information repository will be updated on a quarterly basis.

Public Outreach efforts may also include making project information available at the project website, community organization newsletters, social media, television, and door-to-door flyers, as deemed necessary. The City website has specific information on the Grim Hotel project and contains postings for public meetings, meeting minutes, and project updates, and is regularly updated.

Public comments regarding the project can be submitted at the public meetings or directly to Daphnea Ryan, via email or regular mail (contact information is listed in Section 2).

Chronology of Community Involvement & Project Schedule

SCHEDULE

May 26, 2017 – Draft Community Relations Plan (CRP) submitted to EPA for review.

June 6, 2017 - City Council Meeting - City Hall, 6 PM

Council and public hearing to discuss Resolution No. 2017-068 to enter into a loan agreement with Grimm Lofts, LLC.

July 2, 2017 – Draft Analysis of Brownfields Cleanup Alternatives (ABCA) and Remedial Action Plan (RAP) available for 30-day public review.

Public notice published in the Texarkana Gazette and posted on the City's website under Notice of Public Hearing & Public Comment. The notice announced the availability of the draft Analysis of ABCA and RAP for review and the start of the 30-day public comment period, and also provided information on public meetings and the project information repository. The CRP, ABCA, and RAP documents are available for download from the City's website and hard copies available for review at the City library.

July 10, 2017 - City Council Meeting - City Hall, 6 PM

Second Briefing to discuss Resolution No. 2017-068 to enter into a loan agreement with Grimm Lofts, LLC. Public comment and discussion on the proposed cleanup and historic restoration of the Site.

July 17, 2017 – EPA comments received on the Draft CRP

July 17, 2017 - City Council Meeting - City Hall, 6 PM

Final Briefing to discuss Resolution No. 2017-068 to enter into a loan agreement with Grimm Lofts, LLC. Public comment and discussion on the proposed cleanup and historic restoration of the Site.

July 20, 2017 -Public Meeting - Cabe Hall, 6 PM

Public Meeting to discuss the draft ABCA and the proposed cleanup of the Grim Hotel property held in Cabe Hall, located on the second floor of the Texarkana Regional Arts building at 321 W. 4th Street, Texarkana TX. Public comments on the draft ABCA and the proposed cleanup accepted at this meeting.

August 1, 2017 – The 30-day public comment period ends.

August 11, 2017 - Finalize ABCA and RAP with public comments.

August – December 11, 2017 - City Council Meeting - City Hall, 6 PM

City Council Meetings are held the 2nd and 4th Monday of each month; discussion of the cleanup and historic restoration of the Site will be conducted as needed depending on progress. The final City Council Meeting for 2017 will be held on December 11th.

September 30, 2017 – Deadline of the U.S. EPA Brownfields RLF Grant.

Ongoing – The City’s website will be updated periodically with project updates, and final documents will be posted online and will be available at the Texarkana City library.

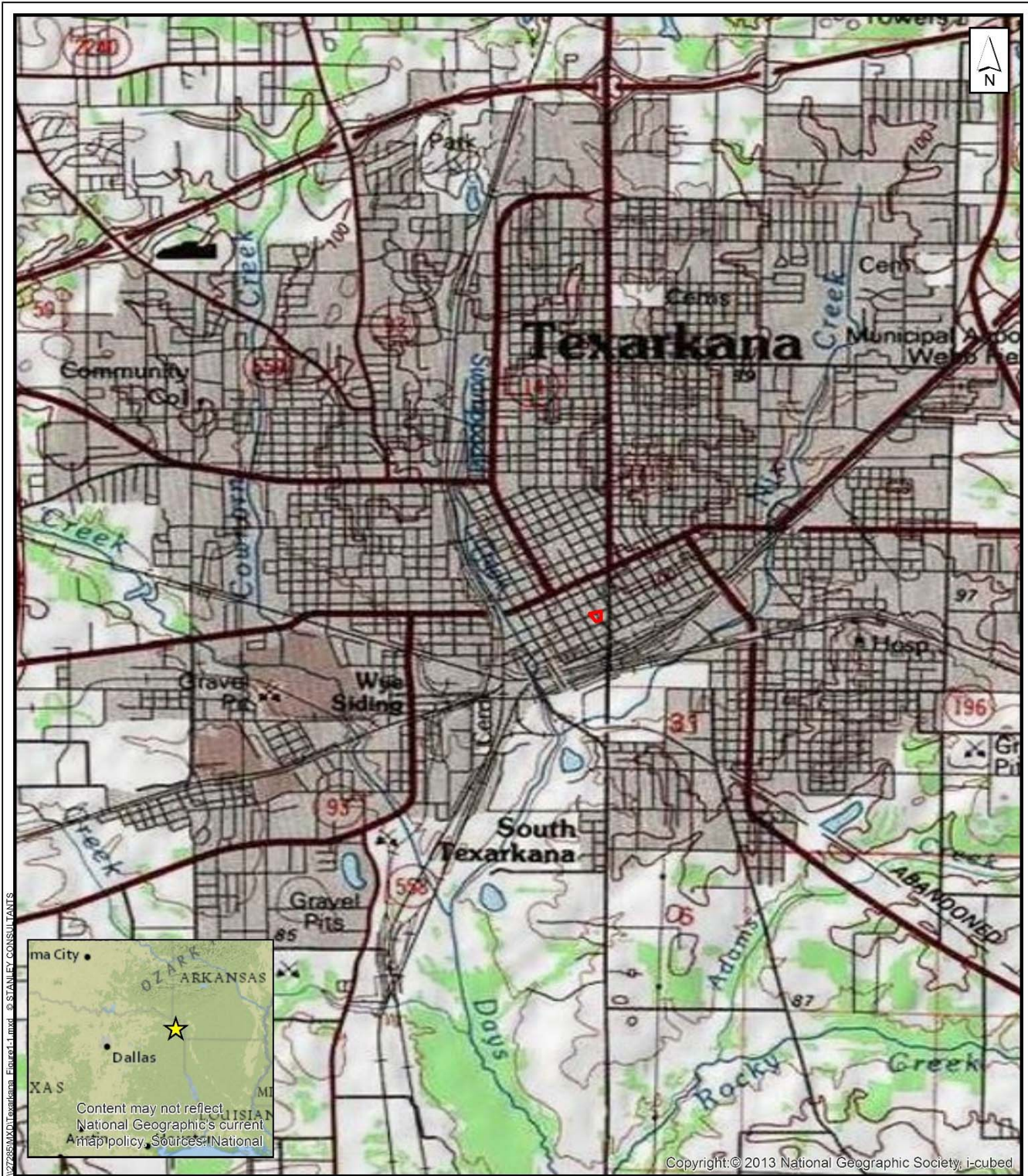
Notes

City Council Meetings are held at the Texarkana City Hall, 220 Texas Boulevard, Texarkana, TX 75501, in the Council Chambers on the 2nd floor. Refer to the City’s website for additional information at <http://www.ci.texarkana.tx.us/171/City-Council>.

Meeting dates/times are subject to change

Appendix A

Figures



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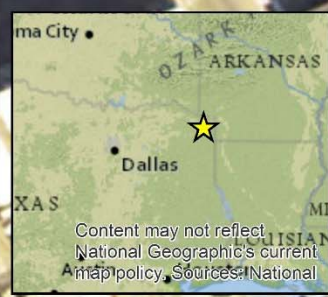
Legend
 Approximate Property Boundary ———

FIGURE 1
SITE LOCATION MAP
 Hotel Grim
 301 N. State Line Ave.
 Texarkana, TX 75501

May 2017



1272851MXTexasArkana - Figure 1-2.mxd © STANLEY CONSULTANTS



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend
 Approximate Property Boundary ———

FIGURE 2
SITE DETAIL MAP
 Hotel Grim
 301 N. State Line Ave.
 Texarkana, TX 75501

May 2017