

**CITY OF SAN ANTONIO
NEIGHBORHOOD ACTION DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Sheryl Sculley, City Manager

FROM: David D. Garza, Director, Neighborhood Action Department

SUBJECT: Brownfields Petroleum Assessment Grant – Participation Agreement

DATE: May 18, 2006

SUMMARY AND RECOMMENDATIONS

This ordinance approves a Brownfields Redevelopment Program Project under the City's grant award from the U.S. Environmental Protection Agency (EPA) for 2223 Guadalupe; authorizes a Participation Understanding with Consent for Promotional Use and Right of Access agreement between the City and the property owner—Ms. Rose Mary Orosco; and authorizes a Phase II Environmental Site Assessment in the amount of \$19,829.74 to be performed by ATC Associates, Inc. under the Environmental Service's Department On-Call Professional Environmental Engineering Services Contract approved by City Council in Ordinance #100566 on March 24, 2005.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

The City of San Antonio was awarded a \$200,000 grant by the EPA to fund environmental assessments of sites in order to encourage the redevelopment of abandoned, vacant, or underutilized gasoline filling stations, and petroleum contaminated sites located within the City of San Antonio. As defined by the EPA, brownfields are "abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination". No funds are used to perform remediation or clean-up. The intent of the Environmental Site Assessments (ESAs) is to determine whether or not environmental contamination is present on the subject properties and to identify the impact, if any, the contamination may have on redevelopment.

The 2223 Guadalupe project is a site comprised of an abandoned gas station and automobile repair facility. The property is located in the City of San Antonio's empowerment zone on the Westside of San Antonio. The former gasoline filling station constructed in the 1920's has been designated as a historic structure. The owner, Ms. Rose Mary Orosco, plans to redevelop the property into a café and office center. The café and office center will offer non-alcoholic refreshments, and basic office services such as internet, copies, faxes, translation services. A staging area will be provided for the community to perform and display arts and crafts. Other services will include shoe repair, and an area where magazines, books, and music can be obtained or purchased. Professional counseling will also be available for individuals, couples, families and groups with special emphasis on the prevention of substance abuse by teens and young adults, and the prevention of family violence.

The environmental contractor selected for this site assessment was approved through the On-Call Professional Environmental Engineering Services Contract approved by City Council. The City's Environmental Services Department serves as the program's quality control arm under the City's grant agreement with EPA. The Environmental Services Department supervises the on-call consultants employed to perform assessments. EPA has reviewed the eligibility requirements for 2223 Guadalupe, and has approved the project.

POLICY ANALYSIS

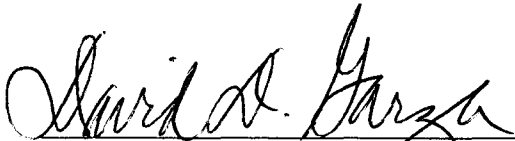
Approval of this ordinance will be consistent with specific EPA grant requirements for the Brownfields Assessment Program, City Council policies to address environmental issues in an expeditious manner consistent with state and federal environmental regulations, and opportunities to assist with the redevelopment of San Antonio's inner city.

FISCAL IMPACT

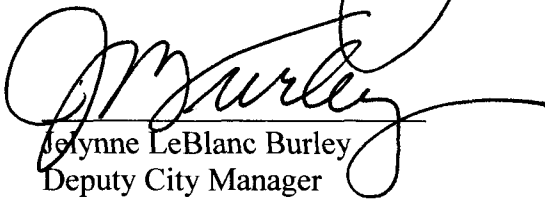
The Phase II Environmental Site Assessment for the 2223 Guadalupe site is estimated to cost \$19,829.74. These expenditures for this project will be paid from the Brownfields Site Assessment Petroleum Grant.

COORDINATION

This request for ordinance has been coordinated with the Environmental Services Department, City Attorney's Office, and EPA Region 6 Office.

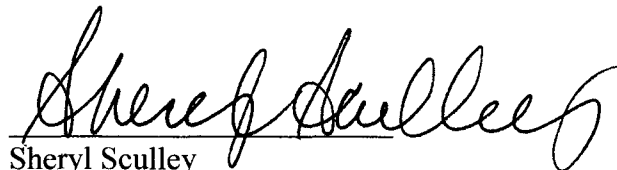


David D. Garza, Director
Neighborhood Action Department



Jolynne LeBlanc Burley
Deputy City Manager

Approved for Council Consideration:



Sheryl Sculley
City Manager