Resources for Redeveloping Blighted Properties in the Rio Grande Valley

June 27, 2024
South Texas Ecotourism Center
Laguna, Vista
Resources for Redeveloping Blighted Properties in the Rio Grande Valley

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Our Beautiful Capitol in Austin
Texas Senate
31 Members
4-Year Terms
Lt. Governor Presides

Texas House
150 Members
2-Year Terms
Speaker of the House Presides

Governor: Greg Abbott
Lt. Governor: Dan Patrick
Speaker of the House: Dade Phelan
Texas House of Representatives

- 150 State Representative Districts (2020 Census)
- 150 members
- Population of 194,303 ideal
What do State Representatives do?
Committees Appointed by Speaker

- Proudly Serving in
  - Environmental Regulations
  - Juvenile Justice and Family Services
- Agriculture & Livestock
- Business & Industry
- Elections
- Higher Education
- Energy Resources
- Defense & Veterans
- Higher Education
- Etc.
• Where the money goes within the state government
• Bills for raising money must originate in the House
State Representatives

- Make laws
- Impact our everyday lives
How a bill becomes a law in Texas

**Introduction**

BILLS CAN BE INTRODUCED IN THE HOUSE. A LEGISLATOR MUST FILE A BILL WITH THE CHIEF CLERK FIRST. A BRIEF DESCRIPTION OF THE BILL IS READ ON THE HOUSE FLOOR, AND IT IS THEN REFERRED TO A COMMITTEE.

**Committee**

IN COMMITTEE, MEMBERS LISTEN TO TESTIMONY AND DISCUSS ISSUES THAT PERTAIN TO THE BILL. IF A MAJORITY OF COMMITTEE MEMBERS APPROVE, THE BILL MOVES TO THE HOUSE FLOOR.

**Floor Action**

THE BILL IS READ FOR A SECOND TIME AND THE BILL IS THEN DEBATED. AMENDMENTS MAY BE ADOPTED TO CHANGE THE BILL IF THERE ARE ENOUGH VOTES. A BILL OR RESOLUTION MUST PASS ON SECOND AND THIRD READING BEFORE IT GOES TO THE SENATE CHAMBER FOR APPROVAL.

**Bill Sent to Governor**

IF THE BILL IS APPROVED BY BOTH THE HOUSE AND SENATE, IT GOES TO THE GOVERNOR’S DESK FOR HIS SIGNATURE, OFFICIALLY MAKING THE BILL LAW. THE GOVERNOR HAS 10 DAYS TO VETO THE BILL OR ALLOW IT TO BECOME A LAW WITHOUT SIGNATURE.

https://www.youtube.com/watch?v=66f4-NKEYz4

Cutting Property Taxes

• Texans pay some of the nation’s highest property taxes, and so cutting property taxes this session is a bipartisan issue that the legislation will work together to resolve
Education Reform

• HB 8 HB 8 would establish a new funding model for community colleges in Texas that recognizes and rewards such institutions for the important role they play with associate degrees, non-credit workforce education programs and other credentials of value that will be required in more than 60% of jobs in the state over the next decade.
HB 5 – Texas Jobs & Security Act

• Relating to agreements to create jobs and to generate state and local tax revenue for the State

• Under House Bill 5, the incentives would be targeted and temporary in attracting large-scale, capital-intensive projects related to the manufacturing, national security and energy infrastructure industries.

• Would provide taxpayers with transparency on how state incentive dollars are being used as well as the number of jobs created across the State and the full economic impact as a result of these incentives
Water & Drainage Infrastructure

- HB 167 proposes a constitutional amendment that would increase the amount of bonds issued by the Texas Economic Development Board to provide financial assistance to economically distressed areas.
- HB 3796 would establish a taskforce to analyze the provision of financial assistance from the flood infrastructure fund for the improvement of artificial drainage systems in certain regions.
ADDITIONAL LEGISLATION

• INCREASED ROAD FUNDING
• INCREASED WATER INFRASTRUCTURE
• INCENTIVIZED NEW ENERGY GENERATION
• INCREASED BROADBAND INVESTMENT
• INCREASED FUNDING FOR RURAL HOSPITALS
Online Media

https://house.texas.gov/

https://house.texas.gov/members/member-page/?district=37

https://www.facebook.com/JanieLopezForTexas/
Funding Requests – $1.2 Billion

- Brownsville De Sal Plant – $26 Million
- Harlingen Drainage – $7 Million
- Olmito Nature Park – $3,777,500
- Santa Maria Park – $6,500,000
- RMA U.S. 77 – $450 Million
- RMA East Loop – $100 Million
- RMA SPI Bridge – $500 Million
- Brownsville CDL Training Facility – $47,133,000
- San Benito Library – $12 Million
- Port Security – $3,500,000
- Harlingen Airport – $5 Million
- San Benito Bank Erosion – $4 Million
- Cameron County Iwo Jima MMA – $20 Million
- San Benito Fire Station – $2,458,750
- San Benito Police Station – $1,620,000
- Santa Rosa Regional Development Detention Facility Project – $5 Million
- San Benito Community Center – $12 Million
What are Brownfields and Why Redevelop These Properties?
What is a Brownfield?

EPA defines a brownfield as “…real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”
Benefits to Redeveloping a Brownfield

• Reduced Acquisition Cost
• Existing Infrastructure
• Limit Sprawl
• Often a Desirable Location
• Possible Tax and Other Monetary Incentives
Defining a Brownfield

• A Community Identifies Its Brownfields
• When Seeking Funding or Assistance, Apply a Broad Definition to:
  • “Property”
  • “Reuse or Redevelopment”
  • “Hazardous Substance, Pollutant, or Contaminant”
Brownfields with Contaminated Media

- Gas Stations
- Dry Cleaners
- Manufacturing Facilities
- Chemical Storage Areas
- Vehicle Repair Shops
Buildings as Brownfields

• Asbestos
• Lead-Based Paint
• PCB Caulking
• Heating Oil Tanks
• Animal Waste
• Illegal Drug Production Residue
Could it be a Brownfield?
Could it be a Brownfield?
Could it be a Brownfield?
Could it be a Brownfield?
Could it be a Brownfield?
Thank You

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Railroad Commission of Texas
Brownfields Response Program

June 2024
Andrea “Andy” Pinon
Brownfields/VCP Program Coordinator

Maggie Taylor
Brownfields Community Outreach Specialist
What is the RRC’s Brownfields Program?

A grant funded program through the EPA that provides **FREE** environmental site assessments and cleanups of Brownfield properties for:

- State agencies
- Local governments
- Non-profit organizations
- Churches
- Public schools and public universities
- Economic Development Corporations (EDCs)
- Tribal governments
A “Brownfield” is defined as a real property of which the expansion, redevelopment, or reuse may be complicated by the presence or potential presence of hazardous substances, pollutants, or contaminates.
Knowledge Check-In

Which site is a Brownfield?

A: Empty Field

B: Tank Battery
Knowledge Check-In

Which site is a Brownfield? **Both are!**

A: Empty Field

B: Tank Battery
RRC Jurisdiction

- Oil and Gas Exploration and Production (E&P).
- Transportation of oil, gas, liquefied natural gas (LNG) by pipeline.
- Natural gas processing including recycling, separation, compression.
- Salt dome brine mining of oil, gas, LNG cavern storage.
- Bulk storage of crude oil.
- Commercial disposal facilities.
16 TAC § 3.30 - Memorandum of Understanding (MOU)

• Specifies in detail RRC’s and TCEQ’s interpretation of the division of jurisdiction over waste materials related to activities associated with the exploration for and the development, production, and refining of oil or gas.

• RRC and TCEQ work cooperatively on cleanups that involve waste from both industrial and oil and gas sources.
Does the RRC have jurisdiction over gas stations?

A. Yes

B. No
Does the RRC have jurisdiction over gas stations?

A. Yes

B. No – TCEQ has jurisdiction over the remediation of leaking petroleum storage tanks, that are associated with gas stations
Brownfields Eligibility with the RRC

1. Historic oil & gas operations are under RRC’s jurisdiction

2. A qualified applicant with a redevelopment plan

3. Oil & Gas operations on the property have been abandoned/no responsible party for cleanup

4. No unresolved federal or state enforcement on the property

5. Applicant and landowner agree to cooperate with RRC
Knowledge Check-In

Which of the following properties would be eligible for RRC’s Brownfields Program?

A. An active oil/gas lease

B. An abandoned lease in which the operator is no longer in existence

C. An abandoned lease previously operated by a company that is still active
Knowledge Check-In

Which of the following properties would be eligible for RRC’s Brownfields Program?

A. An active oil/gas lease

B. An abandoned lease in which the operator is no longer in existence

C. An abandoned lease previously operated by a company that is still active
**The Process**

**Application**
Submit prior to the planned purchase of **ANY** property.

**Phase I**
RRC or TCEQ will conduct a Phase I ESA to identify recognized environmental conditions that warrant investigation. Purchase of the property can be completed within 180 calendar days from the date of the report to avoid liability.

**Phase II**
RRC and/or TCEQ will investigate the RECs identified in the Phase I to determine if contamination is present at the site. Can be conducted before or after property purchase.

**Cleanup**
Remediation of the site may be necessary based on results of the Phase II and the redevelopment plan. RRC can provide cleanups at no cost.
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RRC Brownfield Success Stories
Nueces County Redevelopment Projects
A total of 67.5 acres in Robstown
Pre-2002, the area was undeveloped agricultural land previously used for oil and gas production.
Multifaceted Redevelopment Plan
Multifaceted Redevelopment Plan

Four redevelopment projects completed between 2002-2017

A. Baseball Stadium (2002)
B. Fairgrounds (2008)
C. Outlet Mall (2017)
   - RRC Brownfields funding used to investigate
D. Upper Oso Wetland Habitat (2017)
   - RRC Brownfields funding used to investigate
Outlet Mall Environmental Investigations

Environmental Site Investigations (Phase I & II) (2005 & 2006)
- 8 plugged oil and gas wells were identified on the property
- Soil samples collected and a temporary monitor well installed
- TPH and BTEX in soil above regulatory levels

Cleanup (2008)
- 227 tons of impacted soils were excavated and disposed of off site

Certificate of Completion (2008)
Outlet Mall Community Impacts

During its first year of business (2017), over 32 stores were operating at the mall and over 1,000 jobs were created.
Upper Oso Environmental Investigations

Environmental Site Investigations (Phase I & II) (2015)

- 3 plugged oil and gas wells were identified on the property, as well as a drilling pit and tank battery
- BTEX, TPH, metals, and chlorides above regulatory levels in soils

Supplemental Assessment (2016)

- Three permanent monitor wells installed

GW and Surface Water Assessment (2018)

- Minor detections of metals and chloride in groundwater
Upper Oso Wetland Habitat Redevelopment Plan
BIRD VIEWING PARK
4 acres in Andrews
Environmental Site Investigation (Phase I & II) (2004)

- 5 leaking wooden tanks and one disposal pit were identified
- Tanks were gauged and sampled to determine type and amount of product remaining
- Soil samples collected and temporary monitor wells installed
- NORM survey conducted
  - City of Andrews and local company helped dispose of tanks and NORM

Cleanup (2005)

- Impacted soils around the tanks and pit were excavated and disposed of off site

Certificate of Completion (2006)
Multifaceted Redevelopment Plan

- The 4-acre Brownfield property is adjacent to a 120-acre water treatment facility.
- The facility has three sedimentation lagoons.
- These lagoons have high organic content that supports wildlife and vegetation.
- Over 30 species of birds are known to frequent the lagoons.
Grant funds from Texas Parks and Wildlife were used to develop the hiking trails and the boardwalk at the park, as well as purchase viewing scopes.
The 4-acre Brownfield property is also adjacent to an 80-acre sports complex recently built by the City of Andrews.
TURTLE BAYOU NATURE PRESERVE

511 acres in Chambers County
Turtle Bayou Environmental Investigations

Phase I & II (2011)
- 10 abandoned oil wells, associated pits, AST, SWD pit
- Soil, groundwater, and surface waters sampled for petroleum products

Limited Site Investigation (2012)
- Focused investigation of soil and groundwater within the SWD pit area

Groundwater Monitoring (2012 – present)
- Due to elevated chloride concentrations resulting from the SWD pit
Multiple sources of funding are available for Brownfield Sites depending on site conditions and funding availability each year. The table below shows the funding sources and their corresponding amounts:

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Funding Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brownfields</td>
<td>$176,286</td>
</tr>
<tr>
<td>State Managed Cleanup</td>
<td>$49,808</td>
</tr>
<tr>
<td>State Funded Plugging</td>
<td>$487,000</td>
</tr>
</tbody>
</table>
Revitalization through TCEQ Brownfields

Anukriti Mahayan, Brownfields Program Manager, Remediation Division, TCEQ
WHAT ARE BROWNFIELDS?

A Brownfield is a property where redevelopment or reuse is hindered by the presence or potential presence of contamination.

These properties are usually contributing to blight.
WHAT MIGHT A BROWNFIELD SITE LOOK LIKE IN YOUR COMMUNITY?
ABANDONED FIELD/GAS STATIONS
WHAT IS THE BROWNFIELDS PROGRAM?

- Brownfields grant funding aids the redevelopment of properties that are dormant or underutilized AND promotes sustainable cleanup and reuse.

- Small Business Liability Relief and Brownfields Revitalization Act or “Brownfields Law” amends CERCLA, providing grants for site assessment, cleanup and liability exemptions.
WHY REDEVELOP BROWNFIELDS?

- Increase Tax Revenue
- Economic Growth
- Improve Quality of Life
- Eliminate Eyesores
- Community Enhancement
- Create Jobs
- Reuse Infrastructure
TCEQ PROGRAM PROCESS

Planning & Application → Phase I Environmental Site Assessment → Phase II Environmental Site Assessment → Cleanup Planning → Cleanup & Redevelopment
Key information needed:
- Property owner
- Access agreement
- Site name
- Site address
- Historical use of property
- Redevelopment plan
WHO IS ELIGIBLE?

Nonprofit OR Governmental Entity

- Economic Development Corporations
- Redevelopment Agencies
- Federally Recognized Tribes
- Cities/Towns/Local Governments
INELIGIBLE PROPERTIES

- Federal property
- Listed or proposed for the National Priority List (NPL)
- Leaking Underground Storage Tanks (LUST)
- Corrective Action permitted sites
- Superfund Sites and properties subject to an administrative order under CERCLA
Phase I Environmental Assessment

- Property research, interviews and site inspection conducted by the TCEQ contractor.
- Identifies Recognized Environmental Conditions (RECs) and Historic Environmental Conditions.
- Should be completed prior to purchase of property and within 180 days of the final Phase I report.
Phase II Environmental Assessment

- Site activities determined based on Phase I findings.
- Investigations conducted by the TCEQ contractor.
  - Groundwater sampling
  - Soil sampling
- Supplemental Activities
  - Geophysical Survey
  - Water well survey
  - Cost estimate for cleanup
TCEQ Partners with Texas Railroad Commission (RRC), EPA, federal & state entities, local redevelopment agencies, and applicants to facilitate cleanup, transferability and revitalization.

Community Involvement

Grant support letters

Grant writing workshops

Schedules and registration can be found at https://www.ksutab.org/

Assistance with application to the TCEQ Voluntary Cleanup Program (VCP)

- Fees waived (as funds are available)
- Constraints, like liability protection, for completing real estate transactions at VCP sites allow unused or under used properties an opportunity to be restored to economically productive or community beneficial use.

More information can be found at: https://www.tceq.texas.gov/remediation/vcp/vcp.html
Brownfields Success Stories

Seaholm District UPRR, Austin, Texas

• Former Union Pacific owned right of way property adjacent to the Seaholm Power Plant in Austin, Texas.

• This property is in a historically industrial area southwest of downtown.

• The Brownfields site assessment property is approximately 4.78 acres.
Seaholm District, Austin, Texas

**Applicant:**
The City of Austin applied to the Brownfields Program

**Identified RECs**
Former railyard operations, buried debris and historic industrial impacts from substation operations

**Brownfields Investigations**
Surface/shallow and subsurface soil samples, groundwater monitor well installation and groundwater samples

**Entered the TCEQ Voluntary Cleanup Program (VCP) in 2010:** Cleanup consisted of excavation of over 20,000 cubic yards of soil. Groundwater was not impacted. A VCP certificate of completion was issued in January 2013
Seaholm District UPRR, Austin, Texas

Redevelopment included areas for as office space, retail, and restaurants. Its proximity to Zilker Park, businesses, and Austin’s arts and entertainment district make it prime for redevelopment and Brownfields is proud to support the city of Austin in the early stages of redevelopment.
Brownfields Success Stories

Festival Beach Food Forest

- 4.6 acres at 35 Waller Street, Austin, TX.
- Operated as a fish hatchery from 1950-1970. Property vacant until the trails were added in 2004.
- Community designed non-traditional garden using permaculture design principles (sustainable and self-sufficient agricultural ecosystem).
Useful Links:

- https://tceq.maps.arcgis.com/apps/MapTour/index.html?appid=7477e68d82d34f32a68d
  ba34f394c8e6
- https://www.tceq.texas.gov/remediation/bsa
- https://www.epa.gov/sites/default/files/2020-05/documents/festival_beach_food_forest.pdf
RESOURCES FOR REDEVELOPING BLIGHTED PROPERTIES IN THE RIO GRANDE VALLEY WORKSHOP

ELIZABETH REYES
US ENVIRONMENTAL PROTECTION AGENCY REGION 6
BROWNFIELDS AND REVITALIZATION

JUNE 27, 2024
HEIFER INTERNATIONAL AIRPORT
LITTLE ROCK AR
BEFORE  Unpaved vacant lot; photo is facing west towards downtown Austin and IH 35.

AFTER  New development and improved street amenities.
ADDITIONAL PHOTOS

Paseo Saltillo multi family housing

Whole Foods Market with multi unit housing above

Plaza Saltillo Metro Rail Station

Office and Retail Space (Target)
WHAT IS A BROWNFIELD?

- Real property, the expansion, redevelopment or reuse of a site may be complicated by the presence or potential presence of hazardous substance, pollutant, or contaminant.
POTENTIAL CONTAMINANTS

- Mine Scarred Lands
- Petroleum Products
- Pesticides
- Illegal Drug Labs
- Volatile Organic Compounds
- Lead Based Paint
- Asbestos
- Mercury
BENEFITS OF THE PROGRAM

- Revitalize communities
- Create jobs and increase local revenue
- Protect the environment
- Community health
BROWNFIELDS PROJECT PROCESS

1. Identify Site
2. Assess
3. Clean up
4. Redevelop
HOW DOES THE PROGRAM WORK?

**Grants**
- Competitive Grants

**Targeted Brownfields Assessments (TBA)**
- Direct assistance from EPA to communities to assess brownfields sites

**Technical Assistance to Brownfields (TAB)**
- Variety of programs to assist tribes/communities
ELIGIBLE APPLICANTS

- Regional Councils of Government
- Cities
- Redevelopment Agencies
- States
- Tribes
- Non-profit organizations
- Local Governments
NOT ELIGIBLE FOR BROWNFIELDS ASSISTANCE – APPLICANTS AND SITES

Applicants
- Potentially Liable Parties
- Private owners/developers

Sites
- Sites listed on National Priorities List
- Sites subject to CERCLA order
- Sites subject to the control of the federal government
Assessment Grant

- Appropriate for communities beginning to address their brownfields challenges and/or that have ongoing efforts to bring sites into productive use.

- Provide funding to:
  - Inventory
  - Assess
  - Develop site-specific cleanup plans
  - Conduct community engagement

Want additional information?
Please contact: Michael Kennedy
Kennedy.Michael@epa.gov
Appropriate for communities that are beginning to address their brownfield challenges, as well as for communities that have ongoing efforts to bring sites into productive reuse.

Applicants may request up to $500,000 to assess sites contaminated by hazardous substances, pollutants, contaminants or petroleum.

Performance period is up to 4 years.
The lead entity of the coalition must be one of the following:

• State
• County government
• Regional council established under a governmental authority (e.g., regional planning commissions)
• Units of local government

EPA strongly encourages coalitions to include eligible community-based nonprofit organizations as non-lead members to help promote strong local engagement and to ensure that the community’s concerns and vision for revitalization are incorporated into the project.
Applicants may request up to $1,200,000 to assess sites contaminated by hazardous substances, pollutants, contaminants or petroleum.
Cleanup Grant

- Provide funding to carry out cleanup activities at brownfield sites.
- Applicant must own the site for which it's requesting funding.
- Grant recipients may be required to provide a 20 percent match in the form of a contribution of money, labor, materials or services for eligible activities.

• Applicants may request from $500,000, up to $5 million to address one or more brownfield sites

Want additional information?
Please contact: Paul Johnson
Johnson.Paul@epa.gov
Multipurpose Grant

- For communities to conduct assessment and cleanup activities.
- Applicants can apply for up to $1,000,000
- Typically lasts 5 years.
- For more information:
  
  [https://www.epa.gov/brownfields/types-funding#mp](https://www.epa.gov/brownfields/types-funding#mp)

Want additional information?

Please contact: Paul Johnson

Johnson.Paul@epa.gov
PREVIOUS YEAR’S TEXAS GRANT AWARD SELECTEES

City of Austin
East Texas Council of Governments
City of Fort Worth
City of Dallas
City of Fort Worth
Houston Land Bank
El Paso Management District
Village of Vinton
Saint Phillips’ School and Community Center (Dallas, TX)
THIS YEAR’S TEXAS
GRANT AWARD
SELECTEES

City of Balcones Heights
City of Freeport
City of Hamilton
Targeted Brownfields Assessments & Technical Assistance
Targeted Brownfields Assessments (TBA)

Provided by EPA or State, at no cost to the applicant
- Area-wide inventories
- Phase I – Research
- Phase II – Sampling

Available year-round, case-by-case basis, performed by service contractors and managed by EPA or State

Want additional information? Please contact: Roxanne Welch
Welch.Roxanne@epa.gov
ALWAYS CONDUCT AN ALL-APPROPRIATE INQUIRY/PHASE I ENVIRONMENTAL SITE ASSESSMENT

BEFORE acquiring the property
TECHNICAL ASSISTANCE TO BROWNFIELDS (TAB)

- EPA has a collaborative partnership with Kansas State University (KSU) to offer technical assistance
- TAB helps with:
  - Preparing grant applications.
  - Cleanup and redevelopment planning.
  - More

Visit EPA's TAB website for more information.
Land Revitalization – Technical Assistance

- Market analysis—labor market and economic research
- Site reuse assessment—identify site assets and barriers
- Financial feasibility and/or implementation plan for site reuse
- Conceptual site design
- Climate resiliency and sustainable reuse (renewable energy)
- Rapid Health Impact Assessment
- Transportation and site access improvements

Want additional information?
Please contact: Andrew Portalatin
Portalatin.Andrew@epa.gov
Laguna Vista, TX June 27th, 2024
EDT: Our Mission

“To positively impact the economic prosperity of Texas”

- Market and promote Texas as a premier business location & tourist destination
- Facilitate new jobs and investment through the location, expansion and retention of national & international investment
- Administer state incentive programs for business and community development
- Provide businesses assistance exporting products & services to international markets
- Serve as a central source of economic research
- Establish strategies to address economic growth in targeted industries
The Texas Economic Development & Tourism Office (EDT) promotes the state of Texas as a leading global business location and premier travel destination.
EDT DIVISIONS
Office of Small Business Assistance

The Office of Small Business Assistance serves as the principal resource for small businesses and entrepreneurs in Texas. The team provides opportunities for effective education, training, management and technical assistance to entrepreneurs and small businesses in the state. The office is a comprehensive clearinghouse of resources to help entrepreneurs and small business owners start, grow and sustain their businesses.

- Governor’s Small Business Summits and Webinar Series
- The Governor’s Small Business Resource Portal
- Small Business Handbook
- Research and studies
- Technical business assistance

[gov.texas.gov/smallbusiness](http://gov.texas.gov/smallbusiness)
The International Business and Trade team helps Texas companies looking to do business internationally. The team also assists foreign companies that are looking to expand or relocate to the Lone Star State.

**Initiatives:**
- Texas Export Assistance Program
- State Trade Expansion Program (STEP) grants

**State of Texas Mexico Office (STMO)**
STMO markets Texas as the premier business investment destination for Mexican companies looking to invest in the state. STMO also assists Texas businesses wishing to export to Mexico.
Community Relations

The Community Relations team represents the office in six regions around the state. The Regional Representatives communicate directly with the local governments and stakeholders to assist with increasing economic development capacity, organize workshops and provide stakeholders with updates on state programs and resources.

- North – Janie Havel
- West – Chandra Eggemeyer
- Central – Sean Ferguson
- South – Mallory McCoy
- East – Betty Russo
- Panhandle - Vacant
Travel Texas

Travel Texas is the state entity responsible for travel and tourism promotion to non-Texans and promotion of travel in Texas by Texans. The program’s mission is to enhance and extend local economic development efforts by marketing Texas as a premier travel destination in out-of-state domestic and international markets, thereby generating non-Texan travel to the state and ultimately creating revenues and jobs for Texas communities.

- Domestic advertising campaign targeting out-of-state travelers and Texans
- Advertising in primary international source markets
- Public relations and marketing promotions targeting consumers, media and travel trade in domestic and primary international source markets
- Travel research and tracking available to Texas travel industry
- Tourism Friendly Texas Certified Community program
Texas Music Office

Texas Music Office (TMO) informs members of the industry and the public about the resources available in the state for music production. TMO attracts businesses and talent to Texas for continued growth, attends tradeshows and conferences to foster business opportunities and promotes Texas as a music tourism destination.

- Music Friendly Community Program
- Music Trails
- Music Industry Resources
- Texas Music Education & Community Grant Program (aka the License Plate Grant)
- New Business Development
- Annual Events
- Music Education in Texas
- Texas Music Industry Economic Impact Report
Texas Film Commission

Texas Film Commission (TFC) is the first stop for resources that serve the film, television, commercial, animation, visual effects and video game industries of Texas. TFC supports the state’s global position as a premier production destination across all media industries and acts as a liaison between various state agencies and production companies while also helping to administer requests pertaining to the use of state-owned properties for filming and encourage productions to hire locally.

- Film Friendly Texas
- Texas Moving Image Archive
- Texas Film Trails
- Texas Moving Image Industry Incentive Program
- Sales Tax Exemptions & Refunds
- Job Hotline
- Film Industry Resources
- Media Production Development Zone Program
Economic Development Finance provides globally competitive, cost-effective financial tools and incentives to support and facilitate business expansion and relocation to Texas, ensuring Texas communities and businesses have access to capital for economic development purposes.

- Texas Enterprise Fund
- Texas Enterprise Zone Program
- Governor’s University Research Initiative (GURI)
- Product Development & Small Business Incubator Fund
- Major Events Reimbursement Program
- Event Trust Funds
Low Tax Burden

THE NATION’S TOP CORPORATE TAX ENVIRONMENT

With no corporate or personal income tax, Texas has one of the lowest tax burdens in the nation.

Governor Abbott and the Texas Legislature continue efforts to make the state even more competitive from a tax perspective:

• Franchise tax reduction: 25% reduction in the franchise tax

• Property tax reform: Reduction of property taxes and limit on the ability for local governments to increase property taxes

• No personal income tax: Constitutional ban on personal income tax
Texas is BIG

Texas is the second largest state in the nation by land size (after Alaska) at 268,596 square miles.

The Lone Star State is home to approximately 90 state parks, 191,000 miles of rivers and streams more than 360 miles of coastline.
The Texas population is incredibly diverse with three of the top 10 most diverse cities in the U.S., according to the U.S. Census Bureau: Houston, Dallas and Arlington.

Texas Racial & Ethnic Composition Estimate

- Hispanic: 40%
- NH White: 40%
- Asian: 5%
- Black: 13%
- Other: 2%

Source: 2021 State Population Estimate, U.S. Census Bureau
INCENTIVES & FINANCING
Incentives & Financing

COMMUNITY INCENTIVES

• Local funding to business-related infrastructure and recruitment, equipment, land and economic development purposes
• Property tax abatements
• Permitting fee waivers
• Local cash grants and agreements
• Type A and Type B funding

GRANTS

• Cancer Prevention & Research General Obligation Bonds
• The Defense Economic Adjustment Assistance Grant Program (DEAAG)
• Governor’s University Research Initiative (GURI)
• Skills Development Fund
• Self-Sufficiency Fund
• Texas Enterprise Fund (TEF)
• Texas Moving Image Industry Incentive Program
• Texas Music Venue Incubator Rebate Program
• The Texas Semiconductor Innovation Fund (TSIF)

TAX INCENTIVES

• Ad Valorem/Property Tax Exemptions
• Chapter 380/381
• Economic Development & Diversification In-State Tuition for Employees
• Franchise Tax Deduction for Business Relocation
• Media Production Development Zone Program
• Medical or Biomedical Property Tax Exemption
• Renewable Energy Incentives
• Research & Development Tax Credit
• State Sales & Use Tax Exemptions
• Texas Jobs, Energy, Technology & Innovation Act (Chapter 403/JETI)
• Texas Enterprise Zone Program

FINANCING

• Industrial Revenue Bonds (IRBs)
• The Texas Military Value Revolving Loan Fund (TMVRLF)
• Texas Small Business Credit Initiative (TSBCI)
AEROSPACE, AVIATION & DEFENSE
Aerospace, Aviation & Defense

The aerospace, aviation and defense sector directly employs nearly 145,000 Texans.

Texas ranks #3 in the nation for aerospace products & parts exports valued at approximately $10 billion.

18 of the 20 largest aerospace companies have operations in the state.

After a nationwide search, Texas was selected for the U.S. Army’s Futures Command headquarters.

Texas’ 15 active military installations have more than $151.2 billion impact on the state economy.

Texas is home to more than 1,900+ aerospace, aviation & defense related establishments.
Top Texas Energy State Rankings

- Texas is the #1 state for total electricity generation.
- Texas is the #1 state for oil and gas extraction.
- Texas is #1 for utility system construction.
- Texas is #1 for pipeline transportation of crude oil and natural gas.
- Texas is #2 in the nation for LNG exports.
- Texas energy workers represent 11.5% of all U.S. energy jobs.
Renewable & Clean Energy

Texas is #1 for wind powered-generation.

Texas is #1 for solar growth projection.

Texas produces a quarter of the total U.S. wind-powered electricity generation.

Texas is #1 for hydroelectric power generation.

Texas is #2 for solar electric power generation.

The U.S. Department of Energy selected Houston as home to one of seven clean hydrogen hubs nationwide.
Financial Services

Texas ranks #1 in the U.S. for total employment of more than 610,000.

In 2023, more than $85 million in capital investment was announced by finance and insurance firms in Texas.

The Texas financial sector continues to skyrocket as industry employment has seen a 38% growth rate since 2010.

The state’s emphasis on technology and innovation has created a burgeoning financial technology community.

Texas is the #2 state for number of finance and insurance firms.

There are more than 47,000 finance and insurance firms in Texas.
Technology

Texas has a net tech employment of more than 867,000.

The state was #1 for net tech employment added.

Texas has led the nation in high tech exports, now for 11 consecutive years.

Texas was #1 for high-tech exports in 2023.

Texas is home to some of the world’s largest technology and innovation companies. Fortune 500 corporations, Apple, Amazon, Hewlett Packard Enterprise and Tesla have all announced major expansions in the state.
Information Technology

More than 420,000 professionals are directly employed in Texas’ information technology industry.

The National Science Foundation ranked Texas among the top tier of U.S. states for number of doctorates awarded in tech-related fields.

More than 38,000 information technology (IT) firms are located in Texas.

Texas took two out of the top 20 spots on the list of “Best Places for Tech Jobs”.

Texas is ranked #1 for net tech jobs added.

Texas holds the #2 spot on the 2023 list of Cybersecurity Leaders.
PETROLEUM REFINING & CHEMICAL PRODUCTS
Petroleum Refining & Chemical Products

Texas is the #1 state for pipeline transportation of crude oil and natural gas.

Texas is #1 for oil and gas extraction.

Texas is home to the world’s largest petrochemical workforce cluster employing more than 75,000 people.

Houston is considered the Energy Capital of the World with one of the largest concentrations of industry workers.

More than 50% of the nation’s chemicals are produced and processed in the state.

Texas accounted for 42% of the nation’s crude oil production.
BUSINESS DEVELOPMENT UPDATE
Business Development: 2023 Recap

In 2023, there were more than 1,200 new projects announced in Texas:

1,200 New Projects

With a total investment of:

$58+ Billion

And total new job creation:

38,600+ Jobs

In 2023, there were 16 corporate headquarter relocations to Texas:

16 Headquarter Relocations
Total HQ Relocations To Texas (2015 - April 2024)

297 HQ RELOCATIONS

6,490+ NEW JOBS CREATED

50% CALIFORNIA COMPANIES
California to Texas HQ Relocations
(2015 – April 2024)

149
CALIFORNIA HQ
RELOCATIONS

3,255+
NEW JOBS
CREATED

<table>
<thead>
<tr>
<th>Year</th>
<th>Relocations</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>7</td>
</tr>
<tr>
<td>2016</td>
<td>11</td>
</tr>
<tr>
<td>2017</td>
<td>2</td>
</tr>
<tr>
<td>2018</td>
<td>18</td>
</tr>
<tr>
<td>2019</td>
<td>20</td>
</tr>
<tr>
<td>2020</td>
<td>28</td>
</tr>
<tr>
<td>2021</td>
<td>36</td>
</tr>
<tr>
<td>2022</td>
<td>15</td>
</tr>
<tr>
<td>2023</td>
<td>9</td>
</tr>
<tr>
<td>2024</td>
<td>3</td>
</tr>
</tbody>
</table>
Texas-U.S. Unemployment

**TEXAS UNEMPLOYMENT**

4.0%

**NATIONAL UNEMPLOYMENT**

3.9%
Thank you!

Office of the Governor
Texas Economic Development & Tourism
P.O. Box 12428 | Austin, Texas 78711
512.936.0100 | gov.texas.gov/business | @TexasEconDev
Revitalize Harlingen
Grant Program

June 27, 2024
Harlingen EDC Overview

**Mission**

The mission of the Harlingen Economic Development Corporation is to improve the quality of life of the citizens of Harlingen through the creation of wealth, jobs, and investment.

- Type A Economic Development Corporation governed by Chapters 501, 502, and 504 of the Texas Local Government Code.
- Funding derived by a dedicated portion of sales tax revenue.
- Seven-member board appointed by mayor and city commission.
- Six-member staff.
- Expenditures must be approved by board and city commission.
Matching grant program of up to $10,000.
Business/building owner pays for any funding above match.
Funding for façade improvements.
Encourages more customer traffic.
Encourages business retention, expansion, and creation of new jobs.
Enhances the appearance of buildings.
Improves the overall appearance of targeted zones within the community.
Program administered by the Harlingen EDC.
Annual allocation of $200,000.
Funding available on a first come-first served basis till all funds are encumbered.
Pre-approval required.
Eligible Expenses

- Exterior painting and residing.
- Restoration of significant architectural details.
- New doors, windows, or awnings.
- Installation of permanent landscaping.
- Repair, removal, and replacement of new signage.
- Parking lot resurfacing and restriping only if visible from the street.
- New fencing.
- Interior allowance of 25% of total project cost only if it enhances outside appearance.
Ineligible Expenses

- Improvement costs made before pre-approval.
- New building construction.
- Reducing or enclosing existing windows.
- Security system.
- Interior equipment, mechanical, and HVAC systems.
- Routine maintenance.
- Roofing.
- Improvement to buildings primarily used as residences.
Program Eligibility

- Applicant must be property tax-paying business.
- Applicant must be current on all local, state, and federal taxes.
- Applicant must be current on lease or mortgage payments.
- Applicant must be a for-profit entity with less than 20 employees.
- Property must be within targeted zones.
- Applicant must not have received previous incentives from other EDC programs.
- Applicant must not have existing code enforcement violations.
Other Considerations

- Business use must conform with existing zoning.
- Vacant buildings are eligible as long as building owner rehabilitates building for future tenant.
- Sexually Oriented Businesses, gambling/gaming establishments not eligible.
<table>
<thead>
<tr>
<th>Name of Business</th>
<th>Business Address</th>
<th>Match Granted</th>
<th>Total Expense</th>
</tr>
</thead>
<tbody>
<tr>
<td>Currently Unoccupied Property</td>
<td>802 W Van Buren</td>
<td>$ 10,000.00</td>
<td>$ 62,667.48</td>
</tr>
<tr>
<td>Cesars Transmission</td>
<td>202 South J street</td>
<td>$ 3,845.91</td>
<td>$ 7,691.82</td>
</tr>
<tr>
<td>Prime Time Family Barber Shop</td>
<td>814 W Harrison Ave</td>
<td>$ 3,250.00</td>
<td>$ 6,500.00</td>
</tr>
<tr>
<td>Valley Beauty Supply, LLC</td>
<td>413 West Harrison Ave</td>
<td>$ 10,000.00</td>
<td>$ 31,918.70</td>
</tr>
<tr>
<td>Marcon Business Systems DBA Don Brown</td>
<td>405 W Van Buren Ave</td>
<td>$ 9,585.00</td>
<td>$ 19,170.00</td>
</tr>
<tr>
<td>508 Motors and Service</td>
<td>1218 W Van Buren Ave</td>
<td>$ 10,000.00</td>
<td>$ 23,600.00</td>
</tr>
<tr>
<td>Rio Grand Valley Arts Studio Inc</td>
<td>1025 W Jackson Street</td>
<td>$ 10,000.00</td>
<td>$ 95,500.00</td>
</tr>
<tr>
<td>Marquez Glass Company</td>
<td>1306 South F Street</td>
<td>$ 4,125.00</td>
<td>$ 8,250.00</td>
</tr>
<tr>
<td>Mari’s Beauty and Barbershop</td>
<td>621 South F Street</td>
<td>$ 2,900.00</td>
<td>$ 5,800.00</td>
</tr>
<tr>
<td>Tora, LLC</td>
<td>620 W Van Buren Ave</td>
<td>$ 4,362.40</td>
<td>$ 8,724.80</td>
</tr>
<tr>
<td>Little Bloomers Day Care</td>
<td>1017 South F Street</td>
<td>$ 10,000.00</td>
<td>$ 30,000.00</td>
</tr>
<tr>
<td>Valley Beauty Enterprises, LLC</td>
<td>410 West Tyler</td>
<td>$ 10,000.00</td>
<td>$ 32,000.00</td>
</tr>
<tr>
<td>The Downtown Group, Inc</td>
<td>321 W Van Buren</td>
<td>$ 4,900.00</td>
<td>$ 9,800.00</td>
</tr>
<tr>
<td>Mattress World</td>
<td>424 W. Harrison</td>
<td>$ 10,000.00</td>
<td>$ 20,888.00</td>
</tr>
<tr>
<td>Don Gollito</td>
<td>417 W. Van Buren</td>
<td>$ 3,435.03</td>
<td>$ 6,870.00</td>
</tr>
<tr>
<td>FD Graphics</td>
<td>409 W Jackson</td>
<td>$ 10,000.00</td>
<td>$ 35,350.00</td>
</tr>
</tbody>
</table>

**Total** $ 116,403.40   $ 404,730.80

Total Additional Investment  $ 288,327.46

FY 2023 Outcome: 16 Business Supported
FY 2024 Changes

- Funding increased from $150,000 to $200,000.
- Ineligible items expanded to ensure that work must be seen from street.
- Zones expanded to include other main business thoroughfares such as Commerce Street, 77 Sunshine Strip, and Morgan Blvd.
- Work must be completed within 90 days of approval.
- Improvements must be done by professional contractor with a Tax ID number.
Case Study 1: Harlingen Jiu Jitsu Club

- Improvements made:
  - Painting.
  - New doors and windows.
  - New permanent landscaping.
  - New signage.
  - Parking lot resurfacing.

- Costs:
  - Total: $59,751.
  - Grant: $10,000 (max).
  - Out of pocket: $49,751
Case Study 2: 802 W. Van Buren

- **Improvements made:**
  - New siding.
  - Stairs repaired.
  - New doors.
  - Interior remodel.
  - Roof repaired.

- **Costs:**
  - Grant: $10,000 (max).
  - Out of pocket: $52,667.48
Case Study 3: Valley Beauty Supply

- Improvements made:
  - Repair neon sign.
  - New windows.
  - Exterior brick work repaired.
  - Exterior painted.
  - New interior floors, ceiling tiles, and paint.

- Costs:
  - Total: $31,918.70.
  - Grant: $10,000 (max).
  - Out of pocket: $21,918.70.
Questions?

Orlando Campos
CEO
ocampos@harlingenedc.com
Ph: (956) 216-5081
Demographics
Population: 426,710
Average Age: 31.9
https://www.census.gov/quickfacts/cameroncountytexas

Approximately 4 Million population in the Rio Grande Valley and Northern Mexico
https://rubigroupcapital.com/rio-grande-valley/#:~:text=The%20People&text=The%20Mexican%20border%20cities%20of,more%20than%204%20million%20residents.

Workforce
Civilian Labor Force: 184,096
Unemployment Rate: 5.4%
Metropolitan Statistical Area Profiles - Texas LMI
Cameron County possesses six (6) modes of transportation!

- Seaport
- Air
- Road
- Rail
- Pipeline
- Space
Three Sea Ports

Deep Water Port

Barge Service Port

Deep Water Port
Three Airports

Cameron County Airport

- Closest General Aviation Airport to SPI
- Less than 3 miles from new Causeway to SPI
- Self Service Fuel Farm
- T-Hangers/Tie Downs
Pipeline

Rio Bravo Pipeline 137 miles of 48” Pipeline

Agua Dulce natural gas supply area

4.5 Billion Cubic Feet per Day

$18 Billion Capital Investment
5,000 Construction jobs
7-8 year construction period
230 permanent jobs

$2.8 Billion Capital Investment
1,274 average construction jobs
6 year construction period
100 permanent jobs
Space
International Bridges

Veteran’s Bridge

Gateway Bridge

B&M Bridge

Free Trade Bridge at Los Indios

West Rail Bridge

Higher Education
Over 45 thousand students

- 5,225 Students
- 31,600 Students
- 6,952 Graduates
- 1,184 Faculty
- 8,193 Students
Tax Increment Reinvestment Zone

How does a TIRZ work?

- **Creation of TIRZ**: Base Property Tax - Remain in General Fund
- **End of TIRZ**: Post TIRZ Property Taxes Are Deposited Entirely into General Fund
- **Tax Increment**: Used to Pay for Infrastructure and Incentives
- **Increased Property Values Due to Investments**: Tax Increment

Assessed Property Value
### Tax Increment Reinvestment Zone

<table>
<thead>
<tr>
<th>Location</th>
<th>TIRZ #1 (Santander)</th>
<th>TIRZ #4 (Madeira)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brownsville:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Harlingen</td>
<td>TIRZ #1 (Loop 499)</td>
<td>TIRZ #2 (FM 509)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>TIRZ #3 (West Spur 54)</td>
</tr>
<tr>
<td>La Feria</td>
<td>TIRZ #1</td>
<td></td>
</tr>
<tr>
<td>Los Fresnos</td>
<td>TIRZ #1</td>
<td>TIRZ #2</td>
</tr>
<tr>
<td>Port Isabel</td>
<td>TIRZ (Modern Venice)</td>
<td>TIRZ (PIPID)</td>
</tr>
<tr>
<td>San Benito</td>
<td>TIRZ #1</td>
<td></td>
</tr>
<tr>
<td>South Padre Island</td>
<td>TIRZ #1</td>
<td></td>
</tr>
</tbody>
</table>
Tax Increment Reinvestment Zone

Benefits: Los Fresnos TIRZ #1

- Base Value 2015: $20,884,823
- Value 2023: $89,516,119
- Value Increase: $69,631,296
Active Tax Abatements

A program to reduce the tax liability of a company. Governments use Tax Abatements to encourage activities such as Capital Investment and Job Creation.

Space X
APEX Clean Energy (IKEA)
SATA Group
Rio Grande LNG, LLC
Los Rayos Del Sol Solar Project, LLC
Las Palmas Wind, LLC
Monte Alto Windpower, LLC
La Chalupa, LLC Windfarm
Texas LNG Brownsville, LLC

These Tax Abatement projects bring the Cameron County close to 4,000 Permanent Jobs, over 8,000 Construction Jobs, and over $24.1 billion in Capital Investments.
Questions?
Established In March of 1982 as the Brownsville Local Development Company

Registered with the State of Texas in November of 2009 as the Business Development Fund of Texas

Operations were brought under the Economic Development Department of Cameron County in October 2021

Non-Profit Corporation

Certified & Regulated by SBA

Consists of 9 Directors elected by its membership (Trustees)
What is the SBA 504 Loan Program

- The U.S. Small Business Administration's SBA 504 Loan or Certified Development Company program is designed to provide financing for the purchase of fixed assets, which usually means real estate, buildings and machinery, at below market rates.
Purpose

➢ To package, process, close, and service 504 Loans

➢ To promote and assist the growth and development of business concerns

➢ To benefit the community by increasing employment, payroll, and business volume
Program Objectives

➢ Foster Economic Development
➢ Create or Preserve Jobs
➢ Stimulate Growth, Expansion & Modernization of Small Businesses
➢ Provide Affordable Long Term Financing
➢ Provide a Financial Incentive to encourage Private Lender Participation
Public Policy & Community Development Goals

Creation/retention of jobs not necessary if:

- Supporting Labor Surplus areas
- Improving the local economy
- Aiding Rural Development
- Promoting Minority, Women, or Veteran-Owned
- Assisting export businesses
- Revitalizing Economic Development Districts
- Restructuring due to Federal Budget cutbacks
- Green Energy Facilities
Eligibility Criteria

- Must be a “For Profit” operation
- Project being financed must be located in the U.S.
- Must be owner-occupied
- Net Worth not more than $15 million
- Net Profit of not more than $5 million
- Manufacturers with no more than 500 employees
Ownership of Building

- By the Operating Company (OC)

- By an Eligible Passive Company (EPC)
  - Individuals
  - New corporation
  - Partnership
  - Limited liability corporation
  - Trust

The loans are intended only for property that will be owner-occupied, meaning that the business will need to operate out of the property that they purchase.
Typical Loan Composition

- CDC/SBA: 40%
- Private Sector Lender: 50%
- Borrower's Injection: 10%
Borrower’s Injection

- 10% Typical for existing businesses
- 15% start up businesses or Special purpose Property
- 20% if the project is both a start up and for a Special Purpose Property
- Equipment-only loans may qualify with 10% or 15%
Financing on Typical $1 Million Project

<table>
<thead>
<tr>
<th>Entity</th>
<th>Loan Amount</th>
<th>% of Project</th>
<th>Security</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lender</td>
<td>$500,000</td>
<td>50%</td>
<td>1st Mortgage</td>
</tr>
<tr>
<td>CDC/SBA</td>
<td>$400,000 + fees</td>
<td>40%</td>
<td>2nd Mortgage</td>
</tr>
<tr>
<td>Borrower</td>
<td>$100,000</td>
<td>10%</td>
<td></td>
</tr>
<tr>
<td>TOTAL:</td>
<td>$1,000,000</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

- Processing fees, 2.65%, grossed up and included in loan amount
Maximum Gross Debenture (SBA Portion)

➢ Up to 40% of the project cost with a dollar cap of $5 million

➢ $5.5 million for eligible manufacturing projects (Energy Reduction or Creation)
Eligible Use of Proceeds

➢ Acquisition of land (with a plan for building)
➢ Acquisition of existing building(s)
➢ New construction
➢ Remodel, convert, expand, upgrade, or renovate existing building
➢ Construction Contingency Reserve
➢ Machinery and equipment with 10 year useful life
➢ Repayment of private lender’s interim point and interest
➢ Community Improvements up to 5% of construction costs
➢ Some real estate debt refinancing
Ineligible Use of Proceeds

- Working capital
- Inventory
- Advertising
- Franchise fees
- Automobiles, trucks, etc
- Equipment & furniture less than a 10 year life
- Tenant improvements
- Mortgage broker fees
Advantages for Small Businesses

- Low down payment
- Long term financing (10, 20 or 25 years)
- Low fixed rate on SBA portion, currently 6.3%
- Loan fees and closing costs can be included in the loan amount
- Typically no additional collateral is required
- SBA allows for up to a 10% shortfall in appraised value
- Loan is assumable
Advantages for Private Sector Lender

- First lien position
- Loan-to-Value 50%
- May tolerate higher default risk
- Can finance larger projects
- Ability to finance multiple projects
- Community Reinvestment Act (CRA) credits
- Secondary market provides additional income opportunities
Bank’s Permanent Loan

- Permanent financing must be for at least
  - 10-year term on a 20 or 25-year debenture
  - 7-year term on a 10-year debenture
  No balloon payments during that time

- Interest rate must be reasonable

- May be variable or fixed
Success Stories

- Office Buildings (Condos)
- Medical Clinics
- Convenience Stores & Retails
- Franchises
- Restaurants
- Hotels/Motels
- Car Wash
- Dental Clinics

- Manufactures
- Warehouses
- Suppliers
- Wholesalers
- Day Care Centers
Spread the word and encourage businesses to explore the SBA Loan Program.

Why SBA Loans?

- Low Interest Rates: Often lower than traditional loans.
- Flexible Terms: Repayment plans that suit your business's cash flow.
- Support for All Stages: Start-ups, expansions, and more.
Contact Information

The Business Development Fund of Texas
1100 East Monroe, Suite 105
Brownsville, TX
(956) 546-4020

Daniela Sosa, Director
dsosa@bdfoftexas.com

Or visit us at
www.bdfoftexas.com
Thank You!
KSU TAB
Resources and Assistance

Kansas State University Technical Assistance to Brownfields Program
Scott Nightingale and Leslie Etzel, KSU TAB Directors for EPA Region 6
Elements of Brownfields Revitalization
(US EPA Image)

- Determine Reuse Vision and Goals
- Identify Brownfields
- Prioritize Brownfields
- Conduct Environmental Assessments
- Leverage Funding Resources
- Clean up and Revitalize
1. Determine Reuse Vision and Goals

KSU TAB Assistance

• Strategic Planning
• Community Visioning Events
• Economic Feasibility and Sustainability Analysis
2. Identify Brownfields

KSU TAB Assistance

- Identification Strategies
- Windshield Tours
- Brownfields Inventory Tool (BiT)
3. Prioritize Brownfields

KSU TAB Assistance

• Focus Groups
• Community Meetings
• Analysis of Available Funds
4. Conduct Environmental Assessments

KSU TAB Assistance

• Help with Request for Qualifications/Proposals (and proposal evaluation)
• Review Workplans and Assessment Reports
5. Leverage Funding Resources

**KSU TAB Assistance**

- Identification of Funding Sources
  - DoT, HUD, USDA Rural Dev., DoE, NEA, NEH, DoI
- Local and Non-Profit Contributions
- Funds Tied to Future Use
- Public/Private Partnerships
- Assistance with Grant Applications
6. Cleanup and Revitalize

KSU TAB Assistance

- Review of Cleanup Goals and Institutional Controls
- Help with Request for Qualifications/Proposals (and proposal evaluation)
- Review Workplans and Cleanup Reports
KSU TAB Partners

Knowledge areas include: brownfields assessment, cleanup, grant writing, redevelopment strategies, leveraging funds, community engagement, area wide planning, public housing, environmental justice, historic preservation, real estate finance, economic impact analysis, market studies, public/private partnerships, site design, tribal brownfields funding, indigenous planning, infrastructure, transportation, sustainability, resilience, solid and hazardous waste, institutional controls, GIS and community mapping, database management, community gardens, healthfields, environmental insurance . . .
Thank you. Questions??

For Brownfields Technical Assistance in Texas, please contact:

Scott Nightingale  
scottnight@ksu.edu  
785.207.6021  

Leslie Etzel  
leslieetzel@ksu.edu  
864.404.5421