

# City of Fort Worth Brownfields Program

April 23, 2026



# City of Fort Worth Brownfields Program

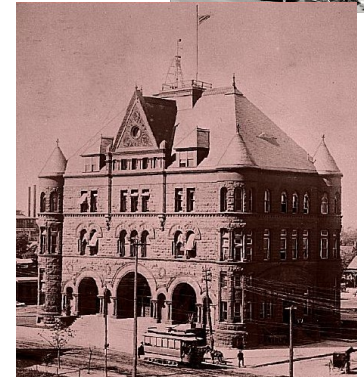
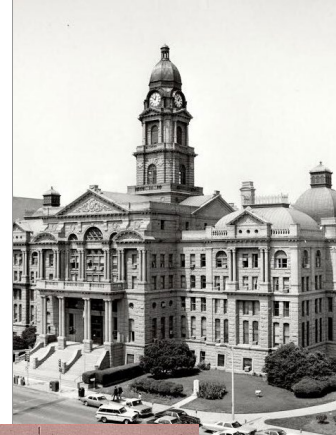
## Agenda

1. Brownfields Program History
2. Brownfields Program Overview
3. Revolving Loan Fund (RLF)
4. Cleanup Grant
5. Assessment Grant
6. Goals & Opportunities



# City of Fort Worth Brownfields Program History

- **1999:** Fort Worth launched its Brownfields Program with a \$200K EPA Assessment Grant.
- **2000:** ESA work began in the Evans/Rosedale District.
- **2001:** Received \$800K EPA Revolving Loan Fund (RLF) pilot and another \$200K Assessment Grant.
- **2007:** First \$800K RLF loan executed; repaid in 2012.
- **2020:** Awarded \$300K EPA Assessment Grant; closed out in 2023.
- **2023:** Received \$1M EPA Cleanup Grant for Fort Worth Convention Center asbestos abatement.
- **2024:** Awarded \$500K EPA Assessment Grant for four years.
- **2025:** Executed second RLF loan of \$1.34M for asbestos abatement.



# City of Fort Worth Brownfields Program History

## Past Revolving Loan Fund Project: La Grave Field

LaGrave Field was reconstructed on the exact spot as the original 1929 LaGrave Field and was primarily used for baseball and was the home field of the Fort Worth Cats independent minor league baseball team.

Using an \$800,000 RLF loan, LaGrave Field was assessed and cleared of environmental hazards, which included the former American Cyanamide chemical plant, allowing for safe redevelopment.



# City of Fort Worth Brownfields Program History

## Past Revolving Loan Fund Project: La Grave Field



1929



1949

# City of Fort Worth Brownfields Program History

## Past Revolving Loan Fund Project: La Grave Field



American Cyanamid circa 1960



circa 2010

# City of Fort Worth Brownfields Program History

## Past Assessment Project: Montgomery Plaza

Montgomery Plaza, built in 1928 as a Montgomery Ward warehouse, sat vacant after 2001. Using Brownfields Assessment funds, the City addressed potential contamination, unlocking private investment and redevelopment.

A \$2 million HUD BEDI grant, \$13 million loan, and \$42 million private investment transformed the building into:

- 240 luxury condos
- 100,000 sq. ft. of retail
- Pedestrian promenade, rooftop deck, parking

Historic Art Deco and Mission Revival details were preserved, creating a vibrant mixed-use destination.



# City of Fort Worth Brownfields Program History

## Past Assessment Project: Montgomery Plaza



Circa 1930



1949

# City of Fort Worth Brownfields Program History

## Past Assessment Project: Montgomery Plaza



Circa 2000



Circa 2020

# Current Brownfields Program Overview



## → Revolving Loan Fund (RLF):

- RLF Loan awarded to 115 W 7<sup>th</sup> LLC (former Oncor Bldg.).
- \$1.34M award for Asbestos Containing Material (ACM) abatement.

## → Clean-up Grant:

- \$1M awarded for Fort Worth Convention Center Arena ACM abatement.
- Abatement of Arena starts June 2026.

## → Assessment Grant:

- City of Fort Worth awarded 2024 Assessment Grant.
- Award is for \$500K over 4 years.

# Brownfields Program Updates

## Revolving Loan Fund (RLF)

- City Council approved \$1.34M for Asbestos Abatement in early 2024.
- Converted 115 W. 7<sup>th</sup> Street (former Oncor Bldg.), a 16-story office building, into 330 residential units.
- All funds have been paid-out.
- First re-payments will be due in 2031.
- Loan pay back has a 20-year term (2045).
- Program will reloan funds once loan is paid back.



# Brownfields Program Updates

## Cleanup Grant

- Grant award of \$1M for Asbestos Abatement in Fort Worth Convention Center (FWCC) Arena.
- Overall Project is currently in Phase 1B; straightening out Commerce Street.
- Arena ACM abatement (Phase 2) on schedule for June 2026.
- Utilized Assessment Grant funding to complete Supplementary ACM Survey for the Cleanup Grant Scope of Work.
- Bidding process for Asbestos Abatement & Asbestos 3<sup>rd</sup> Party Oversight is underway.



# Brownfields Program Updates

## Cleanup Grant

### How is asbestos cleaned-up?

- Potential asbestos-containing materials (ACMs) are identified through testing prior to abatement.
- During abatement, air ducts are sealed, HVAC systems are shut down, and abatement areas are enclosed with plastic sheeting.
- ACM is removed using hand tools and wet methods.
- Removed ACMs are sealed in waste bags and placed in lined disposal containers.
- HEPA vacuums are used to prevent asbestos fiber spread and to clean surfaces.



# Brownfields Program Updates

## Cleanup Grant

### How is asbestos cleaned-up?

- After asbestos removal or repair, surfaces are cleaned using wet methods and HEPA vacuuming.
- Once cleanup standards are met, containment barriers are removed.
- The area is then recleaned with HEPA vacuuming.



# Brownfields Program Updates

## Cleanup Grant

- Asbestos abatement in Texas workplaces and public buildings is regulated by the Texas Department of State Health Services (TDSHS).
- The program works to prevent health risks by identifying and controlling asbestos hazards.
- Regional inspectors monitor removal projects and address public concerns to reduce exposure.



**TEXAS**  
Health and Human  
Services

**Texas Department of State  
Health Services**

# Brownfields Program Updates

## Assessment Grant

- The City of Fort Worth was awarded the 2024 EPA Community-Wide Assessment Grant.
- Target area-south of I30 & west of I35W; however, funds may be used city-wide.
- Eligible activities include:
  - Phase I Environmental Site Assessments
  - Phase II Limited Subsurface Investigations
  - ACM & Lead Based Paint (LBP) surveys
  - cleanup planning, market feasibility studies, community outreach, etc.
- Grant is for \$500K over 4 years (2028).

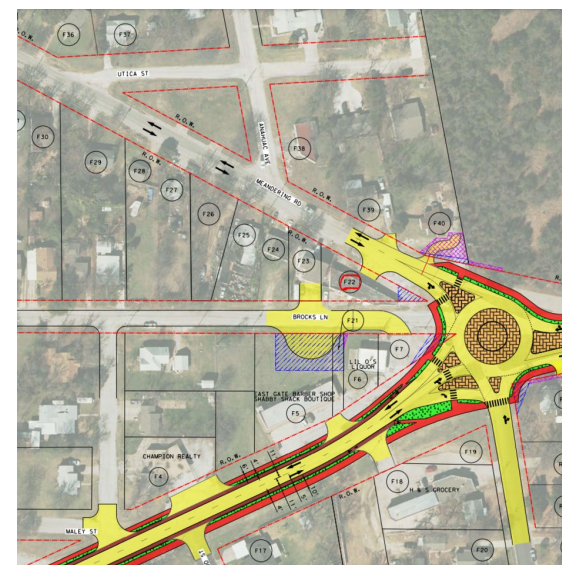
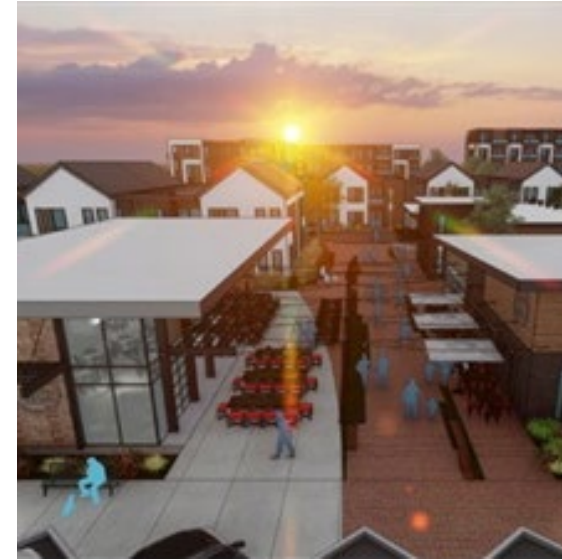


# Brownfields Program Updates

## Assessment Grant

Since awarded in late 2024, the City of Fort Worth has performed:

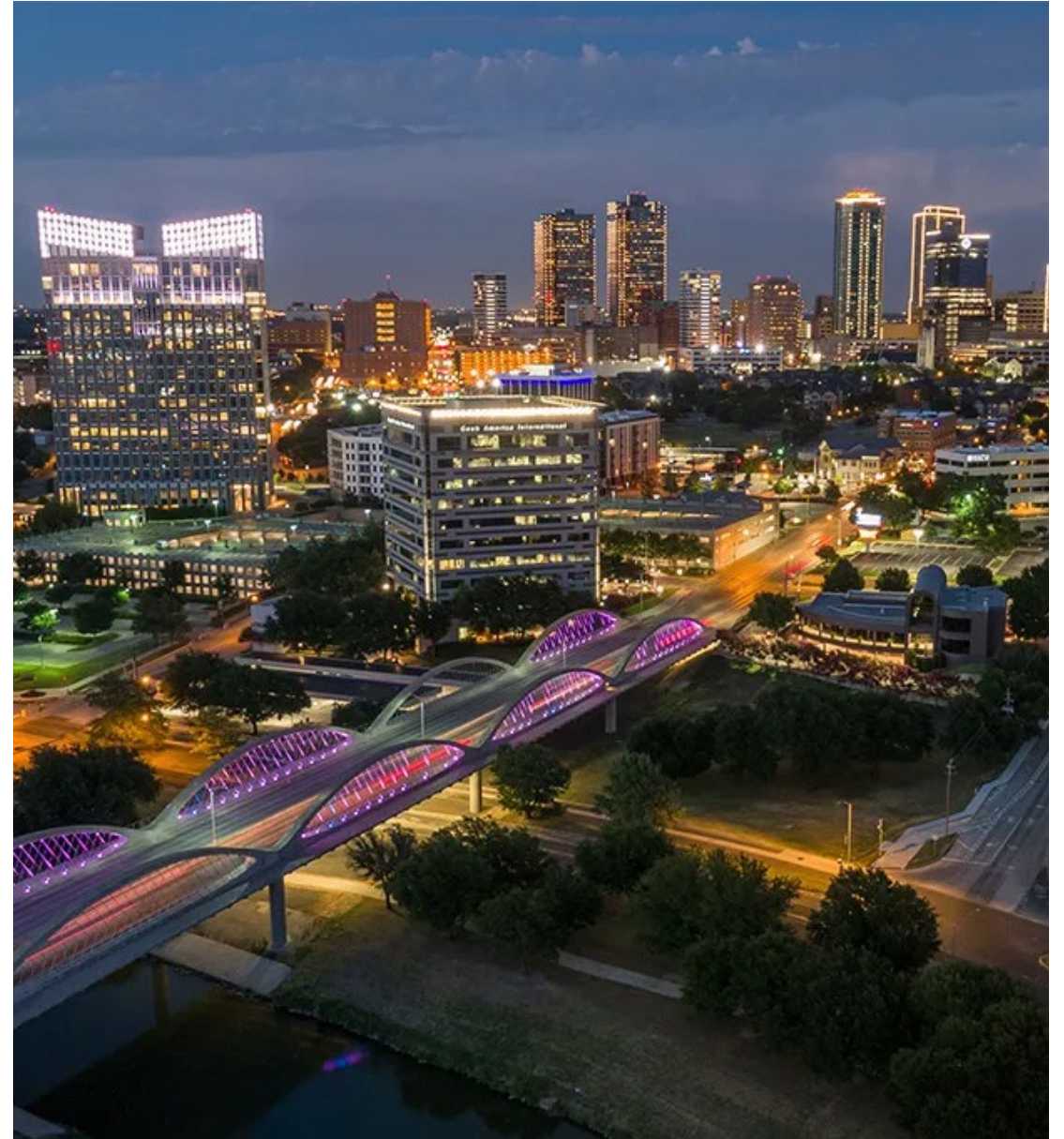
- 29 Phase I Environmental Site Assessments;
- 9 Phase IIs Limited Subsurface Investigations;
- 8 Asbestos Surveys;
- 2 Lead-Based Paint Surveys;
- 1 Cleanup Plan.



# Brownfields Program Updates

## Goals & Opportunities

- Manage the current Assessment, RLF and Cleanup Grant requirements.
- Continue to coordinate with internal & external partners to promote the Assessment Grant.
- Preparing to submit for Eligible Fall 2026 Grants (potential RLF and Assessment Grants).



# Brownfields Program

## More Information:

### City of Fort Worth Brownfields Program Website:

[www.fortworthtexas.gov/departments/environmental-services/environmental-quality/landquality/brownfields](http://www.fortworthtexas.gov/departments/environmental-services/environmental-quality/landquality/brownfields)

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