

Introduction to the Texas Custodial Trust

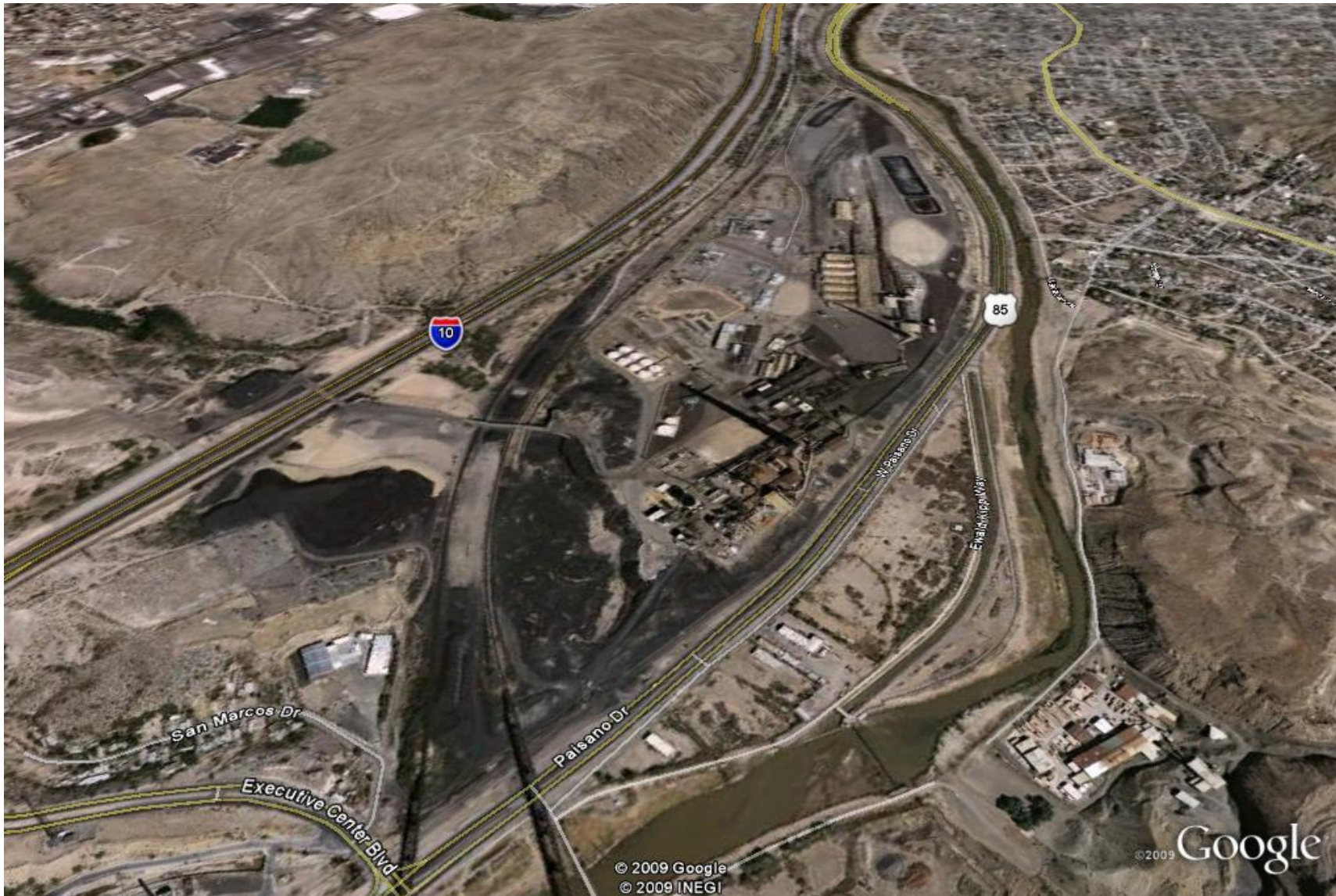
Presented for

City of El Paso Charrette Process

June 2010



Fly-over Movie



Presentation Topics

- I. Texas Custodial Trust Purpose and Objectives**
- II. Preliminary Project Phasing**
- III. Tentative Remediation Timeline**
- IV. Vision of a Remediated Site**
- V. Redevelopment Constraints**

Trust Purpose and Objectives

■ Purpose

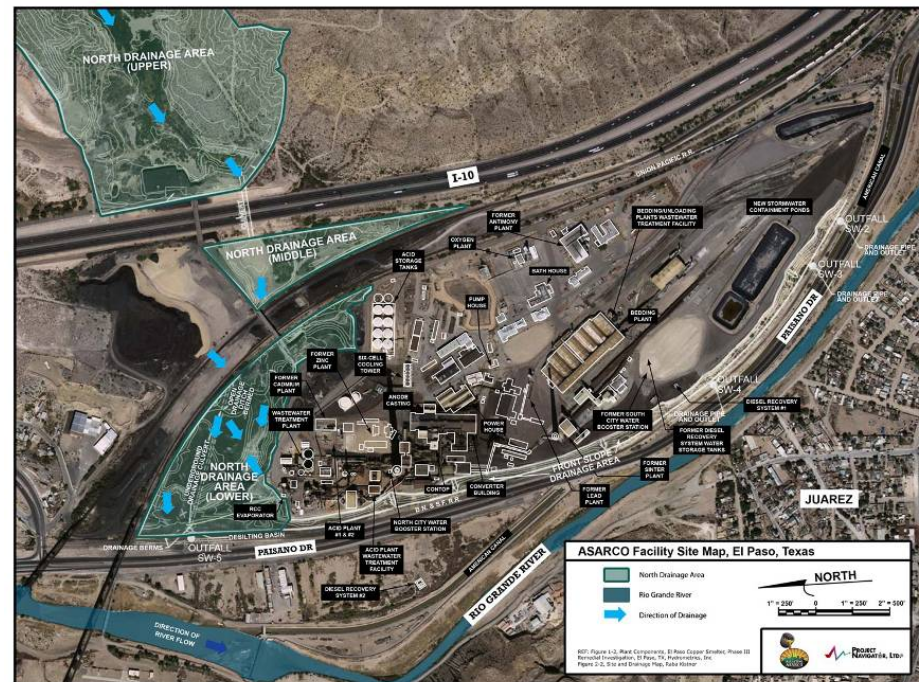
- Carry out the requirements of the Texas Custodial Trust
 - ◆ Addressing contamination on and in structures, soils, surface water and groundwater
 - ◆ Remediating the Site to standards that are protective of human health and the environment with the oversight of TCEQ
 - ◆ Ultimately to sell, transfer or otherwise dispose of the property

■ Objectives

- Implement a technically rigorous remedy
- Ensure a viable and beneficial final site end use
- Facilitate community participation
- Effective management of site assets to increase remediation fund
- Efficient and objective procurement of project resources

Project Phasing

- **Phase 0: Site Transition and Team Building (Current Phase)**
- Phase I: Site Demolition
- Phase II: Surface Soils and Surface Water
- Phase III: Ground Water
- Phase IV: Site Disposition

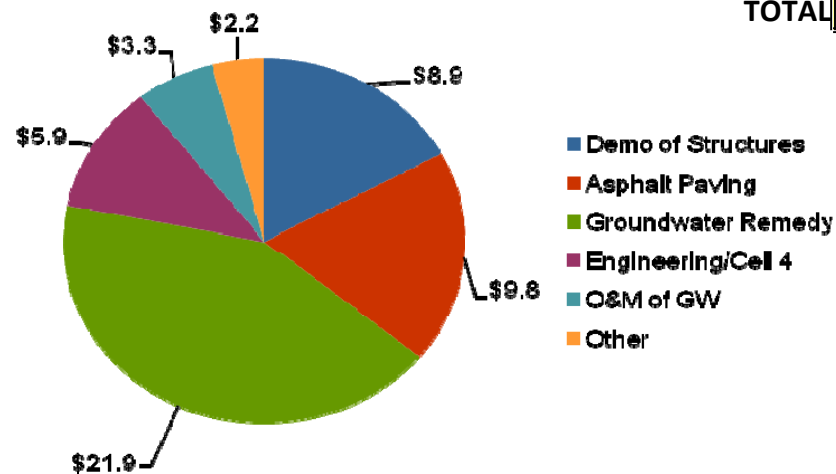


Abbreviated Site History

- 1887 – Began operation as lead smelter (closed 1985)
- 1910 – Began copper production (stopped operation in 1999, permit voided 2009)
- 1930s – Began cadmium oxide productions (closed 1992)
- 1948 – Began slag fuming plant for zinc recovery (closed 1982)
- 1970 – Began antimony plant (closed 1986)
- 2005 – ASARCO declares bankruptcy
- 2009 – Site placed into custodial trust
- Dec. 2009 – Custodial Trustee appointed
- 2010 – Site Stabilized, Contractors selected, site remediation work plans underway

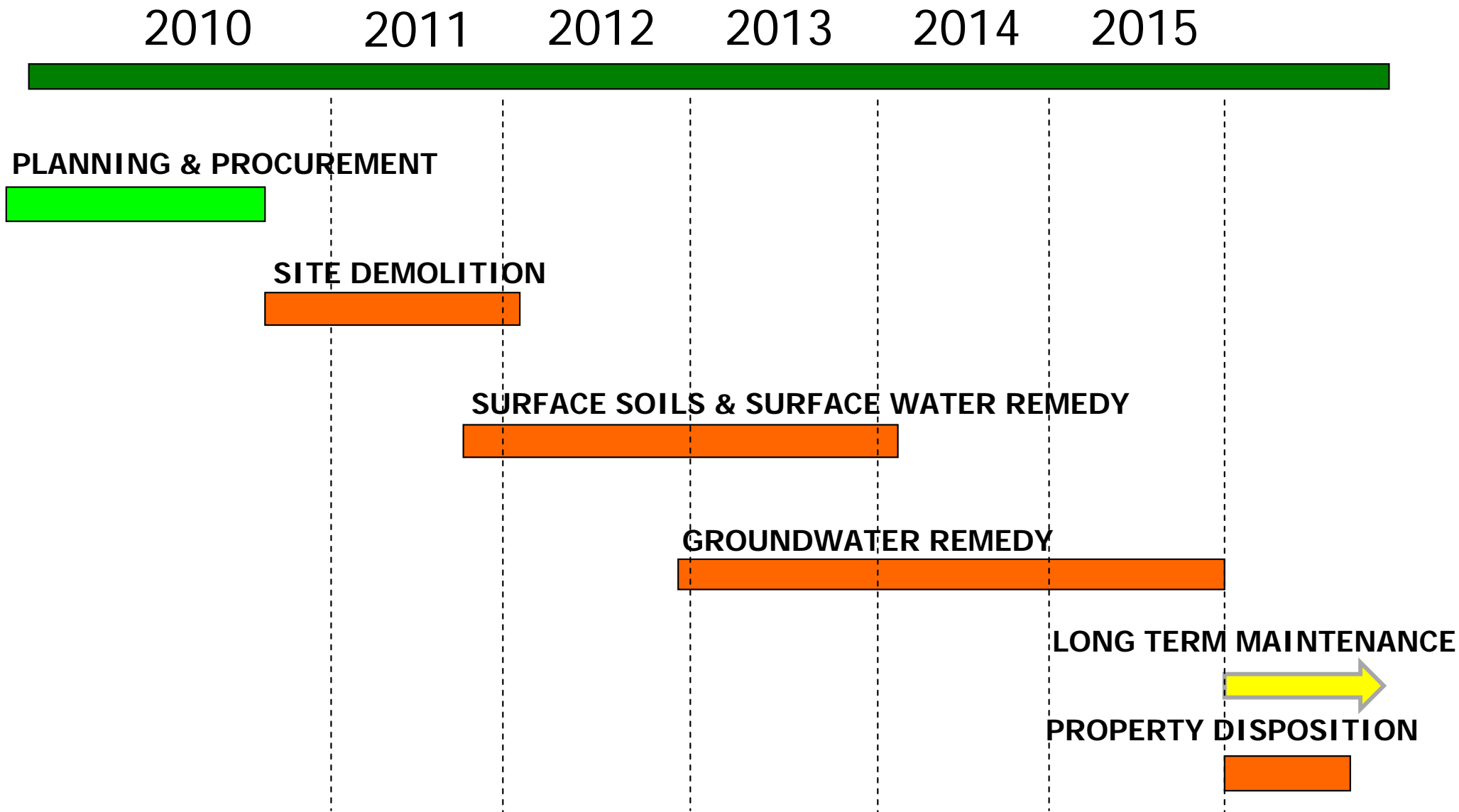
Available Trust Funding for Remedy

Demolition of Construction	\$8,883,799
Groundwater Construction and Operation	
Groundwater Construction	\$7,095,000
Long-term Operation of Groundwater System	\$14,773,372
Asphalt Paving	\$9,815,000
Fencing	\$68,628
Engineering Design and Construction of Disposal Unit Cell 4	\$5,848,000
Long Term Monitoring of Engineering Control and Groundwater	\$3,284,095
<i>SUBTOTAL FOR WASTE MANAGEMENT</i>	\$49,767,894
Other Identified Costs	\$2,237,293
TOTAL	\$52,005,187



Source: TCEQ, 2009

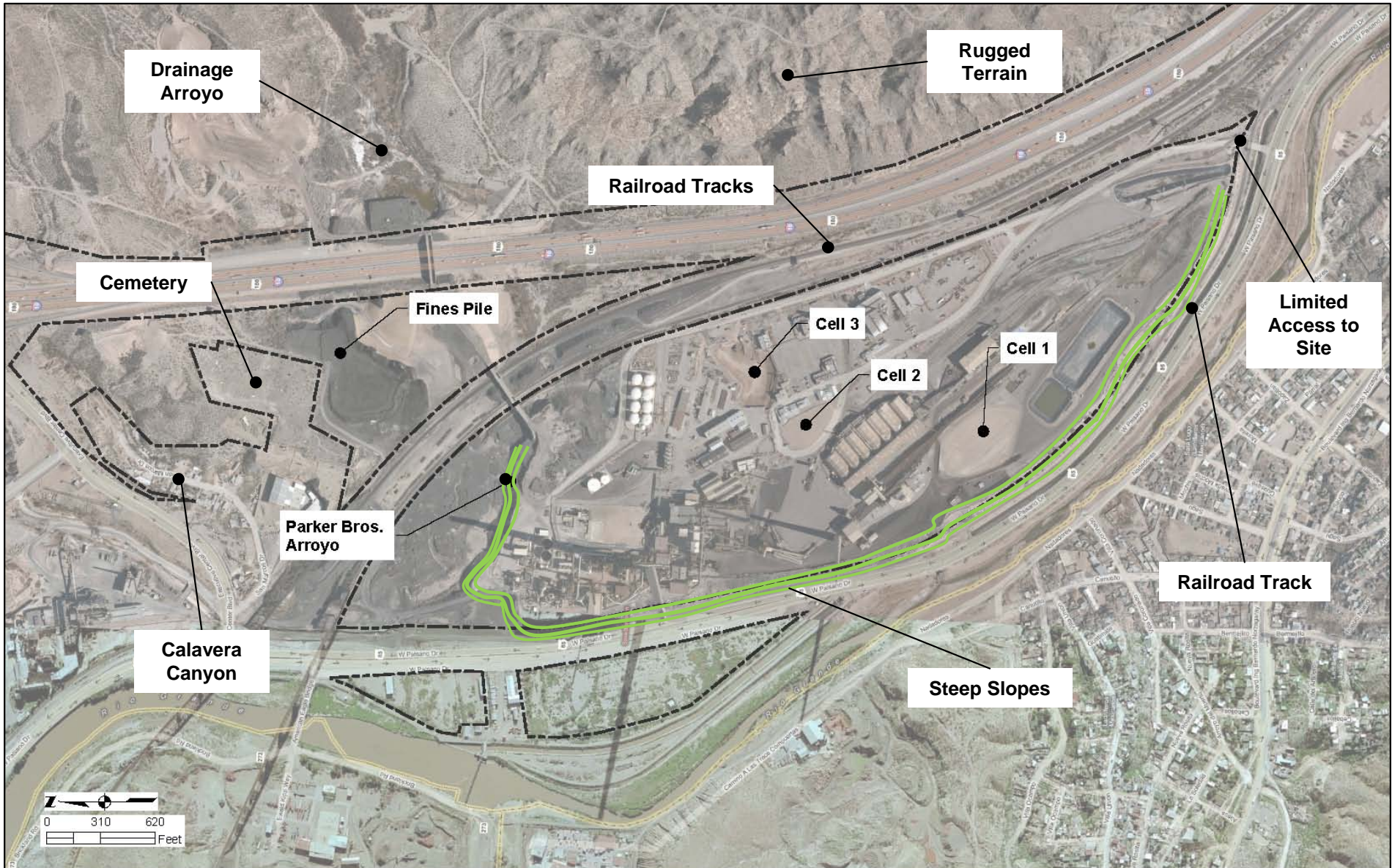
Remediation Timeline (Initial Estimate)



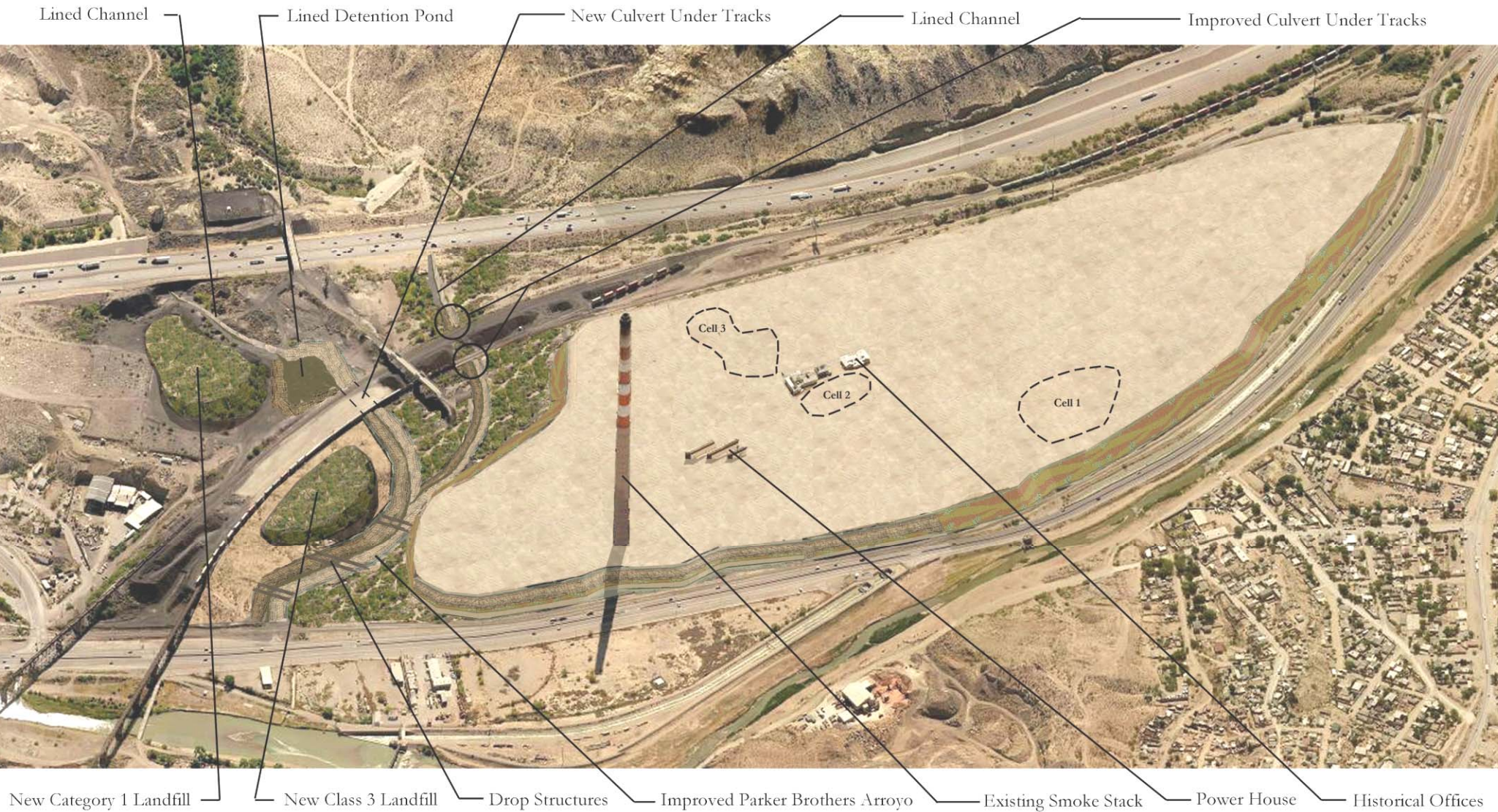
Near Term Schedule to be Accomplished in 2010

- Site-Specific Health and Safety Plan
- Data Gap Analysis
- Remedial Action Work Plans
- Demolition Work Plan
- Auction of loose items and tools
- Marketing of site assets (e.g., railroad tracks, oxygen plant)
- Start building demolition

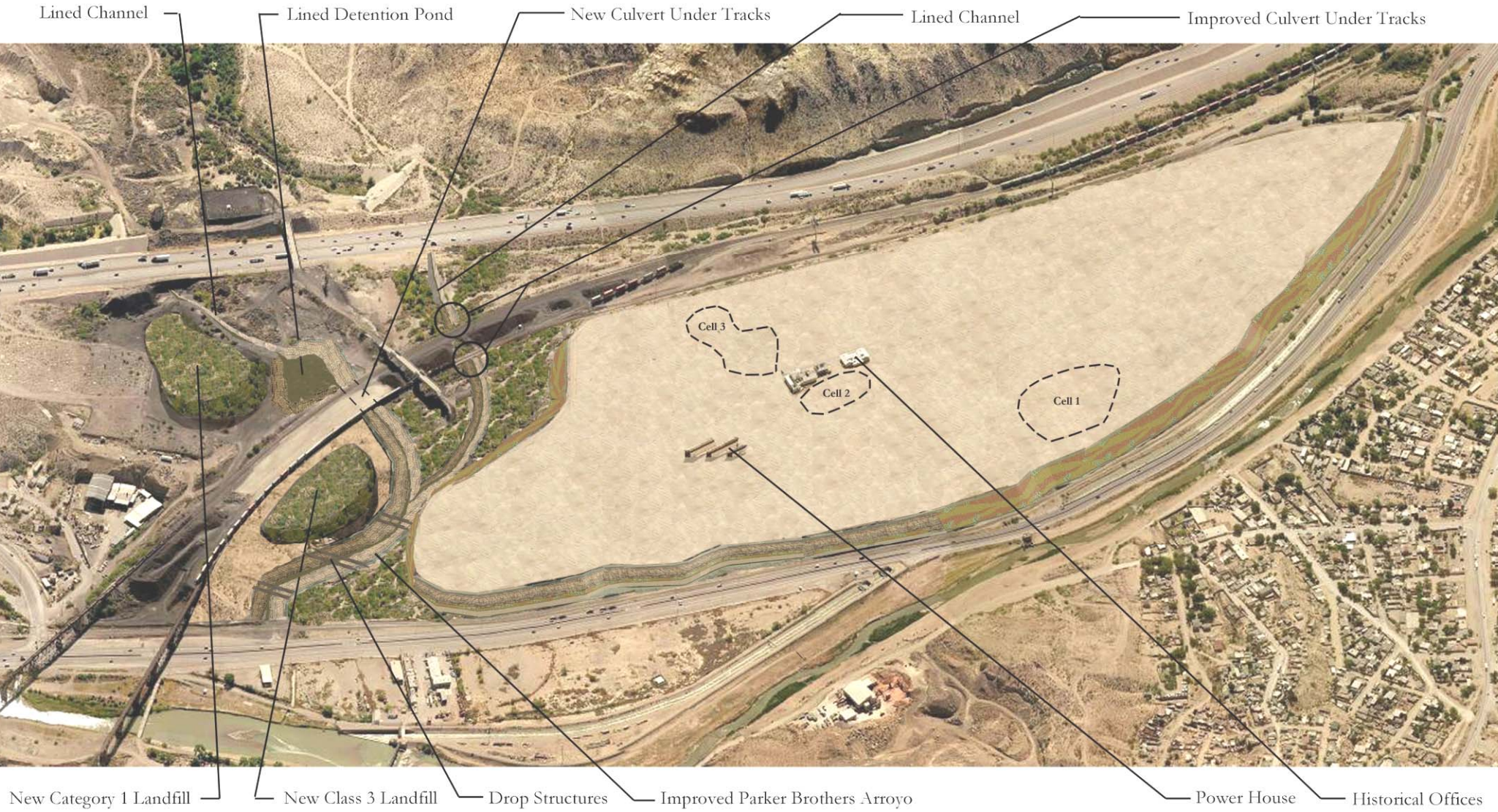
Physical Constraints Map



End Vision of Remediated Site (with Stack)



End Vision of Remediated Site (without Stack)



Before view from Paisano Drive

Before



After view from Paisano Drive

After



Redevelopment Constraints

- The Trust does NOT have a specific agenda for re-development
- We will let community decide within the current development standards
- The Cleanup Standard is currently Commercial/Industrial
- The Trust has a fiduciary duty to seek out a development option that leaves a return for the Trust

Allowable Land Uses

- Commercial
 - Offices
 - Service Retail
 - Commercial Recreation
 - Office Park
- Industrial & Manufacturing

Non-Allowed Land Uses

- Schools
- Daycare Facilities
- Extended Care Facilities
- All Residential Uses
- Hospitals