Introduction to the Texas Custodial Trust

Presented for

City of El Paso Charrette Process

June 2010
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
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Demolition of Construction</td>
<td>$8,883,799</td>
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<tr>
<td>Groundwater Construction and Operation</td>
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<tr>
<td>Groundwater Construction</td>
<td>$7,095,000</td>
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<td>Long-term Operation of Groundwater System</td>
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<td>Asphalt Paving</td>
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<td>Fencing</td>
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<td>Engineering Design and Construction of Disposal Unit Cell 4</td>
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<td>Long Term Monitoring of Engineering Control and Groundwater</td>
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<td><strong>SUBTOTAL FOR WASTE MANAGEMENT</strong></td>
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<td>Other Identified Costs</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$52,005,187</strong></td>
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Source: TCEQ, 2009
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

- Drainage Arroyo
- Railway Tracks
- Rugged Terrain
- Cemetery
- Fines Pile
- Calavera Canyon
- Parker Bros. Arroyo
- Limited Access to Site
- Railroad Track
- Steep Slopes
- Cell 1
- Cell 2
- Cell 3
End Vision of Remediated Site (with Stack)
End Vision of Remediated Site (without Stack)
Before view from Paisano Drive
After view from Paisano Drive
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