Former ASARCO Smelter Site
Presentation to El Paso City Council

November 27, 2012

PRESENTED BY
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Presentation Agenda

- Review of Trust Purpose
- Stability Issue
- Development Potential of Main Smelter Site Property
Trust Purpose

- **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 the property, maximizing the return to the Trust
The sketch illustrates how the chimney will deform into an “oval” due to wind load.

The oval produces circumferential tension on the outside face of the concrete wall at East and West. Since the concrete chimney wall contains reinforcing steel located near the outside face, its possesses capacity to resist this tension.

The oval also produces circumferential tension on the inside face of the concrete wall at North and South. Since the concrete chimney wall contains no reinforcing steel on the inside face, its capacity to resist this tension is very limited.
Safety and Liability Concerns:

- Two Fall Zones around stacks
- Public Liability Within Fall Zones
  - US Highway 85 (Paisano Drive) traffic
  - BNSF and UP Rail Lines and traffic
  - IBWC Facility and personnel
  - All-American Canal
Potential Main Plant Site Devaluation:

- Stacks may preclude the development of the Dover Kohl vision for the parcel, as approved by the City in 2010
- Developed 153-acre Property could add $174,000,000 to $193,000,000 to future tax roll value
- Aversion to the assumption of risk by a developer would may impede the sale of the main plant site with stacks
- A loss of property tax revenue projected to be generated by that future 153-acre development is estimated at $5,500,000+/yr (at a 2.9% property tax rate)
End Vision of Remediated Site

November 27, 2012
Former ASARCO Site, El Paso, TX
Trust’s Vision

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Former ASARCO Site, El Paso, TX
Murray City, Utah (former ASARCO Site)

- **Before**

- **After**
  - New Property Tax Base: $517,000,000
  - New Annual Property Taxes: $1,100,000

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Former ASARCO Site, El Paso, TX
Omaha, Nebraska (former ASARCO Site)

- **Before**

- **After**
  - $1 Billion in nearby property investment
Potential Memorial to Site History
Potential Memorial to Site History