

# BLANCO AND 5<sup>TH</sup> STREET

REDEVELOPMENT USING  
BROWNFIELDS PROGRAM  
Updated November 17, 2020



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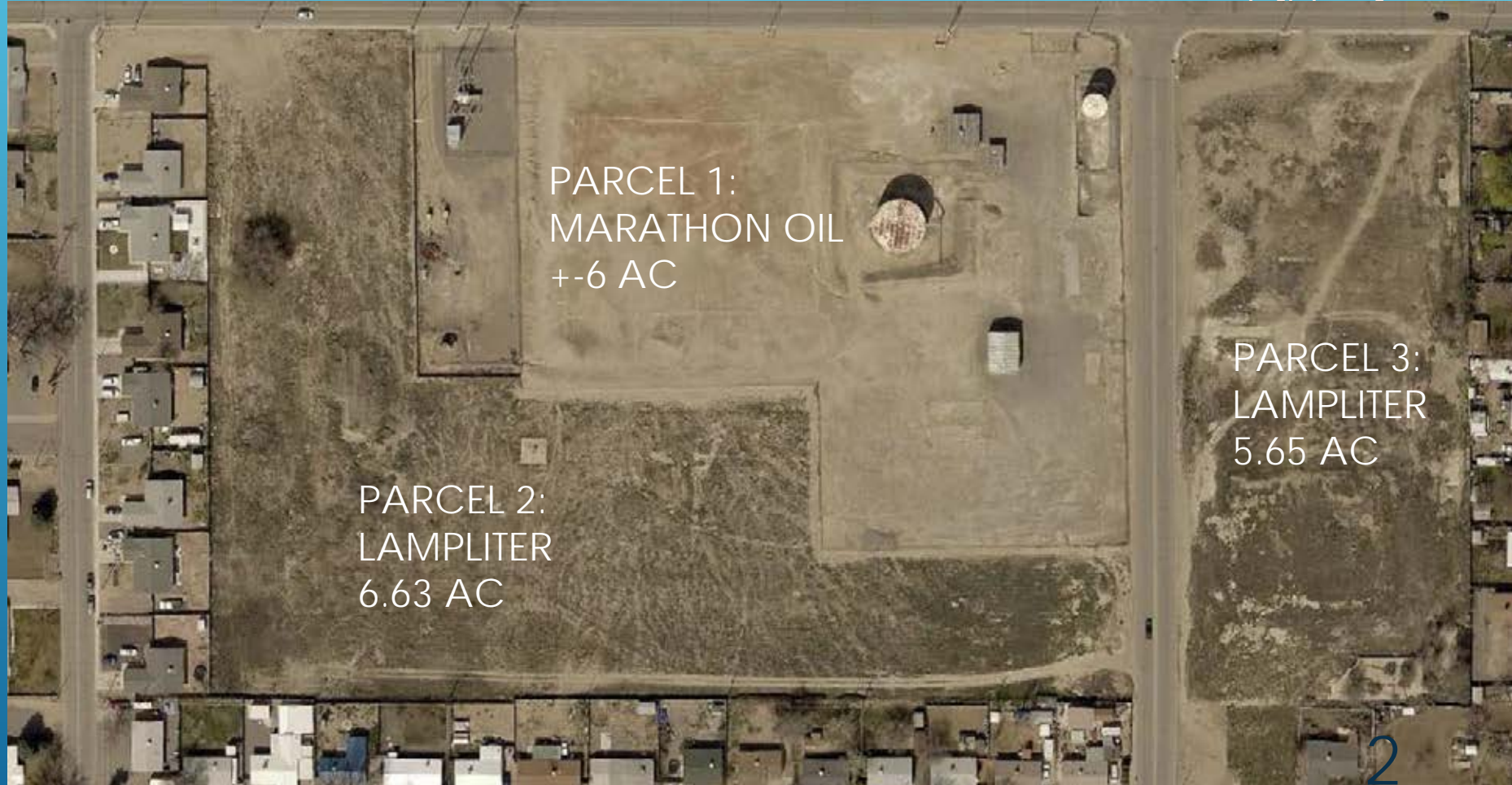
## THREE PARCELS:

FORMER AEREX REFINERY-  
REFINED CRUDE OIL TO  
PRODUCE GASOLINE,  
KEROSENE, AND OTHER  
PETROLEUM PRODUCTS.

OPERATED FROM 1932-  
1960'S. DISMANTLED IN  
THE 1980'S.

PARCEL 1: STILL OPEN  
CASE WITH OIL  
CONSERVATION DISTRICT  
(OCD). OWNER IS STILL  
RESPONSIBLE FOR  
CLOSURE.

PARCELS 2 AND 3: BEING  
ASSESSED BY NEW  
MEXICO ENVIRONMENT  
DEPARTMENT (NMED)  
WITH BROWNFIELD GRANT  
FUNDS.



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PARCEL 1:

PER NMED:

ON-GOING  
"BIOVENTING"

SOIL AND  
GROUNDWATER  
CONTAMINATION

OCD MUST GRANT  
A CLOSURE TO BE  
ELIGIBLE FOR  
BROWNFIELDS  
GRANT

NEED TO WORK  
WITH MARATHON  
OIL TO GAIN  
ACCESS FOR  
ASSESSMENT WORK.



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PARCEL 2:

UNSURE OF  
CONTAMINATION  
STOCKPILE FROM  
BLANCO STREET  
PROJECT

PHASE I SITE  
ASSESSMENT FUNDED  
BY EPA WAS  
COMPLETED IN  
NOVEMBER 2019.

A FOLLOW-UP PHASE  
II ASSESSMENT IS  
PLANNED FOR WINTER  
2020 TO DEFINE  
SUBSURFACE  
CONTAMINATION.



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PARCEL 3:

PHASE I SITE  
ASSESSMENT  
FUNDED BY EPA  
WAS COMPLETED IN  
NOVEMBER 2019.

A FOLLOW-UP  
PHASE II  
ASSESSMENT IS  
PLANNED FOR  
WINTER 2020 TO  
DEFINE SUBSURFACE  
CONTAMINATION.



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BROWNFIELDS PROGRAM:

ALREADY FUNDED PHASE I  
AND WORKING ON PHASE  
II SITE ASSESSMENTS.

WORKING TOWARD A  
EPA CLEAN-UP GRANT  
APPLICATION TO CLEAN  
UP THE SITE FOR AN  
INTENDED USE.

20% LOCAL MATCH  
(CASH OR IN-KIND)

SITE MUST ALREADY BE  
"CLOSED"

SITE MUST BE OWNED BY  
PUBLIC ENTITY (CITY) BY  
THE GRANT DEADLINE.

<https://www.youtube.com/watch?v=D4RcUacsW3U>

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WHAT'S THE CITY'S  
INTENDED USE?

PUBLIC INVOLVEMENT  
NEEDED.

SOME IDEAS:

- PARKS FACILITY
- MIXED USE BUSINESS  
AND RESIDENTIAL
- USES LIKE A SKATE  
PARK REQUIRE  
REMEDIAION OF  
ONLY THE FIRST 4 FT  
OF SOIL.



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MIXED USE IDEAS:

RETAIL SPACE WITH  
APARTMENTS ABOVE

BUILDINGS FRONT  
STREET, PARKING IN  
BACK

MUST PARTNER WITH A  
DEVELOPER





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FIRST STEP TOWARD BROWNFIELDS GRANT APPLICATION IS UNDERWAY

PHASE I ENVIRONMENTAL SITE ASSESSMENTS ON PARCELS 2 AND 3 COMPLETED.

PHASE II SITE ASSESSMENTS PLANNED FOR WINTER 2020.

OWNER OF PARCELS 2 AND 3 "ON BOARD" WITH DONATING THE LAND.

NEED TO ENGAGE OWNER OF PARCEL 1.



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## NEXT STEPS:

WITH SUPPORT FROM BLOOMFIELD SCHOOLS TEACHERS, A VIRTUAL STUDENT WORKSHOP ORGANIZED FOR FALL/WINTER 2020 TO GATHER PROJECT IDEAS AND KEEP THE COMMUNITY ENGAGED DURING THE COVID-19 PANDEMIC.

MAYOR HAS ASKED STUDENTS TO PRESENT THEIR IDEAS TO COUNCIL IN EARLY 2021.

HOLD COMMUNITY WORKSHOP TO GATHER PUBLIC INPUT ON THE RE-USE OF THE SITE – LOOK FOR THE WORKSHOP TO BE ADVERTISED IN SPRING 2021.

APPLY FOR A BROWNFIELDS CLEAN-UP GRANT IN OCTOBER 2021.

