

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: The focus of this application is the cleanup of the former Markwardt Brothers Garage and Chiloquin Mercantile properties consisting of two tax parcels located at the northeast corner of West Chocktoot Street and North 1st Avenue in Chiloquin, Oregon (Klamath County Tax Parcels 3407-034DC-00500 and 3407-034DC-00400) that were acquired on November 30, 2021, by the City of Chiloquin (Chiloquin/City). Chiloquin, **population 767** (*American Community Survey, 2019 estimate*), is located at the confluence of the Williamson and Sprague Rivers, in the Klamath Basin, 40 miles north of the Oregon-California border and 85 miles east of Medford. Chiloquin epitomizes the high desert area of Southwestern Oregon, and is a gateway to Crater Lake National Park. The area is home to the Klamath, Modoc and Yahooskin people. This region is still the Treaty territory of the Klamath Tribes for hunting, fishing, gathering, cultural, and sustenance rights, and tribal members make up nearly half of our population.

Trappers from the Hudson's Bay Fur Company first arrived in 1826. European settlers started arriving soon thereafter and a century later, the town of Chiloquin was incorporated. Chiloquin was a timber and lumber boomtown, built quickly and cheaply. In the year of its incorporation (1926), a fire consumed the downtown. The former Markwardt Brothers building and the north-adjointing property that once housed the Chiloquin Mercantile building (the subject site of this Cleanup Grant application), date back to the City's reconstruction after the fire. With its healthy forests and the economic vitality of the former lumber mill and former train depot downtown, Chiloquin was a busy and thriving community.

Unfortunately, during the century following this period of prosperity, the community was hit hard by a series of political and economic events, including: termination of the tribes' Federal recognition, the closing of the mill, the shuttering of the railroad depot, the Great Depression, and a series of fires all had economic and cultural impacts. Further, land use changes are having environmental and economic impacts to this day. Even with restoration of the Tribe's Federal recognition and the Freedom of Religions Act, permanent social and economic impacts remain. Additionally, numerous large and devastating wildfires have occurred in the Chiloquin area. Most recently, in September 2020 the Two Four Two Fire burned for more than two weeks. It burned southwards towards Chiloquin destroying 8 homes and forcing the evacuation of 482 others. In addition to wildfire danger, the City is adjacent to the flood zone of the Sprague and Williamson Rivers. In the 1990s, the Sprague River flooded, damaging homes and businesses in the City and surrounding communities.

Our historic lumber mills, prosperous downtown and job opportunities, and Native American cultural resources have been devastated. With these losses, we are left with blight from deteriorating and vacant structures and properties, a lack of opportunities and services, as well as both known and suspected contamination from previous industrial and commercial uses. Chiloquin residents, many of whom lack transportation, must travel 60 miles round trip to Klamath Falls to go to the bank, fill a prescription, buy a pair of shoes, or take a child to daycare. These conditions are of great concern to us especially due to the demographic make-up of sensitive populations within our community (see 2.a.ii). The combination of excessive poverty and low property values makes it difficult to rebound from disasters, such as the Two Four Two Fire, let alone make progress towards improving environmental conditions and implementing economic development initiatives. That is why the City seeks EPA funding for this important brownfield cleanup project.

ii. Description of the Proposed Brownfield Site(s): The property targeted for cleanup under this grant is the **Former Markwardt Brothers Garage** (Target Site), located on two tax parcels at the northeast corner of North 1st Ave. and Chocktoot St. (~ 1 acre). The former adjoining Chiloquin Mercantile building which had partially collapsed and was demolished due to safety issues is also included in the Target Site. The Target Site is situated at the heart of downtown Chiloquin, and is one of only a handful of historic buildings still standing. Sadly, unless this building can be remediated and restored, it will be considered for demolition. An automotive service garage existed on this site since 1919, though the current building was built after the 1926 fire. The former uses include a gasoline service station that utilized an underground storage tank system, auto body repair shop, a warehouse, and most recently, a wood products packaging facility. Soil and groundwater samples were collected around former underground storage tanks, automotive repair bays, and areas suspected of impact from off-site environmental concerns. Assessments completed on the Target Site identified a release of petroleum to

the soil associated with the previous gas station, evidence of up to two abandoned underground storage tanks remaining in-ground, a debris pile containing asbestos containing materials (ACM) and lead-based paint (LBP), two hydraulic vehicle lifts, and an oil change/vehicle service pit, all present within the historic building footprint. These hazardous materials have the potential to impact the community, with adjacent occupied commercial buildings and single-family residences located within 200 feet of the site.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: The proposed reuse strategy for the Target Site aims to account for the community need for safe and convenient access to basic services. Specific redevelopment concepts include an indoor/outdoor farmers market with space for workforce development, an entrepreneurial/small business incubator, and childcare/youth center. The City is leveraging the community engagement and planning efforts funded by its FY 2021 EPA Community-wide Brownfield Assessment Grant to establish the highest and best use for the subject site. In addition to providing information regarding the intended cleanup, the reuse of the site was most recently the subject of a November 4, 2021 community meeting.

Between 2003 and 2007, the City, along with the Klamath Tribes and regional organizations, completed economic opportunity analyses, business plans, and strategic plans for the downtown area. From 2019-2020, new City leadership and collaborative partnerships across the community were preparing to update its *Strategic Plan*. Community engagement activities were just getting underway when COVID-19 response and lockdown measures took precedence. To date, a community survey was completed and residents recorded their top priorities for community redevelopment efforts, which included public/environmental safety/security, parks/outdoor gathering spaces, community health, and economic vitality. In 2018, the City completed a joint planning effort with the Klamath Tribes and Oregon Department of Transportation to create the *Chiloquin Community Pedestrian and Bicycle Plan*. The plan development process included community engagement efforts to create a summary of projects and strategies needed to complete walking and biking networks. These networks would enhance connections within the downtown area and community destinations, such as schools, parks and households. Due to our small population and remote location, the strategic use of resources to improve community access to social and economic services will draw more of the 3,000 people living in the surrounding area to downtown Chiloquin.

ii. Outcomes and Benefits of Reuse Strategy: The revitalization plans for the Target Site will provide critical investment in our community as we regain momentum following the 2020 impacts of the Two Four Two Fire and Covid-19. The Target Site is the gateway to historic downtown along Chocktoot Street, and the proposed project will promote creative, community-driven reuse of an existing building, initially slated for demolition. More than 37% of Chiloquin residents live below the poverty line; that number jumps to 48.8% among Native American residents and 53.5% among children under 18. Upward economic mobility in Chiloquin is hindered by a lack of access to jobs, with the City's unemployment rate a staggering 26.5% compared to an unemployment rate of 5.5% for Oregon as a whole (CENSUS). Additionally, Chiloquin residents are at elevated risk for lead exposure as the community is in the 77th percentile of the EPA EJ Index for lead paint (EJSCREEN). The proposed cleanup and reuse plans (indoor/outdoor farmers market, small business incubator, and youth center) would have substantial, positive economic and health impacts for our disadvantaged communities.

Furthered by the property's high visibility, the successful redevelopment will catalyze adjacent redevelopment activity of properties being assessed under the City's FY2021 Community-wide Assessment Grant, including the currently vacant Hotel assemblage and the decaying Hirvi Building. By abating the hazardous building materials associated with the Markwardt Building, properly abandoning the UST(s) in place, and removing the hydraulic lifts and oil change pit, the building and associated property will provide a clean slate for community-driven reuse. Redying the existing historic building for reuse and preventing its demolition will preserve downtown Chiloquin's historic character, reduce waste/burden on landfills, and reduce resource consumption associated with new construction.

Specific outcomes include increased access to fresh food through the creation of the year-round indoor/outdoor farmers market, and increased access to resources for small businesses through the maker

space/incubator that will occupy a portion of the building. The reuse strategy will begin to fill the gap in access to basic and essential services, as options that are being considered for the reuse of the balance of the site include: a small bank branch, pharmacy, and childcare or youth center.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: The reuse and redevelopment of the Target Site has broad support among the community and elected officials. The City will work with community partners, including South Central Oregon Economic Development District (SCOEDD), Oregon Main Street, and Business Oregon to identify potential development partners willing to support the project and potentially rent space in the repurposed historic building. To date, the City secured \$48,000 in Business Oregon Brownfield Redevelopment Funds to complete a Phase I, a Phase II Environmental Site Assessment, and a pre-renovation asbestos and lead paint survey of the site. These due diligence activities facilitated the recent acquisition of the property. Further, the City will utilize a separate \$58,000 Business Oregon Brownfield Cleanup grant to manage and properly dispose of a pile of debris containing asbestos located adjacent to the existing building and associated with the former Chiloquin Mercantile, which had partially collapsed and was demolished due to safety concerns. In preparing this application, the City utilized its FY2021 USEPA Brownfield Assessment grant funds to produce the draft Analysis of Brownfield Cleanup Alternatives (ABCA) and the previously-referenced November 4, 2021 public meeting (combined leveraged value: \$6,000). The City is also eligible to apply for grants and loans from the USDA Community Facilities Program, which is applicable for both health and recreation projects, and the Oregon Main Street program. This funding will serve to assist with buildout following cleanup.

ii. Use of Existing Infrastructure: Being in the heart of downtown Chiloquin, the Target Site is well served by municipal roads, water, sewer, power, and basic internet services needed for sustainable site reuse. The cleanup funding under this grant will facilitate the restoration of an existing historic building that would otherwise be a candidate for demolition. Further, rehabilitation and reuse of the Target Site will promote community interaction with area businesses and use of surrounding sidewalks and the City's planned trail developments funded by a recently awarded Oregon Community Paths grant which will link the City's downtown, the river, the Elementary school, and the former mill site, which is also the subject of planned redevelopment.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding: Chiloquin, is a small city with a poverty rate of 37.7% (twice as high as Klamath County as a whole, and triple the US rate (CENSUS)). The elevated poverty rate equates to decreased income tax revenues. Oregon has no sales tax at the county or town level of government to use as a revenue generator. With lower property values, there is little ad valorem revenue to compensate. Our 2019-2020 budget recorded only \$120,546 in property taxes collected for the entirety of the year. Our total revenue/resources for last year were \$5,258,236 with expenditures of \$5,239,085; with the remaining funds primarily applied to the capital replacement fund, leaving no resources for remediation expenditures at the scale proposed by this grant. Further compounding need in the City are the devastating 2020 wildfire and the current COVID-19 crisis. Though the damage is still being assessed, the costs of fighting the Two Four Two Fire are estimated at \$6.8 million. For the most part, State and federal resources are used to contain these fires, but these resources are diverted from forestry service and management of lumbering, which still accounts for 20% of payroll earned locally (Klamath County records). The cost to the municipality and property owners for cleanup and rebuild adds to the economic hardship already experienced. With a population of less than 1,000 persons, the City has no remaining budget for environmental remediation expenditures; however, the City has a plan to move forward with remediation and subsequent reuse with the support of this proposed EPA grant as well as state funding provided by Business Oregon. This grant is crucial, as remediation costs associated with the Markwardt site are economically infeasible.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: Our community suffers greatly in terms of health and welfare threats that exist here. The majority of our citizens can be classified as members of sensitive populations. In our small community: 49.8% of our people are from minority races (primarily Native American); 40.5% are women

of child-bearing years; 19.2% are children; and 16% of our people are aged 65 years and older (CENSUS). This is further supported by EJScreen data, which lists our population (nationally) in the 64th percentile for people of color, 72nd percentile for population under age 5, and 86th percentile for population over age 64. Crime is a significant issue identified by Chiloquin residents in the city strategic plan. Chiloquin does not have its own police department, and local crime statistics are not readily available. Crime for the county as a whole is higher than the national averages (37 points on the property crime index vs 30.5 average for the US, with 1.0 being the best possible score; bestplaces.net). The aging vacant buildings in the downtown (including the Target Site) directly contribute to blight and the propensity for crime, such as vagrancy and drug use in the City. This is exemplified in a recent health and safety survey conducted by Chiloquin First where residents commented: *“There are needles in the playground – kids can’t play there.” “The gunshots at night keep me awake!” “I am tired of being afraid.” “Chiloquin lacks safe public spaces for community gatherings and outdoor activities.”* One other consideration is that the majority of our downtown storefront windows have been covered by plywood or siding to prevent vandals and thieves from damaging windows and stealing from local merchants. Boarded/covered window detract from the historic charm of the City, making the City seem as if it is an unwelcoming community, when in fact nothing could be further from the truth.

According to the USDA Economic Research Service Atlas, the target area is a low-income, low-access tract with residents being more than 20 miles from a full-service grocery store that stocks fresh food. Compounding this, 25% of households in the Chiloquin area qualify for food assistance (SNAP) benefits, which means their ability to afford nutritious food is greatly compromised. Within the town of Chiloquin, 95% of children at the elementary school received free/reduced cost lunches (2018-2019 school year, Oregon Dept. of Education). Further, the impact of COVID-19 has been devastating to the welfare of our Community overall.

We are a small rural community that is isolated from larger town amenities; hence, we keep our community in a healthy state of mind by hosting multiple community events. Due to the Pandemic, events like our yearly Rodeo, 4th of July BBQ and Parade, and our Tribal Pow Wow were either cancelled, or were held at a reduced capacity. These events bring our community together and give us a sense of purpose and well-being despite our economic and health-related challenges, so without these activities our people are suffering to a greater extent than normal. In the 2019 Klamath County Health Prioritization Survey (closest hospital care provider), 25.19% of respondents (second highest cause) cited poor physical or mental health for negative impact on their quality of life. It is highly likely that this already large percentage has increased with the effects of Covid-19 on our community.

The community engagement and planning activities funded by the grant will help to direct the community-driven reuse of the site. In addition to the proposed farmers market, part of the building and the adjacent land will provide an opportunity for primary care and mental health services to be located downtown. This localized availability of services will facilitate improved well-being and promote reductions in crime that are due to drug use or behavioral health challenges. Youth recreation facilities that may be managed out of the repurposed Markwardt Building will engage young people and work towards preventing drug use and crime among our youth. Economic opportunities created through the proposed job training and business incubator will improve the economic standing and living conditions for area residents. Creation of a year-round indoor/outdoor farmer’s market space will greatly improve access to fresh and healthy food for area residents. These reuse concepts will address health and welfare issues in the community, which will lead to improved living conditions for all our residents, but most importantly for our sensitive and disadvantaged populations. This project will enable the City of Chiloquin to ease visible signs of crime, anti-social behavior, and civil disorder by creating a downtown environment that residents are proud of, thereby discouraging further crime/disorder.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Health conditions in Chiloquin are exacerbated by exposure to brownfields, and lack of access to services and healthy foods. Contaminants that exist at the Target Site include asbestos, lead, and petroleum. These contaminants can have serious impacts on the health of our residents living in proximity to brownfields sites. Approximately 80% of our population lives within a half mile radius of the Target Site, and other sites to be assessed by the City’s FY2021 EPA Community-wide EPA Assessment grant. As an example, **Lead** in the blood of children, even at low levels, can

result in permanent damage to the brain and nervous system, leading to behavior and learning problems. Pregnant women are also highly vulnerable to lead exposure. The **premature birth** rate in Klamath County is 7.5%, the third highest among Oregon counties (OHA). Klamath County (7%) is also the second highest county in Oregon for **low birthweight** (OHA: 2015 Data). Klamath County has an **infant mortality** rate that is 4th highest among counties in Oregon (OHA: 2011-2015 Data). Asbestos, another contaminant at the Target Site, can cause asbestosis, a scarring in the lungs caused by breathing asbestos fibers; mesothelioma, a rare cancer of the membrane that covers the lungs; and lung cancer. The age-adjusted rate of mesothelioma in Klamath County is 19.4 (compared to the overall US average of 11.1). **Klamath County is listed by the CDC as one of the top 50 counties in the country for this cancer.** The Oregon Health Authority statistics report that Klamath County has an overall adult rate of **asthma** of 11.7% (OHA: Oregon Behavioral Risk Factors Surveillance System [BRFSS] 2014-2017 data) compared to 7.7% of U.S. adults reported by the CDC (2018 data). Breathing **petroleum** vapors can cause nervous system effects (such as headache, nausea, and dizziness) and respiratory irritation. Chronic exposure to petroleum products may also affect the blood and kidneys. Gasoline contains benzene, a known human carcinogen (CDC.gov). According to the Oregon Health Authority, in the Chiloquin census tract (Census tract 9702, which includes a significant population outside of the city) **the age-adjusted cancer incidence rate has increased** and is 214.5/100,000 (33% worse than Oregon as a whole). The assessment of sites and the cleanup of those contaminants can reduce these exposures and facilitate a healthy environment and lifestyle for area residents.

(3) Promoting Environmental Justice: The presence of brownfields, geographical and social isolation, and lack of government resources each impact the health and welfare of our residents, the majority of which belong to sensitive populations (section 1.a) and are prone to being hit hardest by adverse environmental conditions. Blight, lack of employment, poverty and proximity to the Target Site and brownfields in the immediate area can compound or trigger physical and mental health issues, such as depression and anxiety. According to EJ Screen, the Chiloquin area is in the 72nd to 75th percentile (statewide) for all standard Environmental Justice Indices. **According to the Oregon Office of Rural Health, Chiloquin scores among the worst in the state in terms of unmet needs related to primary care, mental health care, and dentists.** The entirety of Klamath County, which includes the target area, is a **Medically Underserved Area (MUA)**. The shortages of primary care, dental, and mental health care providers and federally qualified health centers is evident. This means that residents here are more likely to suffer from or die from chronic health conditions that are caused or exacerbated by possible hazardous substances or petroleum contaminants from brownfields sites, such as the Target Site to be addressed through this project. To address these poor health and welfare issues affecting our sensitive populations, the grant strategy will focus on assessing and developing community driven reuse plans that will look to leverage funding for the City and Klamath County to improve health and welfare-related programs. For example, the Target Site may become a year-round farmers market with affordable healthy food alternatives supporting local farmers and ranchers, and provide a venue for job training and a business incubator, providing residents an alternative to driving or taking the bus 60 miles to benefit from these services. Remediation efforts funded by this project will allow the City to take actionable steps towards mitigating environmental threats to the community, and facilitate forward progress with respect to the community’s vision for a healthy and economically vibrant Chiloquin.

b. Community Engagement

i./ii. Project Involvement & Roles:

Project Involvement and roles for our community-based organizations are outlined in the table below.

Partner Name	Point of Contact	Specific Role in the Project
Chiloquin Vision In Progress/Chiloquin Community Builders	John Rademacher, Board President haserad@centurytel.net 541-891-4839	CVIP serves the area through projects that result in a healthy social, economic, natural, and cultural environment and will support reuse and redevelopment activities that foster community prosperity, health and well-being by providing community engagement, strategic partnership and reuse planning support
Healthy Klamath/Blue Zone	Kelsey Mueller 541-359-2802	In support of the Healthiest State initiative, Blue Zones encourage changes that lead to healthier options by bringing residents, worksites, schools, restaurants, grocery stores, and government together. Healthy

Partner Name	Point of Contact	Specific Role in the Project
	Kelsey.mueller@HealthyKlamath.org	Klamath/Blue Zone will inspire a community engagement program that has the power to improve the quality of life for everyone.
Business Oregon	Karen Homolac Brownfields Program Specialist karen.homolac@oregon.gov Cell Phone: (971) 239-9951	Business Oregon provided the funding necessary to expedite the assessment of the Markwardt Building to facilitate the property transfer from the County to the City, and will be providing upwards of \$58,000 to fund the removal of building debris from the collapsed Chiloquin Mercantile. The City will also look to Business Oregon to provide redevelopment-related funding as appropriate.
South Central Oregon Economic Development	Denise Stilwell, ED 541.884.5593 denise@scoedd.org	SCOEDD is a key conduit for regional economic development assistance and will provide professional staff to support economic redevelopment planning and site selection and prioritization. SCOEDD currently administers the USEPA Coalition Assessment Program for Lake County, and will advise and provide resources on Brownfield matters, strategic planning and economic development.
Oregon Health and Outdoors Initiatives	Barton Robison robison@willamettepartnership.org	HOI is a key member of the Chiloquin Elementary School Green School Yard project and will advise the brownfield team on needs and outdoor recreation opportunities for all community members.
Oregon Main Street (OMS)	Sheri Stuart (503) 986-0679 sheri.stuart@oregon.gov	OMS will provide support to develop a vision for redevelopment planning and then attract the people and financial resources to bring about the desired change. OMS will provide training, technical assistance and networking opportunities
Chiloquin First	Valeree Lane 541-882-8846 vlane@klamathcounty.org	This community coalition sponsored by Klamath Tribal Health & Family Services and Klamath County Public Health will work with the project to plan site reuse that will most benefit the community

iii. **Incorporating Community Input:** The project goals in terms of its community engagement and partnership efforts are to achieve the following: 1) assist the public in contributing to and understanding the decision-making process during project planning, assessment phases, and cleanup, and the community's role in that process; 2) give the public accessible, accurate, timely, and understandable information about the project as it moves forward; 3) ensure adequate time and opportunity for the community and community groups to provide informed and meaningful participation and for that input to be considered; 4) reflect on community concerns, questions, and information needs; and 5) respect and fully consider and include public input. The Brownfields team will develop a written Community Involvement Plan, with a focus on the cleanup of the Markwardt Brothers site, to document and formalize the process to share information and seek public input to decision-making. Input will be sought on site selection, project planning, and cleanup/reuse planning. This effort was initiated by the public meeting held on November 4, 2021. This meeting presented the scope of and anticipated outcome of the planned cleanup. Further, the overall scope and benefits of the City's FY2021 Community Wide Assessment Grant were discussed.

The public has and will be given ample opportunity to submit suggested reuse concepts through community meeting participation. The City has designated Cathy Stuhr as the primary point of contact for the cleanup. Cathy can be reached best by email at cathystuhr@gmail.com. Cathy and the City's QEP will maintain communication with local officials, agencies, and residents. Project staff will attend civic organization meetings and provide updates on project activities and answer questions. A focused mailing list of local residents, organizations, businesses, and officials will be established. The mailing list will be used to ensure that those that do not have access to the internet or other information sources still have a way to receive information. News releases, fact sheets, newsletters, and social media updates summarizing current information about the project and describing upcoming activities (including public meetings) will be prepared and distributed to those on the project mailing and email lists. The City will prepare and release announcements to local newspapers and radio to provide information about events such as opportunities for public input, significant site investigation findings, completion of major milestones, important scheduling information, and other pertinent information. Social media outlets will also be employed to convey these messages. The city has established a Brownfield program Information Repository at City Hall, and duplicate documents are maintained at the Chiloquin Branch Library at 140 S 1st Ave, Chiloquin. Documents including project fact sheets, technical reports, the CIP, and

reuse concept plans will be maintained at both locations

Public meetings/information sessions with virtual alternatives will be completed prior to the start of the cleanup and at the closure of the project. These meetings will also serve as a venue to discuss the City's assessment grant. The project team will also reach out to local residents through partner community organizations to determine priority redevelopment needs from a community perspective and to respond to community input and feedback. The City will communicate progress and seek input at regularly scheduled City Council meetings.

As was the case during the November 4, 2021, meeting, Community member input will be addressed via direct discussion or through meeting minutes, using a collective visioning approach that embraces community diversity and focuses on solutions and positive visions for the future rather than problems. The discussion, visioning and proposed redevelopment options will be included in the comments in the public records and incorporated into the City Strategic Plan and updated local community economic revitalization plans. Again COVID-19 restrictions/provisions will be considered relative to all Brownfield-related community engagement activities.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan: A draft Analysis of Brownfield Cleanup Alternatives (ABCA) was completed in November 2021. The document summarized the findings of assessment work completed and presented three environmental cleanup alternatives for each of the environmental concerns identified. The following cleanup plan is proposed for the Target Site.

Petroleum Impacted Media and Underground Storage Tank (UST) Closure: the presence of UST(s) within the building will be confirmed by shallow excavation, then closed-in-place in order to preserve the structural integrity of the historic building. The closure activities will be completed in keeping with ODEQ guidance. The removal of approximately 100 SF of pavement and soil potentially impacted with petroleum products from top of the UST(s) will be required to confirm their presence, construction materials, and capacity. It is anticipated that approximately two feet of soil with likely petroleum impacts will need to be excavated from top of the UST(s), totaling approximately 7.5 cubic yards (CY). Upon confirmation and access, the USTs will be backfilled with an inert material, likely foam or flowable fill, to limit the potential for future releases and provide structural stability. An estimated 3,000 gallons of inert materials will be needed. The excavated area above the UST will need to be filled with approximately 7.5 CY of clean fill or gravel suitable to support typical intended uses within the building. Soil sampling will be conducted in accordance with Oregon DEQ UST Decommissioning Guidance.

Automotive Service Bay Lifts and Oil Change Pit Closure: the relic hydraulic lifts and oil change pit will be inspected for remnant petroleum products, which if present will be removed for proper off-site disposal prior to removal. The removal will consist of excavating overburden concrete and soils around the installations, extracting the lift mechanisms, assessing soils beneath the lifts and oil change pit, then backfilling excavations. All remnant oils/fluids, concrete, soils, and scrap lifts will be directed for disposal or recycling at appropriately permitted facilities. Excavations will be backfilled with clean fill or gravel suitable to support typical intended uses within the building.

Abatement of ACM: In preparation for building renovation, the identified ACM within the building will be abated by a licensed abatement firm in accordance with the Environmental Protection Agency's (EPA) Asbestos Hazardous Emergency Response Act (AHERA), Oregon DEQ, and the Occupational Safety and Health Administration (OSHA) regulations. Identified material will be abated by licensed asbestos abatement workers, under the supervision of a licensed asbestos abatement supervisor, and under an approved asbestos abatement design plan. This design will outline the required personal protection equipment (PPE), negative pressure enclosures, disposal methods, work zones, and decon/clean rooms. Air monitoring will be performed to verify the efficiency of containment areas and to ensure the safety of the public or work personnel not in a designated work zone. Asbestos containing waste material will be double-bagged and labelled appropriately. Asbestos containing waste will be disposed of in keeping with applicable regulations at a licensed disposal facility.

b. Removal of LBP: Similarly, in preparation for building renovation, identified lead-based paint (LBP) will be abated by a licensed abatement firm in accordance with EPA, Oregon Health Authority, and OSHA regulations. The LBP will be scraped to the substrate and any debris will be collected utilizing a Class H wet/dry shop vacuum equipped with a High Efficiency Particulate Air (HEPA) filter. After all scrapable paint is removed, two coats of a clear lead encapsulate will be applied to stabilize any remaining LBP. The lead encapsulate will be applied using an airless sprayer. A toxicity characteristic leachate procedure (TCLP) lead test will be performed on all waste to determine the proper disposal methods.

Description of Tasks/Activities and Outputs

Task 1: Programmatic Support
i. Project Implementation <ul style="list-style-type: none"> EPA-funded activities: Kick-off Meeting with City staff and Qualified Environmental Professional (QEP), Oregon Department of Environmental Quality (ODEQ), and EPA; monthly status meetings (QEP/City); quarterly reporting to EPA; ACRES entries; final report and closeout documentation; annual reporting including financial forms and WBE/MBE forms; Davis Bacon & Historic Preservation Division reporting Non-EPA grant resources: Oversight by the Project Director and City staff
ii. Anticipated Project Schedule: Pre-award through closeout in Month 15; kick-off meeting in Month 1 (Oct 2022); monthly status meetings (Months 1-15); quarterly reports (Months 4, 7, 10, 13, 15); closeout report in Month 15
iii. Task/Activity Lead(s): Project Director, assisted by QEP
iv. Output(s): 2 attendances at brownfields conferences (2 City staff at National conference and 2 City staff at Region 10 Brownfields Conference in 2022); signed contract for professional environmental services (completed); 1 kickoff meeting; 15 monthly meeting summaries and action items; 5 quarterly reports to EPA; ACRES data entry; annual financial and MBE/WBE reporting; Davis Bacon & Historic Preservation Division reporting; EPA financial drawdowns; 1 closeout report
Task 2: Cleanup & Reuse Planning
i. Project Implementation <ul style="list-style-type: none"> EPA-funded activities: <i>Cleanup Planning</i>: Final ABCA; Development of QAPP and HASP; UST, Hydraulic Lift, and Oil Change Pit Closure Design; Asbestos & LBP Abatement Design; <i>Reuse Planning</i>: Revisions to existing site plan to incorporate additional community feedback relative to building reuse. Non-EPA grant resources: Project Director/City staff oversight and coordination with ODEQ
ii. Anticipated Project Schedule: <i>Cleanup Planning</i> : Months 1-4 (ABCA will be subject to public input). <i>Reuse Planning</i> : Months 1-15
iii. Task/Activity Lead(s): QEP will lead this task due to its technical nature, the Project Director will support
iv. Output(s): <i>Cleanup Planning</i> : Final ABCA; QAPP and HASP; UST, Hydraulic Lift, and Oil Change Pit Closure Design; Asbestos & LBP Abatement Design; <i>Reuse Planning</i> : Revised site plans per environmental agency and community input.
Task 3: Cleanup Activities
i. Project Implementation <ul style="list-style-type: none"> EPA-funded activities: Soil excavation, testing/confirmatory sampling; disposal at Subtitle D landfill; UST closure in place; lift removal; oil-change pit removal; soil backfill; ACM and LBP abatement of structures on site; compliance reporting. Non-EPA grant resources: Project Director/City staff oversight.
ii. Anticipated Project Schedule: Months 5-24; ACM and LBP abatement, UST closures, in-ground lift and oil change pit closure and backfilling
iii. Task/Activity Lead(s): QEP will lead due to technical aspects. City will support.
iv. Output(s): removal of approximately 10 CY of potential petroleum-impacted media (concrete and soil) above the USTs and around lifts; Closing 2 USTs in place using foam or similar inert product; removal of 2 in-ground hydraulic lifts; removal of 1 oil change pit; abatement of approximately 5,200 SF of ACM; Removal of approximately 4,800 SF of lead-based paint
Task 4: Community Outreach/Involvement
i. Project Implementation <ul style="list-style-type: none"> EPA-funded activities: Completion of a CIP, Community meetings/visioning sessions ; Preparation of Former

Markwardt Brothers Garage Brownfields Brochure;
▪ Non-EPA grant resources: City staff time, meeting space, and procurement of consultant (completed); Invoice payments and EPA financial drawdowns; Tracking leveraged funding
ii. Anticipated Project Schedule: Pre-award through closeout in Month 15; The CIP and Brownfields Brochure will be created pre-award. The four community meetings/design charrettes are planned for Months 3-15.
iii. Task/Activity Lead(s): Project Director and Project Coordinator, supported by QEP
iv. Output(s): CIP; Former Markwardt Brothers site Brownfield Brochure; 2 cleanup-specific community meetings/reuse visioning sessions with responses to comments/documentation

c. Cost Estimates

The City is requesting \$444,500 in cleanup funding

Budget Categories		Project Tasks (\$)				Total
		Task 1	Task 2	Task 3	Task 4	
		Programmatic Support	Cleanup & Reuse Planning	Cleanup Activities	Community Outreach	
Direct Cost	Travel	\$6,000	\$0	\$0	\$0	\$6,000.00
	Contractual	\$30,000	\$60,000	\$330,000	\$18,500	\$438,500.00
Total Direct Costs		\$36,000	\$60,000	\$330,000	\$18,500	\$444,500.00
Indirect Costs		\$0	\$0	\$0	\$0	\$0.00
Total Federal Funding		\$36,000	\$60,000	\$330,000	\$18,500	\$444,500.00
Cost share¹		\$7,200	\$12,000	\$66,000	\$3,700	\$88,900.00
Total Budget (Total Direct Costs + Indirect Costs + Cost Share)		\$43,200	\$72,000	\$396,000	\$22,200	\$533,400

¹ The City is applying for a cost share waiver of the \$88,900 20% cost share

Task 1 – Programmatic Support \$36,000: Travel: \$6,000 for two City staff members to attend one National Brownfields Conference in 2022 and one Region 10 Brownfields Conference during the grant period (2 staff @ 2 events @ \$1,500 each - per event cost breakdown: registration \$350; flight \$400; ground transport/parking \$100; 3 hotel nights at \$150/night = \$450; and 4 days per diem at \$50 = \$200). **Contractual: \$30,000:** \$2,000 for kickoff meeting (16 hours @ \$125 for meeting attendees and prep time); \$7,500 for 5 quarterly reports, including ACRES entries and annual forms as-needed (5 @ \$1,500 / 60 hours @ \$125); Davis Bacon and Historic Preservation Division reporting at \$10,000 (40 hours @ \$125); monthly meetings for project team updates at \$7,500 (15 meetings @ \$500 each); and a closeout report for \$3,000.

Task 2 – Cleanup & Reuse Planning \$60,000: Contractual: Cleanup Planning: Final ABCA \$4,000 (32 hrs @ \$125); QAPP and H&S Plan will be created by the Qualified Environmental Professional for \$6,000 (48 hrs @ \$125); UST, Hydraulic Lift, and Oil Change Pit Closure Design \$10,000 (80 hrs @ \$125); and ACM and LBP Abatement Design at \$10,000 (80 hrs @ \$125). **Reuse Planning:** Updated site plans, including engineering considerations, will be produced for an estimated cost of \$30,000 (240 hrs @ \$125).

Task 3 – Cleanup Activities \$330,000: Contractual:

- **Permitting, Planning, Bidding and Design Phase Investigation - \$55,500** – In preparation of field work, the following will need to be completed: permitting, subcontractor coordination, and design phase investigation (240 hrs @ \$125 & \$25,500 for sample/lab and subcontractor costs).
- **Petroleum Impacted Media; UST, In-Ground Hydraulic Lift, and Oil Change Pit Management - \$80,000** - Excavation, transport, disposal and backfilling approximately two feet of impacted soil & concrete located on top of the USTs/lifts/oil-change pit, totaling approximately 10 CY @ \$1,000 / CY = \$10,000. USTs filled with an inert material, likely foam, approximately 3,000 gallons @ \$10/gallon = \$30,000. UST closure sampling \$6,000 (\$1,000 sample/lab cost & 40 hours @ \$125). In-ground hydraulic lift removal and sampling \$15,000 (\$5,500 per lift (2) removal and backfill, \$500 = sample/lab cost, & 28 hours @ \$125). Oil change

pit abandonment and sampling \$19,000 (\$15,000 pit removal and backfill, \$500 = sample/lab cost, & 28 hours @ \$125).

- Asbestos Containing Material (ACM) Abatement - \$48,000 – Abatement mobilization & prep \$5,250 - ACM will be properly abated by a licensed abatement firm. The following materials need to be abated: Interior plaster skim coat 3600 SF @ \$10 = \$36,000; interior wallboard joint compound 800 SF @ \$7.50 = \$6,000; window caulk 30 LF @ \$25 = \$750.
- Lead-Based Paint (LBP) Paint Abatement - \$48,000 – LBP will be abated by a licensed abatement firm. The following materials need to be abated: 3,600 SF of exterior cement block paint @ \$10.00 = \$36,000; 1,200 SF of interior wood-paneling paint @ \$10.00 = \$12,000.
- Project Oversight & Compliance Reporting - \$43,500 – Engineering oversight & air monitoring will be needed during ACM & LBP abatement for 20 days @ \$1,500/day = \$30,000. An UST Closure report will be completed for \$4,500. A Lift Removal and Oil-Change Pit Abandonment Report will be completed for \$4,500. Abatement Closeout Report will be completed for the ACM & LBP materials for \$4,500.
- Contingency (Approximately 20% of \$275,000 the subtotal of above subtasks) - \$55,000 – This contingency budget will be available in the event additional remedial efforts are needed.

Task 4 –Community Outreach \$18,500: Contractual: \$18,500 A CIP is planned at \$3,500 (28 hrs. @ \$125/hr.); Creation of a brownfields brochure specific to the cleanup and reuse activities at the former Markwardt Brothers Garage for \$3,000; Four community meetings/design charrettes at \$12,000 total (4 @ \$3,000 each) for making the community aware of ongoing cleanup activities and provide opportunities for valuable input into reuse planning activities.

d. Measuring Environmental Results City staff and the QEP will track progress on outputs against the project scope identified above via monthly project meetings and at completion of significant milestones. This includes draft/final CIP; community meetings; final ABCA; selection of remedial subcontractors; closing USTs in place, removal of lifts, oil-change pit abandonment, associated soil excavation including disposal; asbestos abatement including disposal; lead-based paint abatement including disposal; and overall cleanup completion. Outcomes to be tracked include community partners attending meetings, property (acres) made ready for reuse, and dollars leveraged. All outputs and appropriate outcomes will be entered into EPA’s ACRES database and included in quarterly and final reports. In the event the project goes off schedule, the Project Director and Project Coordinator will work with the QEP to determine the best actions to get the project back on schedule. Fortunately, remediation of the target site is not anticipated to take the allowable 3-year grant period and is anticipated of being completed within 15 months of grant initiation, allowing extra time if unexpected situations occur.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

- Organizational Structure & ii. Description of Key Staff: The overall grant will be managed by **Teresa Foreman**, City Recorder. Ms. Foreman will serve as financial director and will be assisted by Assistant City Recorder, **Ms. Kimberly Cowie**, who will support all programmatic and community engagement efforts. **Ms. Foreman**, is the chief financial officer for the City and is responsible for maintaining all financial records and reports, and fiscal administration of all grant-funded programs cited in table that responses to criteria. The project will be directed by Cathy Stuhr of the Chiloquin Community Builders. **Ms. Stuhr** has 25 years of experience in community development, planning, engagement, environmental assessment/remediation, and program management. She will report directly to Ms. Foreman, handle day-to-day operations of the Brownfields program, and will oversee the QEP. Should changes in staff occur, the City has processes in place to replace staff without significant impacts on the project.
- Acquiring Additional Resources: The City has contracted a Qualified Environmental Professional (QEP) to assist in managing the grant and conducting project activities in accordance with local and federal procurement requirements at 40 CFR 200.317-200.326, which included the advertisement of a Request for Qualifications and the review of multiple proposals by a selection committee. The selection committee was formed to choose the top environmental consultant based on qualifications and prior experience, and make a recommendation to the City

Council. The selected contractor has established a team including Disadvantaged Business Enterprise (DBE) subcontractors. Procurement of any licensed abatement contractors or subcontractor(s) will follow all state and federal fair and open competition requirements as outlined in 2 CFR Part 200 and Part 1500. The City has formal systems in place to replace critical staff and hire additional contractors, if needed.

i. Currently Has or Previously Received an EPA Brownfields Grant: The City of Chiloquin was awarded a 2021 Brownfields Community-wide Assessment grant of \$300,000. This project has been initiated and funded both the November 4, 2021 community meeting and the development of the required draft Analysis of Brownfield Cleanup Alternatives report. The City has allocated the majority of this funding to specific site assessment and redevelopment planning initiatives, and intends to close out its assessment grant within 24 months, so as to position the City for future funding.

(1) Accomplishments: Though early in the grant cycle, the City has completed the kick-off meeting with EPA, filed 4 Site Eligibility Forms, completed 3 Phase I ESAs, and a Phase I ESA update for the Markwardt property. Further, the City has completed a generic QAPP, CIP, and Brownfields Brochure. The site assessment tasks completed (outputs) and realized outcomes have been entered into EPA's ACRES database.

(2) Compliance with Grant Requirements: The City has complied with the EPA-approved work plan, schedule, and terms and conditions for the FY2021 grant. The first quarterly report for grant pre-award services was submitted to EPA on October 29, 2021. Further assessment grant activities have been entered into EPA's ACRES database. By November 24, 2021, \$XXXX were drawn down through ASAP. The City is on track to expend all funds in advance of the agreement closure date (9/30/23) for the FY2021 grant, or 12 months in advance of the Period of Performance as defined in CFR § 200.1.