

# Brownfields Project Information Form

**Karen Homolac, Brownfields Program Specialist**  
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OBDD Use Only	
Date:	
Project Category:	<input type="checkbox"/> TA <input type="checkbox"/> Assess <input type="checkbox"/> Cleanup
Portfol Number:	
County:	
Population of applicant's jurisdiction:	
Distressed Area:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Mixed
Rural:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Mixed
Urban:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Mixed

Project Name:	<b>Iron Triangle Phase I Environmental Site Assessment</b>
Project Location:	<b>John Day, Oregon</b>
Applicant:	<b>City of John Day</b>

Contact Name: <b>Nicholas Green</b>	Phone: <b>(541) 575-0028</b>
	Fax: <b>(541) 575-3668</b>
	Email: <b>greenn@grantcounty-or.gov</b>
Street Address: <b>433 Patterson Bridge Rd.</b> <b>John Day Oregon 97845</b> City, State & Zip code:	Mailing Address : 450 E. Main St. <b>John Day Oregon 97845</b> City, State & Zip code:

Estimated Funding Request		
	Amount	Status of Funding
Funding Assistance from OBDD	\$ 38,930	n/a
Applicant Contribution +	\$ 4,326	<input type="checkbox"/> Pending <input checked="" type="checkbox"/> Available
Other Funds (identify source) +	\$	<input type="checkbox"/> Pending <input type="checkbox"/> Available
Other Funds (identify source) +	\$	<input type="checkbox"/> Pending <input type="checkbox"/> Available
<b>Estimated Total Project Cost =</b>	<b>\$ 43,256</b>	
Date of Project Cost Estimate: <b>11/11/2019</b> Prepared by: <b>Maul Foster &amp; Alongi, Inc.</b>		
For loan financing, source of loan repayment? N/A		
Estimated Project Start Date: <b>20-Mar-19</b>		Estimated Project Completion Date: <b>20-Jun-19</b>

## Readiness to Proceed for Projects

For Integrated Planning Projects – please describe how the planning activities will facilitate redevelopment of the identified brownfields property(ies):

**The site is a prospective addition to the City of John Day's Innovation Gateway, an approximately 80-acre amenity integrating community, technology, education, and commerce with a focus on rural innovation and value creation. Reuse at the former Oregon Pine portion of the Innovation Gateway envisions a public pavilion and event space, John Day River restoration and river access, office space, and public works offices and water treatment facility additions. Additional infrastructure improvements and creation of a lake and water garden are also envisioned. This scope of work takes into account these proposed amenities and improvements to facilitate understanding of subsurface conditions in the areas of known impacts at the site as well as to assess soil in areas where soil removal may be needed to enable construction of the Innovation Gateway brownfield redevelopment project.**

Is the Applicant the current owner of the Property?  Yes  No

If yes, when was the Property acquired?

If no, is the Applicant working with the Department of Environmental Quality as a Prospective Purchaser of the Property?

Yes  No

Are multiple properties part of the Proposed Project?  Yes  No

If yes, is the Applicant the owner of all of the properties?  Yes  No

If no, describe the ownership of the other properties:

**The above referenced property is currently owned by Iron Triangle, LLC. The adjacent property that will be involved in this project is currently owned by the city. The Iron Triangle property is not currently owned by the city, but a Prospective Purchaser Agreement will be pursued following a Phase I ESA and hazardous building materials study for the property in question.**

For assessment projects, has a Phase One Environmental Site Assessment been completed?

Yes  No

Date of Report:

Environmental Consultant:

For RI/FS projects, has a Phase Two Environmental Site Assessment been completed?  Yes  No

Date of Report:

Environmental Consultant:

For cleanup projects, has a Remedial Action Plan or other technical reports (RI/FS or ABCA) been completed?

Yes  No

Date of Report:

Approved by DEQ:  Yes  No

If No, estimated date when Report is expected to be completed?

For cleanup projects, is the project in the DEQ Voluntary Cleanup Program?  
 Yes  No

Name of DEQ Project Manager:

Is the Property under a Consent Order from DEQ?  Yes  No

Date of the Consent Order:

For municipal brownfields cleanup projects, has the governing body of the Applicant conducted a meeting (Council or Board meeting, public hearing, workshop, etc.) to identify and discuss the proposed project, including such items as nature and need for project, starting date, financing requirements that may involve taking on additional debt, and consistency with the applicable comprehensive land use plan?

Yes  No

Type of meeting: **City Council Meeting** Date of meeting: **12/17/2019**

If No, when will a meeting be held?

If Other Funds are identified as a pending or committed source of funding for the proposed project, identify when these funds are expected to be available and the actions needed to secure these funds. N/A

## Project Description

### Brief statement describing the problem or the opportunity:

The site consists of a logging business and log yard with associated support buildings. The property is listed on the Oregon Department of Environmental Quality's (DEQ's) environmental cleanup site information (ESCI) database as site identification number 4755. The DEQ ESCI database indicates that above ground storage tanks have been present at the property since 1994.

### Brief statement describing the proposed solution to the identified problem or opportunity:

The City of John Day will contract with Maul Foster & Alongi, Inc. to conduct a Phase I Environmental Site Assessment and a hazardous building material survey for the property currently owned by Iron Triangle. This ESA will form the basis for assessing the value of attaining a Prospective Purchaser Agreement with the State of Oregon. Interviews of current and former property owners, perspectives of local and state agencies, and our environmental assessments will inform our decisions on remediation.

Is the project consistent with the local acknowledged comprehensive plan?  Yes  No

Is the project listed on any local countywide or regional plan (e.g., adopted capital improvement plan, Master or Facility Plan, local inventory of planned projects, etc.)  Yes  No

Will the project result in locating or expanding industrial or major commercial firm(s)?  Yes  No  
If yes, firm's name and estimated number of jobs that will be created and/or retained.

## Instructions for Project Notification & Intake Form

**The Intake Form provides pre-application information necessary to determine when a complete application may be invited.**

**Project Name:** Name of the applicant, Name of the project (ex. Terminal Cleanup)

**Project Location:** City/unincorporated area/county where project is/will be located or, if the project doesn't involve a physical location, the city(ies)/county(ies) that will benefit from the project (ex. Applicant is Deschutes County, and the project location is in Bend, Oregon, or the benefiting entity is a district such as Odell Sanitary District.)

**Applicant:** Entity that will contract with OBDD for financial assistance and will manage the project.

**Information for Contact Person:** Information for the person we should contact if we have questions about the project.

**Estimated Funding Request:** Indicate the amounts committed or pending from the applicant and other sources and the amount requested from the Department. The Estimated Project Cost should include all environmental related costs to complete the project, such as: assessment, environmental consultant, DEQ regulatory oversight costs, cleanup costs, contingencies, legal, etc.

**Date of Project Cost Estimate:** Date the estimated project cost was determined. Also, identify who prepared the cost estimate.

**How would a loan be repaid:** List the specific source(s) of revenue intended to repay a loan (monthly user fees, property tax assessments, leases or rents, sale of the property, etc.).

**Estimated Start Date (m/yr):** This date (m/yr) also provides a guide for determining when a contract must be signed by the applicant and developing a timeline for managing the project. If "Pre-award Costs" are not requested in this intake, a contract must be signed before work can be commenced.

**Estimated Project Completion Date (m/yr):** The date (m/yr) when activity is anticipated to be completed.

**Status of Other Funds:** When are the other funds identified as pending or committed expected to be available and what actions are needed to secure these funds.

**Local Acknowledged Comprehensive Plan:** In order to determine that the project is consistent with the Comprehensive Plan, the applicant should provide that portion of the plan that supports a yes answer. If a change in zoning will be needed for the project to proceed, an explanation of the status of the zoning change is required.

**Local, Countywide, Regional Plan:** Identify whether the proposed project is listed on any local plan or inventory of planned projects. Also, identify the priority of the proposed project to the applicant.

**Industrial/Commercial Development:** Is there a "firm business commitment" to create/retain jobs associated with the proposed project? If yes, provide company name(s) and estimated number of jobs that will be created and/or retained.

### Project Description

**Problem Statement:** Applicant should provide information that is simple and to the point (i.e., non-compliance, inability to provide required services)

**Solution or Opportunity Statement:** Applicant should provide information that describes how the problem will be resolved. The information should be simple and to the point. The applicant should also indicate if there are any circumstances that would prevent the applicant to proceed with the project after funding is awarded and a contract is signed.