

Application Supplement for Brownfield Redevelopment Funds

Property Acquisition/Ownership/Operation

Who currently owns the property?

City of John Day

Who will own the property once the project is completed?

City of John Day

Did the applicant purchase the site through the Oregon Department of Environmental Quality's Prospective Purchaser Program? If negotiations are currently underway, describe the status.

N/A

When was property purchased? (Estimate is OK if exact date is unknown.)

May 2017

Liability

Is the applicant and/or current owner of the project site currently or ever been under an order from the Department of Environmental Quality for the project site? If yes, provide a detailed explanation, including dates and actions taken.

No

Is the applicant and/or current owner of the property potentially liable for the release of contamination at the site (according to ORS Chapter 465)? If no, cite the appropriate liability exception.

Yes

Additional Program Requirements/Project Information

What is the physical location of project? (If street address is not available, use township, range, section, tax lot, etc. or geographic coordinates.)

How is the Property zoned? Is the proposed reuse/redevelopment an allowable activity within that zoning designation?

850 W. Main Street, John Day, OR 97485 (Map No. 13S31E22D tax lot 300)

Explain how real or perceived contamination of the site prevents the property from being fully utilized.

The Oregon Pine site consists of 45-acre parcel with a former sawmill that conducted active milling and chipping operations from the 1930s through 2007. Three buildings, part of the former sawmill complex, are present at the site: a former truck shop, former planer shed, and former chipper shed. The site was transacted to the City of John Day in 2017; a Phase I environmental site assessment (ESA) and a Phase II ESA with a limited soil cleanup were completed from 2017 to 2018. The site is listed on the Oregon Department of Environmental Quality's (DEQ) environmental cleanup site information (ECSI) database as site identification number 2739. The ECSI database indicates that the site obtained two No Further Action determinations from the DEQ, one in 2014 and one in 2018, for various impacted-soil issues associated with the sawmill. The DEQ also lists the site as a current brownfield. The City of John Day is interested in expanding use of this site to include amenities for public recreation and tourism. The purpose of this focused site assessment is to ensure the envisioned future use of the property will not be impaired in any way by residual environmental contamination.

Is the proposed site receiving oversight or other consultation by the Oregon Department of Environmental Quality? If yes, please indicate which program(s) apply: Voluntary Cleanup Program, Independent Cleanup Pathway, Site Response, Prospective Purchaser Agreement, Underground Storage Tanks, Orphan Site, Targeted Brownfield Assessment, Other;

None

Describe any likely additional environmental actions anticipated for this property in the future (such as vapor or groundwater monitoring).

None anticipated

Describe any proposed institutional or engineering controls (such as deed restrictions or vapor barriers).

None

If the project includes site characterization, explain how the project will contribute or lead to a remediation plan or a No Further Action Determination by the Oregon Department of Environmental Quality. ("Site characterization" means determining and delineating the boundaries of the plume(s) of contamination and/or determining the status of the contamination such as whether it is migrating or crossing from one media to another, such as from soil to water, at the site.)

Site characterization will focus on the future/anticipated use of the site for public recreation and events, convention centers, and potentially a freshwater or reclaimed water lake and/or wetland. Existing structures will be assessed in conjunction with these proposed improvements. The focused site assessment could lead to an NFA if soil sampling does not indicate any residual subsurface contamination and/or if remedial work is needed on any of the existing buildings.

If the project includes a remedial or removal action or plan, either identify the proposed redevelopment use or whether the project is to build capacity.

To be developed pending results of the site assessment

If the project includes a remedial or removal action or plan, explain how the project will contribute to the proposed redevelopment.

To be developed pending results of the site assessment

If the project includes a remedial or removal action or plan, explain how the redevelopment is attainable (such as: the proposed use is consistent with the local and use plan; adequate infrastructure exists or will exist at the site for the proposed use) and describe the progress made to date towards achieving the proposed redevelopment (such as: status of financing negotiations, permit applications, contracts or negotiations for the transfer in ownership of the site, and preparation of a business plan or articles of incorporation.)

To be developed pending results of the site assessment

If the project includes a remedial or removal action or plan, describe the progress made to date towards achieving the proposed redevelopment (such as: status of financing negotiations, permit applications, contracts or negotiations for the transfer in ownership of the site, and preparation of a business plan or articles of incorporation.)

To be developed pending results of the site assessment

If the project includes a remedial or removal action, describe how the action will comply with state cleanup law

To be developed pending results of the site assessment

Financial Information

What is the anticipated source of repayment for the loan?

N/A

Is other debt serviced or secured by those revenues? If yes, is it described in the applicant's audit reports? If no, please describe:

N/A

Has the applicant ever defaulted on a debt? If yes, provide a complete summary of the circumstances related to the default.

No

Is there pending litigation that could impair the applicant's ability to repay debt?

None

If funding for the project includes a private loan, will the lender subordinate its security interest in the collateral?

N/A

Additional Budget Information

Who prepared the cost estimates for the project? Name, title, company, phone, and date.

Seth Otto, AICP, LEED AP Senior Planner
 Maul Fauster Alongi
 (503) 501-5230
 November 11, 2019

Identify the private funding sources explored for the project and explain why they are not considered viable/appropriate for the project.

City of John Day is an Oregon Municipal Corporation and acquired the property for use by the public in May 2017.

Attachments

Municipal	Non – Profit Organization	Private	Attachment Label (please do not change)	Description of Attachment
Enclosed			A	If applicant is a city or county, attach list of the ten largest property tax payers in the applicant's jurisdiction, their type of business, total taxes, and current assessed value.
Enclosed			B	An endorsement (statement of zoning compliance) of the project from the local government that has jurisdiction over the site.
N/A			C	If the owner is currently under an enforcement order from the Oregon Department of Environmental Quality, attach documentation that the proposed project will facilitate a transfer in ownership of the site to an entity not under enforcement.
N/A			D	If the applicant or owner caused or contributed to the contamination of the property, attach documentation of a past, present or planned financial contribution from the applicant or owner.
N/A			E	If the applicant is a Prospective Purchaser, attach documentation of a valid option to buy the site.
N/A			F	If applicant is not the current owner, attach proof of site access authorization.

Enclosed			G	Map(s) showing the location of the project, including tax lots/parcels and road widths, etc.
Enclosed			H	Any environmental assessment/study/ report/testing which has been completed for the property.
Enclosed			I	Applicant's current adopted budget.
Enclosed			J	Applicant's last three audit reports. <i>For businesses these may be the most recent three years' historical financial statements (including balance sheets and income statements); tax returns for existing business and/or individuals (these may be treated as business confidential – please indicate on documents if this is to be the case). For individual applicants please include a personal financial balance sheet.</i>
N/A			K	Copy of any ordinance that establishes debt supported by the source of repayment for this loan.
			L	Business Plan if applicable (must include business description, products or services, business production plan, market analysis or marketing plan, organizational/management plan, and financial plan.
			M	Projected financial statements for two (2) years (including balance sheets and income statements) representing the new property usage
N/A			N	Copy of most recent property appraisal.
			O	Articles of Incorporation; By-laws.

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Enclosure A

Ten Largest Property Tax Payers

Taxpayer	Type of Business	Total Taxes	Current Assessed Value
CenturyLink	Telecommunications Company	\$ 105,563.61	\$ 6,548,000.00
Powell, Gene	U.S. Forest Service - Rental Prop.	\$ 79,662.84	\$ 4,849,093.00
Patel, Pravin & Pranna	Hospitality Services	\$ 45,790.38	\$ 2,788,010.00
Valley View Holding Co.	Assisted Living Center	\$ 37,079.21	\$ 2,257,019.00
Cowan-Thompson, Robert	Chesters (Thriftway Grocers)	\$ 25,972.92	\$ 1,581,616.00
Hayes Development LLC/Estate Builders of Oregon	Manufactured Home Park	\$ 17,235.67	\$ 1,068,182.00
Iron Triangle, LLC	Energy & Nat. Resources - Const.	\$ 16,838.27	\$ 1,040,642.00
Mosier, Dale J - Trustee	Property Holdings	\$ 14,831.05	\$ 910,631.00
3S Main Street	Commercial (Retail Sales)	\$ 13,689.12	\$ 833,260.00
Grant County Federal Credit Union	Credit Union	\$ 13,513.68	\$ 822,581.00

Enclosure B

Statement of Zoning Compliance



450 E. Main Street
John Day, OR 97845
www.cityofjohnday.com
Tel: (541) 575-0028
Fax: (541) 575-3668

January 21, 2020

RE: Statement of Zoning Compliance

The Oregon Pine property located at 850 W. Main Street (Map No. 13S31E22D tax lot 300) is zoned General Industrial (GI) and is located in the South Sub-district of the John Day Innovation Gateway (IG) Overlay Zone.

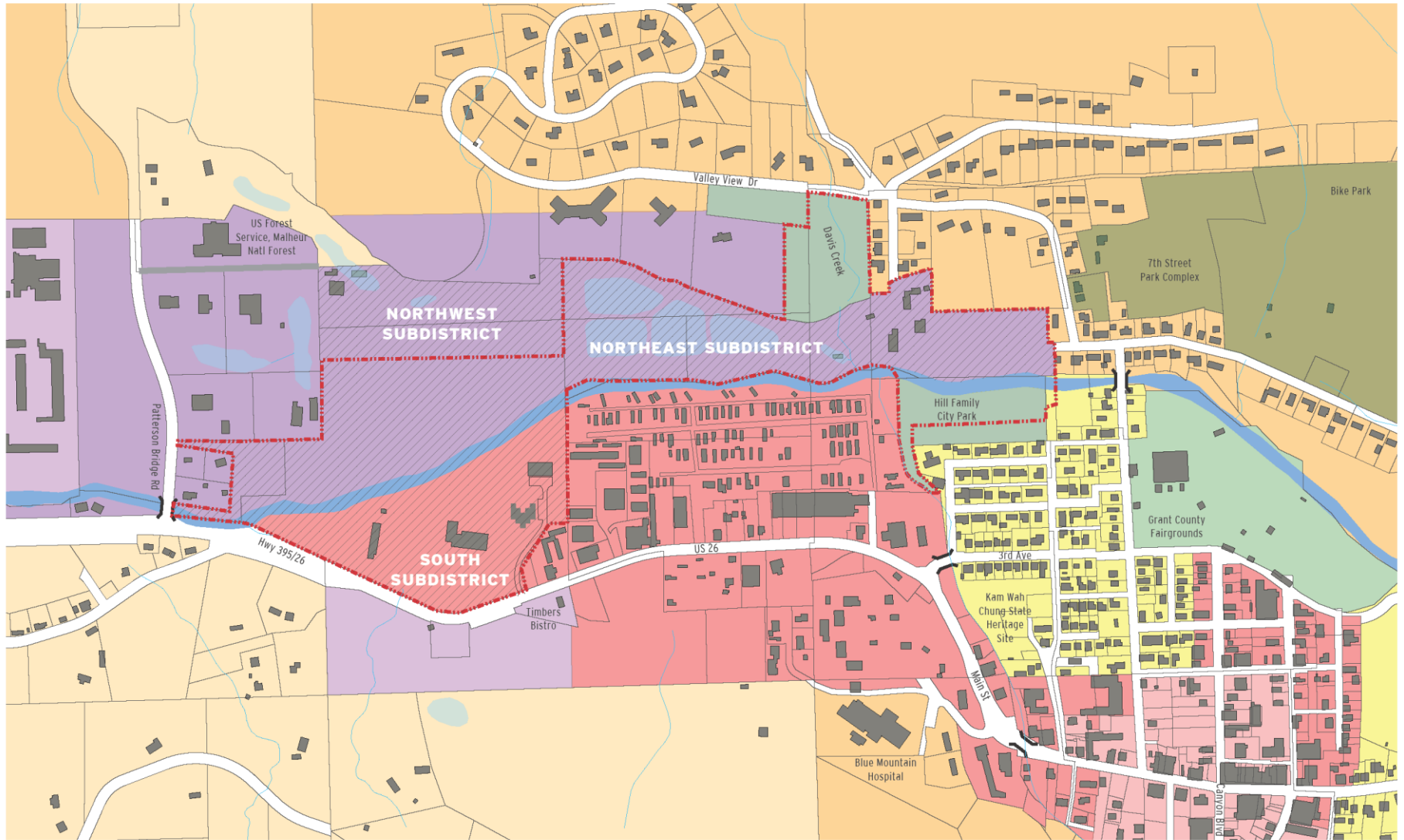
Innovation Gateway Overlay Zone – Application and Allowed Uses

The IG Overlay applies to the area planned and evaluated as part of the John Day Innovation Gateway Plan and as designated on the Zoning Map. In any zone which is a GW overlay zone, the requirements and standards of the IG Chapter shall apply in addition to those of the underlying zone; provided, that if a conflict in regulations or standards occurs, the provisions of the IG Chapter shall govern.

The purpose of the IG overlay zone is to implement the recommendations of the Innovation Gateway Plan, including to create welcoming, attractive, active area on both sides of the John Day River; support establishment of a system of integrated parks and trails within and adjacent to the area; allow for an appropriate mix of commercial, industrial and institutional uses; support the City's goals associated with water reclamation and re-use; and promote use of a variety of modes of transportation to travel to, from and within the area.

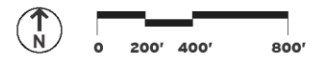
The IG zone includes three sub-districts, the Northeast, Northwest and South sub-districts as depicted in Figure 5-2.11-1 of the Code (enclosed). Use permitted outright or as conditional uses vary within the South Sub-district include:

- Hotels and Motels
- Retail Sales and Commercial Uses
- Manufacturing and Production – Fully Enclosed
- Institutional Categories (basic utilities, daycare, parks and open space, religious institutions and schools)
- Parks and Open Spaces Consistent with the John Day
- Innovation Gateway Area Plan
- Accessory Structures, including Agriculture – Greenhouses and similar horticulture



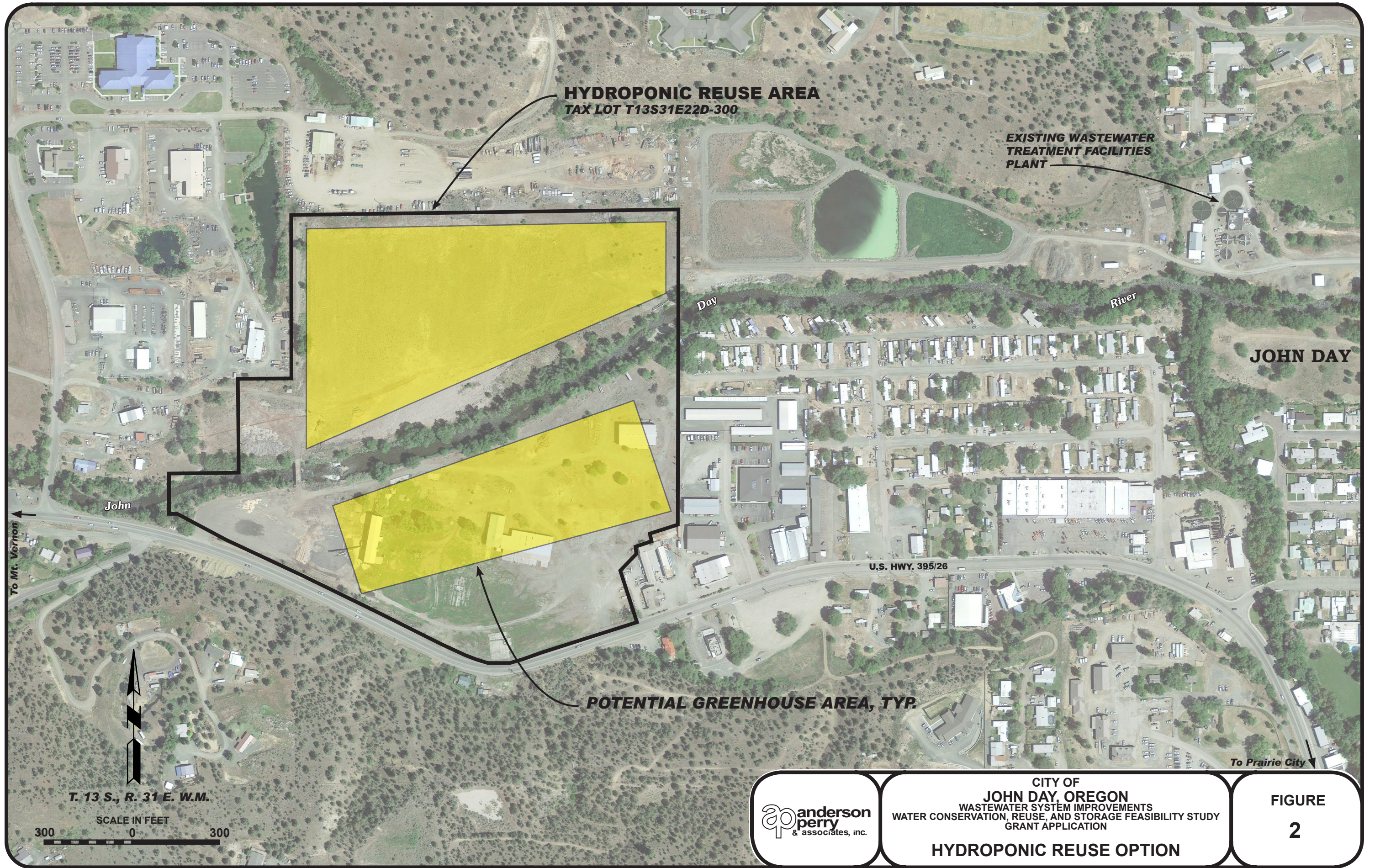
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|--------------|--------------------------------|----------------------------------|
| Study Area | CG (County) General Commercial | Residential Limited |
| Tax Lots | Downtown Commercial | SR (County) Suburban Residential |
| Park Reserve | General Commercial | General Industrial |
| Overlay Zone | Residential General | G1 (County) General Industrial |

ZONING & SUB-DISTRICT BOUNDARIES



Enclosure G

Map of Project Area





TRANSPORTATION PROJECTS

This map summarizes the numerous proposed transportation improvements for the Innovation Gateway Area Plan and related projects around the City of John Day.

Constructing/Improving Streets within the Plan area

- 1 7th Street: Extend minor arterial from Bridge St to Patterson Bridge Rd; install sidewalk along south side and include sharrows. Include sidewalk on north side adjacent to future bus stops
- 2 Government Entry Rd: Construct a collector street from Patterson Bridge Rd to Valley View Dr; include shoulders both sides
- 3 Gateway Drive: Construct collector street from 7th St to Government Entry Rd; install sidewalk along the north side
- 4 Johnson Drive: Construct a local street north of W Main St; include separate left-turn and right-turn lanes at W Main St.
- 5 W Main Street Upgrade Segment 1: Improve between NW 3rd Avenue and Johnson Drive to include one travel lane in each direction, a center turn lane, and sidewalks and bike lanes on both sides
- 6 W Main Street Upgrade Segment 2: Improve between Johnson Drive and Patterson Bridge Road; include one travel lane in each direction, a left-turn lane at key intersections, bike lanes on both sides and a sidewalk on the north side
- 7 Patterson Bridge Road: Construct to collector standards between W Main Street and Government Entry Road; include a sidewalk on the east side and sharrows

New Multi-Use Paths and Trails in the Plan area

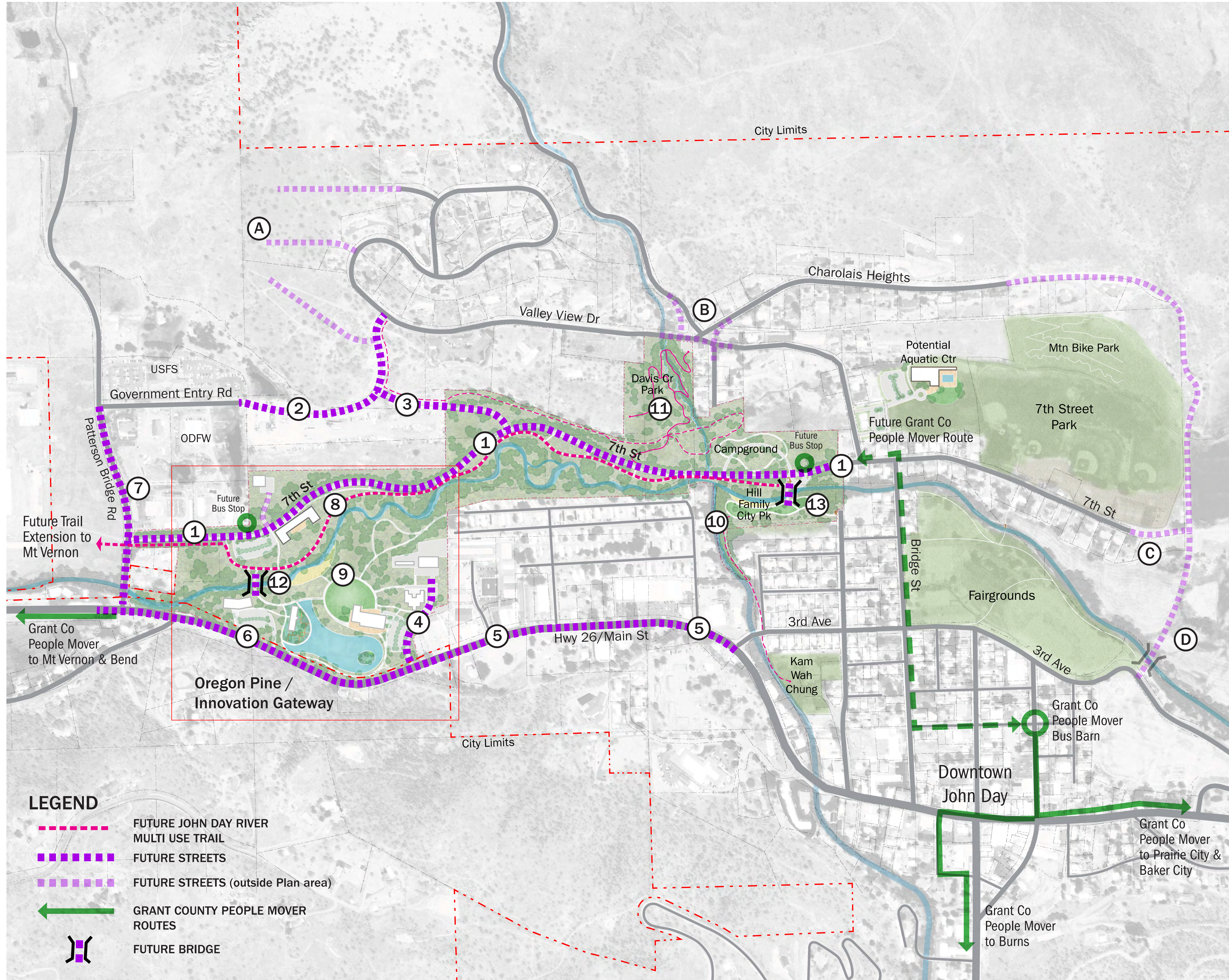
- 8 John Day River Multi-Use Path: Construct a multi-use path between Patterson Bridge Rd, the Oregon Pine Bridge and 7th Street Park
- 9 Oregon Pine and Innovation Gateway Area Paths and Trails: Construct path and trail network within the Oregon Pine and Innovation Gateway Areas; provide a connection to the Oregon Pine Bridge river crossing and W Main Street pedestrian and bicycle facilities
- 10 Hill Family City Park Paths and Trails: Construct path and trail network within the Hill Family City Park; provide a connection to the proposed Hill Family City Park Bridge
- 11 Davis Creek Park and Campground Trails: Complete path and trail network already begun at Davis Creek; provide a connection to the John Day River multi-use path and Valley View Drive

Constructing or Improving Bridges in the Plan area

- 12 Johnson Bridge: Improve the existing bridge to serve pedestrian and bicycle river crossings
- 13 Hill Family City Park Bridge: Construct a bridge to serve pedestrian and bicycle river crossings

Projects Outside the Plan Area

- A Ironwood Estates Phase II Streets: Construct local streets west of Valley View Drive and Government Entry Road
- B Valley View Drive/Bridge St Intersection: Improve the intersection of Valley View Drive, Bridge St, Charolais Heights and Boulder Lane
- C 7th Street East Extension: Extend 7th Street to the Charolais Heights extension
- D Charolais Heights Extension: Extend Charolais Heights to 3rd Ave.; include a new bridge over the John Day River.



Enclosure H

Oregon Pine (ECSI Site ID: [2739](#))

Enclosure I

City of John Day FY2019-2020 Adopted Budget

(https://www.cityofjohnday.com/sites/default/files/fileattachments/budget_committee/page/2851/2020_budget_appvd_by_committee.pdf)

City of John Day Budget Resolutions

(<https://www.cityofjohnday.com/bc-budget/page/fiscal-year-2020-budget>)

Enclosure J

City of John Day Audit Reports
(<https://www.cityofjohnday.com/finance>)