



APPLICATION - General

Oregon Business Development Department
Attn: Karen Homolac
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Applicant: City of John Day
Project Name: Iron Triangle Phase I Environmental Site Assessment

Applicant Information		
Applicant's Organization Type:		
<input checked="" type="checkbox"/> City	<input type="checkbox"/> Special District, organized under ORS _____	<input type="checkbox"/> For-Profit, organized as a _____
<input type="checkbox"/> County	<input type="checkbox"/> Port District, organized under ORS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Tribe	<input type="checkbox"/> Non-profit, organized as a _____	

Contact Name: Nicholas Green Title: City Manager	Phone: (541) 575-0028
	Fax: (541) 575-3668
	Email: greenn@grantcounty-or.gov
Street Address: 450 E. Main Street John Day, OR 97845	Mailing Address: 450 E. Main Street John Day, OR 97845

Applicant's Federal Tax ID No: 93-6002192

Project Budget			
Budget Line Item	OBDD Funding	Other Funds	Total
Task 1 – Phase I Environmental Site Assessment	\$5,680.00		\$5,680.00
Task 2A – Complete Hazardous Building Materials Assessment	\$8,473.00		\$8,473.00

Project Budget			
Task 2B – Analytical Work and QA/QC	\$1,494.00		\$1,494.00
Task 2C – Hazardous Building Materials Reporting	\$1,930.00		\$1,930.00
Task 3 – Prospective Purchaser Agreement Support	\$20,000.00		\$20,000.00
Task 4 – Grant and Contract Administration/Project Management	\$1,353.00	\$4,326.00	\$5,679.00
Totals	\$38,930.00	\$4,326.00	\$43,256.00

Source of Other Funds	Amount	Status Committed, Application Submitted, Application Invited, or Potential Source
City of John Day Street Fund	\$4,326.00	Committed
Total	\$4,326.00	

Problem/ Opportunity
<p>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. The Innovation Gateway envisions a public pavilion and event space, John Day River restoration and river access, office space, and public works offices and wastewater treatment facility improvements. The City intends to acquire a 14-acre parcel owned by Iron Triangle Logging, Inc. due north of the Innovation Gateway. The purpose of the property acquisition is to create an industrial park with street improvements to complete the John Day’s local street network. A Phase 1 environmental site assessment (ESA) with a scope of work that takes into account the proposed amenities and improvements is needed prior to purchasing the property 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. 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.</p>

Response to Problem/ Opportunity
<p>The City of John Day will contract with Maul Foster & Alongi, Inc. (MFA) to conduct a Phase I ESA and a hazardous building material survey for the property currently owned by Iron Triangle Logging, Inc. 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.</p>

Detailed project description

MFA has provided the enclosed Scope of Work with a detailed project description. The project will consist of four primary tasks:

Task 1—Phase I ESA

MFA will conduct a Phase I ESA at the above-referenced property. The scope of work is designed to meet the ASTM International Standard Practice E1527-13 for conducting a Phase I ESA, and the “all appropriate inquiries” (AAI) standard under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) in 40 CFR Part 312. MFA will prepare a signed Phase I ESA report that generally follows the format recommended in ASTM E1527-13 and will provide it electronically.

Task 2—Hazardous Building Material Survey

MFA will provide an accredited building inspector, consistent with the Asbestos Hazard Emergency Response Act to collect bulk building material samples in compliance with the Toxic Substance Control Act Title II/40 Code of Federal Regulations (CFR) 763. This survey will be completed on permanent structures at the property. Based on air photos this proposal assumes up to five buildings will be assessed. This task will consist of three sub-tasks: 2(a) Hazardous Building Material Assessment; 2(b) Analytical Work and Quality Assurance/Quality Control; and 2(c) Hazardous Building Materials Reporting.

Task 3—Prospective Purchaser Agreement Support

In the event the Phase I ESA results indicate a PPA is warranted, and the City chooses to attain one, MFA will support those efforts as follows: Participate in the pre-application meeting and initial scoping session with the City and DEQ; Develop the detailed scope of work defining the remedial action and limits of City obligations, which document becomes an element of the PPA Consent Judgment, and; Provide technical support to the City’s legal counsel in attaining the PPA Consent Judgment.

Task 4—Grant and Contract Administration/Project Management

City staff will provided contract and project management services, including grant administration, financial accounting, preparation of progress and financial reports, contractor oversight and other legal, administrative and professional services necessary to complete the project.

If interim financing is needed – indicate the source(s)

Interim financing for the Phase 1 ESA is not needed, however, the City may need funding to complete the property acquisition.

Project Work Plan

Activity	Estimated Start Date	Estimated Completion Date
Professional Services Agreement – MFA & COJD	Feb 1, 2020	Feb 14, 2020
Notice to Proceed	Feb 14, 2020	Feb 14, 2020
Task 1	Feb 14, 2020	Mar 13, 2020
Task 2	Mar 13, 2020	April 10, 2020
Task 3	April 10, 2020	May 31, 2020
Task 4	Feb 1, 2020	June 30, 2020
Estimated First Draw Date (dd/mm/yy): April 1, 2020		

General Certification:

I certify that to the best of my knowledge all information contained in this document and any attached supplements, is valid and accurate. I further certify that, to the best of my knowledge:

- 1) The application has been approved by the governing body or is otherwise being submitted using the governing body's lawful process, and
- 2) If signed by an official, other than the highest elected official, documentation is attached that verifies the official's authority to sign on behalf of the applicant. Such documentation can include a resolution, ordinance, order, governing body meeting minutes, or charter.

Signature
(must be highest elected or authorized official)

Printed Name & Title

Date

This information may be found at: <http://www.leg.state.or.us/index.html>

State Senator Name: **Lynn Findley**

District Number: **30**

State Representative Name: **Vacant**

District Number: **60**

FOR OBDD USE ONLY

Intake approval date: _____

Project Type

- Environment Site Assessment (i.e. Phase One, Phase Two)
- Brownfields Related Planning Activities (i.e. PPA)
- Integrated Planning Project
- RI/FS
- Cleanup