OMB Number: 4040-0004 Expiration Date: 12/31/2022

Application for I	Application for Federal Assistance SF-424					
Preapplication New			* If Revision, select appropriate letter(s): * Other (Specify):			
* 3. Date Received: Completed by Grants.gov						
5a. Federal Entity Ide	entifier:			5b. Federal Award Identifier:		
State Use Only:			1.			
6. Date Received by	State:	7. State Application	Ide	entifier:		
8. APPLICANT INFO	DRMATION:					
* a. Legal Name: C:	ity of John Da	У				
* b. Employer/Taxpay	er Identification Nun	nber (EIN/TIN):	П	* c. Organizational DUNS: 0308054020000		
d. Address:			•			
* Street1: Street2: * City:	John Day					
County/Parish: * State:	Grant OR: Oregon					
Province: * Country: * Zip / Postal Code:	USA: UNITED STATES 97845-1238					
e. Organizational U	nit:					
Department Name:				Division Name:		
f. Name and contac	t information of pe	erson to be contacted on m	atte	ters involving this application:		
Prefix: Mr. Middle Name: Ada * Last Name: Gre Suffix:		* First Name	e:	Nicholas		
Title: City Manag	ger					
Organizational Affiliation: City of John Day						
* Telephone Number:	541-575-0028			Fax Number: 541-575-3668		
* Email: greenn@g	grantcounty-or.	.gov				

Application for Federal Assistance SF-424
* 9. Type of Applicant 1: Select Applicant Type:
C: City or Township Government
Type of Applicant 2: Select Applicant Type:
Type of Applicant 3: Select Applicant Type:
* Other (specify):
* 10. Name of Federal Agency:
Economic Development Administration
11. Catalog of Federal Domestic Assistance Number:
11.300
CFDA Title:
Investments for Public Works and Economic Development Facilities
* 12. Funding Opportunity Number:
PWEAA2020
* Title:
FY 2020 EDA Public Works and Economic Adjustment Assistance Programs including CARES Act Funding
13. Competition Identification Number:
PW-EAA-C
Title:
EDA Construction Full Application 11.300 and 11.307
14. Areas Affected by Project (Cities, Counties, States, etc.):
Areas Affected by Project - Map.pdf Add Attachment Delete Attachment View Attachment
Areas Affected by Project - Map.pdf Add Attachment Delete Attachment View Attachment
* 15. Descriptive Title of Applicant's Project:
This is a public private partnership that will provide high speed fiber optic internet connections
to John Day's remaining households and residents that currently lack access to broadband internet.
Attach supporting documents as specified in agency instructions.
Add Attachments Delete Attachments View Attachments

Application f	for Federal Assistand	e SF-424				
16. Congression	nal Districts Of:					
* a. Applicant	OR-002			* b. Program	/Project OR-002	
Attach an addition	onal list of Program/Project (Congressional Distric	ts if needed.			
			Add Attachment	Delete Attac	hment View Attachment	
17. Proposed P	Project:					
* a. Start Date:	03/01/2020			* b. Er	nd Date: 12/31/2021	
18. Estimated I	Funding (\$):					
* a. Federal		1,904,248.58				
* b. Applicant		175,918.81				
* c. State		0.00				
* d. Local		28,055.83				
* e. Other		272,087.50				
* f. Program Inc	ome	0.00				
* g. TOTAL		2,380,310.72				
* 19. Is Applica	tion Subject to Review B	y State Under Exec	cutive Order 12372	Process?		
a. This app	lication was made availab	le to the State und	er the Executive Or	der 12372 Process	for review on	
b. Program	is subject to E.O. 12372	but has not been se	elected by the State	for review.		
c. Program	is not covered by E.O. 12	2372.				
* 20. Is the App	licant Delinquent On Any	/ Federal Debt? (If	"Yes," provide exp	olanation in attach	ment.)	
Yes	⊠ No					
If "Yes", provid	e explanation and attach					
			Add Attachment	Delete Attac	hment View Attachment	
herein are true comply with ar subject me to c	e, complete and accurate y resulting terms if I accomminal, civil, or administrations and assurances	e to the best of n ept an award. I am trative penalties. (I	ny knowledge. I al aware that any fals J.S. Code, Title 218	so provide the re se, fictitious, or fra s, Section 1001)	tions** and (2) that the statements quired assurances** and agree to tudulent statements or claims may ained in the announcement or agency	
Authorized Rep	oresentative:					
Prefix:	Mr.	* Firs	st Name: Nichola	as		
Middle Name:	Adam					
* Last Name:	Green					
Suffix:						
* Title:	ty Manager					
* Telephone Nur	nber: 5415750028			Fax Number: 541	5753668	
* Email: greenn@grantcounty-or.gov						
* Signature of Au	uthorized Representative:	Completed by Grants.g	ov upon submission.	* Date Signed:	Completed by Grants.gov upon submission.	

The following attachment is not included in the view since it is not a read-only PDF file.

Upon submission, this file will be transmitted to the Grantor without any data loss.

Areas Affected by Project - Map.pdf

OMB Number: 0610-0094 Expiration Date: 11/30/2021



ED-900 – General Application for EDA Programs

A. Applicant Information	
A.1. EDA Application Identifier (if available):	

A.2. Please identify all applicants for this project:

	Name	SAM.gov CAGE Code	SAM.gov Registration Expiration Date	Fiscal Year End Date (mm/dd)
Lead Applicant	City of John Day	3V6Z6	09/29/2021	06/30
Co-Applicant 1				

B. Project Information

B.1. Provide a geographical definition of the region to be served by the investment (project), including the specific geographic location of the project within the region.

This project will serve residents, businesses and public agencies in Grant County, Oregon. It specifically includes: Community broadband enhancements to John Day and Canyon City (Task 1); Upgrades to the 9-1-1 Emergency Communications Agency in John Day, which provides emergency communications and dispatch services for all of Grant County (Task 2); and Shared coworking space for distance learners, small businesses and disadvantaged residents (Task 3).

B.2. Describe and outline the scope of work for the proposed EDA investment, including a list of tasks to be undertaken.

The City of John Day has designed a community broadband plan to construct fiber optic networks to all critical community facilities in John Day and Canyon City that currently lack access, including the county sheriff's office, county court, Humbolt Elementary School, and Grant County Regional Airport. The plan includes three key tasks: Task 1) Fiber optic broadband network design/construction; Task 2) Emergency Communications System Upgrades; Task 3) Grant County Co-works shared coworking space. These three tasks will address critical infrastructure and business resiliency needs for John Day by building a modern fiber optic network to the City's critical community facilities (airport, law enforcement agencies, treatment plant, etc.) and providing high speed internet to the area's unserved businesses and residents that currently have internet access only by Satellite or DSL connections with less than 10/1 mbps capacity (Task 1). The project also replaces aging emergency communications infrastructure for the 9-1-1 public safety answering point in John Day including their consoles/radios and recorder. This equipment is 20+ years old and in need of replacement (Task 2). The project also provides 24/7 access to high speed internet and shared office space for the one in five area residents

who do not have a computer at home as well as a distance learning center for students and schools that risk closing due to COVID-19 exposure.

Task 1) Community Broadband. The broadband portion of this project consists of a total of ten (1) fiber optic segments/line extensions, of which six (6) are on the City's existing fiber optic network (serving public agencies) and four (4) are on OTC's existing commercial fiber optic network (servicing residents and businesses). Two of the ten segments - those serving the airport and Grant School District 3/Humbolt Elementary - are fully designed, permitted, and construction ready (see PER and construction drawing sets, enclosed). These segments will be the first constructed to provide broadband access to these sites that currently lack high speed internet, providing enhanced access for COVID-19 economic recovery. The remaining eight (8) segments will be designed and permitted upon notice of award by the EDA. For each segment construction, we will use a proven and consistent 12-step design and delivery approach, which consists of: (1) Planning and Opinion of Probable Cost (complete, see ED-900C/PER); (2) Design Agreement; (3) Field Survey; (4) Final Design; (5) Plan Approval; (6) Permitting & Right of Way; (7) Bid & Procurement; (8) Make Ready; (9) Construction; (10) Operational Testing; (11) Post-Construction Inspection; (12) Certification and Acceptance. Steps 1-5 are completed for the first two segments that are construction ready. Steps 1-2 are complete for all project components, which will begin field surveying upon notice of award. All Task 1 broadband builds can be completed within 12 months of EDA award and notice to proceed and are expected to be certified and accepted no later than December 2021.

Task 2) Emergency Communications System Upgrades. This Task consists of 9-1-1 emergency communications system equipment upgrades. The proposed equipment purchase has been quoted by two vendors and the City will award to the low-cost bidder (quotes attached). The Grant County Emergency Communications Agency (GCECA) operates this system on behalf of the City of John Day, Grant County and other county users. This equipment is currently analog and is the oldest operating emergency communications system in Oregon. Replacing these obsolete components will allow GCECA to operate on the City's municipal broadband network and connect via fiber optics to each of their repeater sites within the network, significantly reducing airwave congestion in their service area and improving 9-1-1 response times for disaster recovery and mitigation.

Task 3) Grant County Co-works. GC Coworks is a shared office space managed by Grant County Digital, the City's municipal broadband subsidiary. GC Coworks will create a shared office space in John Day for use by the 20 percent of area residents that lack computer access or cannot afford an internet connection, or by those for whom COVID-19 has disrupted traditional workspace. GC Coworks will be managed in partnership with Oregon State University Extension Office and the Grant County Economic Development Office. This team has developed an operating model and selected a site in John Day that will be secured through a lease agreement upon notice of award. The site will provide low-cost, 24/7/365 access to wired and wireless internet for distance learners, small business owners and residents (see briefing and operating documents, enclosed). The site, located at 131 W. Main Street in John Day, will be fully operational by March 2021 and will provide Gigabit internet service in addition to shared

office	space	for	meetings	and	conferences.

B.3. Economic development needs

B.3.a. Does the region in which the project will be located have a Comprehensive Economic Development Strategy (CEDS)?

	1
	If Yes, what is the source?
	City of John Day Community Investment Strategy (CEDS), adopted May 2020
	If No, then please check one:
[B.3.a.i. An alternate strategic planning document that governs this investment is attached. Add Attachment Delete Attachment View Attachment
	$\ \square$ B.3.a.ii. This investment is to develop a "strategy grant" to develop, update or refine a CEDS
_	- Not Applicable

B.3.b. Describe the economic conditions of your region. Define the economic development need to be addressed by the proposed EDA investment and explain how the proposed investment will address that need.

John Day and Grant County is the most socioeconomically disadvantaged region in Oregon according to the Oregon Secretary of State's rural distress index. The area has had the state's highest unemployment rate for the past 10 years. Much of John Day and Grant County lacks access to basic services such as high speed internet, creating an uneven economic playing field when competing with other cities in eastern Oregon for business placement and expansion. The area was severely impacted by Oregon's timber wars of the 1980s and 1990s, which resulted in the closure of four of the five sawmills and a ten-fold reduction in timber harvests, along with the loss of over 15 percent of the county's population. Today, our region has the state's third highest rate of population decline, second worst ranking on the digital divide index, and second lowest assessed property values. We are struggling to fund basic services while combating lost state shared revenue due to population decline. Our area's school district has lost nearly half its student enrollment, going from over 1,000 students enrolled in the year 2000 to less than 600 students today. This investment will aid in our economic recovery by creating fiber optic access to all our critical community facilities, both planned and existing. It will position our cities to compete economically in a 21st Century digital economy. The funding will also create improve emergency communications for disaster recovery by transitioning our analog communications system to digital infrastructure that will leverage the new fiber optic network. The importance of these investments cannot be understated - it is nearly impossible to attract and retain employers when we lack access to basic broadband services. EDA's grant will shift that dynamic, taking us from one of the least digitally accessible areas to one of the most accessible. The GC Coworks space will also improve access for our underserved residents, many of whom lack access to both broadband and personal computers. This was the highest priority investment identified in the City's Comprehensive Economic Development Strategy that was adopted in 2019

following an EDA Technical Assistance Grant and Regional Economic

Diversification Summit. By funding these projects, we will begin to recovery economically not only from the effects of COVID-19 but from the lingering effects of the loss of the timber industry and the Great Recession.

B.4. Applicant's capability

Briefly describe the applicant's capability to administer, implement, and maintain the project.

We have built a strong and high performing team to execute this project. The team is led by Nick Green, John Day's city manager with 15 years of experience in private sector consulting and public sector finance. Green has a Masters in public administration from the University of Washington Evans School of Public Policy and has successfully managed 26 grant awards from federal and state agencies valued at over \$12.5 million. He is supported by Didgette McCracken, Oregon State University extension and outreach coordinator for Grant County; Allison Field, the area's regional development officer for Business Oregon; and Tory Stinnett - Grant County's economic development officer. These government officials are supported by a strong consulting and delivery team consisting of Rod Ray - founder of Bend Research biotechnology and pharmaceuticals (our entrepreneur in residence), Commstructure Consulting, our fiber optic broadband engineer, and OTC Connections, our local internet service provider. This team has designed and received funding for over 80-miles of fiber optic connections throughout Grant County and was the recipient of USDA's 2019 ReConnect grant pilot program to build middle mile fiber to remote areas of Grant County that lack internet today. The EDA grant will supplement this middle mile connection by providing local distribution in and around John Day, completing the region's public and private networks and replacing obsolete wireless and analog technology.

B.5. List and describe the strategic partners and organizations to be engaged in this project

The City of John Day City has retained Commstructure Consulting as its fiber optic/broadband engineer and is partnering with OTC Connections (region's only fiber optic internet service provider) to design and build the fiber optic network. OTC is contributing 12 percent of the matching funds (\$272,087) and the City is contributing the remaining match. All fiber optic assets will be owned by the City of John Day. Internet Services will be managed by the City and OTC under a joint use agreement with the City providing service to public agencies and OTC to private entities. This arrangement is needed because OTC has the ability to provide 24/7 customer support for residents and businesses and the City is capable of providing service to the public agencies at a lower overall cost per mbps. OTC and John Day (through its broadband subsidiary, Grant County Digital) successfully partnered to win a USDA ReConnect grant in 2019 for \$6 million to construct over 80 miles of fiber to four remote cities in Grant County and are teaming again for this application, with John Day as the applicant. This is a high performing team with a proven track record for delivering broadband infrastructure. Both agencies are experienced utility providers with the City providing municipal broadband, water and sewer service and OTC providing regional internet, voice and video services to more than 800 households in the John Day/Canyon City area. John Day is also a lead agency for the Grant County Emergency Communications Agency (GCECA), which is located inside the John Day Fire

Hall. GCECA manages the area's emergency communication systems, including 9-1-1 calls and dispatch services for Grant County's first responders. GCECA will procure the communications systems equipment and manage the installation and replacement of their systems awarded under this grant. Finally, GC Coworks - operating under Grant County Digital - will be responsible for creating the shared co-working space in John Day as the City's strategic partner and will maintain and operate that facility.

B.6. Describe the investment (project) impact and fit with EDA funding priorities

This project addresses three of EDA's investment funding priorities: (1) Recovery & Resilience; (2) Critical Infrastructure; and (3) Workforce Development.

Resilience and Recovery. This project enhances business continuity and preparedness by creating shared coworking space for workers and distance learners displaced by the impacts of COVID-19 as well as entrepreneurs and business owners that lack access to high speed internet today. It facilitates our long-term recovery from COVID-19 and recovery from the economic shocks of the loss of our timber industry, the Great Recession and the COVID-19 pandemic - all of which continue to impact our economic recovery. By investing in a 40-year asset (fiber optics) and improved emergency communications, the area will become more economically resilient and will be able to respond faster and with better efficiency to future disasters.

Critical Infrastructure. This project invests in what is arguably the most critical infrastructure to compete in the 21st Century - high speed internet. This is a fundamental building block of a prosperous and innovation-centric economy and will ensure a level playing field for John Day when attracting and retaining businesses that rely on resilient, redundant and assured communications.

Workforce Development & Manufacturing: This projects invests in shared office space with access to a Gigabit network for skills training and as a distance learning and workforce development facility that address the hiring needs of the business community. It also stabilizes the City's workforce by addressing deficiencies in our housing market, which today is impacted by residents and potential employees who decline to move here because they do not have access to high speed internet from home. By making community broadband a reality in John Day, potential employees as well as employers will not lose opportunities to live and work in John Day because they lack access to this critical infrastructure.

B.7. Identify the proposed time schedule for the project

Planning for this project began early in 2020, at the start of the pandemic. The City contracted with Commstructure Engineering to design and manage the fiber optic buildout. Commstructure produced the preliminary engineering report in April 2020. The City leveraged this plan to begin designing the first three project segments, including permitting and right-of-way, from April through September. These segments are now construction ready and can be awarded upon approval of the grant and notice to proceed. They can be installed and completed within three months of award. The remaining segments will be designed following approval of the grant and will be implemented using our 12-step process for fiber optic delivery. If

funds are available in January 2021, we estimate the entire project can be completed and fully operational by December 2021.

B.8. Economic impacts of the project

B.8.a. Please describe the economic impacts of the project:

The economic impacts of rural broadband have been well documented. It leads to increased job creation by allowing more diverse industries, including telecomm-depending industries, to thrive. This project will create job opportunities for entrepreneurs and startups by ensuring access to high speed internet at home, at work and through shared co-working space. Workers qualified to take jobs that involve high-speed Internet will be able to choose to live and work in John Day, and businesses that depend on high speed Internet may be able to relocate to this area. While these a qualitative impacts and depend on a variety of factors, what is clear is that the lack of high speed internet has become a deterrent to economic growth by restricting opportunities for job creation and business expansion. Without it, John Day cannot compete for businesses and residents who depend on the Internet for their jobs will continue to leave our area. By funding this project, EDA will provide Internet access to over one fifth of John Day's residents that lack access today, helping us close the digital divide in our community. The digital enhancements to the emergency communications system (enabled by the community broadband expansion) will also increase efficiency and resiliency of our communications networks, allowing the community to respond faster and with more accuracy for disaster recovery. The significant private investment in the project by OTC Connections will also improve the benefit-cost ratio by leveraging private funding alongside our public investment. OTC will create three new positions to service the network, two technical and one customer service related job (see letter of support, attached). Iron Triangle LLC is an indirect beneficiary of this project as they are not part of the project team, but are planning to make a concurrent investment in land development for the Ironwood Estates II/III housing development. Our project will provide the broadband infrastructure for their development via the Ironwood Estates broadband segment, which is valued at just under \$200,000 (see budget narrative for additional detail). This workforce housing investment by Iron Triangle will result in \$750,000 in private investment for their housing development, 3 jobs created and 6 jobs saved for their project, which is connected to ours through the broadband infrastructure. As a result, they are listed as a beneficiary of our investment in this project but their total costs for the housing development are not included in the scope of our broadband project.

B.8.b. Please identify the total estimated jobs and private investment that is expected to be generated by this project:

Estimated Jobs Created	Estimated Jobs Retained	Estimated Private Investment
6	6	\$1,022,087.50

B.8.c. Please identify the s	ource of Estimates ab	ove (check as i	many as apply):	
∠ Letters from Beneficiarie ∠ Letters from Benefi	•			
Input/Output Model (e.g	,			
Comparison to Similar F	Projects			
Other Method (specify b	pelow)			
Beneficiaries of the proj	ect			
Beneficiary Name	NAICS Code	Estimated Jobs Created	Estimated Jobs Retained	Estimated Private Investment
OTC Connections	517311	3	0	\$272,087.
Iron Triangle LLC	236115	3	6	\$750,000.0
Total		6	6	\$1,022,087.
project? ⊠ Yes	☐ No (explain b	elow)		
B.10.b. Identify the source	, nature and amount o	f all non-EDA f	unds.	
Source	Amount	Date Available	Туре	Restriction/Comments
City of John Day/Grant County Digital	\$175,918.81	03/01/2020	Cash	None
OTC Connections	\$272,087.50	09/01/2020	In-Kind	OTC will provide
			ı	in-kind labor and cash as needed for Task 1
Grant County Emergency	\$28,055.83	11/06/2020	Cash	None
Communications				

B.10.c. Does the applicant plan to seek other federal financial assistance as part of or in connection with this project? If so, please describe the source, amount and any terms and conditions of the funding, and when the funding will be available for use by the applicant.
☐ Yes (explain below) ☐ No
B.10.d. Please attach documentation confirming non-EDA (matching or cost share) funding:
OTC Letter of Support.pdf Add Attachment Delete Attachment View Attachment
B.11. Justification for sole source procurement
Will you contract work to complete part or all of this project?
☐ B.11.a. No
☑ B.11.b. Yes If yes, will contracts be awarded by competitive bid?
⊠ B.11.b.i. Yes
☐ B.11.b.ii. No
If contracts will not be awarded by competitive bid, please provide a justification. A cost analysis will be necessary when adequate price competition is lacking, and for sole source procurements.
B.12. Equipment
Will any funds be used to purchase equipment?
☐ B.12.a. No
☑ B.12.b. Yes If yes, will project funding be used to install the equipment?
⊠ Yes
□ No
Please attach a list, including cost, description, purpose, and estimated useful life of any equipment that will be purchased as a part of this project.
PER Enclosure 2. Emergency Add Attachment Delete Attachment View Attachment
C. Regional Eligibility
C.1. Region
Define the area/region that is the basis for the applicant's claim of eligibility. EDA will review and evaluate documentation submitted by the applicant to verify and determine eligibility.
John Day/Canyon City (pop. 2,400) form the economic region for this application. It is the main population center of Grant County (pop. 7,400), making up one-third of its total residents. The majority of jobs and businesses are located in this region, as well as the majority of the

county's workforce housing. Because Grant County's population density is less than two people per square mile, and given our low total population, census data estimates have a high margin of error. The State of Oregon uses

PREVIEW Date: Dec 01, 2020

Portland State University for its certified population estimates, which are performed annually, to provide a more accurate population count in these low density areas. PSU conducted a population estimate and median household income survey for John Day/Canyon City (enclosed), which provides a much more accurate estimate of local area incomes than the American Community Survey. Additional economic data for this region is provided in the recently adopted Economic Opportunity Assessment and the City of John Day Comprehensive Economic Development Strategy, funded by EDA (both enclosed in additional documentation).

C^{2}	Ecor	omi	C D	istress
G.Z.	ECOI	าดทา	(C. 1.)	istress

2. Economic Distress
Check all that apply in establishing regional eligibility (see NOFO for more details):
☐ C.2.A. Unemployment rate
Substantial out-migration or population loss;
 Underemployment; that is, employment of workers at less than full-time or at less skilled tasks than their training or abilities permit;
 Military base closure or realignment, defense contractor reductions-in-force, or U.S. Department of Energy defense-related funding reductions;
⋈ Natural or other major disasters or emergencies;
 Extraordinary depletion of natural resources;
☐ Closing or restructuring of an industrial firm or loss of other major employer;
 Negative effects of changing trade patterns; or
Other circumstances set forth in the applicable NOFO (please explain below).
3. Substantial Direct Benefit
If the project does not meet any of the criteria above, is it located in an Economic Development District (EDD), and will it provide substantial direct benefit to residents of an area within that EDD that does meet the distress criteria?
☐ Yes ☐ No
Which Economic Development District?
Please explain how the proposed project will provide a substantial direct benefit to this geographic area within the EDD.

C.4. Source of data provided for regional eligibility determination

C.

Che	ck the box denoting	what data source yo	ou used to establish o	eligibility:	
	C.4.a. The most re	cent ACS data pub	lished by the U.S. Ce	ensus Bureau.	
	C.4.b. The most re	cent Bureau of Lab	or Statistics Data.		
			lata for the region in v of Economic Analysi	•	is located (e.g., U.S. es, Indian Affairs, etc.).
		data are available, n which the project i		ı available throug	h the state government fo
	C.4.e. Other data t § 300.3.	o substantiate regic	onal eligibility based o	on a "Special Nee	ed" as defined in 13 C.F.R
ı	Please attach a cop	y of the documentat	tion used to support y	our claim of eligi	bility:
	PSU Local Inco	me Survey.pdf	Add Attachment	Delete Attachment	View Attachment
D. B	Budget and Sta	ffing			
To b	e completed by app	icants for non-cons	truction assistance o	nly	
D.1.	Budget justification	n			
D.2.	Indirect costs				
D.3.	Key applicant staf	f			
	тоў аррисані ста	<u> </u>			
E. A	dministrative l	Requirements			
	Civil rights				
		licant understand a (see 13 C.F.R. § 3	nd agree to comply v 02.20)?	vith all applicable	civil rights
	⊠ Yes	☐ No	(explain below)		

save fifteen or more jobs as a resu with all applicable civil rights requir requirement to provide signed assu	ements un	der 13 C.F.I	R. § 302.20, includ				
	entified)	☐ Yes	☐ No (expl	lain below)			
E.2. Lobbying certifications							
Will you be able to comply with federal req	uirements	regarding lo	bbying?				
E.3. Compliance with Executive Order 12372	2, State Si	ngle Point o	of Contact (SPO	C)			
Does the state in which the project will be I submission to a Single Point of Contact (SI		ve a project	review process th	at requires			
☐ E.3.b. Yes							
If Yes, does this request for EDA investme established by the state?	nt assistar	ice meet the	SPOC process				
☐ E.3.b.i. No ☐ E.3.b.ii. Yes							
Please explain why not							
If Yes, were SPOC comments/clearance	ce receive	d?					
☐ E.3.b.ii.a. Yes							
Please attach the comments/cleara	ance:						
	Add	Attachment	Delete Attachment	View Attachment			
☐ E.3.b.ii.b. No. The review period ha	s expired a	and no comr	nents were receiv	ed.			
☐ E.3.b.ii.c. No. Comments have been	n requeste	d but the rev	view period has no	ot yet expired.			
Please attach evidence of your req	uest for co	mments:					
	Add	Attachment	Delete Attachment	View Attachment			

E.1.b. Do identified "Other Parties" (as listed in question B.9.), businesses that will create and/or

E.4. Single Audit Act Requirement

E.4.a	. Does the applicant unde 200 regarding federal a		nents of subpart F of 2 C.F.R. par				
\boxtimes	Yes	☐ No					
E.4.b	. Is the applicant currently	audited under the Single Audit A	Act?				
\boxtimes	E.4.b.i. No						
	E.4.b.ii. Yes, If yes:						
	E.4.b.ii.a. What is the date of the most recent audit?						
E.4.b.ii.b. Was this audit submitted to the Federal Audit Clearinghouse?							
	☐ Yes ☐	No					

F. Requirements for Non-Governmental Applicants (Excluding Public Universities and Certain District Organizations)

As indicated below, non-governmental applicants (excluding public universities and district organizations) must also provide a copy of the following items, either using the Attachments form that is part of the application package downloaded from www.Grants.gov or providing a hard copy.

F.1.	Non-profit organizations must provide a current Certificate of Good Standing from the State in which they are incorporated.								
	they are i	ncorporated	l.		Add Attachment	D	Delete Attachment	View Attachment	
F.2.	profits wit or By-Lav	h an active vs if these h	EDA grant must	eit dec	ther provide a) a d or b) a stateme	a rev ent c	ised copy of thei	ration and By-Lav r Articles of Incor re has been no cl View Attachment	poration
F.3.	a State (e governme subdivision	e.g., local go ent acknowl	evernment entity edging that the a ay waive this req) or	r a letter signed dicant is acting i	by an co	an authorized repoperation with of	ose political subd presentative of a lo fficials of the politi ant regional or nat View Attachment	ocal ical
F.4.	purpose g							e appropriate general ent on the propose	
	Will the ap	I the applicant be able to provide these comments?							
		☐ Yes							
	☐ Not applicable, because the applicant is not applying for a construction or RLF grant							ant	
	☐ Not applicable, because this requirement has been satisfied under an existing RLF plan☐ No, for another reason (explain below)						.F plan		

Instructions for Form ED-900

A. Applicant Information

- A.1. EDA Application Identifier If EDA has previously provided an identifier for your proposal/application, please enter that identifier here. Otherwise, leave blank.
- A.2. Please identify all applicants for this project:

The Lead Applicant should be the party who is responsible for handling disbursement of funds and reporting to EDA.

Note that Sam.gov registration is required of all EDA applicants and awardees. Please list the relevant CAGE Code and SAM.gov expiration data for all applicants and co-applicants (if any).

B. Project Information

B.1. Provide a geographical definition of the region to be served by the investment (project), including the specific geographic location of the project within the region.

Clearly and concisely describe the region where the project will be located, including the specific geographic location of the project within the region, as well as background on the assets of the area, which may include clusters, and workforce, physical, educational and financial infrastructure.

B.2. Describe and outline the scope of work for the proposed EDA investment, including a list of tasks to be undertaken.

List specific activities that will be undertaken and the specific deliverables that will be produced as a result of this investment. The description of the proposed project must include a clear statement of the overall purpose of the project.

Applicants for construction assistance (including design and engineering assistance) should also include a statement of project components. Indicate if the proposed project involves the construction of a new facility or facilities or the enlargement, expansion, renovation, or replacement of an existing facility or facilities. Describe the existing facility and proposed project components in terms of dimensions, capacities, quantities, etc.

Applicants for Partnership Planning Assistance should provide a narrative on the economic development activities that will be undertaken including managing and maintaining the CEDS process.

Applicants for Short Term Planning Assistance should provide a narrative explaining how the proposed scope of work will enhance economic development planning capacity of the identified region. Include any relationship or collaboration with other public and private entities. Please explain how the strategy will expand the capacity of public officials and economic development organizations to work effectively with employers and enable the region to plan and coordinate the use of available resources to support economic recovery and the development of a regional economy and/or develop innovative approaches to economic revitalization in the region.

Applicants for State Planning Assistance should provide a narrative outlining the proposed scope of work for the project. Include the relationship to any existing CEDS or similar planning processes in the region and the goals and objectives of the proposed project.

B.3. Economic development needs

Except for grants to fund developing, updating or refining a CEDS as described in 13 C.F.R. § 303.7, the region in which Public Works or Economic Adjustment projects will be located must have a CEDS with which the project is consistent.

B.3.a. Does the region in which the project will be located have a Comprehensive Economic Development Strategy (CEDS)?

If Yes, what is the source? Note: If you are unsure if your region has a CEDS, please contact your local District Organization. In areas without a District Organization, CEDS may also be obtained at the City, County, or State level.

If No, then please check one of the indicated options:

- B.3.a.i. There is an alternate strategic planning document that will govern this investment. Please identify the strategy and provide a copy of this planning document, either by attaching the document to this application or submitting a hard copy.
- B.3.a.ii. This investment is to create a strategy plan to develop, update or refine a CEDS. Please explain how the strategy will expand the capacity of public officials and economic development organizations to work effectively with employers and enable the region to plan and coordinate the use of available resources to support economic recovery and the development of a regional economy and/or develop innovative approaches to economic revitalization in the region.
- B.3.b. Briefly describe the economic conditions of the region described in B.1, as well as the economic adjustment problems or economic dislocations the region has experienced (or is about to experience) and the regional impact of these conditions. How does the project address the economic development needs of the region and the goals and objectives of the CEDS for the region or the alternate strategic planning document described in section b below? See 13 C.F.R. part 303.

B.4. Applicant's capability

Briefly describe the applicant's capability to administer, implement, and maintain the project.

B.5. List and describe strategic partners and organizations to be engaged in this project

Describe existing regional partnerships (if any) that are directly engaged in supporting the proposed project, including a discussion of the extent of participation of government agencies, private sector interests, education providers, non-profits, community and labor groups, workforce boards, utilities, etc.

B.6. Describe the investment (project) impact and fit with EDA funding priorities

Concisely document how the proposed project aligns with one or more of EDA's investment priorities. Applicants that propose projects that do not align with EDA's investment priorities will not be as competitive as those that do. Applicants are strongly encouraged to review EDA's investment priorities, as outlined in the applicable Notice of Funding Opportunity (NOFO) announcement on www.Grants.gov.

B.7. Proposed time schedule for the project

Provide a proposed time schedule for completion of the project, including when (month/year) the project will begin and end. Explain any potential issues that could affect project implementation.

B.8. Economic impacts of the project

Provide a clear and compelling justification for the long-term potential economic impact of the proposed project, through anticipated job creation or retention, private investment leveraging, number of businesses or collaborations supported, or other appropriate measures. All job and private investment estimates should reflect the anticipated impact within nine years of the potential EDA investment. Applicants must attach letters of commitment from any identified beneficiaries.

For all other measures, applicants should clearly identify the expected time frame. In all cases, applicants must document the benefit and provide third-party data or information available to support these claims.

B.9. Beneficiaries of the project

If applicants have identified specific private sector employers that are expected to create and/or save jobs as a result of the project, applicants should list those beneficiaries in the table provided. All job and private investment estimates should reflect the anticipated impact within nine years of the potential EDA investment.

NAICS Code: The NAICS code for the major industry category of the beneficiary company (see www.naics.com for a searchable list).

Jobs Created: The number of jobs that the company expects to create as a result of the project.

Jobs Retained: The number of jobs that the company expects to retain as a result of the project.

Private Investment: The amount of private investment that the company expects to make in its business/community as a result of the project.

Form ED-900B must be completed by each beneficiary that expects to create and/or save fifteen or more jobs as a result of the project.

B.10. Non-EDA funding for the project

Select the appropriate response to each question. Applicants should identify the source, nature and amount of all non-EDA funds, including in-kind contributions (non-cash contributions of space, equipment, services, or assumptions of debt). Explain the status of all funding commitments, including the date the funds will be available from each source, and describe any conditions or restrictions on the use of such funds. If in-kind contributions are included, explain the basis on which they are valued. If so, please describe the source, amount and any terms and conditions of the funding, and when the funding will be available for use by the applicant. Please attach evidence of commitment from all funding sources. For example, if bonds are contemplated as match, counsel opinion of the applicant's bonding authority and eligibility of the bonds for use as match, along with full disclosure of the type of bonds and the schedule of the applicant's intended bond issue, are required.

B.11. Justification for sole source procurement

Select the appropriate response to each question.

B.12. Equipment

Select the appropriate response to each question.

C. Regional Eligibility

Public Works and Economic Adjustment Assistance projects must satisfy regional eligibility requirements (see NOFO for more details). This section will assist EDA in determining if the proposed project satisfies these eligibility requirements.

Planning and Technical Assistance applications: although meeting specific distress criteria is not a prerequisite for funding under these programs, the economic distress level of the region impacted by a project serves as the basis for establishing the EDA share of the total cost of the project and can inform competitiveness.

Please answer all questions completely and accurately and attach explanations and supporting documentation where applicable.

C.1. Region

Clearly define the area/region that is the basis for your claim of eligibility.

C.2. Economic Distress

Check all that apply in establishing regional eligibility (see NOFO for more details):

- **C.2.A. Unemployment rate**: The project is located in a region that has an unemployment rate that is, for the most recent 24-month period for which data are available, at least one percentage point above the national unemployment rate.
- **C.2.B. Per capita income**: The project is located in a region that has a per capita income that is, for the most recent period for which data are available, 80 percent or less of the national average per capita income.
- C.2.C. Special need: The project is located in a region that has experienced or is about to experience a "Special Need" (as defined in 13 C.F.R. § 300.3) arising from actual or threatened severe unemployment or economic adjustment problems resulting from severe short-term or long-term changes in economic conditions, including: Substantial out-migration or population loss; Underemployment, that is, employment of workers at less than full-time or at less skilled tasks than their training or abilities permit; Military base closure or realignment, defense contractor reductions-inforce, or U.S. Department of Energy defense-related funding reductions; Natural or other major disasters or emergencies; Extraordinary depletion of natural resources; Closing or restructuring of an industrial firm or loss of other major employer; Negative effects of changing trade patterns; or other circumstances set forth in the applicable NOFO.

C.3. Substantial Direct Benefit

A project located within an Economic Development District (EDD) that is located in a region that does not meet the economic distress criteria set forth in section C.2 above, is also eligible for EDA investment assistance if EDA determines that the project will be of "substantial direct benefit" to a geographic area within the EDD that meets the distress criteria set forth in question C.2 above by providing significant employment opportunities for unemployed, underemployed, or low-income residents of the distressed geographic area within the EDD. If applicable, identify the EDD in which the proposed project will be located, as well as the geographic area within the EDD that meets the economic distress criteria detailed in section C.2., and explain how the proposed project will provide a substantial direct benefit to this geographic area within the EDD. (See NOFO for more details.)

C.4. Source of data provided for regional eligibility determination

Check the appropriate box denoting what data source you used to establish eligibility. Please attach data used to establish eligibility.

D. Budget and Staffing

To be completed by applicants for non-construction assistance only

D.1. Budget justification

Provide a clear budget justification that identifies how funds in each line item of the budget will be utilized to support the proposed project. Explain the proposed use of any amounts budgeted for "Equipment," "Contractual," or "Other," if any, on Form SF-424A, Budget Information - Non-Construction Programs.

D.2. Indirect costs

Explain the types of indirect costs, if any, on Form SF-424A. If there are any indirect costs, please submit a copy of the current Indirect Cost Rate Agreement that your organization has with its cognizant Federal agency. Alternatively, applicants must provide supplemental documentation such as: a certificate of indirect costs and acknowledgment letter from the cognizant agency, a cost allocation plan, an indirect cost rate proposal and/or other acceptable documents under Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance) as set forth in 2 C.F.R. part 200 or relevant procurement regulations.

D.3. Key applicant staff

Identify key applicant staff who will undertake and complete project activities. Include a description of the knowledge, organizational experience, and expertise of individual staff members. In addition, explain how organizational resources will be used to complete project activities. For National Technical Assistance, Training and Research and Evaluation projects, specify which positions will be charged to the federal and non-federal portion of the project budget.

E. Administrative Requirements

E.1. Civil rights

Select the appropriate response, providing an explanation if "no."

E.2. Lobbying certifications

All applicants for federal financial assistance must certify that federal funds have not been used and will not be used for lobbying in connection with this request for federal financial assistance (Form CD-511). If non-federal funds have been or are planned to be used for lobbying in connection with this request for federal financial assistance, Form SF-LLL also must be completed. Applicants must comply with 13 C.F.R. § 302.10 regarding attorneys' and consultants' fees and the employment of expediters. This regulation requires that applicants identify and disclose the amount of fees paid to anyone engaged to assist the applicant in obtaining assistance under the Public Works and Economic Development Act of 1965 (PWEDA), as amended.

E.3. Compliance with Executive Order 12372, State Single Point of Contact (SPOC)

Select the appropriate response to each question, please attach any comments that have been received. If the comment period has not yet expired or comments were not received, attach evidence of your request for comments.

E.4. Single Audit Act Requirement

Select the appropriate response to each question.

F. Requirements for Non-Governmental Applicants (Excluding Public Universities and Certain District Organizations)

As indicated, non-governmental applicants must also provide a copy of the requested items, either using the Attachments form that is part of the application package downloaded from www.Grants.gov or submitting a hard copy. Public Universities and Certain District Organizations may be exempt from this requirement, please contact your Regional Office to determine the requirements applicable to your organization.



P. O. Box 609 • Mt. Vernon, Oregon 97865 • (541) 932-4411 • FAX (541) 932-4498

June 22, 2020

Christopher Tamarin Oregon Broadband Office Business Oregon

RE: Rural Broadband Capacity Program – John Day Community Broadband Application

OTC Connections is currently partnering with the City of John Day/Grant County Digital to expand fiber optic network access to unserved areas of Grant County. OTC has significantly expanded its broadband capacity in John Day and Grant County in recent years, but several John Day neighborhoods remain disconnected and are only served by wireless or low-speed DSL connections. New neighborhoods planned for construction and new facilities, like John Day's Innovation Gateway, are also unserved by our current network.

OTC Connections will contribute 20% matching funds (est. \$272,000) to expand fiber optic infrastructure to the industrial areas and residences as described in the City's application and Preliminary Engineering Report. The fiber optic expansion includes the installation of both aerial and underground fiber optic infrastructure within the City of John Day.

Preliminary design is complete and Right-of-Way/Franchise Agreements are in place. OTC will apply for highway permit crossings upon notice of award. Construction will begin in September 2020 and will be completed by 2021 to existing premises.

This project will transition customers from a near end of life wireless technology to a state of the art fiber optic technology. This will also bring additional broadband connections to our County and the City of John Day. In addition, we believe this will create 3 additional jobs, 2 technical and 1 customer service related job for OTC in this region.

Sincerely,

Delinda Kluser Vice-Pres, Manager

tunity Number

PREVIEW Date: Dec 01, 2020 Workspace ID: WS00528662 Funding Opportunity Number: F

EQUIPMENT LIST

The Grant County Emergency Communications Agency (GCECA) requested quotes for radio dispatch consoles and recording equipment from three vendors (Day Wireless, Communications Northwest and Westek).

The equipment upgrades will replace 20-year old analog equipment currently in use with digital infrastructure to help with disaster recovery and resilience. The Avtec Scout console is a standards-based, vendor-agnostic, software platform that supports multiple radio technologies with redundant IP-networks. Three consoles packages will be procured. Each package includes: a console; PC; LED touch screen; push-to-talk (PTT) footswitch; communications headset; USB hub and peripherals.

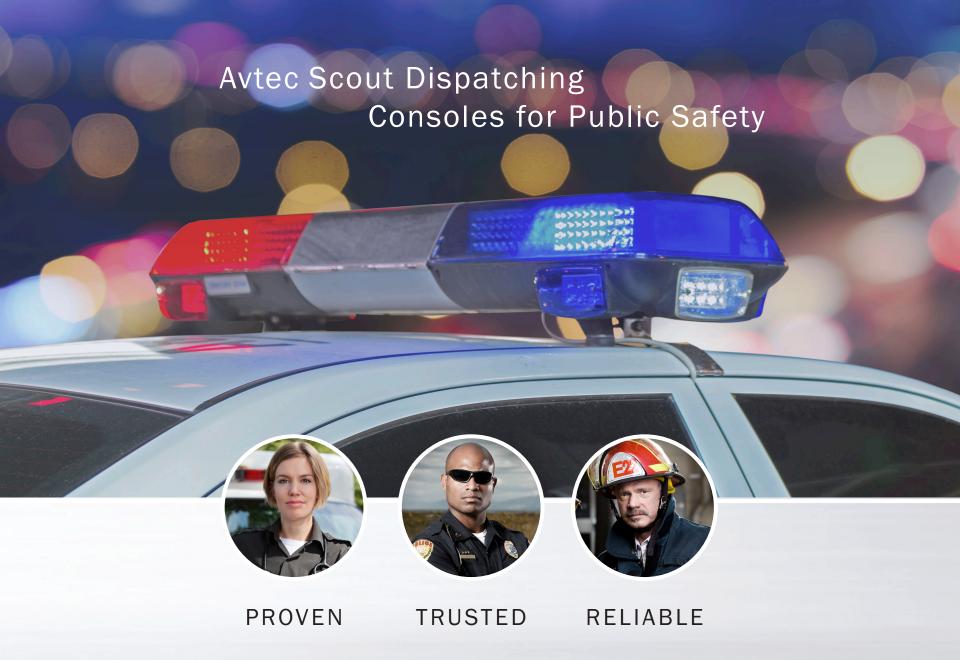
The system also includes radio controllers, a redundant 24-port Gigabit networking switch, radio controllers, racks and other mounting hardware, plus installation costs and a 5-year maintenance warranty.

Vendor Quotes from Day Wireless and Communications Northwest are enclosed; EDA grant application budget was based on the Communications Northwest quote versus the Day Wireless quote due to a slightly lower bid price of \$129,518.20. Pricing quotes from both vendors will be reconfirmed prior to award to allow them to improve their bid prices. **Only one vendor will be selected to provide this equipment.**

Westek will provide the Stancil Logging Recorder, which provides voice and screen capture, playback functionality, export and smart search features for managing and storing emergency communications. Bid price for the Stancil Logging Recorder is \$9,372.00. Westek is the only vendor for this equipment that can provide warranty service in our region.

Detailed equipment pricing is enclosed, which includes:

- AVTEC SCOUT Brochure/Specs
- Stancil Logging Recorder Brochure/Specs
- Day Wireless Quote for AVTEC SCOUT consoles
- Communications Northwest Quote for AVTEC SCOUT consoles
- Westek Marketing Quote for Stancil Logging Recorder









consoles you can count on



SCOUT

THE TRUE IP CONSOLE

For more than 35 years, Avtec has provided radio dispatch consoles for mission-critical operations centers. With the fourth-generation Scout™ console system, Avtec continues its legacy of providing proven, trusted, and reliable solutions to clients around the world.

PROVEN

Whether considering a replacement strategy for existing radio dispatch consoles, or implementing a new communication center, choosing a partner with extensive industry references and a technology solution with a proven reputation is critical.

TRUSTED

Accepted for its open architecture, flexible design, and ease of integration, Scout has become the console of choice for many major radio manufacturers. In addition, clients recognize and place trust in Avtec to extend their command center operations.

RELIABLE

Avtec's track record reflects a distinguished tradition of uninterrupted product support. All four generations of console products remain in service at client locations worldwide to this day.



"Avtec Scout consoles are limited only by our imagination. If we can think it, Scout can do it."

-CAPTAIN MATTHEW LITTLETON, ANDERSON COUNTY, SHERIFF'S OFFICE

THE SCOUT CONSOLE SYSTEM

The Avtec Scout console is a standards-based, vendor-agnostic, software platform that is deployed worldwide in mission-critical environments. The efficient, reliable, and secure Scout system functions on commercially available hardware and is compatible with industry-leading technologies. Scout is mobility-enabled so it can function anywhere connectivity is present. Avtec provides regular software updates to ensure Scout will never be obsolete.



"We're very proud of our decision to go with the Avtec product. Not only has it increased our reliability it has improved the public safety communications in Buncombe County. It has future-proofed our investment so we can integrate new technologies as they come to market."

- BRYAN DILLINGHAM, NETWORK COMMUNICATIONS MANAGER, BUNCOMBE COUNTY

KEY BENEFITS OF SCOUT CONSOLE SYSTEMS

MAXIMUM UPTIME

- Resilient, scalable architecture
- Redundant IP links
- Hot standby with automatic failover
- · No need to reboot after uploading updates
- Fault tolerant—a single point of failure will disable no more than one endpoint or one console position
- Centralized system management, diagnostics, and reporting tools for large-scale and multi-site systems

FIRST RESPONDER SAFETY

- Talkgroup support allows you to listen to all sides of conversations
- Collaboration with peers and supervisors
- Monitor multiple channels simultaneously
- Situational awareness with mobile solution

OPERATIONAL EFFICIENCY

- Simultaneous support for multiple radio technologies, including statewide systems
- Supports single site and multi-site radio configurations across wide areas using an IP network
- Advanced telephony with deep integration into IP phone systems from Cisco, Avaya, NEC, and others
- Maintains standard operating procedures and dispatch center workflows through system configurability

ROBUST DISPATCHING FEATURES

- User interface can be designed to mirror legacy system to reduce dispatcher training
- Dispatchers can log in from anywhere and get their specific configuration
- Supervisor Takeover
- PTT Override
- Activity History
- Instant Recall Recorder (IRR)
- Tone Voice Paging
- Emergency Group Call (Man Down)

ADVANCED FEATURES

The Scout console system integrates advanced features, including AVL/GPS, mapping, texting, and geofencing (with neoTerra Systems' neoConneX Fleet Manager).

SCOUT'S FLEXIBLE INTERFACE SUPPORTS MULTIPLE RADIO TECHNOLOGIES

Scout's flexible, driver-based protocol interface enables it to easily support both conventional and trunked radio technologies, with drivers for new systems introduced through regular software upgrades.

- Scout supports and certifies APCO P25 AFSI (conventional), DFSI (conventional), and CSSI (trunked) interfaces with P25 radio manufacturers.
- Scout offers multiple direct IP interfaces into next generation DMR technologies, including: IDAS™, MOTOTRBO™, and NEXEDGE™.
- Avtec partners with the leading DMR and NXDN radio manufactures to offer Scout as part of a completely integrated, turn-key console solution.
- Avtec ensures that radio and telephony interfaces remain current with firmware updates by partnering closely with leading radio and telephony companies and releasing new features through software upgrades.







CERTIFIED SERVICE PROVIDER PROGRAM EXTENDS AVTEC'S NETWORK

While Avtec offers direct turn-key solutions for clients, many Scout systems are deployed and serviced by Avtec's select network of certified channel partners. Avtec's Certified Service Provider Program ensures that channel partners are equipped with the most up-to-date and accurate information and training.

CONNECTING WITH OTHER SYSTEMS

SCOUT INTEGRATES WITH OTHER APPLICATIONS TO EXTEND SYSTEM DESIGNS

- AVL and texting
- Archival recording with metadata
- Auxiliary I/O for remote control/status indication
- Web-based video feeds and information portal
- IP-based PBX for telephony integration
- Legacy analog and digital Land Mobile Radio (LMR) radio systems for seamless migration



Avtec Inc., based in Lexington, S.C., is the manufacturer of Scout — the nation's leading independent mission-critical voice dispatch console. Since 1979, Avtec has provided communications solutions for the public safety, energy, transportation, business, and government markets.

DEEP ROOTS IN DISPATCH CONSOLES

For more than 35 years, Avtec's sole focus has been to design and build the industry's leading voice dispatch consoles. The company is independently owned, which allows Scout's wireline interface to be integrated and certified with more radio and telephony technologies than any other console system.

SUCCESSFUL PROJECT TRACK RECORD

Avtec has successfully deployed thousands of Scout consoles worldwide.

U.S.-BASED MANUFACTURING, SERVICE, AND SUPPORT

Avtec consoles are designed, built, and supported in the United States. Clients and channel partners can count on 24x365 support from a dedicated team.



"Inter-agency communications are one of the key factors for success for large scale operations. The flexibility given to us by the Avtec console enables us to communicate with agencies outside of Nassau County."

- VINCENT KEHOE, NASSAU COUNTY BUREAU OF FIRE & RESCUE SERVICES

"Clear voice communication is critical to the safety and success of our missions, and Avtec delivered the clarity we demand."



-SCOTT B. MALIZIA, CAROLINAS MEDICAL CENTER, MEDCENTER AIR

1.800.310.7045 1.803.358.3600 www.avtecinc.com sales@avtecinc.com 100 Innovation Place Lexington, SC 29072



consoles you can count on





7.2016



NEXT GENERATION MULTI-MEDIA LOGGING RECORDERS

STANCIL LOGGING RECORDER

Archiving: The Stancil Logger supports on-line recording RAID 1 and RAID 10 storage up to 2TB with offline archiving options including Network Attached Storage (NAS), DVD-RAM, CD ROM, RDX external USB storage devices as well as cloud storage options.

Database: The Stancil Logger utilizes sophisticated call record indexing which enable dynamic internet-like search functionality without the need for an expensive database license.

Recording Interface: The Stancil Logger supports recording from all major VoIP Manufacturers, Digital switches, T1/E1, RoIP, as well as traditional analog interfaces.

Record Activation: Recording can be activated using Voice Activation, Off-Hook sensing, Voltage Detection, D-Channel Events, Contact Closure, as well as other external sources.

Screen Capture: Capture and playback a call takers screens synchronized with the call recording.





STANCIL PLAYER & INSTANT RECALL

Multi-Channel Playback: The Stancil Recording System supports Unlimited Multi-Channel playback from the Advanced Stancil Player client application.

Export: Recordings can be exported using multiple methods including saving as .mp3 or .wav files, burn to a CD/DVD, and attaching the recordings directly to an email message,

Smart Search: Recordings are filtered and displayed as search parameters are entered into the Search Field.

Linear Search: Find recordings using a point and click drilldown using date and time.

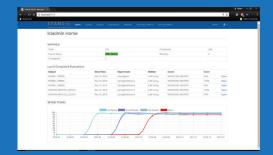
Conventional Search: Locate recordings by selecting date/ time/channel name.

Sorting: Sort records by any data column or any data field. Playback and Speed Control: Point and click Easy to Use Playback Controls.

Map Player: Along with ANI/ALI capture the Stancil Map Player Client Application displays calls on a MAP for quick playback.

Playlists: Relevant Recordings can be stored in public or private playlists for easy access. User permissions with expiration periods can be set by user.

Instant Recall: The Stancil Instant Recall Provides instant access to select and unselect channels for true instant playback of recordings.



PREVIEW Date: Dec 01, 2020



The Stancil SkillSet Management suite provides quality scoring of telecommunicator performance allowing directors to track, evaluate, educate, and improve performance. Increase efficiency and promote adhereance to your standards ensuring accurate interactions everytime.



NEXT GENERATION MULTI-MEDIA LOGGING RECORDERS

STANCIL TECHNICAL DETAILS

Operating System: The Stancil Recording Systems are equipped with either Windows 10 64 Bit or Windows Server 2012 64 Bit operating Systems.

System Configuration: The Stancil Recording Systems are available in Tower chassis as well as 2U and 4U Rack Mount Chassis configurations. Upgrade options include hot swap power supplies and hot swap RAID hard drive configurations.

I'VE WORKED WITH NUMEROUS VENDORS AND NEVER EXPERIENCED A RELATIONSHIP LIKE WE HAVE WITH STANCIL. IT'S BEEN INCREDIBLY EASY TO USE THE STANCIL LOG-GING RECORDER.

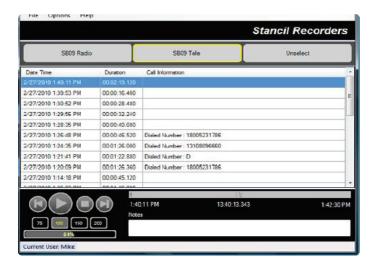


STANCIL SERVICE & WARRANTY

Sentinel Monitoring: 24 Hour System Monitoring sends critical system alerts to the Stancil 24 Hour Helpdesk for immediate response.

Stancil Helpdesk: LIVE 24 Hour Helpdesk for immediate response to questions or to report service issues.

Installation: Every Stancil Recording Systems is installed by factory trained Engineers.



CONTACT WESTEK

WesTek Marketing 44401 SE 142nd

North Bend, WA 98045

Phone: (425) 888-1988 x2

Email: je@westekmarketing.com

Web: www.westekmarketing.com

NG9-1-1 RECORDING TODAY













VIDEO

ABOUT STANCIL

Stancil Corporation is a leader in NG9-1-1 Logging Recorder solutions since 1946. Stancil, known for it's reliability and service to the public safety industry, now leads the industry in support of NENA I3 Next Generation 9-1-1 standards. Stancil takes great pride in working with Public Safety agencies, and all branches of the United States military and government providing secure, logging solutions that stand up to the "always on" requirements necessary to support today's Emergency Communications center.

2644 South Croddy Way Santa Ana, CA 92704

714-546-2002 | stancilcorp.com

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PREVIEW Date: Dec 01, 2020 Workspace ID: WS00528662 Funding Opportunity Number: PWEAA2020

DAY WIRELESS QUOTE

Quote



gwinter@daywireless.com

To: Grant County 9-1-1 316 S Canyon Blvd John Day, OR 97845 Quote # 5520200326-3 Date: 5/11/2020 Expiration Date: 8/9/2020

Valerie Maynard 541.575.0030

maynardv@grantcounty-or.gov

Day Wireless Contact	Project Name	Payment Terms
Garret Winter	Grant County 911 Avtec Consoles Budgetary	Net 30
	Equipment	
	Equipment	T. (-1
	Description	Total
Avtec Consoles		\$115,798.77
	Equipment Total:	\$115,798.77
	Labor	
	Description	Total
Installation	•	\$26,493.60
	Labor Total:	\$26,493.60
	Grand Total:	\$142,292.37
	Grana rotan	Ψ1-12,202.0.
	Notes	
Pricing based on NASPO State Contractincluded.	t. 5 years of SCOUT Warranty Care is included. No tele	ephony integration is
Quotation for goods and services name	d.	
To Accept this quotation, sign here and		Date:
10 71000 St. tillo quotation, orgin 11010 and	Thank you for your Business	<u></u>

COMMUNICATIONS NORTHWEST QUOTE

PREVIEW Date: Dec 01, 2020



Quote

PO Number

Date	Quote #
Apr-03-2020	3588

Bill To:
GRANT COUNTY EMERG. COMM. AGCY.
316 S Canyon Blvd JOHN DAY, OR 97845

Ship To:			

Terms

		KF		
Item	Description	Qty	Price	Total
	Bookipasii	<u> </u>	1 1100	10141
Notes	CONSOLE (OPERATOR) POSITION HARDWARE/SOFTWARE	1	\$0.00	\$0.00 Tax
SFW-SCOUT-EX-T1-SK	Scout EX Console - Tier 1 includes a license for a Scout Enterprise Console with Software Audio Package. Includes IRR. Software Key version.	3	\$11,995.00	\$35,985.00 Tax
ACC-CPU-DT-WIN10	PC Small form factor, dual NICs and a solid state hard drive for Console Position or "Plus" Console Packages, MS Windows 10 Enterprise 64 bit OS. Used in a Scout System when a Standard Desktop computer is needed. For use with Scout 4.3 and above.	3	\$1,825.00	\$5,475.00 Tax
ACC-TSC-215WS-PC	21.5" LED touch screen for PC console - 16x9 format - Full HD	3	\$1,446.00	\$4,338.00 Tax
ACCUSB-FSW-SING	Avtec USB PTT Footswitch Accessory, Software Media Workstation	3	\$301.00	\$903.00 Tax
ACCUSB-HJB-EAI	Avtec USB Headset/handset jack box (single jack), Integrates NENA phone or desk phone at the operators position with Scout. Requires Software Media Workstation. Consult Factory.	3	\$865.00	\$2,595.00 Tax
ACCUSB-MIC	Avtec USB PTT Desk Microphone, Scout Software Media Workstation	3	\$617.00	\$1,851.00 Tax
ACCUSB-SPK-2	Avtec USB Dua Speaker Kit, Scout Software Media Workstation	3	\$808.00	\$2,424.00 Tax
ACCUSB-HED-6W-NC	USB Headset, Plantronics Supra H51 monaural with noise canceling microphone. Includes USB Quick Disconnect Adaptor.	6	\$311.00	\$1,866.00 Tax
ACCUSB-HUB10	10 Port USB Hub, USB3.0	3	\$75.00	\$225.00 Tax
Subtotal Subtotal	CONSOLE (OPERATOR) POSITION HARDWARE/SOFTWARE SUBTOTAL		\$55,662.00	
Notes	GATEWAYS AND ENDPOINT HARDWARE/SOFTWARE	1	\$0.00	\$0.00 Tax



Quote

PO Number

Date	Quote #
Apr-03-2020	3588

Bill To:	
GRANT COUNTY EMERG. COMM. AGCY. 316 S Canyon Blvd JOHN DAY, OR 97845	

Ship To:			

Terms

		Leb	161113	PO Nullibel
		KF		
Item	Description	Qty	Price	Total
SFW-VPG-L0-SK	Redundant VPGate Software License for a maximum of 24 endpoints; up to 12 may be "B" Licenses. Software Key.	1	\$8,287.00	\$8,287.00 Tax
PKG-IO-VPGATE	Input-Output Package for Scout and DSPatchNET, includes one each 24-input, one each 24-output rack mount panel and power supply. 25 pr cabling is optionally purchased, PKG-INST-AUX-XX.	1	\$4,145.00	\$4,145.00 Tax
ACC-CPU-RM-WIN10	Industrial 1U Computer with Windows including Solid State hard drive and Windows10 Professional 64 bit OS. Rack mount for Cabinets. Requires DISP-XXXX for monitor, keyboard, etc. Used in a Scout System when a Standard Rack mount computer is needed.	1	\$5,043.00	\$5,043.00 Tax
OUTPOST-2R	Radio Controller, VoIP, 2 Ports, 12VDC input	3	\$2,275.00	\$6,825.00 Tax
ACC-NETWK-24P-SFP4	24 Port Gigabit Switch with 4 SFP Ports	2	\$2,482.00	\$4,964.00 Tax
PKG-INST-AUX-25	Type 66 Cabling/Punch block kit to install one auxiliary I/O package, 25' cables	1	\$787.00	\$787.00 Tax
Subtotal	GATEWAYS AND ENDPOINT HARDWARE/SOFTWARE SUBTOTAL		\$30,051.00	
Notes	RACKING EQUIPMENT	1	\$0.00	\$0.00 Tax
OUTPOST-RACKMT- PKG	3U Rack mount shelf (holds 1-4 Outposts) plus 3U Rack mount power supply	1	\$622.00	\$622.00 Tax
Subtotal	RACKING EQUIPMENT SUBTOTAL		\$622.00	
Notes	RECOMMENDED SPARE EQUIPMENT	1	\$0.00	\$0.00 Tax
ACCUSB-HJB-EAI	Avtec USB Headset/handset jack box (single jack), Integrates NENA phone or desk phone at the operators position with Scout. Requires Software Media Workstation. Consult Factory.	1	\$865.00	\$865.00 Tax
ACCUSB-HED-6W-NC	USB Headset, Plantronics Supra H51 monaural with noise canceling microphone. Includes USB Quick Disconnect Adaptor.	1	\$311.00	\$311.00 Tax
<mark>Subtotal</mark>)	RECOMMENDED SPARE EQUIPMENT SUBTOTAL		\$1,176.00	
J	I and the second se	1	1	1



Quote

PO Number

Date	Quote #
Apr-03-2020	3588

Bill To:
GRANT COUNTY EMERG. COMM. AGCY. 316 S Canyon Blvd JOHN DAY, OR 97845

Ship To:			

Terms

Rep

		KF		
Item	Description	Qty	Price	Total
Subtotal	CONSOLE EQUIPMENT, SOFTWARE, & LICENSING TOTAL:		\$87,511.00	
Notes	SERVICES PROVIDED DURING THE WARRANTY PERIOD	1	\$0.00	\$0.00 Tax
SCOUTCARE-T1- WARRANTY	ScoutCare Tier 1 services provided during the one year warranty period only. Includes Software Maintenance, Remote Support, and Training.	1	\$6,640.80	\$6,640.80 Tax
SCOUTCAREHW- WARRANTY	Hardware repair services provided during the one year warranty period.	1	\$2,162.45	\$2,162.45 Tax
Shipping	SHIPPING, HANDLING, AND INSURANCE - prepay and add	1	\$0.00	\$0.00 Tax
<mark>Subtotal</mark>	SERVICES PROVIDED DURING THE WARRANTY PERIOD & SHIPPING SUBTOTAL		\$8,803.25	
Subtotal	Grand Total:		\$96,314.25	
Notes	SCOUTCARE YEAR 1-5	1	\$0.00	\$0.00 Tax
SCOUTCARE-T1	Year 1 One Additional Year of ScoutCare - Includes no charge software maintenance, 24/7/365 Technical Support, and Web Portal Access.	1	\$6,640.80	\$6,640.80 Tax
SCOUTCARE-T1	Year 2 One Additional Year of ScoutCare - Includes no charge software maintenance, 24/7/365 Technical Support, and Web Portal Access.	1	\$6,640.80	\$6,640.80 Tax
SCOUTCARE-T1	Year 3 One Additional Year of ScoutCare - Includes no charge software maintenance, 24/7/365 Technical Support, and Web Portal Access.	1	\$6,640.80	\$6,640.80 Tax



Quote

Date	Quote #	
Apr-03-2020	3588	

Bill To:	Ship To:
GRANT COUNTY EMERG. COMM. AGCY. 316 S Canyon Blvd JOHN DAY, OR 97845	

		Rep	Terms	PO Number
		KF		
Item	Description	Qty	Price	Total
SCOUTCARE-T1	Year 4 One Additional Year of ScoutCare - Includes no charge software maintenance, 24/7/365 Technical	1	\$6,640.80	\$6,640.80 Tax
SCOUTCARE-T1	Support, and Web Portal Access. Year 5 One Additional Year of ScoutCare - Includes no charge software maintenance, 24/7/365 Technical Support, and Web Portal Access.	1	\$6,640.80	\$6,640.80 Tax
	Support, and Web Fortal Access.	Sales Tax	0.00%	\$0.00
	•	Total	T .	\$129,518.2 5

Terms and Conditions

Your purchases from Communications Northwest are made subject to these Terms and Conditions. Please review them carefully before placing your order. Communications Northwest Terms and Conditions are subject to change. By purchasing from Communications Northwest you agree to be bound by the Terms and Conditions in effect at the time you place your order.

- 1. APPLICABILITY. These Terms and Conditions of Sale ("Terms") apply to the purchase of products and services (collectively the "Products") by SAR ENTERPRISES, INC dba COMMUNICATIONS NORTHWEST ("CNW") and the buyer ("Buyer"), each of which is identified in the accompanying quotation, credit application, proposal, order acknowledgement, or invoice (the "Sales Confirmation"). These Terms and the Sales Confirmation comprise the entire agreement between the parties (collectively, the "Agreement"). Buyer accepts these Terms by signing and returning CNW's quotation, by sending a purchase order in response to the quotation, or by Buyer's instructions to CNW to ship the Product. No terms, conditions or warranties other than those identified in the quotation and no agreement or understanding, oral or written, in any way purporting to modify the terms and conditions whether contained in Buyer's purchase order or shipping release forms, or elsewhere, shall be binding on CNW unless hereafter made in writing and signed by CNW's authorized representative. Buyer is hereby notified of CNW's express rejection of any terms inconsistent with this Agreement or to any other terms proposed by Buyer in accepting CNW's quotation. Neither CNW's subsequent lack of objection to any terms, nor the delivery of the products or services, shall constitute an agreement by CNW to any terms.
- 2. CANCELLATION. Cancellation or modifications of all or part of any order are subject to CNW's prior written consent in each instance. If cancellation or modification is allowed, Buyer agrees to pay to CNW all expenses incurred and damage sustained by Seller on account of the cancellation or modification, plus a reasonable profit.
- 3. PRICES. The purchase price of the Products or Services shall be as stated in Communications Northwest's quotation, order acknowledgement, or separate written agreement signed by an authorized representative of Communications Northwest, as applicable. Unless agreed by Communications Northwest in writing, the purchase price does not include shipment costs. If the Products or Service Items are shipped freight prepaid, the charge for freight shall be added to the invoice. Prices are based on and assume Buyer's compliance with all of the terms and conditions of this Agreement, including a promise by Buyer to purchase a particular mix of goods, a certain quantity of goods, or a certain percentage of Buyer's requirements for the goods. Communications Northwest may adjust prices, in its sole discretion, if the circumstances do not coincide with the forgoing assumptions.
- **4. DELIVERY.** We will make every effort to ship in accordance with the delivery option you have selected. Delivery dates may be affected by our late receipt of all information necessary to ship or other causes beyond our reasonable control. In any event, we are not liable to you for any loss of time, material, or production or any other loss resulting from late delivery. (See Limitation of Liability, paragraph 8.)
- 5. PAYMENT TERMS. If you would like to establish an open account, please contact us at 1-800-283-2666. During the credit application process, business may be done via credit card and EFT. We reserve the right to change terms of sale at any time. All payments must be made in U.S. funds drawn on U.S. banks, company bank account only, unless alternate arrangements have been approved by CNW.
- Net terms require prompt payment by company check by the due date specified on the invoice.
- There will be a \$35.00 charge for returned checks and EFT rejections for any reason.
- Please pay from the invoice provided. Any amount not paid in accordance with specified terms will bear interest at the lesser of twelve percent (12%) per annum, compounded monthly, and the highest rate permitted by applicable law. Our Accounting team is available to help you in all billing matters.
- In the event CNW retains a collection agency or attorney to enforce any of your obligations to CNW, you agree to pay all of CNW's costs and expenses associated with such enforcement, including all collection, attorney, and litigation fees.
- You agree to pay or reimburse CNW for any and all sales, use and excise taxes that may be imposed on you or CNW by any government entity as a result of any sales to you, regardless of when such taxes may be assessed, imposed, or levied.
- Amounts that you owe to CNW may be deducted by CNW from, or otherwise set off by CNW against, any amounts that CNW may from time to time owe to you or your subsidiaries or affiliates.
- 6. WARRANTY SUPPORT. Although CNW does not separately warrant products, we do pass through all manufacturers' warranties and will be happy to help you determine the extent of coverage for your claim, coordinate the return of the product, and assist you with the warranty support offered by the manufacturer. Please email support@commnw.com to obtain and submit a warranty support form or call our Customer Service team at 800-283-COMM (2666) if you have any questions about warranties. Note that we make no implied warranties of MERCHANTABILITY or of fitness for a particular purpose with respect to any goods or services we sell, and our suppliers typically exclude these implied warranties as well. In no event shall CNW be responsible for any services, system design, or the functionality of our products unless specifically agreed in a separate signed contract.

- 7. DAMAGES IN SHIPMENT. Even though title and risk of loss pass when merchandise is shipped, we will assist you if merchandise is verified as damaged in transit. If this occurs, please take the following action:
- Do not accept a visibly damaged product until the person making the delivery has endorsed the air bill/bill of lading with a statement of the extent of the damage and file the freight claim at the time of delivery.
- If damage is concealed and found after unpacking, retain all packing material and immediately call us. Concealed damage must be reported within 24 hours from time of receipt of shipment.
- Notify us immediately of damages so that we can provide you with assistance on the claim with the freight carrier. When calling, please have the sales order number at hand.
- Please send us copies of all air bills/bills of lading and inspection reports.
- **8.** LIMITATION OF LIABILITY. In no event shall CNW be liable to you under any legal theory whatsoever, regardless of whether characterized as tort, negligence, contract, warranty, or otherwise, for any loss of profits or other economic loss, including, but not limited to, such losses as (i) wages paid to your employees, (ii) lost revenue, (iii) lost use of equipment, (iv) purchase, lease, or other acquisition of replacement, substitute, or temporary equipment, facilities, or services, (v) costs of capital, (vi) costs or losses related to downtime, (vii) manual labor costs, or (viii) any other indirect, incidental, special, consequential, or other similar damages arising out of any claim relating to your purchases of goods or services from CNW, including losses resulting from your general or particular requirements or needs, whether or not CNW, at time of contracting, had reason to know of such requirements or needs, and whether or not such losses could have been reasonably prevented by you by cover or otherwise. CNW's liability to you shall in no event exceed the purchase price of the nonconforming goods or services giving rise to CNW's liability to you. The manufacturer/supplier's warranties that we pass through to you (see paragraph 6 above) typically contain limitations similar to those stated in this paragraph.
- **9. COMPLIANCE WITH LAWS.** You agree to comply with all laws and regulations that apply to your use, or the resale or other transfer, of products that you purchase from CNW. In some cases, the export of products from the US may be subject to restrictions or prohibitions under US law. You are urged to review the materials regarding such restrictions made available by the manufacturer/supplier and, where appropriate, to consult legal counsel. In any case, however, you remain solely responsible for such compliance, and CNW takes no responsibility for advising you regarding such matters or for providing any necessary export licenses.
- 10. NO ALTERATIONS, REVERSE ENGINEERING, ETC.: The manufacturers/suppliers of many of the products sold by CNW prohibit any alteration, modification, adaptation, translation, decompiling, disassembly, or "reverse engineering" of, or creation of derivative works based on, their products. You agree to abide by any such restrictions contained in the manufacturer/supplier's terms, and you agree that such restrictions may be enforced against you directly by the manufacturer/supplier, despite any lack of contractual privity between you. If you have questions concerning the terms that may apply to a particular product or would like to obtain information about such terms before purchasing, CNW will be happy to assist you in obtaining such information from the manufacturer/supplier.
- 11. CHOICE OF LAW, FORUM SELECTION. CNW controls and operates its business from its offices at Portland, Oregon, USA. Consequently, any questions relating to these Terms and Conditions or their application in a particular situation or to any transaction (including any credit card transaction) between us shall be governed by the laws of the United States and the State of Oregon (without regard to any provision that would result in the application of the laws of any other state or jurisdiction). Any legal or equitable action of whatever nature brought by you against CNW arising out of or related in any respect to these Terms and Conditions or your purchases or other dealings with CNW shall be brought solely in either the United States District Court for the District of Oregon located in Portland or the appropriate court of the State of Oregon located in the jurisdiction where CNW has its principal place of business. You agree that CNW may bring an action against you in these same courts, and you hereby irrevocably submit to the jurisdiction of and to venue in these courts. The provisions of the United Nations Convention on Contracts for the International Sale of Goods shall not apply to any purchases from CNW, even if the purchaser or shipping destination is outside the United States.
- **12.** SEVERABILITY. If any provision of CNW's Terms and Conditions is found to be invalid or unenforceable, the other provisions will remain in full force and effect.

WESTEK MARKETING QUOTE

WesTek Marketing - Stancil Upgrade Proposal

Grant County Emergency Communications Agency Stancil Multimedia Logging Recorder System



Customer:

Grant County Emergency Communications Agency John Day, OR

Representative: Jesse Enfield **Proposal #:** J021020-10

Stancil

Stancil multimedia logging recorder system upgrade with 8 analog and 2 Airbus SIP recording channels.

Part Number / Description

Stancil Digital Recording System upgrade configured with 8 analog recording channels. Includes single 500GB SSD drive, network archive utility and license, Intel based computer, Intel Core i5 processor, 8GB Ram, single power supply, Microsoft Windows 10 Professional operating system, all hardware and software necessary for a complete operational system. Recorder server housed in rack-mountable small form factor computer chassis which can be expanded up to 24 analog channels plus IP channels in existing chassis. Includes one year warranty.

Public Safety \$ Upgrd Disc Upgrade \$

\$8,240.00 20% \$6,592.00

Base system includes the following suite of clients:

One concurrent user Administrative client.

One concurrent user Status client.

One concurrent user Reports client.

One concurrent user Player client.

One concurrent user Instant Recall client.

One concurrent user ROAR (Record-On-A-Request) client.

One concurrent user Live Monitoring client.

One concurrent user Scenario Builder client.

Notes on clients:

Clients can be used locally, on LAN connected PC workstations and/or on internet connected PC workstations.

Concurrent User licenses can be loaded on as many PC's as desired and used on any of those PC's. The limitation is that the number of users who can log on to that type of client at the same time will be limited to the number of that type of license installed on the Recorder Server. Any Concurrent User client logged on at the Recorder server counts as one of the licensed Concurrent Users.

No clients must necessarily be running on Recorder Server nor must the Recorder Server be logged on to Windows for the core system functions and remote clients to be fully operational and functional.

Supply system with basic Quality Scoring system license and utility.	No Charge		
Direct CD, DVD & BlueRay Burning.	No Charge		
Direct email Interface.	No Charge		
Network Archive storage utility and license.	No Charge		
Supply system with internal RAID1 mirrored redundant (not hot-swap) hard drive array. Includes two 480GB enterprise class SSD drives.	\$650.00	20%	\$520.00
Installation & training. Includes all travel, labor, materials and miscellaneous expenses necessary to accomplish a complete turn-key system installation. Proposed installation pricing assumes all audio, LAN and power cables will be run to general area of proposed recorder server prior to system installation. On-site operator, administrative and technical training are also included at time of system installation. Follow-up training included at no			
additional cost.	\$3,600.00	40%	\$2,160.00
Freight costs.	\$100.00		\$100.00
New System Total Upgrade Total	\$12,590.00		\$9,372.00

System Options:

Add Airbus SIP 911 Recording

Stancil NG911 SIP recording interface compatible with Airbus 911 phone system. Includes two SIP recording channels.

\$3,040.00 20% \$2,432.00

Upgrade to Mid-Tier Server (only available at time of system purchase)

Supply system in mid-tier server chassis. Includes hot-swap RAID1 redundant hard drive array with dual Western Digital 2TB enterprise class hard drives and quad port SAS server class hardware RAID controller, Intel Xeon processor, 16GB DDR4 RAM, 3 G-LAN network adapters, dual hot-swap power supplies, triple hot-swap mid-chassis cooling fans, DVD burner, running Windows Server 2016 operating system, housed in 19" rack-mount chassis. Expandable up to 120 channels (analog, digital and IP combined).

\$4,400.00 20% \$3,520.00

Numerous other options and/or configurations available upon request.

Special Stancil Upgrade Notes:

- 1. Proposal reflects special Stancil upgrade pricing not offered to new customers.
- 2. As part of upgrade data recorded on existing recorder will be migrated to new recorder at no cost for seamless transition.
- As part of upgrade any hardware or software not used will become the property of the vendor.

General Proposal Notes:

PREVIEW Date: Dec 01, 2020

- 1. System upgrade includes everything necessary for a complete turn-key upgrade replacement with no hidden costs.
- 2. Proposal total does not include sales tax, State or local tax, which will be added if applicable.
- 3. After 90 days from proposal date prices will be subject to change without notice. Contact Factory Representative listed below to verify pricing prior to order placement.
- 4. All pricing stated in US funds.
- 5. Payment terms: Net 30 days.

Please Note Change of WesTek Address

Please direct enquiries or make orders to:

WesTek Marketing Phone: 425 888-1988
7415 W Ridgecrest Ave Fax: 425 888-4802
Nine Mile Falls, WA 99026 Contact: Jesse Enfield

Email: je@westekmarketing.com







Regional Research Institute for Human Services

1600 SW 4th Avenue, Suite 400 503-725-4040 tel Portland, Oregon 97207-0751 January 5, 2020

503-725-2140 fax mulder@pdx.edu

To Whom It May Concern:

Deriving Median Household income for the John Day and Canyon City water system service area using data from spring 2018 low or moderate income survey

The city of John Day commissioned a survey to determine what percentage of families living within the service area of the water system are considered to be low or moderate income according to HUD guidelines. The results of the survey estimated that 57.3% of families in the City of John Day and Canyon City as being LMI, which is above than the 51% threshold required to apply for Community Development Block Grants (CDBG) to fund infrastructure improvements. The survey instrument (appendix A) did not ask families for their exact income but instead asked each respondent to pick the income category that their income for the last 12 months is in. Although the data collected does not directly tell us the median income of those families, we can derive it through a statistical method called pareto interpolation.



Interpolation is a statistical method used to estimate the median of a population when we only have interval data. The Census Bureau has used pareto interpolation to estimate median income when the intervals are wider than \$2,5001. The do this we need to know the following values. The Income value at the lower end of the category that containing the median, the income value at the upper limit of the category that contains the median, the

proportion of households that are below the lower limit, and the proportion of households that are below the upper limit.

PREVIEW Date: Dec 01, 2020 Workspace ID: WS00528662 Funding Opportunity Number: PWEAA2020

¹ Source and Accuracy of Estimates for Income and Poverty in the United States: 2013 and Health Insurance Coverage in the United States: 2013, https://www2.census.gov/library/publications/2014/demo/p60-249sa.pdf

The data collected for the john day survey found that the income category that includes the median household income is the \$29,901 to \$34,150 interval. This gives us the income value at the lower limit of \$29,901 and also the income value at the upper limit of \$34,150. 157 families have income that is below the lower limit which means the proportion below the lower limit is .434 and 211 families have income that is below the upper limit which gives us a proportion of .583. With these values we are able to calculate the median value between the low and high end of the income interval.

To calculate the median, we use the standard formula, $median = K(2^{\frac{1}{\theta}})$. With the values previously described we can use the following formulas to find K and θ and then calculate the median.

$$\theta = \frac{\log\left(\frac{1-P_a}{1-P_b}\right)}{\log\left(\frac{b}{a}\right)} \qquad \kappa = \left[\frac{P_b - P_a}{\left[\frac{1}{a^{\theta}} - \frac{1}{b^{\theta}}\right]}\right]^{\frac{1}{\theta}}$$

With this information we find an estimated Median Household income of \$31,563.29 for the John Day / Canyon City service area. Median Household Income derivation and **c**ode to calculate this in the R statistical programming environment is available in appendix B.

Sincerely,

Cameron Mulder, MS econ

my Mul

Adjunct Research Associate, PSU Regional Research Institute

APPENDIX A: SURVEY INSTRUMENT

John Day & Canyon City Community Demographic Survey

The Cities of John Day and Canyon City may be applying for federal funds to assist with improvements to the city wastewater system. As part of the application for these funds the John Day and Canyon City must provide certain demographic information to the State of Oregon. In order to satisfy this requirement, we would like you to take a moment of your time to answer a few simple questions about your household.

The information that you provide will be kept strictly **confidential** and **your responses will not be connected with your name or address**. If the project is authorized, there will be **no tax dollars or tax increase associated with financing of the wastewater system improvements**.

- 1. How many <u>families</u> currently reside at this address? ______families

 (A family is defined as all persons living in the same household who are related by birth, marriage or adoption, including related dependent persons over 65 or working dependent children over 18.)

 If there is more than one family at this address, each family should complete a separate survey.
- **2.** How many people are in your *family*, including yourself? ______people (If you are single with no dependents please put 1.)
- 3. Which of the following <u>best</u> describes your *family's total Gross Income*, before taxes, for the previous 12 months?

(**Gross Family Income** is defined as income before taxes for all members of one family in the previous twelve months. Income can be derived from salaries, investments, self-employment, farming income after farm expenses are subtracted from farm sales, and any other sources. This also includes unemployment and disability compensation, worker's compensation and severance pay, and welfare assistance payments.)

[Please Select ONLY One]

- o Less than \$29,900
- o \$29,901 \$34,150
- o \$34,151 \$38,400
- o \$38,401 \$42,650
- o \$42,651 \$46,100
- o \$46,101 \$49,500
- o \$49,501 \$52,900
- o \$52,901 \$56,300
- o \$56,301 or more

Thank You!

Please fold this survey and put it into the envelope provided

If you would like to learn more about <u>the planned water system improvements</u>, please contact **Nick Green**, City Manager of John Day, at (541) 575-0028 or cityofjohnday@grantcounty-or.gov

APPENDIX B: MEDIAN HOUSEHOLD INCOME DERVIATION AND R CODE

To calculate the median, we can use the standard formula

median =
$$\kappa \left(2^{\frac{1}{\theta}}\right)$$

We will need to following information

a =	income value at the lower limit of the category containing the median
ь =	income value at the upper limit of the category containing the median
$P_a =$	proportion of the distribution that lies below the lower limit
$P_b =$	proportion of the distribution that lies below the upper limit

To solve for theta

$$\theta = \frac{\log\left(\frac{1 - P_a}{1 - P_b}\right)}{\log\left(\frac{b}{a}\right)}$$

To calculate K

$$\kappa = \left[\frac{P_b - P_a}{\left[\frac{1}{a^{\theta}} - \frac{1}{b^{\theta}} \right]} \right]^{\frac{1}{\theta}}$$

R code provided for replication

a = income value at the lower limit of the category containing the median

a <- 29901

b = income value at the upper limit of the category containing the median

b <- 34150

Pa = proportion of the distribution that lies below the lower limit

Pa <- .4337

Pb = proportion of the distribution that lies below the upper limit

Pb <- .5829

theta <- $(\log(1-Pa) - \log(1-Pb))/(\log(b) - \log(a))$

 $k \le -((Pb - Pa)/((1/a^{theta}) - (1/b^{theta})))^{(1/theta)}$

MedianIncome < $k*(2^(1/theta))$

MedianIncome

PREVIEW Date: Dec 01, 2020

John Day & Canyon City Income Survey 2018 Report



Survey Research Lab
Portland State

Report prepared for The City of John Day, Oregon

Submitted **4/5/2018**

By

Cameron Mulder

Adjunct Research Associate 503-725-9525 mulder@pdx.edu (email)

Survey Research Lab

Portland State University P.O. Box 751 Portland, OR 97207-0751 1600 SW 4th Avenue, Suite 400 Portland, OR 97201 503-725-9530 (voice)

Executive Summary

The City of John Day worked with the Survey Research Lab (SRL) at Portland State University (PSU) to conduct a community income survey of the residents of John Day and Canyon City to determine eligibility for Department of Housing and Urban Development (HUD) grants to fund community improvement projects. SRL staff and trained volunteers recruited by the City of John Day conducted surveys by mail, phone, and door-to-door with 362 families living in the service area, resulting in an overall response rate of 77.4%. The survey found that 209 families representing 461 residents of John Day are low or moderateincome (LMI) according to the census criteria outlined by the HUD. The results of the survey revealed that 57.3% of residents of the City of John Day and Canyon City as being LMI, which is above than the 51% threshold required to apply for Community Development Block Grants (CDBG) to fund infrastructure improvements.

Methodology

The total population of the City of John Day is 1,735 and Canyon city is 705 people for a total population of approximately 2440 people living in an estimated 1036 households occupied by owners or tenants within the service area for the sewer system (Attachment A). This income survey is based on a random sample of all households, including those in both single-family and multifamily dwellings. The goal of receiving a minimum 284 completed surveys from the service area was used to ensure a 95% confidence interval with a \pm 5% sampling error; any additional completed surveys only increase the validity of the results. The SRL randomly selected 312 households (the target of 284 plus 10% oversample) as the initial sample to be recruited to participate in the income survey.

Using the list of household addresses of sewer customers provided by the City of John Day, the SRL used a random number generator to assign each of the 1036 households a random ID. The ID was then used to rank each household from lowest to highest, and the first 312 households were the initial sample for the survey. If the replacement of nonresponders was needed, they were selected from this list in the same manner as is recommended according to HUD guidelines.

Before data collection started, sewer customers of the City of John Day and Canyon City received notification about the survey in a variety of ways. First, flyers (Attachment B) were posted to let the residents know that a survey was being conducted. Second, the following notice was placed into the local paper

The City of John Day

To apply for funds to finance sewer system upgrades, the City must provide certain demographic information to the State of Oregon. <u>Portland State University (PSU)</u> will be assisting the City to conduct a <u>confidential survey</u>. If you receive a survey in the mail, <u>please fill it out and return to PSU</u> as soon as possible to help us apply for funding for the improvements.

The data collection approach used for this income survey was a three-phase process. For the initial phase, a postcard (Attachment C) was sent to each randomly selected household that informs the household of the survey and gives them a web address and unique PIN (e.g., a four-digit code) to complete the survey online.

The second phase started approximately two weeks after the postcards had been sent. A physical copy of the survey (Attachment E) was mailed to the randomly selected households that had not filled out the survey online. The survey was mailed with a cover letter (Attachment D) explaining the purpose of the survey and a postage-paid return envelope addressed to the SRL at Portland State University. The SRL imprinted the name and address only on the outside envelope of the mailing and on the cover letter that is entirely separate from the survey. Each survey was coded with the unique PIN that protected the confidentiality of the respondent's data. The SRL is the only one to possess a

master list of unique identifiers matched to customer names and addresses, and this was used for tracking purposes only. As surveys were received, they were tracked based on the unique identifier to know which households responded to the survey. The customer's responses to the survey items were never directly linked to their personal information to ensure confidentiality was maintained throughout the survey process. Survey responses were also reviewed for completeness and, if any data was unclear or could not be used, the household was contacted by phone (if a phone number exists in the customer file from the City) or the household was included in the door-to-door phase of data collection.

The third phase involved door-to-door data collection as the minimum number of 237 completed surveys was not achieved during the initial mail phase of data collection. These in-person surveys were conducted with the households that did not respond to the postcard or mail survey. A minimum of three attempts, once in the morning, once in the afternoon, and once in the evening, was made at each non-responding household. During this phase more than the minimum of 237 completed surveys were gathered after the mailing which only increases the response rate and improves the validity of the results.

The in-person data collection was conducted by volunteers identified by the city and trained in standardized data collection techniques by the SRL, to ensure the unbiased collection of income surveys. All volunteers participating in the collection of data for this project signed the survey certification form (Attachment F) and also fill out a conflict of interest form (Attachment G) each household was approached by an interviewer who provided the household member with a paper survey on a clipboard. The prospective respondent was informed of the purpose of the survey using the Door-to-Door survey script (Attachment H), the interviewer answered any questions the person had and provided the respondent with an envelope in which s/he can seal their completed survey to ensure that it was protected from view until the SRL receives it for data entry. If the household was being contacted because their mailed survey had unclear or incomplete information, the interviewer reviewed the paper survey with the household member to complete or correct any of the information.

After all of the 362 completed surveys had been gathered, the SRL entered the data into SPSS (Statistical Package for the Social Sciences) and prepared it for analysis. The percentage of low/moderate income persons was determined for the service area using the calculations outlined in the worksheet included in the HUD Notice CPD-14-013¹. The SRL provided the City of John Day with this final report of the findings so that they can proceed with the CDBG funding request as appropriate. The SRL also gave the City a cleaned, deidentified (i.e., stripped of all unique identifiers) raw data file in Excel for their records.

Page | 5 Workspace ID: WS00528662 Funding Opportunity Number: FWEAA2020

¹ US Department of Housing and Urban Development Office Community Planning and Development (2014). Notice CPD-14-013, p. 23.

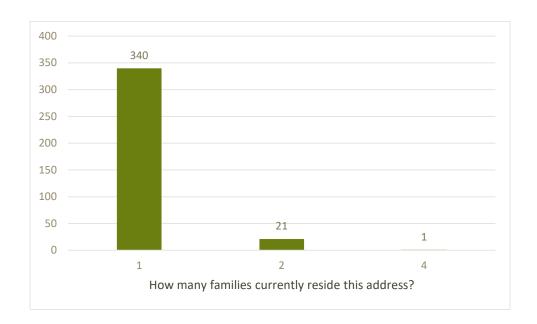
Results

The SRL received completed surveys from 362 families out of the 468 households in the City of John Day and Canyon City that the SRL and city volunteers contacted to participate in the survey, which represents a response rate of 77.4%. Calculating the proportion of low or moderate-income (LMI) persons was done using the criteria outlined in the worksheet included in the HUD Notice CPD-14-013². This LMI worksheet calculation is used when conducting a survey using a random sample of the community, as done in this study. As outlined in Table 1, this method starts with both the estimated total number of families in the service area (n=1036) and total families interviewed (n=362) interviewed. Then the total number of persons in families interviewed who are LMI (n=461), is divided by the total number of persons in all families interviewed (n=805). Using this method, *the City of John Day and Canyon City has an estimated 57.3% LMI persons*, which is above the 51% threshold necessary to apply for a Community Development Block Grant.

Table 1. Low-and-Moderate Income Based on Random Sample Approach		
1. Estimated total number of families in the service area	1036	
2. Total number of families interviewed	362	
3. Total number of persons in the families interviewed	805	
4. Total number of persons in the families interviewed who are low- and moderate-income persons	461	
5. Divide Line 4 by Line 3	0.573	
6. Percentage of LMI persons in the service area	57.3%	

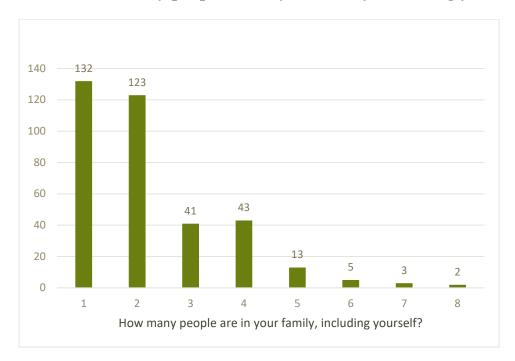
² US Department of Housing and Urban Development Office Community Planning and Development (2014). Notice CPD-14-013, p. 23.

Question 1: How many families currently reside this address?



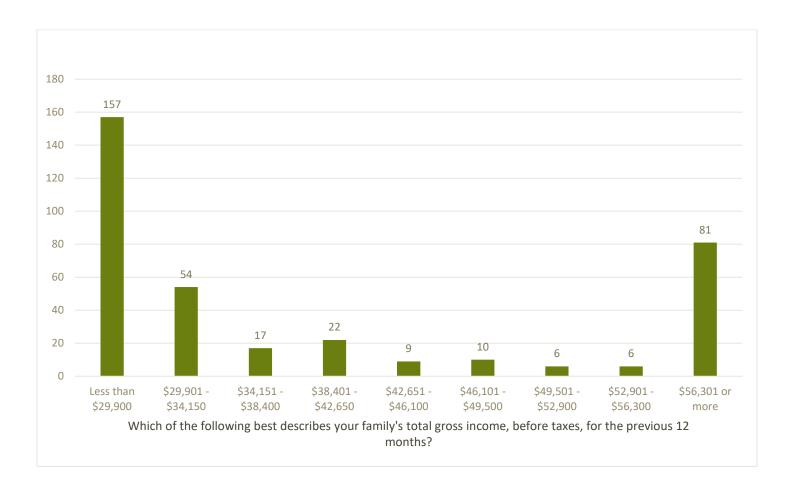
The vast majority of respondents reported only a single family living in their household, with 93.9% (n=340) being single family and another 6.1% (n=22) reporting two families or more living in the household.

Question 2: How many people are in your family, including yourself?



Overall, 70.4% (n=255) of respondents reported a family size of two or less. Families with three to five members represented 23.2% (n=84), and families with five or more members were 6.4% (n=23) of the respondents to the survey.

Question 3: Which of the following *best* describes your family's total gross income, before taxes, for the previous 12 months?



The most common response to the question "Which of the following *best* describes your family's total gross income, before taxes, for the previous 12 months? was less than \$29,900 with 43.4% (n=157) of respondents reporting this. The \$56,301 or more category was the second most common with 22.4% (n=81).

Attachments

Attachment A: Maps of the City of John Day Service Boundaries

Attachment B: Community Income Survey Notice Flyer

Attachment C: Survey Post Card

Attachment D: Survey Cover Letter

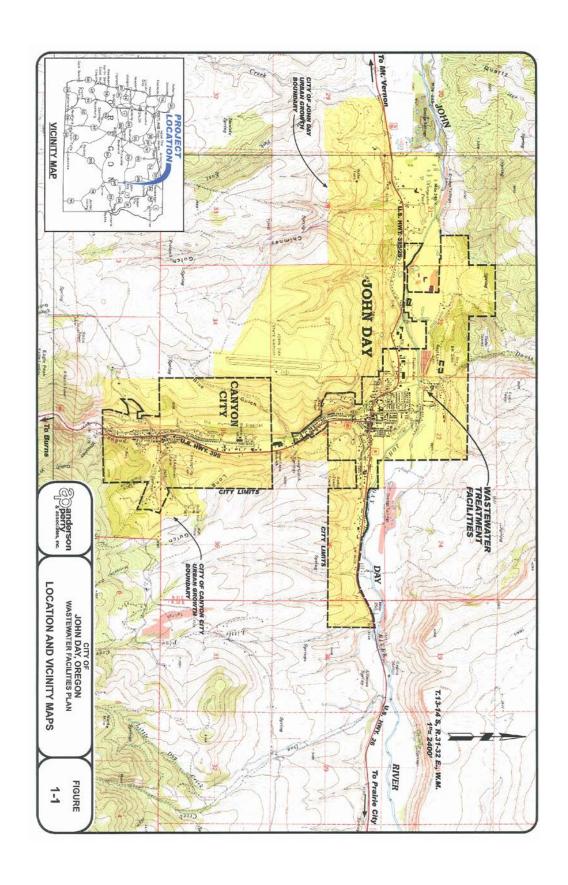
Attachment E: City of John Day Demographic Survey Instrument

Attachment F: Survey Certification Form

Attachment G: Conflict of Interest Form

Attachment H: City of John Day Door-to-Door Survey Script

Attachment A: Maps of the City of John Day Service Area Boundaries



Attachment B:

Community Income Survey Notice Flyer

Survey happening this winter!!!





During the months of November and December, **Portland State University** will be mailing surveys to select households in John Day & Canyon City! The survey is needed so the City can can apply for state and federal funds to improve the area wastewater system.

The survey is **voluntary** and will only take a few minutes.

The information you provide will be kept strictly confidential.

If you have any questions about the survey, please contact Cameron Mulder at Portland State University at:

Phone: 503-725-9525 email: mulder@pdx.edu



Attachment C: Survey Post Card

Dear <<Salutation>>,

The City of John Day is hoping to apply for funding to **finance improvements to the area wastewater system** that serves your home. As part of the application, the City must provide certain demographic information about its customers to the State of Oregon. The City have asked Portland State University's Survey Research Lab, to collect that information on their behalf and you have been **randomly selected to participate in a very brief survey!**



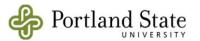
The survey takes just a few minutes, and is voluntary. You'll be getting this survey in the mail next week, or you can complete it online now at:

www.johnday-canyoncitysurvey.com | Log in with Survey ID: <<PIN>>

Your participation is appreciated! If you have any questions, please call 503-725-9525 or email srlweb@pdx.edu.

Sincerely,

Debi Elliott, Ph.D. Director, PSU Survey Research Lab



This survey is being conducted by the PSU Survey Research Lab on behalf of the City of John Day.

Attachment D: Survey Cover Letter



November 29, 2017

«CustomerName» «ServiceAddress»

Survey Research Lab

1600 SW 4th Ave Suite 400 Portland, OR 97201

Debi Elliott, Ph.D.

Director Survey Research Lab

Phone 503-725-5198
Toll-free 800-530-5875
Email srlweb@pdx.edu

Dear «CustomerName»,

The City of John Day is hoping to apply for Community Development Block Grant funding to finance improvements to the area wastewater system that serves your home. As part of the application, the City must provide certain demographic information about its customers to the State of Oregon in summary form. The City has asked us, Portland State University's Survey Research Lab, to collect that information on their behalf. I am writing you because you have been randomly selected to participate in the very brief survey.

The survey should be completed by you or someone else who is familiar with the size of your family and your family's annual income for the last 12 months. The survey will take just 2 minutes, and is completely voluntary and confidential. Your responses will not be connected with your name or address. Please fill out the survey and use the postage paid envelope

City of John Day

450 East Main Street John Day, Oregon 97845

Nick GreenCity Administrator

Phone 541-575-0028 Email

cityofjohnday@grantcountyor.gov

Web www.cityofjohnday.com

www.johnday-canyoncitysurvey.com Log in with Survey ID: <<PIN>>

provided. If you would prefer to complete the survey online, please visit:

The City is hopeful that applying for this grant will give your community the funds it needs upgrade and improve the city water system. If the project is funded, there will be no tax dollars or tax increase associated with financing the improvements. Your time and participation in this survey are greatly appreciated!

Sincerely,

Debi Elliott, Ph.D Director, PSU Survey Research Lab



Attachment E: City of John Day Demographic Survey Instrument

John Day & Canyon City Community Demographic Survey

The Cities of John Day and Canyon City may be applying for federal funds to assist with improvements to the city wastewater system. As part of the application for these funds the John Day and Canyon City must provide certain demographic information to the State of Oregon. In order to satisfy this requirement, we would like you to take a moment of your time to answer a few simple questions about your household.

The information that you provide will be kept strictly **confidential** and **your responses will not be connected with your name or address**. If the project is authorized, there will be **no tax dollars or tax increase associated with financing of the wastewater system improvements**.

- 1. How many <u>families</u> currently reside at this address? _______families (A **family** is defined as all persons living in the same household who are related by birth, marriage or adoption, including related dependent persons over 65 or working dependent children over 18.) <u>If there is more than one family at this address, each family should complete a separate survey.</u>
- **2.** How many people are in your *family*, including yourself? _______people (If you are single with no dependents please put 1.)
- 3. Which of the following <u>best</u> describes your *family's total Gross Income*, before taxes, for the previous 12 months?

(**Gross Family Income** is defined as income before taxes for all members of one family in the previous twelve months. Income can be derived from salaries, investments, self-employment, farming income after farm expenses are subtracted from farm sales, and any other sources. This also includes unemployment and disability compensation, worker's compensation and severance pay, and welfare assistance payments.)

[Please Select ONLY One]

- o Less than \$29,900
- o \$29,901 \$34,150
- o \$34,151 \$38,400
- o \$38,401 \$42,650
- o \$42,651 \$46,100
- o \$46,101 \$49,500
- o \$49,501 \$52,900
- o \$52,901 \$56,300
- o \$56,301 or more

Thank You! Please fold this survey and put it into the envelope provided

If you would like to learn more about the planned water system improvements, please contact **Nick Green**, City Manager of John Day, at (541) 575-0028 or cityofjohnday@grantcounty-or.gov

If you have any questions <u>about the survey</u>, please contact **Cameron Mulder** at Portland State University Survey Research Lab, at 503-725-9525 or mulder@pdx.edu.

Attachment F: Survey Certification Form

INCOME SURVEY CERTIFICATION

I hereby certify that, to the best of my knowledge, all information found in all income survey forms pertaining thereto, are correct and has been gathered in an appropriate and ethical manner. I also understand that the intentional falsification of any survey information may result in the disqualification of the applicant's immediate eligibility and possible future eligibility of Infrastructure Finance Authority financing programs as determined appropriate by the Infrastructure Finance Authority, a Division of Business Oregon.

I hereby acknowledge that I have read and understand the above paragraph:

Surveyor 1:		Signature:	
	(Please Print)		(Date)
Surveyor 2:		Signature:	
	(Please Print)		(Date)
Surveyor 3:		Signature:	
	(Please Print)		(Date)
Surveyor 4:		Signature:	
	(Please Print)		(Date)
Surveyor 5:		Signature:	
	(Please Print)		(Date)
Note : If there are m surveyors should sign	, ,	yors, this form should be co	pied, and the remaining
Chief Elected Official	:	Signature:	
	(Please Print)		(Date)

Attachment G: Conflict of Interest Form

Data Collection Conflict of Interest Discloser Form City of John Day

I have no conflict of interest to report	
I have the following conflict of interest to re	eport (please specify):
By signing this form, I understand the implications	of this policy.
Signature	
Printed Name	
 Date	

Attachment H: City of John Day Door-to-Door Survey Script City of John Day Door-to-Door Survey Script

Hello, my name is	and I am a volunteer working with the City conduct a
survey that will assist wit	h applying for government funds to improve the city waste
water system. Part of the	e application process requires demographic information about
the residents of John Day	and Canyon City. Will you take a few minutes to fill out the
survey?	

[If Yes]

Great! Here is the survey and a privacy envelope to put the survey in when you are finished filling it out. Just to let you know, the survey defines a few things in very specific ways. Those definitions are included with the relevant items on the survey. If you have any questions, let me know and I will do my best to answer them.

[If No]

This survey if very important for the City and will help determine if we qualify for funds to help improve the drinking water system. Could you take a moment to look at the questions and see if you feel comfortable answering them?

[If still No]

Thank you for your time.

Definitions

Family: All persons living in the same household who are related by birth, marriage or adoption, including related dependent persons over 65 or working dependent children over 18.

Household: All persons who occupy a housing unit, regardless of their relationship to each other.

Gross Family Income: Income before taxes for all members of one family in the previous twelve months. Income can be derived from salaries, investments, self-employment, farming and other sources. Gross income before taxes when applied to farm income means the figure that results when the farm expenses are subtracted from farm sales. Gross income also includes unemployment and disability compensation, worker's compensation and severance pay, and welfare assistance payments.

OMB Number: 0610-0094 Expiration Date: 11/30/2021



ED-900A - Additional EDA Assurances for Construction *Or* Non-Construction Investments

For **ALL** investments: As a duly authorized representative of the applicant, I further certify that the applicant:

- 1. Understands that attorneys' or consultants' fees, whether direct or indirect, expended for securing or obtaining EDA investment assistance are not eligible costs. See 13 C.F.R. § 302.10(a).
- 2. Understands that conflicts of interest or appearances of conflicts of interest are prohibited and may jeopardize this application or result in the forfeiture of investment funds. A conflict of interest occurs, for example, where a representative, official, employee, architect, attorney, engineer, or inspector of the applicant, or a representative or official of the federal, State or local government, has a direct or indirect financial interest in the acquisition or furnishing of any materials, equipment, or services to or in connection with the project. See 13 C.F.R. § 302.17.
- 3. Will comply with the reporting requirements under the Government Performance and Results Act (GPRA) of 1993 and the GPRA Modernization Act of 2010 (GPRAMA) for measuring and reporting project performance.

For **CONSTRUCTION** investments: As a duly authorized representative of the applicant, I further certify that the applicant:

- Will operate and maintain the facility in accordance with at least the minimum standards as may be required or prescribed by applicable federal, State and local agencies for the maintenance and operation of such facilities.
- 2. Will require the facility to be designed to comply with the Americans with Disabilities Act of 1990 (ADA) (42 U.S.C. 12101 et seq.), the Architectural Barriers Act of 1968 (42 U.S.C. 4151 et seq.) and the Accessibility Guidelines for Buildings and Facilities regulations, as amended (36 C.F.R. part 1191), and will be responsible for conducting inspections to insure compliance with these requirements.
- 3. For the two-year period beginning on the date EDA investment assistance is awarded, will refrain from employing, offering any office or employment to, or retaining for professional services any person who, on the date on which the investment assistance is awarded or within the one-year (1) period ending on that date, served as an officer, attorney, agent or employee of the Department of Commerce and occupied a position or engaged in activities that EDA determines involved discretion with respect to the award of investment assistance under PWEDA. See section 606 of PWEDA and 13 C.F.R. §302.10(b).
- 4. Will have no facilities under ownership, lease or supervision to be utilized in this project that are listed or under consideration for listing on EPA's List of Violating Facilities.
- 5. Will comply with Executive Order 12699, "Seismic Safety of Federal and Federally Assisted or Regulated New Building Construction," which imposes requirements that federally-assisted facilities be designed and constructed in accordance with the most current local building codes determined by the awarding agency or by the Interagency Committee for Seismic Safety in Construction (ICSSC) and the most recent edition of the American National Standards Institute Standards A58, Minimum Design Loads for Buildings and Other Structures.

6. Will observe and comply with federal procurement rules, as set forth in 2 C.F.R. part 200, as applicable, for award of any contracts for architectural engineering, grant administration services, or construction financed with EDA investment assistance

For **NON-CONSTRUCTION** investments: As a duly authorized representative of the applicant, I further certify that the applicant:

- 1. Will comply with applicable regulations regarding indirect cost rates, if indirect costs are included in the application.
- 2. Will comply with the requirement that this investment assistance will not provide a proprietary benefit to a private individual, for-profit corporation, or other commercial entity.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
Completed on submission to Grants.gov	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of John Day	Completed on submission to Grants gov

OMB Number: 0610-0094 Expiration Date: 11/30/2021



ED-900C – EDA Application Supplement for Construction Programs

A. Metropolitan Area Review
A.1. Projects involving the development of hospitals, airports, libraries, water supply and distribution facilities, sewage and waste treatment works, highways, transportation facilities, water development, or land conservation within a metropolitan statistical area (MSA) require comments from the metropolitan area clearinghouse/agency. Does the proposed project involve any of the above identified developments within an MSA?
☐ Yes No
A.2. If Yes, please attach either:
Comments from the responsible metropolitan area clearinghouse/agency and a statement that such comments have been considered; or
☐ An explanation as to why comments are not available; or
A statement indicating the date the application was made available to the appropriate metropolitan area clearinghouse/agency and units of general local government for review and certifying that the application has been before the metropolitan area clearinghouse/agency for a period of 60 days without comments or recommendations.
Add Attachment Delete Attachment View Attachment
B. District Organization Project Administration
B.1. Will the District Organization for the region in which the project will be located administer the project for the applicant?
☐ Yes No
B.2. If Yes, you must certify to all of the following and indicate your certification by checking each box:
The administration of the project is beyond the capacity of the applicant's current staff and would require hiring additional staff or contracting for such services;
No local organization/business exists that could administer the project in a more efficient or cost-effective manner than the District Organization; and
☐ The District Organization will administer the project without subcontracting the work.
B.3. If the project will be administered by the District Organization and you did not certify to all of the above, explain below.

C. Preliminary Engineering Report

To be considered for assistance, all construction and design applications must include a **Preliminary Engineering Report (PER)** that at a minimum provides the following information:

- C.1. <u>Description of project components.</u> Provide a general description of all project components involved in the project. Indicate whether the project involves the construction of new infrastructure or facilities or the renovation or replacement of existing ones. Describe each of the project components in terms of dimensions, quantities, capacities, square footage, etc.
- C.2. A statement verifying that the project components described in the engineering report are consistent with the EDA investment project description that is provided in Section B.2 of Form ED-900. Engineering reports that describe project components that are inconsistent with the EDA investment project description in Section B.2 of Form ED-900 will not be considered valid.
- C.3. <u>Drawings showing the general layout and location of the existing site conditions and of the project components as well as location of any project beneficiary identified in Section B.9 of Form ED-900 that provide economic justification for the project, if any. Rough dimensions and quantities for major project components should be shown and labeled on the drawings. Drawings should clearly identify the project components that are being proposed. Applicants are encouraged to clarify such drawings, for example, through color coding, labeling, and other appropriate methods.</u>
- C.4. <u>A feasibility analysis for the constructability of the project.</u> Include a review of the existing conditions and note particular features, alignments, and circumstances affecting construction of project components.
- C.5. The proposed method of construction. Indicate whether construction procurement will be done through competitive bid or other method. Indicate if any portion of the project is to be done by design/build, construction management at risk, the applicant's own forces, or a third-party construction manager. If an alternate construction procurement method (other than traditional design/bid/build with sealed competitive bid process) is proposed, a construction services procurement plan must be provided to EDA for approval in accordance with EDA's regulation at 13 C.F.R. § 305.6(a).
- C.6. The number of construction contracts anticipated. If multiple contracts are proposed, describe the project components included in each contract. If separate contracts are anticipated for demolition or site work, the budget information cost classification should reflect the estimated costs for these components. If project phasing is proposed, a project phasing request must be provided to EDA for approval per EDA's regulation at 13 C.F.R. § 305.9(a).
- C.7. <u>A current detailed construction cost estimate for each of the project components.</u> Show quantities, unit prices, and total costs and provide a basis for the determination of construction contingencies. The total of this estimate should match the construction line item of the SF-424C.
- C.8. <u>Real property acquisition</u>. If the budget includes costs for acquisition of real property, include a current fair market value appraisal completed by a certified appraiser for the property to be purchased.

C.9. A list of all permits required for the proposed project and their current status. Identify all permits required; include the timeline to obtain the permits and discuss how the permitting relates to the overall project schedule. If the project crosses a railroad right-of-way or is within a railroad right-ofway, explain any permitting or approvals that may be required from the railroad or other authority and the timeframe for obtaining these permits or approvals. C.10. An overall estimated project schedule. This schedule should agree with the project schedule outlined in the ED-900. Include the number of months for each of the following: i. design period; ii. period of time to obtain required permits; iii. period of time to obtain any required easements or rights-of-way; iv. solicitation of bids and awarding of contracts, and v. construction period. C.11. Overall project budget breakdown. For each "cost classifications" line item that the applicant indicates will be included in the project budget on Form SF-424C, the applicant must provide a breakdown of the proposed project costs and tasks that is consistent with the detailed construction cost estimate for the project provided in the PER. Add Attachment Delete Attachment View Attachment PER Revised 12-1-2020.pdf D. Title Requirements D.1. Does the applicant currently hold title to all project facilities, underlying land, necessary easements, and rights-of-way required for the project? No (explain below) Yes (go to guestion D.2) D.1.a. If No, does the applicant plan to obtain title? D.1.a.i. Yes How and when will the applicant obtain title? (After answering, go to question D.2) City holds title to all public rights-of-way. City will purchase of the 241 W. Main Building following EDA approval and completion of a Phase 1 environmental. Alternatively, City may enter into a 24-month lease with the owner of the 131/135 E. Main Building for the facilities to house the Grant County Coworks space. D.1.a.ii. No Please explain why not

D.1.b. If you indicated that the applicant does not currently have title and does not intend to obtain title, does the applicant hold a long-term lease or hold interest in project property for a period not less than the estimated useful life of the project?
☐ D.1.b.i. Yes. Go to question D.2
D.1.b.ii. No. Please explain below how the applicant will satisfy EDA's title regulation at 13 C.F.R. § 314.7.
D.2. EDA regulations normally require recipients to provide a security interest and/or covenant of use in the real property or significant items of tangible personal property acquired or improved with EDA investment assistance (see 13 C.F.R. §§ 314.8 & 314.9). Will you be able to provide the required security interest?
 D.3. Will real property or project facilities to be acquired or improved with EDA investment assistance, including any industrial or commercial park acreage, be mortgaged or used to collateralize any type of financing, including but not limited to bonds or tax credits, or is any real property to be used for the project currently mortgaged or being used as collateral? Yes (explain below) No
D.4. Describe any required State permits, easements, rights-of-way or leases necessary to construct, operate, and maintain the project.
Task 1 Permits. Fiber optic cable will be installed on City of John Day rights-of-way throughout the project area. City is evaluating a private easement to reduce the cost of the fiber build to the Grant County Regional Airport but can build along an alternate path within City right-of-way in the even that such easements cannot be obtained. Leases on coworks site is in negotiation. OTEC Pole Attachment Joint Use Agreement is in place for Task 1. ODOT ROW crossing permits have been prepared and will be applied for upon notice to proceed.
Task 2 Permits. None required.
Task 3 Permits. For 241 W. Main Building: Phase 1 environmental site assessment; Phase 2 environmental site assessment (if needed); SHPO concurrence on non-historic nature of building; Structural, Electrical and Mechanical permits for tenant improvements.

D.5. Describe any liens, mortgages, other encumbrances, reservations, reversionary interests or other restrictions on the applicant's interest in the property.				
None				
D.6. Is the project located on a closure or realignment?	military or Department of Energy installation that is closed or scheduled for			
☐ Yes	No			
_	construction within a railroad's right-of-way or over a railroad crossing?			
the applicant)?	construction of a highway owned by a State or local government (other than			
E. Sale or Lease				
project facilities, underlying	to sell, lease, transfer, dedicate or otherwise convey any interest in the ng land, or any land improved with EDA investment assistance? No			

	the purpose of the p vned by the applican			industrial or commercial p	oark or sites
\boxtimes	No	☐ Yes			
	posed investment an			number of acres benefiting continue to be met after a	
	Applicants may be as e sale or lease of pro		documentation that ED	A's requirements will con	tinue to be met
	the purpose of the party or other privately	•	-	rivately owned industrial o	or commercial
\boxtimes	No	☐ Yes			
inve Not pro add the pro	estment, and explain te that EDA may requiperty and may requir dition, EDA may requiperivate private party to prov	below how EDA uire that the priva te that those rest ire evidence that ide other assura	as requirements will co ate owner agree to cert rictions survive any sa t the private party has tnce that EDA determin	r of acres benefiting from ontinue to be met after the tain restrictions on the use ale or transfer of the prope title to the park or site and nes are necessary to ensure. See 13 C.F.R. § 314.3	sale or lease. e of the erty. In d may require lire that the
ag		sale price of the		s the private owner willing ir market value before the	
	Yes (explain below)	⊠ No/Not a	pplicable (no private o	wners)	

E.5. Is the purpose of the project to construct, renovate or purchase a building?				
The City will purchase 241 W. Main Street Building to make the space suitable for the proposed use by Grant County Coworks. The City has contracted with a design team to make these tenant improvements (see draft services agreement, attached in additional documentation).				
E.5.a. Will the building be leased in whole or in part?				
☐ Yes (explain below) ⊠ No				
E.5.b. Is the purpose of the building to provide incubator space to new companies?				
☐ Yes (explain below) No				
E.5.c. Will there be limitations on the length of the lease term?				
☐ Yes (explain below) No				
E.5.d. Is the purpose of the project to provide building space to a single user or multiple users?				
⊠ Yes □ No				
E.5.e. Explain below the terms of any proposed lease.				
City will make the 241 W. Main St. building available for GC Coworks for their intended use as coworking / shared office space to provide internet access to local area residents. The coworks sites will be open 24/7/365 and provide secure access to registered users.				

F. State Historic Preservation Requirements

Have comments from the appropriate	e State Historic Preservation Officer (SHPO) already been received?
☐ Yes (attach comments)	⊠ No

Add Attachment Delete Attachment

View Attachment

Note: If comments have not already been received, the applicant will be required to submit materials to SHPO. Regardless of whether the applicant believes historic or archaeological artifacts are present, the applicant will be required work with its SHPO. Specific requirements for states' SHPOs can generally be found on their websites. Applicants can also request additional information from EDA Regional Offices.

Please note that the SHPO clearance process can be lengthy. When submitting this material to the SHPO, the applicant must request that the SHPO submit comments on the proposed project to the EDA Regional Office processing the application.

G. National Environmental Policy Act (NEPA) Requirements

G.1. Please attach an environmental narrative and applicant certification clause using the template found on www.eda.gov.

John Day EDA Environmental Add Attachment Delete Attachment View Attachment

Federal agencies are required by law to assess the expected environmental impacts associated with proposed federal actions. Depending on its analysis of information submitted by the applicant, EDA may request additional information to better understand the current environmental conditions and the project elements that will affect the environment.

Comprehensive information is required to complete an environmental review in accordance with NEPA. Information must be provided for the:

- (i) site where the proposed project facilities will be constructed and the surrounding areas affected by its operation; and
- (ii) areas to be affected by any primary beneficiaries of the project.
- (iii) The information submitted must be sufficient to evaluate all reasonable alternatives to the proposed project and the direct and indirect environmental impacts of the project, as well as the cumulative impacts on the environment as defined in the regulations for implementing the procedural provisions of NEPA. See 40 C.F.R. parts 1500-1508.

The level of detail should be commensurate with the complexity and size of the project and the magnitude of the expected impact. Previously completed environmental impact documentation (assessments, impact statements, etc.) for activities in the region in which the proposed project will be located may be used as documentation.

Add Attachment

Delete Attachment

View Attachment

City of John Day Community Broadband Project

Preliminary **Engineering Report**

Revised 12-1-2020



SISUL ENGINEERING

A Division of Sisul Enterprises, Inc. 158 E Main Street John Day, OR 97845

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Section 1 – Description of Project:

Component/Task 1 Fiber-to-Home / Community Broadband Project: The Grant County Digital Network Coalition, the City of John Day and Oregon Telephone Company (OTC) are proposing to build a Fiber Optic Backbone Extension and Branches that will provide Connectivity of Strategic Community, City and County facilities, provide service to current and proposed residential and industrial developments. The network expansion will provide greater resiliency and redundancy of critical government and first responder communications and efficient information distribution to the general public in the event of natural disasters or emergency situations such as COVID-19. This project involves the construction of new infrastructure in the form of aerial and underground fiber optic cables plus associated facility connections, splicing and termination hardware.

Component/Task 2 Grant County Emergency Communications Agency (GCECA) Emergency Communications Equipment Upgrades: GCECA will make emergency communications equipment upgrades to replace 20-year old analog equipment currently in use with new digital infrastructure to help with disaster recovery and resilience. The Avtec Scout console (primary hardware/software package) is a standards-based, vendor-agnostic, software platform that supports multiple radio technologies with redundant IP networks. Three consoles packages will be procured. Each package includes: a console; PC; LED touch screen; push-to-talk (PTT) footswitch; communications headset; USB hub and peripherals. The system also includes radio controllers, a redundant 24-port Gigabit networking switch, radio controllers, racks and other mounting hardware, plus installation costs and a 5-year extended service/maintenance warranty.

<u>Component/Task 3 Grant Count Co-working Space:</u> The GC Coworks co-working space is a home-base and shared office environment for remote workers, solo-entrepreneurs, those that want to work on their own, and those that desire occasional group interaction. It is intended to encourage Adult Distance Learning, innovation and entrepreneurship, by providing the technology, workspace and environment necessary for success. This project involves purchase of an existing building at 241 W. Main Street in John Day and performing tenant improvements to the 3,378 sf main floor to create a professional, open-access work environment. The preferred site is the building acquisition at 241 W. Main.

This site could be substituted for an alternate site at 131 & 135 (located in same building as 139) E. Main Street, which is a 1,677 sf portion of the building for lease at \$875 per month (maximum 24 month lease). The 241 W. Main location is the preferred location due to its larger main floor and the option to purchase the building versus a limited term lease. At the 541 W. Main location the project will include building purchase (legal, title, fees, and closing cost), an environmental assessment and abatement (if needed), space renovation design and branding, engineering of building and site improvements, construction of renovations, and furnishing the building with cubicles, office equipment, fixtures, furniture, etc.

Section 2 – Project Statement Verifying Components are Consistent Investment Projects:

The project components described in this Preliminary Engineering Report are consistent with the EDA investment project description in Section B.2 of Form ED-900.

Section 3 – Project Drawings:

Component/Task 1 – Community Broadband: The scale of this project is shown in Figure 3.1, which highlights the portion of the project that benefits the City of John Day/Grant County Digital (Applicant) and OTC Connections (Project Beneficiary).



Figure 3.1. Fiber to the Home/Community Broadband (attached as separate file in grants.gov)

Component/Task 2 – GCECA Emergency Communications Equipment Upgrades: The vendor for this project is the provider under a multi-state public agency (including Oregon's) regional cooperative purchasing program agreement (#06913 for Public Safety Communication Equipment, managed by the State of Washington). No drawings are prepared for this Task, but the agreement with the vendor requires that the materials and installation provided by the vendor conform with applicable federal, state, and local codes, regulations, requirements and additional specifications contained within the agreement. This will ensure that equipment, installation, software, and other components are standardized with other municipalities and agencies, for Emergency Communications Equipment.

Component/Task 3 – GC Coworks Co-working Space: The primary building selection (241 W. Main) is shown in Figures 3.2a and 3.2b. The alternate site at 131 & 135 E. Main Street is shown in Figure 3.3. Plans will be prepared as part of the project, to address the needs for the space and improvements needed for access, repairs (structural & appearance) and/or items identified in the environmental assessment.



Figure 3.2a Existing Exterior of 241 W. Main



Figure 3.3b Existing Interior of 241 W. Main



Figure 3.4. 131 & 135 E. Main (left of Radio Shack @ 139 E. Main)

Section 4 – Project Constructability Feasibility Analysis

Component/Task 1 – Fiber-to-Home / Community Broadband:

This project is highly feasible. The majority of the project takes place in City of John Day or Oregon Department of Transportation right-of-way (ROW). John Day, under its intergovernmental broadband subsidiary Grant County Digital, has previously installed fiber optic segments in the city with great success. OTC is a partner in this venture and an established fiber optic provider to other areas of the city. Both John Day/Grant County Digital and OTC have secured the appropriate licenses and agreements for aerial and underground construction along the proposed route. Detailed environmental analysis has been done for this project and the majority of the project is on city-owned ROW or property.

Grant County Regional Airport - GCDNC & OTC

This segment is a 48 count fiber build with 4,250 feet of new aerial construction and 300 linear feet of trenching. Aerial fiber will utilize an existing slack near the fire station at 316 S Canyon Blvd and follow an existing aerial path on SW 3rd towards the airport. This aerial path passes residential developments and a City Water Reservoir at SW 4th St & Airport Rd. Aerial cable slack and access points will be built at strategic locations in order to service these locations in the future.

The route will also leverage existing conduit to extend fiber to the industrial park west of the airport on Industrial Park Rd. The existing conduit crosses underneath the N/S runway and will be utilized with new fiber and vaults set for future access. Continuing south towards the airport, the pole line ends and there would be a transition to underground construction to enter the ESD and Airport communications structure. The fiber termination will be within the shelter. Approximately 300 linear feet of trenching with 2" conduit placement will be required. Design drawings / construction plans have been completed for this segment of the project.

<u>Conditions</u>: This route is primarily along exist utility corridors for which the City and OTC have permits. A small segment near the water tower will require aerial easements across private property in the exiting utility corridor. An alternate route is available in city-owned conduit, but we expect the local residents will grant the easements as it will reduce their connection costs to the network.

Humbolt Elementary

This segment is a 1,500 linear foot build with 12-count fiber and a 2,000 linear foot build with 48-count fiber. The 12-count fiber will service the Grant School District 3 building and Humbolt Elementary. The 48-count fiber extends past the School District building along the highway toward the County Court and Sheriff's office.

This segment is entirely within an aerial utility corridor and permits are in place to begin construction immediately upon award and notice to proceed. Design drawings / construction plans have been completed for this segment of the project.

Grant County Circuit Court and Sheriff

This segment extends the 48-count fiber south for 6,600 linear feet along the highway to the Grant County Court / Sheriff's Office (adjacent buildings) in Canyon City.

This segment is in an aerial utility corridor and permits are in place to begin construction immediately upon award and notice to proceed. Design drawings / construction plans have been completed for this segment and are enclosed with the application.

Innovation Gateway

This segment extends 8,500 linear feet of 96-count fiber from the John Day Fire Hall/Colocation facility west to the new Innovation Gateway, the site of a future hotel/event center and other community improvements designed as part of the City's Innovation Gateway Area Plan. The segment will service all future commercial developments at the site, including a proposed 60-room hotel and 2,500 sf conference center, in addition to the existing greenhouse and public works shop.

The segment is an aerial build in an existing city right of way for its entire length to the Innovation Gateway along the highway. The route goes underground on city owned property

along the edge of the highway and transitions north on city property to the site of the proposed 12-acre business park north of the John Day River.



Figure 5.1 Innovation Gateway Concept Plan

<u>Conditions:</u> A wetland delineation has been performed for the Innovation Gateway site and is currently under review by Oregon's Department of State Lands (Project WD2020-0388). Upon approval of the delineation, the underground portion of the route will be installed so as to minimize conflicts with this zone.

City of John Day Aquatic Center / Sports Complex

This segment extends 48-count fiber for 2,000 linear feet to the site of a new Aquatics Center / Sports Complex planned for the 7th Street Park (Figure 4.2). Planning for the Aquatics Center is complete and a master plan for the site has been approved by the city council. This segment also connects to the Grant County Fairground, providing fiber drops to that community facility. The segment is an aerial build in an existing city right of way for its entire length until it reaches the municipal park, where it transitions underground into 2" conduit installed on publicly owned property.



Figure 4.2 City of John Day Aquatic Center / Sports Complex Concept Rendering

Blue Mountain Hospital

This segment extends fiber to Blue Mountain Hospital, connecting this critical community facility to the other critical community facilities proposed in this project component. This segment consists of 1,600 linear feet of 48-count fiber which splits off from the Innovation Gateway segment via aerial splicing. The segment is entirely within city or ODOT right of way until it reaches the hospital property, where it transitions into 2" conduit.

OTC - Valley View

This segment completes OTC's network by extending 48-count fiber 8,800 linear feet to Valley View Drive from the terminus of their existing fiber optic line. This segment connects existing and future residential and commercial developments planned for this zone, including the backbone for the proposed Ironwood Estates Phase 2/3 subdivision. This segment is a public private partnership with OTC, who will provide the matching funds and is the primary beneficiary of the project.

<u>Conditions</u>: Fiber will not be extended to this area without the EDA grant because the cost of the line extension exceeds the projected revenue if OTC has to incur all of the capital improvement costs in addition to the operations, maintenance and replacement. For this reason, we are including it in the scope of our grant application so that these future developments will have access for home based businesses and distance learning / telework.

OTC - City of John Day Expansion

This segment is a 5,500 linear foot build of 48-count fiber to extend OTC's network to the remaining homes and businesses that currently lack broadband access. The expansion includes backbone into several high density, low income neighborhoods impacted by COVID-19 due to displacement from their jobs and/or distance learning by their students. This portion of the network is a public private partnership between the City and OTC, who will provide the matching funds and is the primary beneficiary of the project.

OTC - Gateway Industrial/Business Park

This segment is an 1,800 linear foot 48-count fiber build to the proposed business park at the Innovation Gateway (Figure 4.3). The build will extend fiber to each of the 12-lots currently in development.

<u>Conditions:</u> The site has completed a Phase 1 and Phase 2 environmental site assessment and the preliminary plat (shown below) was approved for development by the John Day Planning Commission on November 18, 2020.

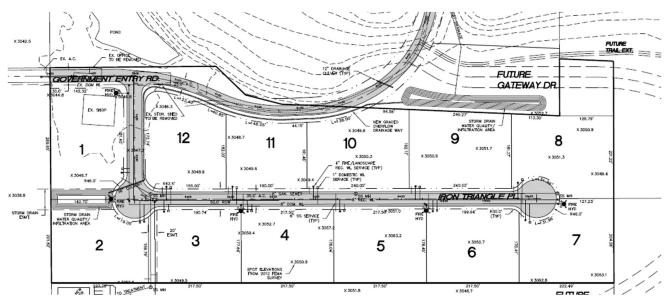


Figure 4.3 Proposed Preliminary Plat for Gateway Industrial/Business Park

<u>OTC – Ironwood Estates Housing Developments</u>

This segment is a 6,000 linear foot 48-count fiber build that extends from the OTC Valley View Drive backbone to service the future Ironwood Estates Phase 2/3 subdivision. Ironwood Estates Phase 2/3 is the next phase of the Ironwood Estates master-planned community. Phase I was constructed in the early 1990s. Due to the loss of the timber industry, this was the last residential housing development completed in John Day. However, this neighborhood is experiencing new growth and increased demand for housing as a result of the City's new home incentive program, which offers 7 percent cash back on each new home constructed plus full payment of all system development charges, for a net cost savings of 10-11 percent

on the cost of the home. This development consists of a 2,370-feet of new pavement in three local streets ending in cul-de-sacs, two accessed from the existing Valley View Drive and one from the Government Entry Road. The property is owned by Russ Young, owner of Iron Triangle LLC, John Day's most experienced land development and construction firm. The development includes the expansion of streets and utilities from Ironwood Estates, to develop approximately 15.2 Acres - 17 single family residential lots and 9.83 Acres - 29 multi-family lots that will be sold at Fair Market Value.

Under this grant, fiber-optics will be extended to existing lots in the areas and will also be provided to the new/proposed lots. The property is on a hillside and roads will be graded to minimize impact and balance the cut/fills as much as possible. As part of the road construction all the utilities (sewer, water, storm and private utilities) will be installed prior to construction of the pavement. A roadside ditch and crossroad culverts will divert runoff way from future structures and into the existing drainages. The existing drainages are very seasonal, only high rainfall or snow melt create flow in these drainages, for a limited amount of time. Prior development and mining activities from when the valley was dredged have stopped any direct surface flow of these drainages to the John Day River. Cut and fill will be approximately 3-10 ft for the construction of the roads on hillsides. Sewer utilities will be installed at 5-12 ft with water, power and fiber optics at 4-6 ft.

<u>Conditions:</u> The City of John Day is proposing to contribute the cost of the fiber and utilities for this project to incentivize new home construction at this 30-acre development because the costs of the horizontal improvements (streets, water, sewer, stormwater, power and fiber) exceed the fair market value of the land after it is fully developed, making it a net present value (NPV) negative project for the developer. Iron Triangle LLC is submitting a Preliminary Plat for this development to the John Day Planning Commission in January (Figure 4.4). Upon approval of the plat, Iron Triangle LLC will dedicate the ROW to the City of John Day for the proposed utility improvements and the City may install the fiber while they complete the street improvements.

Component/Task 2 – GCECA Emergency Communications Equipment Upgrades:

The proposed equipment upgrades are provided by certified emergency communications equipment providers and come with an extended 5-year warranty on all hardware/software. This is a simple task consisting of equipment procurement and installation based on purchase orders already bid by the vendors.

Component/Task 3 – GC Coworks Co-working Space:

This project consists of purchasing an existing building and remodeling the main floor with minor tenant improvements. The building is structurally sound by a Structural Engineer. We estimate \$25 per square foot for the tenant improvements plus environmental, purchase and closing costs. The City has contracted with DiTroen Inc. to design the interior spaces and create a brand and signage for GC Coworks, which will be installed on the exterior of the building. The building and all improvements & equipment will be owned by the City of John Day and operated under a no-cost lease agreement to GC Coworks. GC Coworks is in the process of registering as a new 501(c)(3) non-profit corporation and will take over operations once registered.

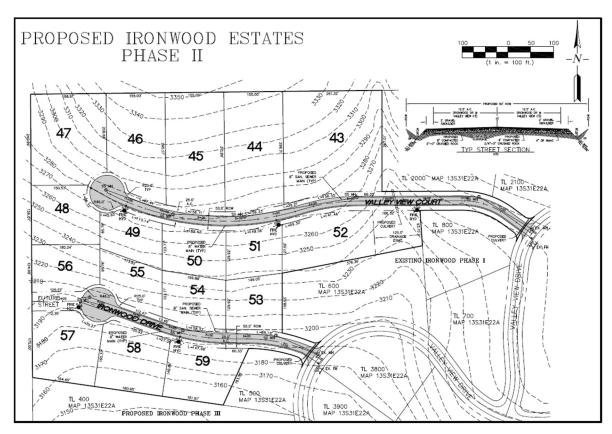
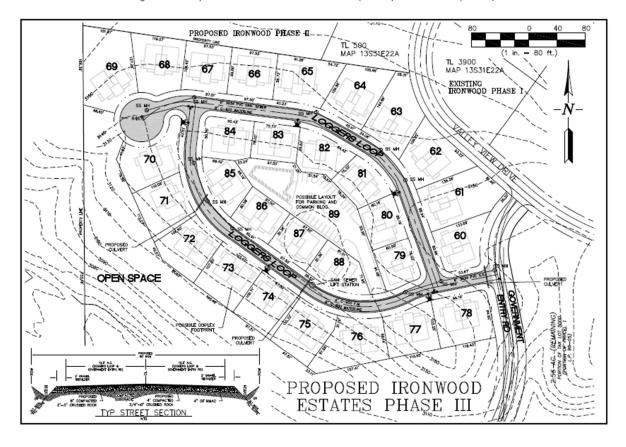


Figure 4.4 Proposed Ironwood Estates Phase 2 (above) and Phase 3 (below)



Section 5 – Proposed Methods of Construction:

The overall project has several types of construction, from fiber optic installation and equipment installation to finished carpentry and multiple partners, including private property owners, private utility companies, GCECA (an intergovernmental agency) and the City of John Day. The components that this project is divided into also helps breakup the type of construction contracts that will be used for construction. The project will be constructed under separate contracts with the Owner(s) as the GC.

Component 1 - Fiber-to-the-Home / Community Broadband Project, will be a Self-Performance type contract. The utility operator (OTC) will build the improvements with their own work force, with the oversite by the City of John Day. John Day will remain the owner of the finished improvements but will lease fiber to OTC under an indefeasible right to use (IRU) agreement, which will allow OTC to operate the commercial/residential portion of the network and provide all customer service support. The City will retain access to the network for use by public sector agencies that will be served on the network (i.e. Blue Mountain Hospital, school districts/schools, airport, sheriff's office, and city infrastructure). The public portion of the network will be housed within a fiber bundle dedicated for that purpose and will be retained for the life of the asset (20-40 years).

Component/Task 2 – GCECA Emergency Communications Equipment Upgrades will be a lump sum and unit-price procurement based on the vendor proposals already received (updated to reflect current price changes, if any).

Component/Task 3 – GC Coworks Co-working Space will be a traditional design/bid/build contract with local contractors bidding on specific components (i.e. electrical, carpentry, paint, etc.). Fixtures and equipment will be procured on a unit price basis following the City's standard procurement procedures.

Section 6 – Construction Contracts:

Component 1 - Fiber-to-the-Home / Broadband Project will be either a single Self Performance contract with the utility owner installing overhead and underground fiber optics, vaults, and other electrical hardware with their own work force or, if required, may be competed. Applicant and OTC Connections have equipment and personnel in John Day capable of self-performing this work, which will likely result in substantial cost savings due to the fact that the next nearest licensed broadband installers are more than 70 miles away and will incur added per diem and transportation costs for their staff to remain in John Day or travel to/from the project site. ORS 279C.335 provides for exemptions to the public competition process in situations like this. However, Applicant is willing to go through the competitive procurement process for each segment and determine with EDA's concurrence whether the conditions in this ORS are met by self-performance or whether it should be awarded via competitive procurement.

Component/Task 2 – GCECA Emergency Communications Equipment Upgrades does not require a construction contract. Installation of the equipment will be provided by the vendor.

Component/Task 3 – GC Coworks Co-working Space will be a single Design/Bid/Build contract that will cover all construction components anticipated for the tenant improvements under a licensed and bonded General Contractor. Existing professional services agreements with DiTroen Inc. and Ducote Consulting that were previously competed will be used for the interior design and environmental assessments, respectively.

Section 7 – Detail Construction Cost for Project Components:

Figures 7.1, 7.2, and 7.3 are summarized cost estimates for each Component/Task. Cost are based on similar past projects and/or prices provided by other consultants that specialize in this type of construction and/or providing equipment & installation and current equipment bids for parts of this project. The totals of all these estimates are summed up in the SF-424C Spreadsheet.

Summarized Engineer's Cost Estimate

Task #1 Fiber-to-the-Home / Community Broadband Project

11/4/2020 Revised 11-24-2020

Description of Improvements: Expand the development of an open-access network to support connectivity to various community and public agency facilities in the region. The network expansion will also support greater resiliency and redundancy of critical government and first responder communications in the event of natural disasters and emergency situations. The proposed network expansion will also allow for efficient information distribution to the general public for potential emergency events (see Commstructure Feasibility & OPC Report for additional detail).

Segments of Task #1			UNI	T PRICE		
Grant County Regional Airport - FCDNC & OTC			\$397,	,240.00		
Humbolt Elementary School			\$30,9	934.60		
Grant County Circuit Court and Sheriff			\$67,	154.20		
Innovation Gateway			\$237,	\$237,857.80		
City of John Day Aquatic Center/Sports Complex			\$42,9	934.60		
Blue Mountain Hospital			\$66,	734.60		
Oregon Telephone Company - Existing Valley Vid	ew Phase I		\$441,	,705.00		
Oregon Telephone Company - City of John Day	\$106,230.00					
Oregon Telephone Company - Gateway Industrial Park			\$48,410.00			
Oregon Telephone Company - Iron Wood Estates Phases 2 & 3			\$166,610.00			
	\$1,605,810.80					
	Cons	truction Conti	ngency (10%)	\$160,581.08		
Engineering, B	Bid Assistan	ce, & Construc	ction Oversite	\$193,000.00		
Topography Survey, ROW Survey, Constru	ction Stakin	g (Included in	Engineering)	\$0.00		
Prevailing Wage (Included in Co	onstruction	Costs for Labo	or Items Only)	\$0.00		
		Project Es	timate Total	\$1,959,391.88		
	Gra	ant Administra	tion Fee (1%)	\$19,593.92		
			GRAND TOTA	L \$1,978,985.80		

Figure 7.1 Cost Summary for each Segment of Task #1

Attachment 'A' is a detailed cost breakdown of the individual items needed for each of these Segments.

Engineer's Cost Estimate

Task #2 Emergency Communications Equipment Upgrades

11/4/2020 (Revised 11-24-2020)

Description of Improvements: Emergency communications equipment upgrades will replace 20-year old analog equipment currently in use with digital infrastructure to help with disaster recovery and resilience. The Avtec Scout console is a standards-based, vendor-agnostic, software platform that supports multiple radio technologies with redundant IP networks. Three consoles packages will be procured. Each package includes: a console; PC; LED touch screen; push-to-talk (PTT) footswitch; communications headset; USB hub and peripherals. The system also includes radio controllers, a redundant 24-port Gigabit networking switch, radio controllers, racks and other mounting hardware, plus installation costs and a 5-year extended service/maintenance warranty.

DESCRIPTION	QUAN.	UNIT	UNIT PRICE	TOTAL PRICE	
AVTEC SCOUT Console					
AVTEC Console (Operator) Hardware/Software	1	Package	\$ 55,662.00	\$55,662.00	
Gateways and Endpoint Hardware/Software	1	Package	\$ 30,051.00	\$30,051.00	
Racking Equipment	1	Package	\$ 622.00	\$622.00	
Recommended Spare Equipment	1	Package	\$ 1,176.00	\$1,176.00	
Scoutcare Tier 1 Warranty (Hardware/Software)	1	Package	\$ 8,803.25	\$8,803.25	
Scoutcare 5-Year Extended Warranty	5	Package	\$ 6,640.80	\$33,204.00	
Stancil Logging Recorder					
Stancil Digital Recording System	1	Item	\$ 6,592.00	\$6,592.00	
Supply system with internal hard drive	1	Item	\$ 520.00	\$520.00	
Installation and training	1	Labor	\$ 2,160.00	\$2,160.00	
Freight	1	Item	\$ 100.00	\$100.00	
			Sub Total	\$138,890.25	
	Construction	Contingency (I	ncluded in Service)	\$0.00	
E	nstruction Oversite	\$0.00			
То	\$0.00				
	\$0.00				
	Project Estimate Total				
		Grant Adm	inistration Fee (1%)	\$1,388.90	
			GRAND TOTAL	\$140,279.15	

Figure 7.2 Cost summary for Task #2

Engineer's Cost Estimate

Task #3 Grant County Co-working Space

11/4/2020 (Revised 11-24-2020)

Description of Improvements: Grant County Co-Works is a home-base and shared office environment for remote workers, solo-entrepreneurs, those that want to work on their own, and those that desire occasional group interaction. It is intended to encourage Adult Distance Learning, innovation and entrepreneurship, by providing the technology, workspace and environment necessary for success.

DESCRIPTION		QUAN.	UNIT		UI	NIT PRICE	TOTAL PRICE
Land, Structure, ROW and Appraisals							
Environmental Assessment and Abatement		1	Estimate		\$	15,000.00	\$15,000.00
Legal, Title Fees and Closing Costs		1	Estimate		\$	10,000.00	\$10,000.00
Building Purchase Price (241 W. Main Street)		1	Building		\$	80,000.00	\$80,000.00
Other Architectural and Engineering Fees							
Interior Design / Branding (DiTroen Inc.)		1	Agreement		\$	15,500.00	\$15,500.00
Site Work							
Main Floor Tenant Improvements		3378	SF		\$	25.00	\$84,450.00
Furniture, Fixtures and Equipment		3378	SF		\$	6.22	\$21,011.16
Demolition and Removal		1	LS		\$	10,000.00	\$10,000.00
						Sub Total	\$235,961.16
			Construction	ı Co	ntin	gency (10%)	\$12,500.00
Civil Engineering- Preliminary, Design, Bid Assistance, & Construction Oversite				ion Oversite	\$10,000.00		
Project Inspection Fees					ection Fees	\$0.00	
	Topography Survey, ROW Survey, Construction Staking				\$0.00		
			Legal & Administration				\$0.00
			Project Estimate Total			mate Total	\$258,461
			Grant Adm	inis	strat	ion Fee (1%)	\$2,584.61
				(GRAI	ND TOTAL	\$261,045.77

Figure 7.3 Cost summary for Task #3

Section 8 – Real property acquisition:

An MAI appraisal was performed on the 241 W. Main building by Hyde Valuations, Inc. (Parma, ID) in 2013. Hyde determined the market value of the property, in the fee simple estate, as of July 6, 2012 to be \$310,000. The building was not sold at this price, was subsequently foreclosed on by Old West Federal Credit Union (lender) who has now taken full ownership of the building, Old West Federal updated the MAI in 2019 with a broker price opinion (BPO) from a local realtor (Duke Warner Realty) which compared the site to other locations in John Day, including the 131/135/139 E. Main Street alternate location. The BPO valued the building at between \$150,000 and \$180,000 (recommended \$180,000). Old West Federal is willing to make the building available to the City of John Day for use as a co-working space for \$80,000 – over a 50% price reduction below the 2019 BPO.

Section 9 – Proposed Permits and Approvals Required for Project:

Component 1 - Fiber-to-the-Home / Broadband Project

OTEC Pole Attachment Joint Use Agreement	In Place	N/A
ODOT ROW Permits	Applied	2 Months
ROW Easement - Airport Road	Not Submitted	3 Months

Permits are only required for highway crossings. All other installations are performed in City of John Day ROW and are installed under the City's franchise agreement with OTC Connections, which permits installations inside the city limits.

Component/Task 2 – GCECA Emergency Communications Equipment Upgrades does not require permits.

Component/Task 3 – GC Coworks Co-working Space

Phase 1 Environmental Site Assessment	Pending Award	2 Months
Phase 2 Environmental Site Assessment	TBD - Based on	4-6 Months
	Phase 1 results	
SHPO Review & Concurrence on Non-historic	Not Submitted	3 Months
Building		
Structural, Electrical and Mechanical Permits (as	Not Submitted	3-6 Months
needed)		

Phase 1 ESAs will be performed prior to purchasing the building but after receiving the notice to proceed from EDA. The Phase 2 ESA (if any) will be based on the results of the Phase 1 and hazardous building materials (HBM) test results.

The 241 W. Main building is not likely to be considered historic, but SHPO review and concurrence will be required.

Structural, mechanical and electrical permits will be submitted as needed based on the design provided by DiTroen Inc.

Section 10 - Project Schedule:

The overall project schedule for all three components is 24 months. Figure 10.1 shows how each component fit into the overall schedule.

Component 1 - Fiber-to-the-Home / Broadband Project

We estimate 24 months will be needed to complete this portion of the project. The Design is at approximately 90-95%, the Row Permits and Easements are estimated to take 2-3 months and then the construction will take about 20 months to complete and make operational.

Component/Task 2 – GCECA Emergency Communications Equipment Upgrades

Equipment can be installed within three months of placing the order.

Component/Task 3 – GC Coworks Co-working Space

We estimate 12 months will be needed to design and complete the tenant improvements, the site will then be open for use.

Project Schedule	2021 2022						
	Months						
Description of Task	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 2						
Fiber-to-Home / Broadband Project	Start to Finish 24 months						
Design Period							
Obtain Required Permits							
Obtain Easements and Right-of-Ways							
Solicitation of Bids / Award Contracts (Self perform)							
Construction Period							
GCECA Emergency Communications Equipment Upgrades	Start to Finish 3 months						
Design Period	n/a						
Obtain Required Permits	n/a						
Obtain Easements and Right-of-Ways	n/a						
Solicitation of Bids / Award Contracts							
Construction Period (Equipment Installation)							
GC Coworks Shared Workspace	Start to Finish 12 months						
Design Period							
Obtain Required Permits							
Obtain Easements and Right-of-Ways	n/a						
Solicitation of Bids / Award Contracts							
Construction Period							

Figure 10.1 Proposed Project Schedule for each Component/Task

Section 11 --- Overall project budget breakdown:

Figure 11.1 shows the cost breakdown for the entire project. More detailed cost breakdowns are shown in Section 7 and Attachment 'A'.

Cost Classification	a. Total Cost	Description
1. Administrative and legal expenses	\$ 23,567.43	1% grant administration fee applies to each project component/task: - Task 1 = \$19,593.92 - Task 2 = \$1,388.90 - Task 3 = \$2,584.61
2. Land, structures, rights-of-way, appraisals, etc.	\$ 105,000.00	These costs belong to Task 3 and consist of: - Environmental Assessment and Abatement (\$15,000) - Legal, Title Fees and Closing Costs (\$10,000) - Building purchase price (\$80,000)
3. Relocation expenses and payments	\$ -	n/a
4. Architectural and engineering fees	\$ 203,000.00	Architectural and engineering fees are included in two tasks: - Task 1 (Engineering, Bid Assistance, & Construction Oversite) = \$193,000* - Task 3 (Civil Engineering) = \$10,000 *\$65,241.10 are pre-agreement costs related to Task 1 that have already been incurred creating the construction-ready plan sets
5. Other architectural and engineering fees	\$15,500.00	These costs are for DiTroen's interior design agreement and belong to Task 3; these are preagreement costs
6. Project inspection fees	\$ -	n/a
7. Site work	\$ 105,461.16	These costs belong to Task 3 and include: - Main Floor Tenant Improvements (\$84,450) - Furniture, Fixtures and Equipment (\$21,011.16)
8. Demolition and removal	\$ 10,000.00	Demo costs for Task 3
9. Construction	\$ 1,605,810.80	Construction costs belong exclusively to Task 1 and are for the community broadband build
10. Equipment	\$ 138,890.25	These costs belong to Task 2 and are for equipment purchase and installation
11. Miscellaneous	\$ -	
12. SUBTOTAL (sum of lines 1-11)	\$ 2,207,229.64	
13. Contingencies	\$ 173,081.08	Construction contingency (10%) applies to Task 1 and Task 3, as follows: - Task 1 (\$160,581.08) - Task 3 (\$12,500)
14. SUBTOTAL	\$ 2,380,310.72	
15. Project (program) income	\$ -	
16. TOTAL PROJECT COSTS (subtract #15 from #14)	\$ 2,380,310.72	

Figure 11.1 Overall Project Budget

Attachment 'A' --- Task #1 Detailed Cost Breakdown:

page 1/4

Engineer's	Cost	Estimate
		Locilliace

Task #1 Fiber-to-the-Home / Community Broadband Project

11/4/2020

11/4/2020						
DESCRIPTION	QUAN.	UNIT	UNIT PRICE	TOTAL PRICE		
Grant County Regional Airport - FCDNC & OTC						
Trenching A/C - Select B/F	300	LF	\$ 36.40	\$10,920		
Directional Boaring A/C	6360	LF	\$ 37.00	\$235,320		
Vault Installation	3	EACH	\$ 5,000.00	\$15,000		
24'x36' Composite Hand Hole	15	EACH	\$ 2,975.00	\$44,625		
Cable Pulling - Vacant	6660	LF	\$ 3.50	\$23,310		
Cable Pulling - Occupied	1700	LF	\$ 4.70	\$7,990		
Rock Boring Adder	200	LF	\$ 53.60	\$10,720		
Aerial - New Construction	4250	LF	\$ 7.00	\$29,750		
Aerial - Overlash - De/Re	300	LF	\$ 5.30	\$1,590		
Place Riser	4	EACH	\$ 610.00	\$2,440		
Final Adjustments	6	EACH	\$ 350.00	\$2,100		
Splice Case	6	EACH	\$ 550.00	\$3,300		
Patch Panels	1	EACH	\$ 200.00	\$200		
Fiber Cable -48F	13300	LF	\$ 0.75	\$9,975		
			Sub-Total	\$397,240		
Humbolt Elementary School						
Aerial - New Construction	3000	LF	\$ 7.00	\$21,000		
Final Adjustments	8	EACH	\$ 350.00	\$2,800		
Building Entry	1	EACH	\$ 950.00	\$950		
Building Interior Raceway	100	LF	\$ 14.00	\$1,400		
Pull Boxes	1	EACH	\$ 175.00	\$175		
Core Drill	1	EACH	\$ 410.00	\$410		
Cable Pulling Vacant	100	LF	\$ 2.90	\$290		
Real End Fusion	12	EACH	\$ 35.40	\$425		
Splice Case	1	EACH	\$ 550.00	\$550		
Termination	12	EACH	\$ 40.40	\$485		
Patch Panels	1	EACH	\$ 200.00	\$200		
Fiber Cable - 12F	1500	LF	\$ 0.50	\$750		
Fiber Cable - 48F	2000	LF	\$ 0.75	\$1,500		
			Sub-Total	\$30,935		

DESCRIPTION	QUAN.	UNIT	UNIT PRICE	TOTAL PRICE
Grant County Circuit Court and Sheriff				
Aerial - New Construction	6000	LF	\$ 7.00	\$42,000
Place Strand	1000	LF	\$ 4.60	\$4,600
Place Riser	2	EACH	\$ 610.00	\$1,220
Final Adjustments	20	EACH	\$ 350.00	\$7,000
Building Interior Raceway	200	LF	\$ 14.00	\$2,800
Pull Boxes	1	EACH	\$ 175.00	\$175
Core Drill	1	EACH	\$ 410.00	\$410
Cable Pulling Vacant	200	LF	\$ 2.90	\$580
Real End Fusion	24	EACH	\$ 35.40	\$850
Splice Case	2	EACH	\$ 550.00	\$1,100
Termination	24	EACH	\$ 40.40	\$970
Patch Panels	1	EACH	\$ 200.00	\$200
Fiber Cable - 12F	600	LF	\$ 0.50	\$300
Fiber Cable - 48F	6600	LF	\$ 0.75	\$4,950
			Sub-Total	\$67,154
Innovation Gateway				
Trenching - Native B/F	200	LF	\$ 25.20	\$5,040
Trenching A/C - Select B/F	2100	LF	\$ 40.80	\$85,680
Directional Boaring	400	LF	\$ 29.00	\$11,600
Vault Installation	2	EACH	\$ 5,000.00	\$10,000
24'x36' Composite Hand Hole	6	EACH	\$ 2,975.00	\$17,850
Innerduct Installation	2200	LF	\$ 9.00	\$19,800
Cable Pulling - Vacant	2700	LF	\$ 3.50	\$9,450
Cable Pulling - Occupied	750	LF	\$ 4.70	\$3,525
Rock Boring Adder	200	LF	\$ 53.60	\$10,720
Aerial - New Construction	4800	LF	\$ 7.00	\$33,600
Place Riser - 4"	1	EACH	\$ 950.00	\$950
Final Adjustments	15	EACH	\$ 350.00	\$5,250
Building Interior Raceway	100	LF	\$ 14.00	\$1,400
Pull Boxes	2	EACH	\$ 175.00	\$350
Core Drill	2	EACH	\$ 410.00	\$820
Cable Pulling Occupied	250	LF	\$ 4.10	\$1,025
Real End Fusion	108	EACH	\$ 35.40	\$3,823
Splice Case	4	EACH	\$ 550.00	\$2,200
Termination	24	EACH	\$ 40.40	\$970
Patch Panels	2	EACH	\$ 200.00	\$400
Fiber Cable - 12F	400	LF	\$ 0.50	\$200
Fiber Cable - 24F	700	LF	\$ 0.65	\$455
Fiber Cable - 96F	8500	LF	\$ 1.50	\$12,750
			Sub-Total	<i>\$237,858</i>

DESCRIPTION	QUAN.	UNIT	UNIT PRICE	TOTAL PRICE
City of John Day Aquatic Center/Sports	Complex			
Trenching A/C - Select B/F	100	LF	\$ 36.40	\$3,640
Directional Boaring A/C	250	LF	\$ 37.00	\$9,250
Vault Installation	1	EACH	\$ 5,000.00	\$5,000
24'x36' Composite Hand Hole	1	EACH	\$ 2,975.00	\$2,975
Cable Pulling - Vacant	350	LF	\$ 3.50	\$1,225
Rock Boring Adder	50	LF	\$ 53.60	\$2,680
Aerial - New Construction	1400	LF	\$ 7.00	\$9,800
Place Riser	1	EACH	\$ 610.00	\$610
Final Adjustments	4	EACH	\$ 350.00	\$1,400
Building Entry	1	EACH	\$ 950.00	\$950
Building Interior Raceway	20	LF	\$ 14.00	\$280
Pull Boxes	1	EACH	\$ 175.00	\$175
Core Drill	1	EACH	\$ 410.00	\$410
Cable Pulling Occupied	50	LF	\$ 4.10	\$205
Real End Fusion	12	EACH	\$ 35.40	\$425
Splice Case	3	EACH	\$ 550.00	\$1,650
Termination	12	EACH	\$ 40.40	\$485
Patch Panels	1	EACH	\$ 200.00	\$200
Fiber Cable - 12F	150	LF	\$ 0.50	\$75
Fiber Cable - 48F	2000	LF	\$ 0.75	\$1,500
			Sub-Total	\$42,935
Blue Mountain Hospital				
Trenching - Native B/F	50	LF	\$ 18.40	\$920
Trenching A/C - Select B/F	200	LF	\$ 36.40	\$7,280
Directional Boaring	150	LF	\$ 23.20	\$3,480
Directional Boaring A/C	550	LF	\$ 37.00	\$20,350
Vault Installation	3	EACH	\$ 5,000.00	\$15,000
24'x36' Composite Hand Hole	1	EACH	\$ 2,975.00	\$2,975
Cable Pulling - Vacant	950	LF	\$ 3.50	\$3,325
Rock Boring Adder	100	LF	\$ 53.60	\$5,360
Aerial - New Construction	350	LF	\$ 7.00	\$2,450
Place Riser	2	EACH	\$ 610.00	\$1,220
Final Adjustments	1	EACH	\$ 350.00	\$350
Pull Boxes	1	EACH	\$ 175.00	\$175
Core Drill	1	EACH	\$ 410.00	\$410
Cable Pulling Vacant	200	LF	\$ 2.90	\$580
Real End Fusion	12	EACH	\$ 35.40	\$425
Splice Case	1	EACH	\$ 550.00	\$550
Termination	12	EACH	\$ 40.40	\$485
Patch Panels	1	EACH	\$ 200.00	\$200
Fiber Cable - 48F	1600	LF	\$ 0.75	\$1,200
			Sub-Total	\$66,735

DESCRIPTION		QUAN.	UNIT	UNIT PRICE	TOTAL PRICE
Oregon Telephone Company - Existing \	Valley Vi	ew Phase I			
Trenching A/C - Select B/F		500	LF	\$ 36.40	\$18,200
Directional Boaring		150	LF	\$ 23.20	\$3,480
Directional Boaring A/C		7700	LF	\$ 37.00	\$284,900
24'x36' Composite Hand Hole		24	EACH	\$ 2,975.00	\$71,400
Cable Pulling - Vacant		8350	LF	\$ 3.50	\$29,225
Rock Boring Adder		500	LF	\$ 53.60	\$26,800
Splice Case		2	EACH	\$ 550.00	\$1,100
Fiber Cable - 48F		8800	LF	\$ 0.75	\$6,600
				Sub-Total	\$441,705
Oregon Telephone Company - City of Jo	hn Day				
Trenching A/C - Select B/F		150	LF	\$ 36.40	\$5,460
Directional Boaring A/C		1500	LF	\$ 37.00	\$55,500
Vault Installation		1	EACH	\$ 5,000.00	\$5,000
Cable Pulling - Vacant		1650	LF	\$ 3.50	\$5,775
Rock Boring Adder		100	LF	\$ 53.60	\$5,360
Aerial - New Construction		2000	LF	\$ 7.00	\$14,000
Aerial - Overlash - De/Re		1700	LF	\$ 5.30	\$9,010
Final Adjustments		1	EACH	\$ 350.00	\$350
Splice Case		3	EACH	\$ 550.00	\$1,650
Fiber Cable - 48F		5500	LF	\$ 0.75	\$4,125
100				Sub-Total	\$106,230
Oregon Telephone Company - Gateway	/ Industria	al Park			7-00,-00
Trenching A/C - Select B/F		50	LF	\$ 36.40	\$1,820
24'x36' Composite Hand Hole		7	EACH	\$ 2,975.00	\$20,825
Cable Pulling - Vacant		1150	LF	\$ 3.50	\$4,025
Joint Trench Installation		1100	LF	\$ 11.60	\$12,760
Rock Boring Adder		50	LF	\$ 53.60	\$2,680
Splice Case		3	EACH	\$ 550.00	\$1,650
Multi-Port Service Terminal		6	EACH	\$ 550.00	\$3,300
Fiber Cable - 48F		1800	LF	\$ 0.75	\$1,350
				Sub-Total	\$48,410
Oregon Telephone Company - Iron Woo	od Estate	s Phases 2 8	& 3		<i>γ</i> 13 <i>γ</i> 120
Trenching A/C - Select B/F		200	LF	\$ 36.40	\$7,280
24'x36' Composite Hand Hole		26	EACH	\$ 2,975.00	\$77,350
Cable Pulling - Vacant		3300	LF	\$ 3.50	\$11,550
Joint Trench Installation		3100	LF	\$ 11.60	\$35,960
Rock Boring Adder		200	LF	\$ 53.60	\$10,720
Splice Case		10	EACH	\$ 550.00	\$5,500
Multi-Port Service Terminal		25	EACH	\$ 550.00	\$13,750
Fiber Cable - 48F		6000	LF	\$ 0.75	\$4,500
		5500		Sub-Total	\$166,610

Environmental Narrative for Economic Development Administration

PROJECT INFORMATION

Project Name: John Day Innovation Gateway Economic Revitalization

Grant Recipient: City of John Day

450 E Main St, John Day, OR 97845

Preparer: Nicholas Ducote

Ducote Consulting LLC

Certifying Officer Name and Title: Ron Lundbom, Mayor

Consultant (if applicable): Nicholas Ducote

Ducote Consulting LLC

PO Box 596 La Grande, Oregon 97850

Direct Comments to: Nick Green, City Manager



Beneficiaries

There are technically no beneficiaries based on the EDA's definition. However, four entities will benefit generally because of this project:

- 1. Grant County Emergency Communications Agency
- 2. Grant County Digital: Co-works
- 3. Oregon Telephone Company (OTC). OTC will manage the new fiber optic infrastructure, which will be owned by the City of John Day.
- 4. City of John Day and its residents.

Project Description and Proposed Construction

This project will serve residents, businesses and public agencies in Grant County, Oregon. It specifically includes: Community broadband enhancements to John Day and Canyon City (Task 1); Upgrades to the 9-1-1 Emergency Communications Agency in John Day, which provides emergency communications and dispatch services for all of Grant County (Task 2); and Shared coworking space for distance learners, small businesses and disadvantaged residents (Task 3).

Task 1: Broadband expansion

Community Broadband. The broadband portion of this project consists of a total of ten (1) fiber optic segments/line extensions, of which six (6) are on the City's existing fiber optic network (serving public agencies) and four (4) are on OTC's existing commercial fiber optic network(servicing residents and businesses). Segments will be installed with a mix of new aerial and underground infrastructure. Approximately 24,000 lineal feet of new aerial fiber and 22,000 lineal feet of new underground fiber will be installed. In addition to other infrastructure needed to facilitate the utility like vaults. Trenching for underground portions of the installations will be less than 1ft wide and will be buried entirely within street rights-of-way. The new aerial lines will be strung entirely from existing telephone poles. The broadband service will cross the John Day River on an existing bridge.

Two of the ten segments – those serving the airport and Grant School District 3/Humbolt Elementary – are fully designed, permitted, and construction ready (see PER and construction drawing sets, enclosed). These segments will be the first constructed to provide broadband access to these sites that currently lack high speed internet, providing enhanced access for COVID-19 economic recovery. The remaining eight (8) segments will be designed and permitted upon notice of award by the EDA. For each segment construction, we will use a proven and consistent 12-step design and delivery approach, which consists of:

- (1) Planning and Opinion of Probable Cost (complete, see ED-900C/PER); (2) Design Agreement;
- (3) Field Survey; (4) Final Design; (5) Plan Approval; (6) Permitting & Right of Way; (7) Bid & Procurement; (8) Make Ready; (9) Construction; (10) Operational Testing; (11) Post-Construction Inspection; (12) Certification and Acceptance.

Steps 1-5 are completed for the first two segments that are construction ready. Steps 1-2 are complete for all project components, which will begin field surveying upon notice of award. All Task 1 broadband builds can be completed within 12 months of EDA award and notice to proceed and are expected to be certified and accepted no later than December 2021.



Task 2: 9-1-1 and Emergency Communications Agency Upgrades

Emergency Communications System Upgrades. This Task consists of 9-1-1 emergency communications system equipment upgrades. The Grant County Emergency Communications Agency (GCECA) operates this system on behalf of the City of John Day, Grant County and other county users. This equipment is currently analog and is the oldest operating emergency communications system in Oregon. Replacing these obsolete components will allow GCECA to operate on the City's municipal broadband network and connect via fiber optics to each of their repeater sites within the network, significantly reducing airwave congestion in their service area and improving 9-1-1 response times for disaster recovery and mitigation. There will be no ground disturbance related to the equipment purchase.

Task 3: Shared Coworking Space for Remote Work and Learning

GC Coworks will be a shared office space managed by Grant County Digital, the City's municipal broadband subsidiary. At 241 W. Main St. in downtown John Day, GC Coworks will offer a shared office space in John Day for use by the 20 percent of area residents that lack computer access or cannot afford an internet connection, or by those for whom COVID-19 has disrupted traditional workspace. GC Coworks will be managed in partnership with Oregon State University Extension Office and the Grant County Economic Development Office. This team has developed an operating model and selected a site in John Day that will be secured through a lease agreement upon notice of award. The site will provide low-cost, 24/7/365 access to wired and wireless internet for distance learners, small business owners and residents. The site, located at 131 W. Main Street in John Day, will be fully operational by March 2021 and will provide Gigabit internet service in addition to shared office space for meetings and conferences.

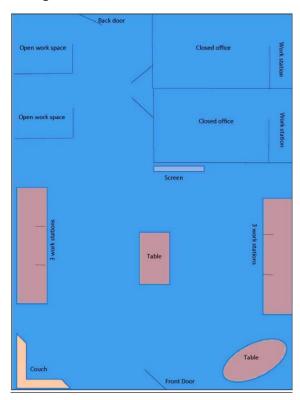


Figure 1 - Potential Coworks Layout

Need and Purpose

The economic impacts of rural broadband have been well documented. It leads to increased job creation by allowing more diverse industries, including telecom-depending industries, to thrive. This project will create job opportunities for entrepreneurs and startups by ensuring access to high speed internet at home, at work and through shared co-working space.

Workers qualified to take jobs that involve high-speed Internet will be able to choose to live and work in John Day, and businesses that depend on high speed Internet may be able to relocate to this area. While these qualitative impacts and depend on a variety of factors, what is clear is that the lack of high-speed internet has become a deterrent to economic growth by restricting opportunities for job creation and business expansion. Without it, John Day cannot compete for businesses and residents who depend on the Internet for their jobs will continue to leave our area.



Alternative to the Proposed Project

No Action

Under a No Action Alternative, the City's residents would continue to have low internet speeds, high latency, and frequent outages — slowing its economic and population growth and capping its potential. Through a variety of grant opportunities, the City and its partners have provided fiber optic service to some of the City already. Each step in the process providing fiber optic internet has been met with a substantial positive impact on those served. High-speed reliable internet infrastructure is more important than ever with the added impacts of the current COVID-19 pandemic on the ability of businesses to operate in their traditional ways. The quick and sudden demand for remote work and learning spaces must be met with infrastructure in rural areas or people will be forced to leave the area simply to work. With the increased demand for bandwidth in the John Day region, those without fiber optic of high-speed broadband may be unable to work, or severely limited. With the City's leadership, high-speed internet has become a reality for many John Day and Grant County residents.

Broadband Alternative - Wireless

As an alternative to expanding fiber optic infrastructure in John Day and the surrounding areas, the City also considered fixed wireless broadband (5G) and its related technologies. In this alternative, the City would need to connect fiber optics or provider "air fiber" direct wireless access to a number of cell phone towers or other fixed sites such as municipal water towers with adequate fiber optic infrastructure or wireless capacity to accommodate a large bandwidth load throughout the project area. There are a number of drawbacks related to fixed wireless broadband compared to expanded fiber optic infrastructure as an endpoint of service. The broadband signal spectrum can either be licensed or unlicensed. If it is unlicensed, there is a substantial risk of cyber intrusions. If it is licensed, the cost of that licensing would be cost prohibitive for a small city like John Day. Ultimately, these transmitters would also need to be wired with networks of fiber optics to become "future proof" and ensure they are capable of advanced encryption and the capacities needed for future internet services. 5G-type fixed wireless transmitters are considered accessory and supplementary to a functioning fiber optic network in much of the most recent research.¹

Grant County Educational School District (ESD) has utilized fixed wireless communication for almost 25 years in Canyon City/John Day. Their experience indicates that even their small District has outgrown fixed wireless. They explained to the City that the "demands and needs of our schools make this [fixed wireless] system no longer a viable system for providing the capacity that we require." The ESD Superintendent spoke to the effectiveness and disadvantages of fixed wireless in Grant County, focusing on three issues where it no longer measured up to hardwired fiber optics – terrain, power infrastructure, and cluttered airwaves.

Grant County is a region nestled into the Blue Mountains, with the cities and communities built into river valleys. Seneca is a river valley located at over 4,500 ft elevation, while John Day is at 2,500-3,000.

¹ Jeff Storey, "5G's side streets will be empty without fiber's interstate," *Fortune*, January 19, 2020; Lauren Joseph, "5G Is Coming, and It's Fortified With Fiber," *Wired,* May 20, 2019; Ben Bawtree-Jobson, "The Role Of Fiber Optic Networks For The Future Of 5G," *Forbes*, August 5, 2020.



Fall 2020

These foothills and valleys create thousands of pockets of land that are not reachable by line of site (LOS) or near-LOS microwave systems. Using the ESD as an example, to create a point-to-point connection from Canyon City to the Grant County Courthouse (roughly two miles), ESD hopped across four separate links at approximately \$7,000 per link. To provide internet services to Monument School District, they hop from the ESD office to Eagle Peak to the airport to Fall Mountain to Long Creek Mountain to Monument Mountain to Monument School. Without the cooperation of the USFS, the ODFW, the Columbia Power Cooperative, private landowners, the Grant County Regional Airport, and Frontier Telnet, they would not be able to maintain this link. Not only does the terrain pose significant hurdles logistically, but it also creates financial burdens that can at times be insurmountable. In less mountainous regions, it is possible to create wireless shots that are 50 to 100 miles in length. With the local terrain, they are forced to make short connections to avoid line of sight issues, so point-to-point connections for longer distances end up requiring multiple radio links rather than a single pair of radios.

Because of the number of locations needed to get from point A to point B in the county, power has to be brought to very remote locations. The ESD seldom has utility power available at locations required for installs. They use a combination of solar and thermoelectric generators to supply remote sites with electricity. However, as bandwidth consumption and demands have increased, so have power demands at these remote sites. Most of the ESD's fixed wireless sites are remote and have no utility power. This poses problems in and of itself when trying to maintain a network for "five-nines" reliability. There simply is not the infrastructure in place to satisfy the number of locations required to be able to bring fixed wireless to all areas of Grant County.

Fixed wireless works for some applications and some locations. Twenty years ago, the ESD was able to bring up a network and never worry about spectrum interference. All public spectrums are now so cluttered that the only way to maintain clear connections are to overpower the competitors. By using public spectrum, the ESD is able to keep the costs down for equipment. However with licensed spectrum, the costs per link become prohibitive. Because the region's population is clustered into population centers, centered on the City of John Day, the spectrum becomes unusable in these higher density communities. In the sparsely populated areas of Grant County, there is little interference, but capacity is lacking to make it cost effective to connect John Day wirelessly.

For these reasons, the City believes that the chosen alternative, or the proposed project, is a better fit for the community.

Chosen Alternative – Proposed Project

By funding this project, EDA will provide hard-wired Internet access to over one fifth of John Day's residents that lack access today, helping us close the digital divide in our community. In contrast to the current situation, available high-speed fiber optic internet infrastructure will make John Day more competitive in the COVID-19 landscape to attract new residents with its low cost of living and high-quality internet infrastructure. The project serves both the current capacity needs of the City and its residents and also provides opportunity and vision for the future. The digital enhancements to the emergency communications system (enabled by the community broadband expansion) will also increase efficiency and resiliency of our communications networks, allowing the community to respond faster and with more accuracy for disaster recovery. The significant private investment in the project by OTC Connections will also improve the benefit-cost ratio by leveraging private funding alongside our public

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investment. OTC will create three new positions to service the network, two technical and one customer service-related job (see letter of support, attached).

AFFECTED ENVIRONMENT & AREA

The areas affected by this project can be divided into two categories – existing developed street rights-of-way and new construction on previously developed land. The only excavation will occur in ground that has already been graded, excavated, and developed for transportation infrastructure. Of the 22,000 lineal feet of underground line installed, only roughly 3,500 feet will be located outside of existing transportation rights-of-way. That 3,500 feet makes up 15% of the total underground installation and 7.5% of total new fiber lines (aerial and underground combined). Of that 3,500 feet, it is entirely routed through the Iron Triangle and Oregon Pine properties that have extensive historical disturbance through dredge mining and later as industrial facilities. The reason the Iron Triangle and Oregon Pine lots constitute new excavation and disturbance is because the City is developing these parcels. New streets will be installed and

The overall history of the area and this site is covered in detail above in the historical section. Landscape is characterized by its history of dredge mining that has left the Oregon Pine and Iron Triangle lots a mess of boulders, river cobble, and gravel. Vegetation is sparse and concentrated around the River, small creeks, and ditches. The Ironwood Estates area is at a higher elevation from the Oregon Pine and Iron Triangle sites, located in an upland environment out of the river valley. The economic history of the area, and John Day specifically, is covered in detail in the main narrative that accompanies this grant application.



Figure 2 – John Day Vicinity Map



1. HISTORIC/ARCHEOLOGICAL RESOURCES

The City and Ducote Consulting, its Environmental Consultant, have conducted preliminary analysis on the historical and cultural resources located in the Area of Potential Effect of this project. Blue Mountain Consulting, certified Oregon archaeologists, performed a pedestrian archaeological survey on the Oregon Pine site north of the John Day River and its conclusions are very much illustrative of the entire Oregon Pine and Iron Triangle sites.

The only project areas that will be outside of existing rights-of-way, road prisms, and the previously disturbed ground adjacent to existing roads and streets will be those that cross north across the Oregon Pine site and into the Iron Triangle site. These areas are generally referred to now by the City as the "Innovation Gateway" area. While these sites are currently undeveloped, they have been heavily disturbed over the last 150 years.

Maps and images below show the historic development of the site. The entire area of the Innovation Gateway is located at one the epicenters for 19th and early-20th century mining and dredging operations in the John Day Valley. In 1869, the project area was covered in a mining claim according to the General Land Office maps (Figure 1). As mining methods advanced, dredging became heavily used though the river valleys in this area of Oregon – Sumpter being one of the more famous areas. Dredging involved the use of heavy machinery to disturb the earth at great depth in attempts to discover gold and other



valuable minerals.² The Innovation Gateway areas shows all the tell-tale signs of heavy dredging. Once dredging ended, the land was converted into use for industrial timber operations in the mid-20th century until the early 2000s. What follows are a number of historical maps, photographs, and exhibits that illustrate the historical development of the area.

Figure 3 - 1869 General Land Office Map



Since 1933, at least five distinct entities have owned the Oregon Pine/Innovation Gateway property.

Figure 4 - Summary of Site Ownership 1933 - present

Owner	Date Range	Colloquial Name
W.A. Riordan	1933-1944	Riordan Mill
Blue Mountain Mills (Welch	1944-1948/51	Blue Mountain Mills
Brothers)		
Blue Mountain Mills Corp	1951-1983	Blue Mountain Mills/San Juan
(Hudspeths + Welches)		Lumber Co. #2
D.R. Johnson	1983-2017	Oregon Pine
City of John Day	2017-present	Innovation Gateway

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² F.W. Libbey, *Dredging of Farmland in Oregon*, State of Oregon Department of Geology and Mineral Industries, 1939.

Figure 5 - 1950s Blue Mountain Mills site

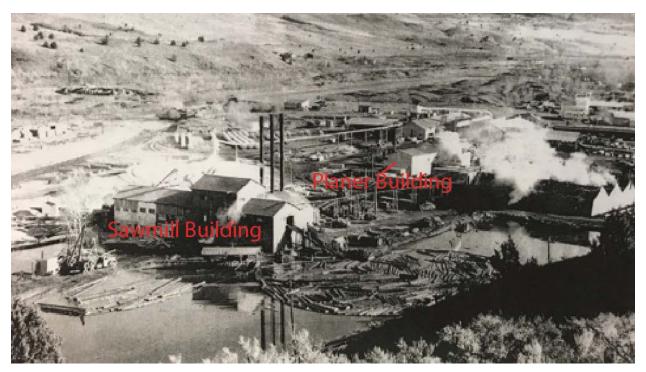
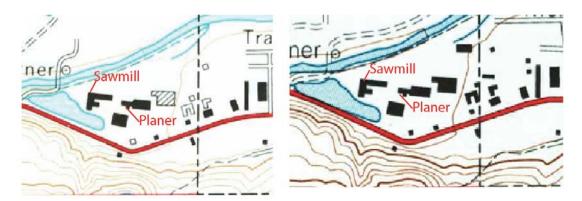


Figure 6 - Historical USGS Topographical Quadrant Maps. 1972 on left and 1998 on right.



The historical USGS maps have no additional information on the Innovation Gateway Industrial Site. The earliest aerial imagery illustration of site conditions is the 1994 Google Earth aerial satellite image.



Figure 7 - 1994 Google Earth

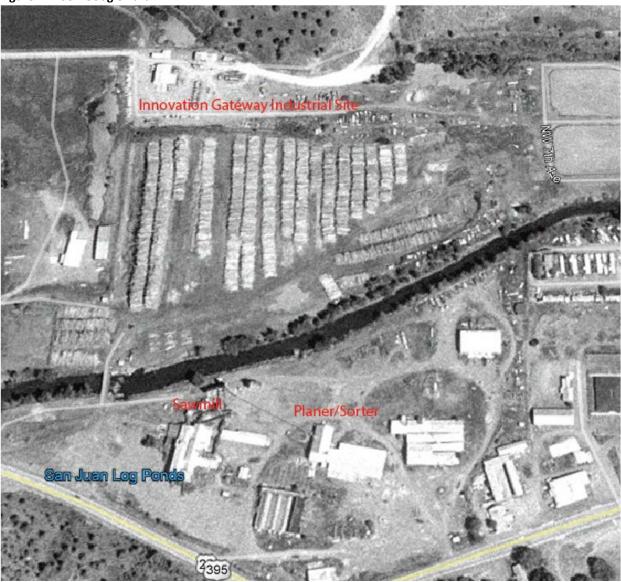


Figure 8 - August 2005 Google Earth image, with site map illustrations submitted by D.R. Johnson Lumber shows the site layout³

Ducote

³ DEQ Site Assessment Program – Strategy Recommendations. Oregon Pine Products site, June 29, 2009.



2006 aerial map submitted by DR Johnson.

Histories for the region are sparse, but some limited information exists that provides some dates ranges and background to the developments at the site. After the area was used for dredge mining into the 1990s, a small circular sawmill was constructed on the site in 1933 by W.A. Riordan from Ashland, Wisconsin who moved to Oregon. Riordan had earlier served as the Mayor of North Powder, Oregon in 1915. The Riordan mill was purchased in 1944 by the Welch brothers who ran Blue Mountain Mills out of Dayville. The Welch brothers added double cut band mill, dry kilns, a planer mill, and a molding plant. Between 1948 and 1951, Hudspeth Pine began buying into Blue Mountain Mills ownership and created the Blue Mountain Land Company to manage its timber assets. Hudspeth purchased the capital stock of Blue Mountain outright in 1951. In the 1950s, the site was developed further to add a grocery store, building supply store, and a sporting goods store. Additionally, the mill was updated to include a conversion to electrical power. D.R. Johnson purchased the site in 1984 and owned it until 2017 when

⁶ Franke v. Welch, Supreme Court of Oregon, 458 P.2d 441 (1969). [Accessed: https://law.justia.com/cases/oregon/supreme-court/1969/458-p-2d-441-4.html on 4/17/2020]; and DEQ Site Assessment, Oregon Pine.



⁴ The Timberman, Volume 15, 1915, page 45; Municipal Journal & Public Works, Volume 38, 1915, page 23.

⁵ National Labor Relations Board, "Matter of Blue Mountain Mills vs. Lumber and Sawmill Workers Union Local 2545, A.F.L., Case No. 19-C-1259. Decided June 06, 1944.

they sold it to the City of John Day. It became known as the "Oregon Pine" site during D.R. Johnson's ownership.

Above-Ground Impacts

The only portion of this project with potential Above-Ground effects on historical properties or resources is the creation of the Coworks space in Task #3. The building at 241 W. Main St. in John Day Oregon will be purchased and lightly renovated on the interior. The building was originally built in 1946 according to the Grant County Assessor records Some minor structural fixes are needed inside the space in order to stabilize it completely, but these amount to replacement of some rotten floor joists, a basement main beam, and some other support beams. To facilitate the creation of the CoWorks space, minor interior renovations will occur to make the space function as a co-working space. The interior setup can be seen under the description of Task #3. The building façade and exterior will be left in-tact apart from branding and signage changes. As a part of the broadband expansion, no buildings or structures, apart from telecommunications infrastructure. The equipment purchase will have no Above-Ground impacts.

241 W. Main St. in John Day is not listed on the National Historical Register or the State of Oregon's Historic Sites Database. The nearest building on the National Historical Register is next door – the Advent Christian Church at 261 W. Main St. This project will have no impacts or effects on the historic Church next door. "231" W. Main St is included in the Oregon Historic Sites Database, with an evaluation of historical eligibility of "not eligible/non-contributing." There is currently no building listed as "231," but there is a second story at 241 W. Main St. In any case, the state does not consider this building to be an historic resource. The City plans to notify SHPO of the Coworks project and location in the coming weeks to clarify this official determination.

Below-Ground Impacts

Below-Ground impacts within the Area of Potential Effect are likely non-existent, or very low. The City recently completed a Phase 1 Archaeological Survey (pedestrian survey and report) prepared by Blue Mountain Consulting for the Wastewater System Improvements Phase 1 (WWSI), which is located on the north side of the John Day River throughout the Innovation Gateway site. SHPO concurred with a "No Effect" determination for that project and location. As discussed previously, the Innovation Oregon Pine site has been extensively disturbed throughout the last 140 years. First with dredge mining, later with grading and development by industrial lumber operations.

Other ground disturbance impacts related to this project can be categorized as very unlikely to impact historical and cultural resources. These include the Ironwood Estates and Innovation Gateway Industrial Site developments, new buried fiber lines, and construction of new streets and extensions of existing streets. Ironwood Estates area. This is located next to an existing residential development approximately 150' higher in elevation than the river valley. This area has not been analyzed through any pedestrian archaeological surveys. The Innovation Gateway Industrial Site will be located on the old Iron Triangle industrial site, which was heavily developed and disturbed over the years. All the underground fiber lines will be run through areas that are existing utility corridors or road rights-of-way.

<u>Summary</u>



Project Element	Potential	Potential	Likely Effect	Status of	Notes
	Above	Below	Determination	SHPO	
				Consultation	
#1 – Broadband	N	Υ	No Effect	Not initiated	All in heavily disturbed
expansion					areas or existing
					rights-of-way
#2 – 9-1-1 and	N	N	No Effect	Not initiated	Only equipment
Emergency					procurement
Communications					
Agency Upgrades					
#3 - Shared	Υ	N	No Effect	Not initiated	Interior rehab,
Coworking Space					renovation, and minor
for Remote Work					exterior branding on
and Learning					1946 bldg.

<u>Attachments</u>

- A. Archaeological Report for Wastewater System Improvements: Phase 1 (northern half of Oregon Pine lot)
- B. 241 W. Main St Grant County Assessor record
- C. Oregon Historic Sites Database results for John Day, Oregon and record for "231" W. Main St.

2. Shorelines, Estuaries, Beaches and Dunes

There are no shorelines, estuaries, beaches, or dunes that will be impacted by this project or any of the project sites. Maps illustrating the Coastal Zones Management Act and Coastal Barrier Resources are attached. Almost all of the project is located in either in sagebrush upland or dredged mine tailings.

Attachments:

- A. Coastal Zone Management Map
- B. Costal Barrier Resources System Map

3. Wetlands

There are a number of National Wetland Inventory-identified wetland areas in the general vicinity of the project and intersecting the project area. Wetlands next to the John Day River are generally considered to be under federal jurisdiction because of the nature of the ground is mine tailings and cobble, there is groundwater flow towards the river and the wetlands near the River are most likely connected. The trigger for Removal/Fill permitting in wetlands connected to a river with Critical Habitat is 0 (zero). The John Day River is Critical Habitat for protected fish species.

To determine precise boundaries, the City (through its consultant Cascade Environmental Group) completed two Wetland Delineations that cover the entirety of the Iron Triangle and Oregon Pine properties. The Oregon Pine and Iron Triangle lots are the only project areas where fiber lines are being installed outside of existing street and road rights-of-way or parking lots. Another smaller Wetland Delineation was completed by Anderson-Perry and Associates on a central portion of the Oregon Pine site and that is attached as well. The Cascade Group Delineations reports will be reviewed by Oregon



John Day – Community Broadband Expansion Environmental Narrative

DSL by the middle of November based on feedback from staff. Most of the NWI wetland features were not identified as a part of the Wetland Delineation process.

To avoid any impacts to wetlands, the City will include a mitigation measure to avoid all excavation or fill activities in the delineated wetlands.

<u>Summary</u>

Project Element	Has been delineated?	Status of DSL Consultation	Notes
#1 – Broadband expansion	Y	Delineation submitted	Contract will avoid all excavation or fill in delineated wetlands
#2 – 9-1-1 and Emergency Communications Agency Upgrades	N	None	No new construction or ground disturbance
#3 - Shared Coworking Space for Remote Work and Learning	N	None	No new construction or ground disturbance

Attachments:

- A. USFWS National Wetland Inventory Map of project area (with north and south detail sheets)
- B. Anderson-Perry, Wetland Delineation Report for Wastewater System Improvements, March 2020
- C. Cascade Environmental Group, "Iron Triangle Site Wetland and Other Waters Delineation Report," August 2020.
- D. Cascade Environmental Group, "Oregon Pine Site Wetland and Other Waters Delineation Report," July 2020.

4. Floodplains

There are no structures or buildings being developed in the floodplain as a part of this project. There will be underground fiber installation and associated excavation in the 100-year floodplains around the John Day River. Almost the entire Oregon Pine site is within the 100-year floodplain.

FEMA recently revised the floodplain maps and Flood Hazard Zones for the area surrounding the City of John Day. The new maps were issued in March 2019 and will be effective as of October 2019. The Letter of Map Revision Determination Document was issued on March 28, 2019 for the John Day area floodplain maps. FEMA made the following Public Notice of the changing floodplain map for John Day:

"On February 23, 1982, May 18, 1982 and September 18, 1987, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) identified Special Flood Hazard Areas (SFHAs) in the City of Canyon City, City of John Day and the Unincorporated Areas of Grant County, Oregon, through issuance of a Flood Insurance Rate Map (FIRM), and where applicable, a supporting Flood Insurance



Study (FIS) report. FEMA's Mitigation Directorate has determined that changes to flood hazard information, which may include the addition or modification of Base Flood Elevations (BFEs), SFHA boundaries or zone designations, or the regulatory floodway, for certain locations in this community is appropriate. SFHAs are areas subject to inundation by the base (1-percent-annual-chance) flood and include the following flood zones: A, AO, AH, A1-A3O, AE, A99, AR, AR/A1-A3O, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-V3O, VE, and V. Floodways are the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

The FIRM, and where applicable, the supporting FIS report, have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations (44 CFR Part 65)"

The FIRM maps applicable to the project area are 4100740675B, 4100750001B, and 4100770001C. The City of John Day is covered by Community Flood Insurance Program (CFIP) and is community #410077.

Summary:

Project Element	In 500-yr	In 100-yr	Notes
	floodplain?	floodplain?	
#1 – Broadband	Yes	Yes	No above-ground
expansion			structures in the
			floodplain, excavation
			in the floodplain
#2 – 9-1-1 and	N/A	N/A	Equipment purchase
Emergency			and upgrade only.
Communications			
Agency Upgrades			
#3 - Shared	No	No	
Coworking Space			
for Remote Work			
and Learning			

Attachments:

- A. Project and floodplain map
- B. Community National Flood Insurance Program information

5. Vegetation and Wildlife Resources

The only project elements that will impact vegetation will be the new ground disturbance related to the broadband trenching through the Oregon Pine and Iron Triangle sites. These areas are not currently developed with paved roads and will be significantly disturbed by the two associated construction activities (roads and broadband). However, the broadband trench will be only 1 foot wide and will not uniquely impact a significant quantity of vegetation. There is no endangered or protected vegetation in the area. In the transportation rights-of-way, there may be some minor



The vegetation characteristics change in the project area depending on the proximity to the river valley or the upland hills. The northern portion of the project development (north of Oregon Pine) is an uplands environment dominated by sagebrush, grasses, and a few sparse trees (juniper and pine). Oregon Pine and much of the routing along the river and highway features a broader variety of shrubs, trees (willows and cottonwoods), and grasses (bunchgrasses and Kentucky Bluegrass).

Most of the Oregon Pine and Iron Triangle areas are covered by sagebrush, perennial and annual grasses, and weedy herbaceous vegetation. Some larger shrubs and trees are found along the access roads. The proposed project is within the Blue Mountain ecoregion, specifically the regional vegetation zone of shrub-steppe (*Artemisia tridentata - Agropyron spicatum*). Native vegetation of this zone typically consists of a patchy mosaic of grasses (*Agropyron spicatum*, *Stipa comata*, *Poa cusickii*) and shrubs (*Artemesia tridentata*, *Chrysothamnus viscidiflorus*).⁷

Summary

Project Element	Veg disturbed	Impact to wildlife	Notes
#1 – Broadband expansion	Yes	No	1ft width of land will be disturbed and vegetation restored after construction. Primarily grass.
#2 – 9-1-1 and Emergency Communications Agency Upgrades	No	No	
#3 - Shared Coworking Space for Remote Work and Learning	No	No	

Attachments: N/A

6. Endangered Species

This project will have no impact or effect on Endangered Species. This portion of the upper John Day River is designated Critical Habitat for Middle Columbia Steelhead, which are listed as Threatened under the Endangered Species Act. The area is also generally considered within the range of the Gray wolf. A review of impacts is included below.

Federally Protected Species in Area				
Species Latin Agency Status				
Gray wolf	Canis lupus	USFWS	Delisted federally	
Bull Trout	Salvelinus confluentus	USFWS	Critical Habitat	
MCR Steelhead	Oncorhynchus mykiss	NOAA-NMFS	Critical Habitat	

⁷ Anderson-Perry, Wetland Delineation Report for Wastewater System Improvements, March 2020.



<u>Bull Trout and Steelhead</u> – There are no impervious surfaces being constructed near the John Day River, Davis Creek, or Beech Creek. Broadband lines will be buried underground or strung across existing telephone poles. There will be no new buildings constructed for the CoWorks space, an existing building will be purchased. The equipment upgrade will not result in ground disturbance or new impervious structures. The project will have <u>no effect</u> on the Bull Trout or Steelhead.

<u>Gray Wolf</u> - USFWS IPaC tool indicated one (1) mammal species – *Canis lupus*, or Gray Wolf – protected by the ESA with habitat near the project area. The project will have <u>NO EFFECT</u> on the Gray Wolf:

- Gray wolves in Oregon were delisted by ODFW in November 2015, but wolves in Eastern
 Oregon (east of Highways 395, 78, and 95) remain listed by the ESA. Despite delisting,
 Oregon's Wolf Plan still protects the species. John Day is on the border of the Delisting area.
- While there are Gray Wolves in Grant County, they are located in the most densely populated central of the County. The project will take place within the City Limits of an urbanized area. Wolves avoid such areas.
- There are no Areas of Known Wolf Activity (AKWAs) near the project area.
- Oregon Department of Fish and Wildlife's Wolf Activity Map (December 2018) attached, with addition of location of John Day.

The project will have <u>no effect</u> on the Gray Wolf.

Summary

Project Element	Impact to endangered species?	Notes
#1 – Broadband expansion	No Effect	
#2 – 9-1-1 and Emergency	No Effect	
Communications Agency		
Upgrades		
#3 - Shared Coworking Space for	No Effect	
Remote Work and Learning		

Attachments:

- A. USFWS iPac species report
- B. Wolf Use Map

7. Land Use and Zoning

Farmlands

All of the development in this project is being conducted on previously disturbed urban land. The Oregon Pine and Iron Triangle lots are primarily made up of river cobble and dredge mining tailings. They are not prime or important farmland. There is no Web Soil Survey data for Grant County currently.

City Limits/Jurisdictions



Part of the broadband expansion will span into the Canyon City jurisdiction directly south of John Day. Canyon City is where the County's campus is located along with a large cluster of educational facilities.

Summary

Project Element	Within City Limits?	Land conversion?
#1 – Broadband	Canyon City and John	No, alongside road
expansion	Day	developments
#2 – 9-1-1 and	John Day	No
Emergency		
Communications		
Agency Upgrades		
#3 - Shared Coworking	John Day	No
Space for Remote		
Work and Learning		

Attachments

A. City of John Day Zoning Map

8. Solid Waste Management

The City is served by Clark's Disposal, a private garbage collection service. The Clark's Transfer Station is located southwest of John Day. There is a small amount of increased solid waste expected from the CoWorks facility, but it will be simple commercial/office building type of waste. There will be no hazardous, industrial, or laboratory waste. There is capacity to handle the small increase in trash that will result from a single new office facility.

Summary

Project Element	Will produce solid waste?
#1 – Broadband expansion	No
#2 – 9-1-1 and Emergency	Not at this time
Communications Agency	
Upgrades	
#3 - Shared Coworking Space	Yes, typical commercial waste.
for Remote Work and Learning	

Attachments: N/A

9. Hazardous or Toxic Substances

No toxic or hazardous materials will be used during construction or rehabilitation elements of the project. All construction activity will follow state and federal regulations regarding substances. None of the facilities being constructed or rehabilitated will produce toxic or hazardous materials during operation. In anticipation of developing the Oregon Pine and Iron Triangle for this project and others, the City has planned extensively and executed a long-term plan to remediate the contamination left by centuries of industrial activity in the John Day Valley.



241 W. Main St., Coworks

There is no record of 241 W. Main St in any Oregon DEQ or EPA list for contaminated sites. The site will be screened for asbestos and lead-based paint and finishes prior to construction. If applicable, all lead and asbestos rules will be followed by the contractor.

<u>Innovation Gateway – Oregon Pine Lot</u>

Taxlot 300 of Map 13S-31E-22D ("Oregon Pine") was purchased by the City of John Day from D.R. Johnson Lumber Company after it was used and abandoned by various industrial users over the last 140 years where dredge mining and lumber operations took place on the site. Oregon DEQ placed the Oregon Pine site on the state Environmental Cleanup Site Information database as #2739 in 2009 after a DEQ site assessment and strategy recommendation (Attachment #A). D.R. Johnson joined the DEQ's voluntary cleanup program and began a series of studies and cleanups. In 2010, Mark Yinger and Associates was hired by then-property owner, D.R. Johnson Lumber Company to conduct a Preliminary Site Assessment. That document was completed in 2010 and identified PCBs, diesel, and other soil contaminants.

Site cleanup took place in 2013 removing over 50 tons of soil, which is chronicled in Attachment #C, Yinger's 2013 "soil cleanup" report. In 2014, DEQ provided a No Further Action Decision Document (Attachment #D).

After the City acquired the Taxlot in 2017, they commissioned a assessments of the property and a second cleanup effort. Attachment #E includes the Phase I ESA for Oregon Pine lot (5/11/2017) and Attachment #F includes the Phase II report (1/2/2018). These investigations identified small areas on contamination remaining and the City removed an additional 33 tons of soil and transported it off-site for disposal. DEQ provided an additional NFA letter in February 2018 – Attachment #G.

The City of John Day has acted with due diligence to remove all contaminated soil from the Oregon Pine site on the northside for the new WWTF. The property is listed as a Brownfields and DEQ Environmental Cleanup Site Information Database (ECSI) site, but the historic contamination from operations of the former Oregon Pine mill site was cleared through a number of studies and soil removal actions over the last 10 years. The City has purposefully cleaned up the site and made it available for redevelopment.⁸

Before the initiation of the EDA grant application, the City hired Maul Foster and Alongi to do additional site analysis on the Oregon Pine site in Summer 2020, which will be completed soon.

<u>Innovation Gateway Industrial Park – Iron Triangle Lot</u>

The Iron Triangle Logging lot is located directly to the north of the new WWTF facility lot and the Innovation Gateway area. The City intends to clean up the lot in a similar fashion to the Oregon Pine lot detailed above, identifying contamination, and disposing of the affected soil. Business Oregon, through the Brownfield Redevelopment Fund, has offered us highly competitive terms for financing (terms sheet attached), including 2.0% interest on a 25-year loan; financing for cleanup/development costs in the



⁸ ECSI No. 2739, No Further Action Determination issued February 14, 2018.

loan package and a \$60,000 forgivable loan component (grant) upon completion of the environmental project.

Maul, Foster, Alongi was hired by the City of John Day and conducted a Phase 1 Environmental Site Assessment of the old Iron Triangle property (Innovation Gateway Industrial area) in Summer 2020. Scope of Work attached as Attachment #I. Maul, Foster, Alongi also conducted a Focused Site Assessment of Oregon Pine property, including subsurface testing, expected to be completed in Fall or Winter 2020. Scope of work identified in Attachment #J. The City plans to take the same course of action as it did with the north side of the river on the same Taxlot.

Summary

Project Element	Known contamination	Notes
	on-site?	
#1 – Broadband expansion	On two portions of the	Has been assessed and
	project	remediated.
#2 – 9-1-1 and Emergency	No	
Communications Agency		
Upgrades		
#3 - Shared Coworking Space for	No	
Remote Work and Learning		

Attachments

- A. Dan Crouse, Oregon DEQ Site Assessment Program, "Oregon Pine Products #2739," June 29, 2009.
- B. Mark Yinger and Associates, "Oregon Pine PSA follow-up investigation, ESCI #2739," March 20, 2012.
- C. Mark Yinger and Associates, "Soil cleanup by removal at DRJ Oregon Pine electrical transformer site, ESCI #2739," December 3, 2013.
- D. Katie Robertson, DEQ Cleanup Program, "No Further Action Decision Document Oregon Mill (Former)," January 14, 2014.
- E. Mark Yinger, "Phase I Environmental Site Assessment, Oregon Pine," June 1, 2017.
- F. Mark Yinger, "Phase II Environmental Site Assessment, Oregon Pine," January 4, 2018.
- G. Dave Anderson, DEQ Eastern Region Cleanup Section, "No Further Action Determination for Oregon Pine Mill (former); ESCI No. 2739," February 14, 2018.
- H. Iron Triangle Contracts Phase 1 ESA Scope of Work
- I. Oregon Pine Focused Site Assessment Scope of Work
- J. Maul, Foster, and Alongi, Inc., "Iron Triangle Property, 433 Patterson Bridge Road, John Day, Oregon 97845. Phase 1 Environmental Site Assessment," June 22, 2020.
- K. DEQ ECSI List for John Day



10. Water Resources

The John Day River runs through the project site and the broadband expansion will be routed over the John Day River across an existing bridge. There are no Sole Source Aquifers near the project area, the nearest one is in Idaho (see: Attachment #A). There will be no discharge to surface waters in any part of this project. There are no Wild or Scenic Rivers near the project area – the John Day River is not a Wild or Scenic River (Attachment #B).

City Water Supply (Groundwater)

The City's water supply is primarily groundwater, and one spring. Sources of the City of John Day's water supply include five wells (Wells No. 1 through No. 5) and Long Gulch Springs, as described more fully below. The locations of the wells and springs are shown in Figure 2. The wells are all completed in the confined basalt aquifer that underlies the City. There are no groundwater administrative areas in Grant County or near John Day (Attachment #C).

Well No.	Pump Capacity	OWRD Well ID#
1	None	GRAN 444
2	150 gpm	GRAN 435
3	1,000 gpm	GRAN 434
4	900 gpm	GRAN 427
5	1,000 gpm	GRAN 50574

Post-Construction Runoff

There will be no unique post-construction run-off from project elements within proximity to the John Day River. No additional impervious surfaces will be added near the John Day River. All fiber lines near the River will be underground.

Summary

Project Element	Impact to Water	Discharge to	Post-Construction
	Resources?	surface water?	Runoff?
#1 – Broadband expansion	No	No	No
#2 – 9-1-1 and Emergency	No	No	No
Communications Agency			
Upgrades			
#3 - Shared Coworking	No	No	No
Space for Remote Work			
and Learning			

Attachments:

- A. Sole Source Aquifer Map
- B. Wild and Scenic Rivers near John Day
- C. Ground Water Administrative Areas in Oregon



11. Water Supply and Distribution System

The broadband expansion and equipment upgrades will have no impact on the water supply and distribution system. The source of water for the CoWorks space will be either the City of John Day public water utility. Both Cities have ample water supply to meet the demand of a small office space. CoWorks will not support industrial activities or any other high-water use type of activity.

John Day's water system is currently in compliance with all Safe Drinking Water Act regulations and uses groundwater as its primary source. The City's water infrastructure includes three deep wells and a spring for supply. The wells are located on the North side of the John Day River off NW & NE Seventh Street. Long Gulch Spring is located on the south side of the John Day River along the East Side of Highway 395 between John Day and Canyon City. They are covered in more detail in Section #10 – Water Resources. A 2015 *Water Management and Conservation Plan* (WMCP) is the latest in-depth study of the City's water utility, its supply, and various facets (Attachment #A).

The City has six storage reservoirs. The reservoir locations are shown in Figure 2. One of the reservoirs (Reservoir No. 1) stores untreated water from Long Gulch Springs, and the other five reservoirs (Reservoirs No. 2 through 6) store chlorinated water. The untreated water storage capacity of Reservoir No. 1 is 75,000 gallons, and the treated (by chlorination) water storage capacity of Reservoirs No. 2 through 5 totals 2,333,000 gallons.

Reservoir No.	Storage (gal)	Comments
1	75,000	Untreated
2	438,000	Treated
3	275,000	Treated
4	400,000	Treated
5	400,000	Treated
6	820,000	Treated

The 2015 Water Conservation and Management Plan by George Chadwick concluded that "Within the past ten years the City of John Day has not had any supply deficiencies. The groundwater sources on which the City depends have effectively protected the City against long-term droughts." The 2015 Plan also quantified how water demand has dropped substantially (32%) since the 1990s. The annual water produced during the 1993 through 1999 period ranged from 151.2 MG to 227.3 MG, and averaged 255 gpcpd, significantly higher than the 173 gpcpd average for the 2010-2014 period.

There are no capacity issues with the City's current water system providing service to the new commercial and industrial developments. Population has historically been dropping slowly and there is additional capacity to use by using the City's existing supply infrastructure.

Summary

Project Element	Will add water demand?	Notes
#1 – Broadband expansion	No	

⁹ George Chadwick Consulting, Water Conservation and Management Plan, 2015



#2 – 9-1-1 and Emergency	No	
Communications Agency		
Upgrades		
#3 - Shared Coworking Space	A very small amount, as an	
for Remote Work and Learning	office space. No large industrial	
	water users.	

Attachments:

A. Water Management and Conservation Plan, George Chadwick Consulting, 2015.

12. Wastewater Collection and Treatment Facilities

The City's current wastewater treatment plant has sufficient capacity for extra developments. The facility runs under-capacity because the City has experienced historic population decline. Any added demand from the CoWorks office space would be a benefit to the City's wastewater system. There will be no impact on the City's wastewater system from the broadband or equipment upgrade. The City's wastewater treatment plant (WWTP) is not in violation of the Clean Water Act but has an expired permit that cannot be renewed until a substantial project is accomplished. To that end, the City is in the process of Final Design on its Wastewater System Improvements project.

<u>Detailed Description of Wastewater System Improvements: Phase 1</u>

The proposed Wastewater System Improvements Project: Phase 1 was developed as Alternative B of the DEQ-approved 2019 Anderson Perry and Associates, Inc. *Wastewater Facilities Plan Update*. Generally, the project includes two elements: (1) the construction of a new Class A wastewater treatment facility with extensions on the collection system to the new Wastewater Treatment Facility (WWTF) and new treated effluent conveyance to the existing percolation ponds and (2) the demolition of the existing wastewater treatment facility on 7th Avenue.

The quality of discharge into the ponds will increase with the new WWTF compared to the old facility, which has had nitrate issues in the past.

Summary

Project Element	Will Produce Wastewater?
#1 – Broadband expansion	No
#2 – 9-1-1 and Emergency	No
Communications Agency	
Upgrades	
#3 - Shared Coworking	Minor increase in traditional
Space for Remote Work	domestic sewage
and Learning	

¹⁰ 2019 Wastewater Treatment Facilities Plan approved by DEQ on March 12, 2019 and adopted by City Resolution No. 19-804-05. The 2019 Plan updated the 2010 Wastewater Facilities Plan adopted by City on April 13, 2010.



Attachments:

A. Anderson Perry & Associates, Wastewater Facilities Plan, 2019.

13. Environmental Justice (Executive Order 12898)

The project will not result in any adverse human health or environmental impacts relative to minority and low-income populations. By design, the project is intended to help the City's low-income residents by providing affordable and reliable access to high-speed internet in a rural area.

Attachments: N/A

14. Transportation (Streets, Traffic and Parking)

This project will have no impacts on traffic patterns apart from the construction traffic and minor flagging/re-routing that may have to be done during installation along the roads and highway. Parking for the ten (10) workspaces in the Coworks space will be accommodated alongside U.S. Highway 26 in downtown John Day. Parking is more limited in downtown John Day. The City recognized the need for additional downtown parking and is in the process of creating three new parking areas on East Main St., West Main St., and S. Canyon Boulevard. All of these parking lots will be downtown within ¼ mile of the intersection of US 26 and US 395 and within ¼ mile of the proposed GC Coworks site. There is amble capacity on Hwy 26 to accommodate the traffic from what could potentially be 3-10 CoWorks users.

Summary

Project Element	Impact to	Impacts to	Notes
	traffic?	parking?	
#1 – Broadband expansion	Only during	Yes	Additional parking being
	construction		developed in John Day
#2 – 9-1-1 and Emergency	No	No	
Communications Agency Upgrades			
#3 - Shared Coworking Space for	Minor	No	
Remote Work and Learning			

Attachments:

A. DKS, John Day Gateway Transportation Impact Analysis, March 2020.

15. Air Quality

None of the project elements will have any impacts on emissions or greenhouse gases. During construction of the underground fiber lines, the contractor will follow Oregon's dust control rules – in OAR 340-208-0210. John Day is not part of, or near, any Non-Attainment or Air Quality Maintenance Areas. Maps from DEQ and EPA included in attachments.

Summary

Project Element	Emissions?	GHG impact?	Dust control w/
			construction?
#1 – Broadband expansion	No	N/A	Yes



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#2 – 9-1-1 and Emergency	No	N/A	N/A
Communications Agency Upgrades			
#3 - Shared Coworking Space for	No	N/A	N/A
Remote Work and Learning			

Attachments

- A. OAR 340-208-0210
- B. Oregon DEQ Maintenance Areas
- C. US EPA Nonattainment Counties (NAAQS)
- D. EPA list of Nonattainment counties (as of February 29, 2020)

16. Noise Pollution

The only noise associated with this project will be construction noise. This noise will be minor and will not involve installing new telephone poles or other extremely loud and disturbing activities. All construction as a part of this project will be significantly quieter than the industrial users on these parts of John Day for the last 50+ years. Iron Triangle was a logging and industrial operation. The Oregon Pine lot was a large log yard and industrial lumber complex.

<u>Summary</u>

Project Element	Create noise pollution?	Notes
#1 – Broadband expansion		
#2 – 9-1-1 and Emergency		
Communications Agency		
Upgrades		
#3 - Shared Coworking		All in disturbed
Space for Remote Work and		areas
Learning		

Attachments: N/A

17. Permits

- Oregon Department of Transportation Highway Crossing Permits
- Oregon Telephone Company Pole Access Permits

18. Public Notification/Controversy

The City's and local leaders' efforts to expand broadband in Grant County and the John Day area have been a regular topic of conversation in the local newspapers and Council meetings.

The Innovation Gateway project generally has been a topic of conversation at City Councils, and consistently featured in the local newspaper the *Blue Mountain Eagle*, since 2017 when the City first purchased the Oregon Pine lot from D.R. Johnson. Planning and visioning for the site have included input from residents, local experts, local federal and state agencies, and various private businesses and entities. A non-exhaustive collection of *Blue Mountain Eagle* articles about the Innovation Gateway project are included in Attachment 18.



A January 8, 2019 Open House hosted by the project architects Walker Macy took input from the public and developed a series of community goals and visions for the property. An additional online open house was held March 12 and a regional summit on May 14. The City also developed an online survey through Survey Monkey to receive as much feedback as possible from locals.

Attachments:

- A. Rylan Boggs, "Innovation gateway," Blue Mountain Eagle, May 9, 2017.
- B. Rylan Boggs, "Innovation Gateway project moves forward," Blue Mountain Eagle, June 6, 2017.
- C. "City of John Day Forges Partnership with Oregon Telephone Corporation, Seeks Broadband Infrastructure Grant to Boost Regional Economic Development and Public Safety," City of John Day Press Release, May 14, 2018.
- D. Richard Hanners, "Creating a vision for the Innovation Gateway," *Blue Mountain Eagle*, January 17, 2019.
- E. Richard Hanners, "Architects present Innovation Gateway concepts," *Blue Mountain Eagle*, March 19, 2019.
- F. Richard Hanners, "City council updated on John Day Projects," *Blue Mountain Eagle,* July 16, 2019.
- G. Richard Hanners, "Final Innovation Gateway plan presented," *Blue Mountain Eagle*, September 10, 2019.
- H. Rudy Diaz, "New hotel planned for John Day," Blue Mountain Eagle, November 13, 2019.
- Rudy Diaz, "\$6M grant will fund major broadband rollout," Blue Mountain Eagle, December 3, 2019.
- J. Rudy Diaz, "The next step for the Innovation Gateway," Blue Mountain Eagle, April 28, 2020.

19. Direct, Indirect, and Cumulative Effects

The community impact of this project will be broad and far-reaching:

- Enables more effective and rapid emergency management and response by Grant County's emergency agencies.
- Provides high-speed internet for an additional 20% of John Day's residents.
- Provides high-speed internet access for new housing developments planned for the Ironwood Estates.
- Provides local small businesses and low-income residents access to a co-working space with high-speed fiber for low cost. CoWorks will also provide local school children an opportunity to access this high-speed fiber for school assignments.

A summary of the environmental impacts are as follows:

• No environmental impacts.

Attachments: N/A

20. Mitigation

The City has already begun to coordinate the steps needed to mitigate environmental impacts on the site.

Soucote

Historical:

- The City will have a cultural monitor present for ground disturbing activities outside of existing transportation corridors and rights-of-way. Monitoring will be primarily limited to the routing through the Oregon Pine and Iron Triangle sites.
- The City will engage Oregon SHPO in discussions about the historical eligibility of 241 W.
 Main St. The City believes the building is not eligible based on all available information and this project will have no effect on above-ground historical resources.

Wetlands:

- Wetland Delineations were performed on the entire Iron Triangle and Oregon Pine lots by Cascade Environmental Group in Summer 2020.
- There are no wetland impacts, per the Wetland Delineations. The contractor will be provided a map of the wetlands from the recent Wetland Delineations and will not excavate or fill within delineated wetlands.

Toxics:

- Phase 1 Environmental Site Assessment of the old Iron Triangle property (Innovation Gateway Industrial area) by Maul Foster Alongi was completed in Summer 2020. Scope of Work and report included in Attachment #9. No additional construction mitigation needed at this time.
- Focused Site Assessment of Oregon Pine property, including subsurface testing, by Maul Foster Alongi to be completed in Summer 2020. Scope of work identified in Attachment #9. No additional construction mitigation needed at this time.
- If applicable, after hazardous materials testing at 241 W. Main St., John Day, the City will
 include mitigation measures related to asbestos and lead-based paints and finishes to
 the construction documents before bidding. The City will also include the testing report.

• Air Quality:

 During project construction, contractor will follow OAR 340-208-0210 to avoid particulate matter from becoming airborne. No odor control measures are anticipated to be needed.



Appendix A: Applicant Certification Clause

The applicant represents and certifies that it has used due diligence to determine that the description of the project site described herein is accurate with respect to the presence or absence of contamination from toxic and hazardous substances. The term "site" includes the entire scope of the project, including future phases of the project and all areas where construction will occur.

1.	Is the site currently, or has it in the past 50 years, been used for any of the following operations or activities:
a.	Generation of hazardous substances or waste?
	YesX No
b.	Treatment, storage (temporary or permanent), or disposal of solid or hazardous substances or waste?
	X Yes No
c.	Storage of petroleum products?
	X Yes No
d.	Used/waste oil storage or reclamation units?
	YesX No
e.	Research or testing laboratory?
	YesX No
f.	Ordinance research, testing, production, use, or storage?
	YesX No
g.	Chemical manufacturing or storage?
	YesX No
h.	Weapons or ammunition training, use, or testing? YesX No
i.	Iron works/foundry?
	YesX No
j.	Railroad yard?
	YesX No
k.	Industrial or manufacturing operation?X Yes No

If any of the above operations ever occurred at the site, and if appropriate cleanup or other mitigation actions were performed in accordance with the local, State, and federal laws, please attach documentation of these actions.

Appendix A: Applicant Certification Clause

2.	D	o wells draw from an underlying aquifer to provide the local domestic water supply?X Yes No
3.	en en	as a federal, State, or local regulatory authority ever conducted an environmental assessment, avironmental impact statement, or a preliminary assessment/site inspection, or similar avironmental surveyor inspection report at the site? If yes, please list here and attach copies of ese reports or results. X Yes No
	1.	Oregon Pine a. Dan Crouse, Oregon DEQ Site Assessment Program, "Oregon Pine Products #2739," June 29, 2009.
		b. Mark Yinger and Associates, "Oregon Pine PSA follow-up investigation, ESCI #2739," March 20, 2012.
		c. Mark Yinger and Associates, "Soil cleanup by removal at DRJ – Oregon Pine electrical transformer site, ESCI #2739," December 3, 2013.
		d. Katie Robertson, DEQ Cleanup Program, "No Further Action Decision Document Oregon Mill (Former)," January 14, 2014.
		 e. Mark Yinger, "Phase I Environmental Site Assessment, Oregon Pine," June 1, 2017. f. Mark Yinger, "Phase II Environmental Site Assessment, Oregon Pine," January 4, 2018.
		g. Dave Anderson, DEQ Eastern Region Cleanup Section, "No Further Action Determination for Oregon Pine Mill (former); ESCI No. 2739," February 14, 2018.
	2.	 Iron Triangle a. DEQ 2007 – adds the site to the list for screening regarding petroleum above ground tanks. b. Maul, Foster, and Alongi, Inc., "Iron Triangle Property, 433 Patterson Bridge Road, John Day, Oregon 97845. Phase 1 Environmental Site Assessment," June 22, 2020.
	3.	Environmental Assessments completed for the Oregon Pine Property regarding the City's Wastewater System Improvement Project and the City's BUILD Grant application.
4.		ave any environmental or OSHA citations or notices of violation been issued to a facility at the te? If yes, please attach copies. YesX No
5.		ave any unauthorized releases of hazardous substances occurred at any facility at the site which sulted in notification of the EPA's National Response Center? YesX No
6.		any material containing asbestos or lead paint located at the site? If yes, please attach formation concerning State and federal regulatory compliance.

Appendix A: Applicant Certification Clause	
YesX No	
7. Is there any equipment (electrical transformers, etc.) containing on the site? If yes, please attach a description of the equipment YesX No	
8. Are there underground or above ground storage tanks on the s description, including the number of underground storage tank have been inspected (or removed) and the results of such inspection. YesX_ No	ks on the site, whether the tanks
9. Has the site been tested for radon? If yes, please attach results YesX No	S.
 Have there been, or are there now any environmental investigg government agencies that could affect the site in question? If information. YesX No 	•
The applicant acknowledges that this certification regarding hazard material representation of fact upon which EDA relies when making reserves the right to terminate any award made in conjunction with herein if, at any time during the useful life of the project, EDA becchazardous materials or waste at the site, or that hazardous materials inappropriately handled thereon.	ng and executing an award. EDA the representations contained comes aware of the presence of
Further, if it is determined at any time that the presence of hazardo thereof, has been misrepresented, EDA may pursue other available applicant.	
City of John Day	
Applicant's Name	
Nicholas Green, City Manager	
Name and Title of Applicant's Authorized Representative	
- 4/ide Can	11/24/2020
Signature of Applicant's Authorized Representative	Date

OMB Number: 0610-0094 Expiration Date: 11/30/2021



ED-900E – Calculation of Estimated Relocation and Land Acquisition Expenses

a. Are relocation expenses part of the proposed project's EDA budget?	Yes	⊠ No
 Will the proposed project cause the displacement of individuals, families, businesses or farms? 	Yes	⊠ No

If **Yes**, explain how relocation procedures will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1990 (13 C.F.R. § 302.5; see Certification #11 on Form SF-424D, 'Assurances - Construction Programs', for an explanation of this requirement.)

All applicants must complete the "Calculation of Estimated Relocation and Land Acquisition Expenses" form (below), and enter the estimated total for "costs incidental to land acquisition" (line item 1) on line item 3 ("relocation expenses and payments") of Form SF-424C, 'Budget Information - Construction Programs.' This is separate from the estimated purchase price of the property.

ITEM 1. COSTS INCIDENTAL TO LAND ACQUISITION - ESTIMATES				
Number of land transactions involved (including options, easements and rights-of-way):				
Recording fees, transfer taxes, surveys, appraisals, title search and similar expenses-Section 303(1)	0.00			
Penalty costs-Section 303(2)	0.00			
Real Property taxes-Section 303(3)	0.00			
Litigation expenses-Section 304(a)	0.00			
Total - Estimated costs incidental to transfer of title	0.00			
ITEM 2. RELOCATION - ESTIMATES				
a. TENANTS - Estimates: Number of Claims				
(1) Moving Expenses:				
Actual Expenses-Section 202(a)(1)				
In lieu payments-Section 202(b)				
Total - Moving Expenses				
(2) Replacement housing payments:				
Rental payments-Section 204(1)				
Down payment-Section 204(2)				
Total - Replacement housing payments				
Total - Estimated Tenants				

b. OWNER-OCCUPANTS - Estimates: Number of Claims					
(1) Moving Expenses:					
Actual Expenses-Section 202(a)(1)					
In lieu payments-Section 202(b)					
Total - Moving Expenses					
(2) Replacement housing payments:					
Purchase payments-Section 203(a)(1)					
Reasonable replacement costs-Section 203(a)(1)(A)					
Increased interest costs-Section 203(a)(1)(B)					
Closing costs-Section 203(a)(1)(C)					
Rental payments-Section 204(1)					
Down payment-Section 204(2)					
Total - Replacement housing payments					
Total - Estimated Owner-Occupants					
c. BUSINESS - Estimates: Number of Claims					
Moving Expenses:					
Actual Expenses-Section 202(a)(1)					
Actual loss of tangible personal property-Section 202(a)(2)					
Actual searching expenses-Section 202(a)(3)					
In lieu payments-Section 202(c)					
Total - Estimated Business					
d. NONPROFIT ORGANIZATIONS - Estimates: Number of Claims					
Moving Expenses:					
Actual Expenses-Section 202(a)(1)					
Actual loss of tangible personal property-Section 202(a)(2)					
Actual searching expenses-Section 202(a)(3)					
In lieu payments-Section 202(c)					
Total - Estimated Nonprofit Organizations					
e. FARM OPERATIONS - Estimates: Number of Claims					
Moving Expenses:					
Actual Expenses-Section 202(a)(1)					
Actual loss of tangible personal property-Section 202(a)(2)					
Actual searching expenses-Section 202(a)(3)					
In lieu payments-Section 202(c)					
Total - Estimated Farm Operations					
f. ADVISORY SERVICES - Estimates: Number of Claims					
Total - Expenses of grantee/borrower-Section 205					

g. ADMINISTRATION - Estimates: Number of Claims				
Contracting with individual, firm, association, or corporation-Section 212				
Agreement w/ Federal or State government agency or instrumentality- Section 212				
Total - Estimated Administration				
ITEM 3. GRAND TOTAL				
Enter the sum of Items 1 and 2 (parts (a) through (g)) in this Item				
GRAND TOTAL RELOCATION EXPENSES	0.00			

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009 Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042). Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

- Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
- Will give the awarding agency, the Comptroller General
 of the United States and, if appropriate, the State,
 the right to examine all records, books, papers, or
 documents related to the assistance; and will establish
 a proper accounting system in accordance with
 generally accepted accounting standards or agency
 directives.
- 3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
- 4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
- 5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
- Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
- Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

- Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
- Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
- 10. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

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Standard Form 424D (Rev. 7-97) Prescribed by OMB Circular A-102

- 11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
- 12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
- 13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
- 14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
- 15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of

- Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
- Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
- 17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
- 18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
- Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
- 20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE		
Completed on submission to Grants.gov	City Manager		
APPLICANT ORGANIZATION	DATE SUBMITTED		
City of John Day	Completed on submission to Grants.gov		

SF-424D (Rev. 7-97) Back

OMB Number: 4040-0008 Expiration Date: 02/28/2022

BUDGET INFORMATION - Construction Programs NOTE: Certain Federal assistance programs require additional computations to arrive at the Federal share of project costs eligible for participation. If such is the case, you will be notified. c. Total Allowable Costs b. Costs Not Allowable a. Total Cost **COST CLASSIFICATION** (Columns a-b) for Participation Administrative and legal expenses \$ \$ 23,567.43 \$ 23,567.43 Land, structures, rights-of-way, appraisals, etc. 105,000.00 105,000.00 \$ \$ \$ Relocation expenses and payments \$ 0.00 \$ \$ 0.00 Architectural and engineering fees \$ 203,000.00 \$ 203,000.00 5. Other architectural and engineering fees \$ \$ 15,500.00 \$ 15,500.00 Project inspection fees \$ \$ \$ Site work \$ \$ 115,461.16 \$ 115,461.16 Demolition and removal \$ \$ \$ Construction \$ 1,605,810.80 \$ \$ 1,605,810.80 10. Equipment \$ \$ 138,890.25 \$ 138,890.25 Miscellaneous \$ \$ \$ SUBTOTAL (sum of lines 1-11) \$ \$ 2,207,229.64 \$ 2,207,229.64 13. Contingencies \$ 173,081.08 \$ \$ 173,081.08 **SUBTOTAL** 14. \$ 2,380,310.72 \$ \$ 2,380,310.72 15. Project (program) income \$ \$ \$ TOTAL PROJECT COSTS (subtract #15 from #14) 2,380,310.72 \$ 2,380,310.72 FEDERAL FUNDING 17. Federal assistance requested, calculate as follows: Enter eligible costs from line 16c Multiply X (Consult Federal agency for Federal percentage share.) 80 % \$ 1,904,248.58 Enter the resulting Federal share.

CERTIFICATION REGARDING LOBBYING

(REV 1-05)

Applicants should also review the instructions for certification included in the regulations before completing this form. Signature on this form provides for compliance with certification requirements under 15 CFR Part 28, 'New Restrictions on Lobbying.' The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of Commerce determines to award the covered transaction, grant, or cooperative agreement.

LOBBYING

As required by Section 1352, Title 31 of the U.S. Code, and implemented at 15 CFR Part 28, for persons entering into a grant, cooperative agreement or contract over \$100,000 or a loan or loan guarantee over \$150,000 as defined at 15 CFR Part 28, Sections 28.105 and 28.110, the applicant certifies that to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, 'Disclosure Form to Report Lobbying.' in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure occurring on or before October 23, 1996, and of not less than \$11,000 and not more than \$110,000 for each such failure occurring after October 23, 1996.

Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

In any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, 'Disclosure Form to Report Lobbying,' in accordance with its instructions.

Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure occurring on or before October 23, 1996, and of not less than \$11,000 and not more than \$110,000 for each such failure occurring after October 23, 1996.

As the duly authorized representative of the applicant, I hereby certify that the applicant will comply with the above applicable certification.

* NAME OF APPLI	CANT				
City of John D	ay				
* AWARD NUMBER		* PROJECT NAME			
			John Day Community Br	roadband	
Prefix:	* First Name:		Middle Name:		
Mr.	Nicholas		Adam		
* Last Name:					Suffix:
Green					
* Title: City Man	ager				
* SIGNATURE:			* DAT	E:	
Completed by Gra	nts.gov upon submission.		Com	pleted by Grants.	gov upon submission.

ATTACHMENTS FORM

Instructions: On this form, you will attach the various files that make up your grant application. Please consult with the appropriate Agency Guidelines for more information about each needed file. Please remember that any files you attach must be in the document format and named as specified in the Guidelines.

Important: Please attach your files in the proper sequence. See the appropriate Agency Guidelines for details.

1) Please attach Attachment 1	John Day CEDS-Adopted.pdf	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2	John Day EOA-Adopted.pdf	Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3	GC CoWorks FINAL Draft_10.4.2	Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4	Professional Services Agreeme	Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5	Humbolt Elementary-plan set.p	Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6	Grant County Courthouse+Sheri	Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7	Grant County Regional Airport	Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8	Professional Services Agreeme	Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9	ED_900B-V1.0 - Combined.pdf	Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10	Table S2801 - Types of Comput	Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11	John Day Broadband EDA Full a	Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12	John Day Broadband EDA Attach	Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13	GCECA Commitment Letter v2.pd	Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14	John Day_GC Digital Commitmen	Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15	Combined Letters of Support.p	Add Attachment	Delete Attachment	View Attachment

John Day

Community Investment Strategy

A Five-Year Investment Plan for John Day, 2020-2025

August 28, 2019

Prepared for: City of John Day



KOIN Center 222 SW Columbia Street Suite 1600 Portland, OR 97201 503-222-6060 This page intentionally blank

Workspace ID: WS00528662 Funding Opportunity Number: PWEAA2020

Special Thanks & Acknowledgements

ECONorthwest developed this Comprehensive Economic Development Strategy in collaboration with the City of John Day. Funding for this project was provided by the U.S. Economic Development Administration (Federal Award Identification No. ED18SEA3020015) and Oregon Business Development Department (LEOF-19-01). We would also like to thank the individuals of the Project Advisory Committee.

Project Advisory Committee

- Chris Cronin. Chair of School Board, John Day Resident.
- Kara Kohfield. John Day Resident.
- Alex Oliver. Rancher, Seneca Resident.
- Levi Manitsas. Pastor, John Day Resident. Hospital Board.
- Ashley Stevick. John Day Resident.
- Lindsey Madden. Eastern Oregon Realty, John Day Resident.
- Haley Walker. Airport Manager, School Board.
- Dustin Oates. Ed Staubs.
- Lisa Weigum. Parks & Rec, Former City Councilor, Canyon City Resident.
- King Williams. Business Owner, Canyon City Resident.
- Elliot Sky. John Day Resident.
- Leann Gast. Cosmetology College Former Owner. John Day Resident.
- Amanda Martino. Blue Mountain Land Trust.
- Kate Cueno. Forest Service, John Day Resident.
- Shaun Robertson. Business Owner.
- Cindy Lemke. Worksource Oregon.
- Allison Field. Grant County Economic Development Office.
- Didgette McCracken. Oregon State University Extension and Outreach.
- Jake Bellinger. Business Owner in John Day. Mt. Vernon Resident.
- Rob Raschio. Public Defender/Local Attorney. John Day Resident.

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ECONorthwest prepared this report for the City of John Day. It received substantial assistance from the Project Advisory Committee and other community stakeholders. This project was funded by the U.S. Economic Development Administration and Business Oregon. That assistance notwithstanding, ECONorthwest is responsible for the content of this report. The staff at ECONorthwest prepared this report based on their general knowledge of economic development and on information derived from government agencies, private statistical services, the reports of others, interviews of individuals, or other sources believed to be reliable. ECONorthwest has not independently verified the accuracy of all such information and makes no representation regarding its accuracy or completeness. Any statements nonfactual in nature constitute the authors' current opinions, which may change as more information becomes available.

For more information about this report:

Robert Parker
Parker@econw.com
KOIN Center
222 SW Columbia Street
Suite 1600
Portland, OR 97201
503-222-6060

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1 Executive Summary

The City of John Day is embarking on an ambitious plan to turn around years of population and economic decline. Starting with the **Strategy for Growth** and culminating into this five-year **Community Investment Strategy** (CIS), the City has clearly defined where they want to lead their community and how they are going to get there.

This CIS articulates specific priorities and actions supporting the Strategy for Growth and outlines an implementation framework. The overall effort seeks two primary outcomes: (1) to achieve sustained **population growth**, and (2) to **expand the local economy**. The CIS starts by describing the intent behind these efforts, why it is important to the community, and how different audiences can use this document. The CIS then describes the assets that the community can bring to bear and the roles that different organizations have in pursing the strategy goals.

The **Focal Areas** section of the CIS describes the six categories of actions in which the City and partners have grouped specific actions to achieve the strategy's goals.

The **Implementation Plan** presents an organizing framework for the City and partners to use as they carry out the work of the strategy.

The final section—**Project Funding**—identifies key investments that will fund strategy actions.

At the core of any strategy are the actions that individuals and organizations will take to achieve the goals of the strategy. The key actions for the CIS are presented in Exhibit 1 on the following page.

Exhibit 1. CIS Focal Area Actions

	Greenhouse Industry	Marketing and Tourism	Competitive Broadband	Business Development & Support	Opportunity Areas	Housing & Community Development
1	Identify a source of low-cost power to supply local greenhouses	Identify a lead Marketing and Tourism organization for the John Day area	Apply for grants to support the development of high-speed broadband in John Day	Seek partnerships to enhance and support existing businesses	Acquire funding for John Day River restoration work/ Oregon Pine Lake/ Water garden	Identify targeted areas for infra- structure to support new housing development and adopt a housing plan
2	Explore relationships with other greenhouse operators across the Western United States and Canada	Strengthen marketing presence	Partner with organizations to seek opportunities to leverage new high-speed broadband	Develop a plan to attract new entrepreneurs	Finalize site for the waste- water plant, the reclaimed water network, and new utility services	Acquire land for new housing development
3	Carefully monitor the costs and revenues from the initial phase of greenhouses	Provide clear messages to the local community about marketing and tourism efforts	Develop a broadband plan to connect each premise in John Day to fiber	Advance growth and concentrate resources in target areas: Recreation, Healthcare, & Greenhouse Agriculture	Work with local business to expand riverfront recreation and food services	Acquire land for downtown parking
4	Establish partnerships with regional growers, food outlets and distributors	Engage and empower local entrepreneurs to promote John Day and encourage local entre- preneurship	Create a community accessible space with 24/7 access to high-speed internet.	J	Connect the River Recreation Area to the Integrated Park System and Main Street	Create an online clearinghouse for local housing developers / contractors
5	Identify food processing and production activities to incent a "food cluster"	Identify stable funding sources for marketing and tourism activities				Explore options for streamlining the housing entitlement process
6	Partner with educational institutions to create a greenhouse learning center	Implement public policies that promote recreation and destination tourism	← ARTS & CI			

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2 Background

The City of John Day has a challenge on its hands. Official population forecasts show a shrinking population in the City of John Day in the coming decades. Continued population trends suggests a shrinking of the local economy leading to a decrease in jobs and opportunities for local residents (see Appendix A for additional detail). These downward trends are already evident. With these trends come major fiscal problems for the City; a smaller population and a smaller economy mean fewer taxes to support City services. The John Day Strategy for Growth and the supporting Community Investment Strategy (CIS) seek to counter this trajectory.

The City and community are committed to reorienting towards a growth and economic diversification mindset. Simply put, the City and its partners have outlined concrete actions to attract more visitors and residents to incrementally stabilize and start to regrow the local population and economy.

2.1 Purpose of the CIS

The 2017 John Day **Strategy for Growth** outlines, at a high-level, the City's primary strategic goals—population and economic growth. The Strategy for are aimed almost Growth outlines an overall vision that was endorsed by the John Day City Council. It does not provide a guide for how actions that the City or others would take directly link to the primary goals and lead the community to the desired outcomes. This is the role of the CIS. The CIS is roadmap to achieve the goals of the Strategy for Growth.

The CIS builds from the broad view of the role of economic development. development is needed. The broad view posits that private investment is hampered if communities are unable to address basic functions: public safety, education, infrastructure, environment, and culture. These core functions can, and do, differentiate a location's relative attractiveness for private investment. It also builds from the premise that strategic public investments (of all types) can spur private investment—whether it be a business expanding or a household deciding to move to John Day.

2.2 Developing the CIS

This Strategy builds on the 2017 City of John Day Strategy for Growth (see Section 3 beginning on page 5). The CIS goes a step further by creating the larger economic development framework in which the Strategy for Growth sits. While the Strategy for Growth is a plan specific to the City, this CIS has a broader reach, including partners at the Federal, State, and regional level. Understanding that a strong economy is a necessary step toward improving the quality of life in John Day and growing the population, the CIS outlines the actions partners across the region will take to achieve these goals.

Traditional economic development strategies focus efforts in three key categories. These are:

- Business recruitment,
- Business retention and expansion, and;
- Innovation and entrepreneurship

These traditional strategies exclusively at fostering private industry activity. The John Day CIS needs to be different. The goal is not just to grow private industry, but to stabilize and regrow the local population. To achieve this goal, a broader view of economic

This Strategy culminates months of work by many John Day citizens and project team members dedicated to building a stronger John Day. The strategy will be adopted by the John Day City Council to guide investments related to economic and community development in the city for the next five years.

2.3 What the CIS Does

The CIS was created for all individuals and organizations involved in economic development and prosperity in the John Day region. From residents interested in understanding the nuance of goals surrounding growth, to government agencies who will be implementing the work, to regional partners looking to foster this growth, this CIS will act as a guide and plan for achieving economic prosperity.

This document walks readers through the CIS development process, links the CIS goals with other planning efforts, discusses the community's ability to carry out the strategy, sets out the implementation steps, and demonstrates the funding programs available to grow the economy and population.

Readers should come away with an understanding of the John Day's plans for future growth.

Partners will understand their roles and responsibilities as well as the roles and responsibility of government entities in charting this course for growth.

Funders will understand the plan and priorities and how their support will shape the future of John Day.

Residents and businesses will understand the City's plan for growth and economic prosperity.

Visitors will understand what makes John Day a great place to live and work, and how it plans to capitalize on these qualities going forward.

The CIS is a working document. While the strategic goals will remain constant, the tactics and actions that the City and its community partners use to achieve those goals are likely to change. Those changes will necessitate a reevaluation of which actions are prioritized and how they are sequenced. This flexibility—sometimes called "agile strategy"—is a common attribute of successful investment strategies.

The CIS has a five-year timeframe. The goals and actions listed in the CIS can and will affect future budgeting and strategic planning efforts for a range of entities and partners. A lot of groundwork has been done and funding has been targeted or secured. Over the next five years the region has tremendous opportunity to grow and prosper.

3 John Day's Strategy for Growth

In 2017, the John Day City Council approved the John Day "Strategy for Growth." Broadly, the strategy is focused on making investments that retain and attract residents so that John Day continues to be a viable city—both a community of people who have satisfying lives and work, and as a municipal entity that is in good financial health.

The Strategy for Growth is the City's plan to reverse three decades of population decline. This steady population loss has reduced the City of John Day's tax base, leaving insufficient revenues to fund necessary public services. The decline resulted from structural changes to the

natural resource-based economy that occurred in the 1990s and the subsequent loss of family-wage jobs related to those changes. This situation created a vacuum that left many John Day residents unemployed or marginally employed.

The Strategy for Growth is based on the *Fit for Growth* model which evolved in the corporate arena. The Strategy for Growth has two key goals: Economic Expansion and Population Growth. The City is reorganizing itself to achieve these goals by focusing on three key elements:

If we can regain the population we've lost over the last thirty years by differentiating our city to achieve a more competitive position, our businesses will become more profitable, new jobs will be created, and public services will become more efficient... and we can improve the quality of life for all of John Day's residents.

1) **Differentiated capabilities** – identifying what makes the City of John Day stand out in positive ways from other communities.

-2017 John Day Strategy for Growth

- 2) **Cost structure alignment** adjusting the City's spending priorities so its investments and costs align with and support its differentiated capabilities.
- 3) **Organize for growth** empowering the City's strategic partners, local stakeholders, and City staff to further the strategy by re-directing effort toward growth initiatives.

These three strategic elements are how the City is reorienting itself to a growth mindset. Moreover, it will help the City prepare for future population growth and an expansion of the local economy.

The Strategy for Growth represents a shift in the City's spending priorities to focus on building and enhancing John Day's core capabilities. The Strategy for Growth is realistic in that "funding for this effort will have to come from state and federal sources as well as local fundraising." It

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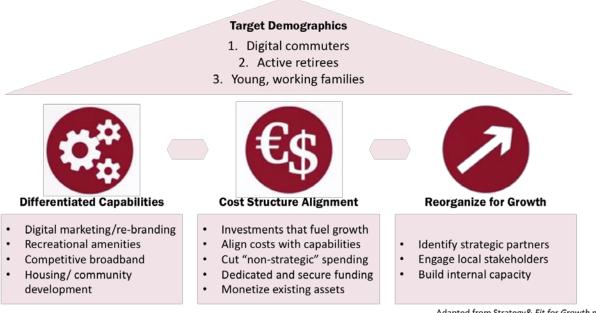
¹ This section includes passages from the Strategy for Growth document. See Appendix A for a complete copy of the Strategy for Growth. The Strategy is also available on ine at the following URL: https://www.cityofjohnday.com/sites/default/files/fileattachments/planning/page/2741/a_strategy_for_growth_final.pdf

also discusses the possibility that the City will need to realign its spending priorities to fund investments that will fuel growth.

Exhibit 2 shows a conceptual diagram for how the City's key elements of change differentiated capabilities, cost structure alignment, and reorganizing for growth—come together to help attract new residents, known as target demographics.

Exhibit 2. John Day Strategy for Growth

John Day's Strategy for Growth



Adapted from Strategy& Fit for Growth model

John Day's target demographics for new residents are digital commuters, active retirees, and young working families. To be clear, the goal for population growth is modest and attainable. The goal is to replace the population numbers lost in the recent decades and achieve stable incremental growth.

The CIS is a foundational step in articulating the City's core strategy; the Strategy for Growth outlines the City's primary goals, while the CIS provides a detailed roadmap for the strategy's implementation and how it can be funded.²

PREVIEW Date: Dec 01, 2020

² See Section 7 for more information about funding.

4 Community Capacity

John Day has the ability to execute this strategy and has the assets to attract new visitors, residents, and businesses. At its foundation, the Strategy for Growth and CIS outline a place-based economic development approach that leverages existing community and institutional assets to enhance John Day's livability in ways that are attractive to existing and future residents, businesses, and visitors.

4.1 Community Assets

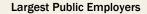
John Day's richest assets are the land and the people. The City is proactive and forward-thinking, and they are proud of the community's rich natural setting and rural lifestyle. Here are a few of the John Day community assets that set it apart from other communities.

- City Organization. The City has hired a number of new staff and made several significant budgetary changes to fuel its growth strategy. The new city manager, senior project manager, agribusiness manager, and public works director are among the key staff recently hired or promoted to lead the City's public improvement projects. The City reduced 30% of its total workforce at the end of 2018 and has discontinued services that were redundant with County jurisdictions. As a result, the City is better organized to invest in its growth strategy.
- John Day Innovation Gateway. The City of John Day is undertaking an ambitious economic redevelopment plan focused on revitalization of the former Oregon Pine mill site and restoration of over 90-acres of brownfields surrounding the John Day River. The site, now known as the John Day Innovation Gateway, will house the City's new wastewater treatment plant a \$12.5 million water reclamation facility that will reuse and repurpose 100 percent of the city's solid and liquid waste. The site will also feature: a community pavilion adjacent to a 6,000 SF hydroponic greenhouse; a new city shop; a future conference center/hotel, and; opportunities for in-city camping and riverfront recreation. The Greenhouse at Oregon Pine is the first commercial development at this site in over three decades. This hydroponic facility will grow 25-tons of farm-fresh produce annually, which will be sold at local markets and restaurants. While at the site, residents can now enjoy over two miles of new trails along the river that connect to the City's local parks and recreation areas providing public access to the John Day River for the first time in over 100 years.
- Parks and Greenspace. The City is building a new integrated park system at the confluence of the John Day River, Canyon Creek, and Davis Creek. The central feature will be a new riverfront park, with a multi-modal bridge across the river to provide trail access to the new riverfront trail system, 7th Street Complex, Kam Wah Chung state heritage site and the Grant County Fairgrounds. The integrated park system project will help create a walkable community with connections to the river, downtown John Day

- and the John Day Innovation Gateway. The City's long-term goals are to improve riverfront access, create additional in-city camping and recreation opportunities along the river, and improve access to park spaces.
- **Grant County Regional Airport**. The Grant County Regional Airport (GCRA) is owned and operated by Grant County and encompasses approximately 335 acres. Management of the airport is overseen by the GCRA Airport Commission. The airport terminal is one of the newest, most efficient, and environmentally sound buildings of its kind anywhere in the Pacific Northwest. It was constructed in 2010 and opened for business in September 2010. The United States Forest Service Helibase complex is joined to the terminal from which wildfire suppression efforts can be staged and executed. The airport is located within the Urban Growth Boundary of the City of John Day and is designated as part of an Economic Enterprise Zone that confers specific tax benefits on qualified businesses. There is vehicle access to nearby Highway 26 and Highway 395 and the adjacent John Day Industrial Park. In 2019, the Federal Aviation Administration accepted and approved the Airport Master Plan for the Grant County Regional Airport, which began in July 2015. The Airport Master Plan consists of a narrative for airport improvements over the next twenty years as well as an airport layout plan set. In May 2019, the first of these improvements was secured through a \$6.25 million federal Department of Transportation Airport Improvement Grant. This grant will de-couple the airport's two runways and will allow through-the-fence operations between the airport and John Day's industrial park.
- Buildable Land Base. John Day has hundreds of acres of residential, commercial, and industrial land available for development. There are more than 165 acres of buildable residential lands located within city limits. The John Day Industrial Park has 100 acres of buildable industrial land located in an enterprise zone. These one-acre parcels are fully serviced and construction-ready. Additional industrial land and mixed-use commercial spaces currently owned by the City are available for sale. This land is accessible from Highway 26 and the proposed 7th Street extension scheduled for construction in 2021.
- Proximity to Public Lands and Regional Attractions. John Day is surrounded by 1.8 million acres of public land, including 150,000 acres of designated wilderness. More than a dozen state and federal parks, heritage sites, and recreation areas surround John Day. These include the historic Kam Wah Chung store and visitor's center (which hosts over 8,000 visitors per year), as well as the John Day Fossil Beds National Monument (which hosts over 200,000 visitors per year). Other area attractions include the Strawberry Mountains, Grant County Fairgrounds, and Silvie's Valley Ranch—a luxury golf resort and working ranch located south of John Day.
- Outdoor Recreation Opportunities. John Day is a hub for a multitude of outdoor recreation activities in Eastern Oregon. Within a short drive are trails for hiking, mountain biking, ATVing, and snowmobiling. Local deer and elk hunting areas are some of the best in the state and fishing is popular along the John Day River.

John Day, By the Numbers

Exhibit 3. John Day, Economic and Demographics Statistics



Blue Mountain Hospital Malheur National Forest Grant County Grant School District 3

Large Private Employers

Malheur Lumber Iron Triangle Grayback Forestry Chesters Thriftway

Population: 1,735

Median Age: 36.8

Median Family Income (MFI): \$44,432

Source: PSU, Population Research Center, 2013-2017 US Census ACS



4.2 Institutional Capacity

John Day is a Strategy in Action. The City has what it takes to be successful.

- Experienced and Driven City Leadership. The City is proactive. They are not waiting for help to arrive. They are actively creating their desired future through persistent advocacy of the needs of citizens and businesses alike.
- Proven Success. The City has already secured over \$13 million in funds to support projects across our community. They are investing in housing, roads, utilities, and park and recreational facilities. They have already constructed new greenhouses to produce local food. They built a mountain bike park, soon will have a new wastewater treatment plant, and are pursuing a new aquatic center.
- A Model for Rural Economic Development. Investing in John Day is creating a new model for rural economic development. Many rural cities across the Western United States face similar challenges. The success of John Day can serve as a lesson for these communities.

The City has taken the lead on economic development efforts but there are many other key partners. The City recognizes that to be successful means fostering strong partnerships locally and regionally.

The City of John Day's Role in Economic Development

Ranging from state-level initiatives to local nonprofits, a number of organizations are working on economic, business, and workforce development in the region. Many of these have representation on the project advisory committee (PAC) for this project.

With so many organizations working in economic development, roles need to be clearly defined and coordination will be important as the community moves into implementation of the strategy.

The focus of this project is to leverage the City's role and assets: what resources can the City access, leverage, and commit to economic development; and which roles are most appropriate for the City? The following are foundational assumptions about the City's role:

- The City plays a support role in economic and business development.
- The City is one of several organizations that provides and maintain infrastructure.
- The City has some limited staff and financial resources that can be invested in appropriate economic development activities.

- The City has an obligation to adopt an economic development strategy, policies to manage employment lands, and maintain a 20-year supply of commercial and industrial sites under Goal 9 and OAR 660-009.
- The City is not the appropriate organization to coordinate business recruitment and retention activities or to house staff that are coordinating business recruitment and retention activities.

Others' Roles in Economic Development

The CIS guides the work for the City and its key partners. Successful outcomes will require a community effort. The diverse array of Project Advisory Committee members that helped create this strategy demonstrate the need for a range of partners to successfully foster economic development. Ongoing collaboration will be central to a successful strategy. Strong partnerships already exist, and the Implementation Plan in Section 6 outlines how the City can build on those partnerships to implement the CIS. Organizations working on economic development in the John Day region include:

- Local and City departments
 - o John Day Department of Public Works
 - o John Day / Grant County Chamber of Commerce
 - John Day Canyon City Parks and Recreation District
 - Private businesses
 - o Community organizations
- Regional Partners
 - Blue Mountain Hospital District
 - Grant County (economic development, roads)
 - Grant County municipalities (surrounding cities)
 - o Grant School District 3
 - o Greater Eastern Oregon Economic Development Corporation (GEOEDC)
 - North Fork John Day Ranger District (USFS)
 - Oregon Trail Electric Cooperative
 - o Eastern Oregon Regional Solutions Team

State Partners

- o Business Oregon
- o Travel Oregon
- Oregon Department of Fish and Wildlife
- o Oregon Department of Transportation
- o Oregon Department of Land Conservation and Development
- o Oregon Parks and Recreation Department
- o Oregon Housing and Community Services
- o Oregon Universities

Federal Partners

- National Endowments
- o USDA Rural Development (broad array of funding programs)
- o U.S. Department of Commerce, Economic Development Administration (EDA)
- o U.S. Federal Emergency Management Agency
- o U.S. Federal Highway Administration
- o U.S. Housing and Urban Development

5 Strategy Focal Areas

In essence, a strategy describes a relationship between a set of goals, target outcomes that measure progress towards those goals, and actions that are necessary to reach those outcomes and achieve the goals. The CIS sets up priority actions and the implementation framework for the Strategy for Growth. It is the roadmap for how the City, together with its regional and state partners, can achieve the goals in the Strategy for Growth. The CIS does not reinvent the wheel but narrows in on:

- Economic Expansion
- Population Growth

Section 4 described the capacity that exists at the City level and with key partners for achieving these goals and implementing this CIS. However, the economic development vision, strategies, and actions that follow primarily focus on those activities that the *City* would lead, or those that relate directly to a City-led activity. This is consistent with the intent of this project: to articulate the City's role in economic development. It does not, however, provide details on the activities of partner organizations, nor does it commit partner organizations to any specific activity.

5.1 CIS Focal Areas

To achieve these goals, the CIS is organized around six **Focal Areas**. Each focal area has one or more actions. A complete list of actions and their details (including description rationale, potential partners, funding considerations, and timeline) can be found in Appendix B: Focal Area Cutsheets. Here are brief summaries of each focal area and why they are important pieces for achieving the goals of the Strategy for Growth.

- 1. **Greenhouse Industry** Almost all of the food consumed in John Day must be imported. The City is flipping this on its head. They have launched an effort to grow food locally in controlled environment greenhouses. The greenhouses will use reclaimed water from the new wastewater treatment plant and power will come from local renewable energy sources like hydroelectric, biomass and solar. Partnerships with educational institutions will create a pipeline for workforce education and support innovation in the greenhouse industry. In the longer term, there is the opportunity to incubate new food production businesses and link those businesses with food outlets across the Eastern Oregon region.
- 2. **Marketing and Tourism** John Day has rich historical and outdoor recreation assets. There have been several campaigns to attract visitors to the region, but there has been no cohesive effort to attract visitors specifically to John Day—until now. The City is working with key community partners like the Grant County Chamber of Commerce to launch a coordinated effort to market John Day to visitors and potential new residents. They are developing policies to promote outdoor recreation and destination tourism.

They are branding the City, the River Recreation Area,³ and Grant County Digital. And they are initiating a coordinated effort with local business owners, entrepreneurs, and influencers to promote the community and support the tourism economy. Together these efforts, among others, will elevate John Day's outward appearance and have the potential to make the community a much larger travel destination than it already is.

- 3. Competitive Broadband High speed internet access is an essential element for communities that wish to thrive in the 21st Century. Core to the economic development strategy is to bring broadband internet into the community. They have been working with public and private agencies to secure funds for broadband development. Broadband will transform John Day; increasing current residents' connection with those outside of the region and establishing a must-have item for new residents and businesses. Once in place, the City, along with community partners like the local hospital and school district, have plans to leverage faster, more reliable and resilient internet connections. Educational institutions can leverage improved broadband for distance learning. The hospital can take advantage of recent advances in telemedicine and increase the effectiveness of emergency communications. Residents and businesses will benefit from having reliable bandwidth for multiple applications.
- 4. **Business Development & Support** The City of John Day and its partners understand that to expand the local economy, they need to support existing businesses and attract new talent to the city. They also realize that they need to be strategic with their investments and leverage the skills, expertise, and vision of the local entrepreneurial community. The City's plan is to pair targeted investments in growth industries with key partnerships with private businesses. There is growth potential in healthcare, outdoor recreation, and in the local food cluster (starting with the greenhouse industry).
- 5. **Opportunity Areas** Core to the vision for the future of John Day is an enhancement of existing neighborhoods, employment areas, and the commercial center. The City has planned investments in each part of the community. They want to build new parks, restore the John Day River, and revitalize the downtown.
- 6. **Housing & Community Development** Unlike many cities on the westside of the Cascades that are facing skyrocketing housing costs, homes in John Day are still affordable. But herein lies the issue. The housing stock is aging and does not fit with the needs of our current residents or the interests of new residents. The City is working to change this situation. They have created a housing incentive program to support the development of new homes. This program is only the start of a series of planned investments to support the housing market. The City has plans for large-scale investments in new roads, utilities, and bridges across the river. With these investments, the City will open up land for new development and incent new home construction.

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³ The River Recreation Area refers to a swath of land along and near to the John Day River that is being redesigned for outdoor recreation and park space.

Incorporating Arts and Culture into the John Day Strategy for Growth and CIS

The community of John Day has a growing art scene and a distinct western-frontier culture. The City and community partners cherish these unique local assets and are interested in their incorporation into the Focal Area actions and the general promotion of John Day's heritage. Arts and culture are foundational to 'creative placemaking.' In creative placemaking, public, private, nonprofit, and community sectors partner to strategically shape the physical and social character of a neighborhood, city, or region around arts and cultural activities.

This is a precedent setting idea, as arts and cultural activities can draw in new visitors, help define the community's brand identity, and foster more economic activity. In the implementation of the CIS, the City and their partners should filter each Focal Area action through an 'Arts and Culture Lens.' This tactic can be as simple as asking the question: How are Arts and Culture incorporated into this action? Here are a couple examples of how this filter could be applied to CIS actions:

- Parks Development: The City is pursuing an ambitious plan to locally restore the John Day River and develop several City parks. The plan calls for the creation of new roads and bridges. Could each bridge feature a design that highlights the local culture? Could the parks be designed with public art as a central theme? Could event spaces in the new parks be specifically designed and programmed to promote the arts? How can John Day's heritage as a ranching, mining and timber community be reflected in new parks spaces?
- Downtown Development: The City is working with downtown property owners to revitalize the core of the city's commercial area. Could vacant storefronts be used to showcase art? Regarding culture, how do the buildings and streetscapes of downtown John Day reflect its small city frontier brand?

5.2 CIS Actions

The CIS actions are the activities and investments that the City and the PAC have identified as necessary for achieving the Strategy for Growth. The majority of these actions are ones that the City will lead but many include key community partners. Exhibit 4 below demonstrates the actions associated with each focal area.

Exhibit 4. CIS Focal Areas and Actions.

	Greenhouse Industry	Marketing and Tourism	Competitive Broadband	Business Development & Support	Opportunity Areas	Housing & Community Development
1	Identify a source of low-cost power to supply local greenhouses	Identify a lead Marketing and Tourism organization for the John Day area	Apply for grants to support the development of high-speed broadband in John Day	Seek partnerships to enhance and support existing businesses	Acquire funding for John Day River restoration work/ Oregon Pine Lake/ Water garden	Identify targeted areas for infrastructure to support new housing development and adopt a housing plan
2	Explore relationships with other greenhouse operators across the Western United States and Canada	Strengthen marketing presence	Partner with organizations to seek opportunities to leverage new high-speed broadband	Develop a plan to attract new entrepreneurs	Finalize site for the waste- water plant, the reclaimed water network, and new utility services	Acquire land for new housing development
3	Carefully monitor the costs and revenues from the initial phase of greenhouses	Provide clear messages to the local community about marketing and tourism efforts	Develop a broadband plan to connect each premise in John Day to fiber	Advance growth and concentrate resources in target areas: Recreation, Healthcare, & Greenhouse Agriculture	Work with local business to expand riverfront recreation and food services	Acquire land for downtown parking
4	Establish partnerships with regional growers, food outlets and distributors	Engage and empower local entrepreneurs to promote John Day and encourage local entre- preneurship	Create a community accessible space with 24/7 access to high-speed internet.		Connect the River Recreation Area to the Integrated Park System and Main Street	Create an online clearinghouse for local housing developers / contractors
5	Identify food processing and production activities to incent a "food cluster"	Identify stable funding sources for marketing and tourism activities				Explore options for streamlining the housing entitlement process
6	Partner with educational institutions to create a greenhouse learning center	Implement public policies that promote recreation and destination tourism	← ARTS & CU	II TURF →		

← ARTS & CULTURE →

6 Implementation Plan

To realize the goals of this Strategy, a realistic plan that allows for the timely implementation of action items is needed. This section presents the implementation plan for the next five years—2020 to 2025.

- First, it describes the framework by which CIS actions link to the City's Strategy for Growth goals.
- Second, it presents a proposed timeline for implementation and a plan for measuring progress on action items over the five-year period.

6.1 Framework for Implementation

A framework for John Day to implement its Strategy for Growth is necessary to serve as a guide for near-term actions that build momentum towards long term positive outcomes. The guide—this Community Investment Strategy—is aimed at stopping John Day's downward trends and stabilizing the City's worsening fiscal position. The framework has two components: (1) CIS implementation; and (2) plan review and update.

The City of John Day is the lead organization on implementing the John Day CIS, but a successful strategy will involve multiple partners. City staff, led by the City Manager, will coordinate all activities related to the CIS actions. A key principle in drafting the CIS was to keep the implementation steps simple and achievable. Actions were reviewed and prioritized based on SMART criteria:

- Specific
- Measurable
- Achievable
- Relevant
- Time-bound

As no single entity has the authority, funding, or capacity to do everything required of a Community Investment Strategy, collaboration is central to success. The John Day community must build a set of effective partnerships to implement the CIS. Not all partners play the same role in implementing the CIS. Some partners will be expected to contribute funding, others are primarily partners in implementation, and others may play multiple roles. Core partners include those shown in Exhibit 5, below.

Exhibit 5. Core CIS Partners

Implementing Partners	Funding Partners	Dual Role Partners
Organizations that will take a necessary and active role in implementing the CIS		
City departments (public works)	 USDA Rural Development (broad array of funding programs) 	 Grant County (economic development, roads)
 John Day / Grant County Chamber of Commerce 	Business OregonOregon Department of	Private businessesTravel Oregon
 John Day Canyon City Parks and Recreation District 	Transportation U.S. Department of Commerce,	
 Grant County municipalities: Canyon City, Prairie City, Dayville, etc. 	Economic Development Administration (EDA)	
 Greater Easter Oregon Economic Development 	 Oregon Department of Land Conservation and Development 	
District (GEOEDD)	Oregon Parks and Recreation Department	
 North Fork John Day Ranger District (USFS) 	 Oregon Housing and Community Services 	
School District	U.S. Housing and Urban	
Regional WIB	Development	
 Eastern Oregon Regional Solutions Team 	U.S. Highway Administration	
 Community organizations 		
Universities		
Consultants		

In general, the Framework for Implementation connects actions to target outcomes to the goals of the Strategy for Growth. Taken together, this framework comprises the interrelated pieces that together will promote population and economic growth. Exhibit 6 below illustrates these linkages. One should recognize that some actions will further multiple objectives.

Exhibit 6. Framework for Implementation Process



As the primary implementation organization, the City will lead on securing funding, implementing the plan, and coordinating action of external partners. Periodic meetings with external partners will be necessary; these will be scheduled quarterly in the first year. City staff will monitor the effectiveness of these meetings and whether they should occur more or less frequently.

6.2 Implementation Plan

Where the previous section described the framework—the process—by which the Strategy will implemented, this section describes how implementation of the Strategy will be tracked, managed, and overseen by key stakeholders.

Plan Review and Update Process

The CIS intends to use an agile strategy framework. A core axiom of agile strategy is "Make plans, expect them to change." McKinsey defines organizational agility as the ability to quickly reconfigure strategy, structure, processes, people, and technology toward value-creating and value-protecting opportunities.

But how does this happen? How can local and regional partners organize themselves to change the community's direction?

At the simplest level, the action plan provides a checklist that can be continuously monitored: did we accomplish the things on the list when we planned to? At the next level, review should track progress to identified outcomes: are we moving towards our goals? In this context having clearly articulated goals and metrics to measure progress is essential.

The following is the process for plan review and update, depicted in Exhibit 7:

- Monthly: Staff progress check-ins. These meetings take the structure of a 30/30 in the Strategic Doing process and address three questions: What did we accomplish in the past 30 days? What did we learn from that effort? What will we do for the next 30 days?
- Quarterly: City Council reports. Staff report progress to Council on a quarterly basis.
 The reports include a summary of actions completed, a summary of progress towards the identified goals, and a summary of any proposed changes to the action plan.
- Quarterly: Partner meetings. Implementation of the CIS requires coordination with external partners. The implementation framework proposes that the City convene key partners on a quarterly or as-needed basis.
- Annually: Action Plan update. Staff will review and update the Action Plan on an annual basis. Staff will present the revised plan to Council for review and adoption.

Exhibit 7. CIS Implementation Plan Review Process

30/30 meetings **City Council Reports Action Plan Update** What did we Actions completed Review actions accomplish in the past Progress towards goals completed 30 days? Proposed actions for Progress towards What did we learn? next quarter metrics What will we do in the Develop and adopt next next 30 days? **Partner Meetings** year's action plan Coordination with key implementing and funding partners Monthly Quarterly **Annually**

John Day CIS Five-Year Implementation Schedule

This CIS is a five-year plan of actions aimed at achieving the City's Strategy for Growth. Below is a matrix that illustrates how the actions are sequenced over the five-year period of 2020 to 2025.

Exhibit 8. CIS Five-Year (2020-2025) Action Implementation Schedule

Focal Area	Acti	ion	Year 1	Year 2	Year 3	Year 4	Year 5
	1	Identify a source of low-cost power to supply local					
		greenhouses Explore relationships with other greenhouse operators					
stry	2	across the Western United States and Canada					
ngu	3	Carefully monitor the costs and revenues from the initial			Ongoing		
nse	_	phase of greenhouses			o i i goili g		
Greenhouse Industry	4	Establish partnerships with regional growers, food outlets and distributors					
Gre	5	Identify food processing and production activities to incent a "food cluster"					
	6	Partner with educational institutions to create a greenhouse learning center			Ongoing		
	1	Identify a lead Marketing and Tourism organization for					
E		the John Day area			Ondoind		
izi Izi		Strengthen marketing presence Provide clear messages to the local community about			Ongoing		
Σ	3	marketing and tourism efforts			Ongoing		
ting &	4	Engage and empower local entrepreneurs to promote John Day and encourage local entre-preneurship			Ongoing		
Marketing & Tourism	5	Identify stable funding sources for marketing and tourism activities					
	6	Implement public policies that promote recreation and destination tourism			Ongoing		
<u>_</u>	_	Apply for grants to support the development of high-speed					
dbar	1	broadband in John Day					
Broa	2	Partner with organizations to seek opportunities to leverage new high-speed broadband					
Competitive Broadband	3	Develop a broadband plan to connect each premise in John Day to fiber					
Compe	4	Create a community accessible space with 24/7 access to high-speed internet					
& #	1	Seek partnerships to enhance and support existing businesses			Ongoing		
Business elopmen Support	2	Develop a plan to attract new entrepreneurs					
Business Development & Support	3	Advance growth and concentrate resources in target areas: Recreation, Healthcare, & Greenhouse Agriculture			Ongoing		
as	1	Acquire funding for John Day River restoration work/ Oregon Pine Lake/ Water garden					
ity Are	2	Finalize site for the waste-water plant, the reclaimed water network, and new utility services					
pportunity Areas	3	Work with local business to expand riverfront recreation and food services					
Opp	4	Connect the River Recreation Area to the Integrated Park System and Main Street					
unity	1	Identify targeted areas for infrastructure to support new housing development and adopt a housing plan					
nm	2	Acquire land for new housing development					
Cor	3	Acquire land for downtown parking					
Housing & Community Development	4	Create an online clearinghouse for local housing developers / contractors					
Hous	5	Explore options for streamlining the housing entitlement process					

6.3 Performance Metrics

How will the City of John Day know when it has achieved its goals? To gauge success, one must have trackable metrics. The most useful metrics are those that are tied closely to a strategy's goals, can be efficiently gathered, and are easily described. For the John Day CIS, we recommend the following metrics:

- **Population.** (1) Total population; (2) Population by age
- Employment. (1) Total employment; (2) Employment be sector
- Income.
 - o (1) Average wage; (2) Median wage
 - o (1) Per capita income
- Development. (1) Building permits for new construction by type
- Business Creation. (1) New business permits issued
- Greenhouses. (1) Pounds of produce from greenhouse/revenue
- Visitation/Tourism. (1) Number of annual visitors; (2) Transient Lodging Tax (TLT) annual revenue.
- Broadband. (1) Number of residents served by broadband; (2) Number of businesses served by broadband; (3) Broadband revenue
- Park Use. (1) Number of park users; (2) Number of park events

Most of these metrics can be gathered from publicly-available sources. Some, like park usage rates and the number of annual visitors to the community, will require a more involved effort from the City and its partners to gather.

7 Project Funding

The City of John Day has already leveraged over \$14 million dollars to fund projects across the community. These funds are being used to improve local streets, expand a runway at the airport, build a shelter for vulnerable community members, and to develop plans for everything from restoring the river to fortifying the local economy and bringing broadband to the John Day area.

Exhibit 9. Funds Awarded to John Day

Project	Fund Source	Award Amount
Airport Runway Expansion	Airport Improvement Supplemental App. Grant	\$6,300,000
Street Improvement Projects	Safe Routes + STIP	\$1,889,705
Broadband	State of Oregon	\$1,836,000
Domestic Violence Victim Shelter	HUD CDBG Funds	\$1,500,000
Integrated Parks System and Pool Study	OPRD	\$521,927
City Parks and Trails	OPRD	\$434,300
911 Transition	State of Oregon	\$420,000
Main Street Revitalization	Oregon Main Street Grant	\$365,300
Wastewater Treatment Facility	HUD CDBG Funds	\$196,500
Innovation Gateway Area Plan	ODOT TGM Grant	\$174,150
CEDS	US EDA and Business Oregon	\$120,000
Street Improvement Projects	ODOT Special Cities Grant	\$100,000
Wastewate Feasibility Planning Study	IFA + OPRD	\$70,000
Brownfields Grant	DEQ	\$65,300
Housing Incentive Program	DLCD	\$38,500
Total		\$14,031,682

Source: City of John Day

The City is actively pursuing over \$46 million in project funds for some of the community's most needed projects. These projects include: the construction of a new wastewater treatment plant, connecting the community to broadband internet, and developing a new community aquatic center.

Exhibit 10. Funds in Process.

Project	Fund Source	Award Amount
Street Improvement	DOT Build Grant	\$14,279,956
Wastewater Treatment Plant	Multiple Sources	\$12,500,000
Hotel	Private Investment	\$6,000,000
Broadband	USDA ReConnect	\$6,000,000
Aquatic Center	Multiple Sources	\$4,500,000
Broadband	USDA Community Connect	\$3,000,000
Oregon Pine Property - Phase 1	Ford Family Foundation + USDA Rural	\$350,000
	Development	
Total		\$46,629,956

Source: City of John Day

The City needs more funds to fully support the Strategy for Growth. They are seeking funds to restore the portion of the John Day River that passes through the community. They are seeking funds to expand the local street network to allow for new development of homes and businesses. They are seeking funds to enhance their initial investments in greenhouses to enable an export scale of local food production.

Each project has been carefully identified and each one plays an important role in achieving the City's goals.

Exhibit 11. Opportunity Pipeline (Funds Targeted).

Project	Award Amount
River Restoration	\$5,000,000
Kam Wah Chung Heritage Site	\$4,000,000
Mixed Use Office Complex Support	\$3,000,000
Food Cluster Investments	\$2,000,000
Oregon Pine Property - Phase 2	\$2,000,000
Conference Center	\$1,500,000
Oregon Pine Lake	\$1,000,000
Brownfield Redevelopment Grant	\$900,000
In-City Camping	\$500,000
Total	\$19,900,000

Source: City of John Day

8 Appendix A: John Day's Economic Outlook

Johnson Economics prepared the June 2019 *Economic Opportunities Analysis (Oregon Statewide Planning Goal 9)* for the cities in Grant County. This report introduces analytical research presenting an Economic Opportunities Analysis (EOA) for Grant County, Oregon and participating local cities. This report is organized into six primary sections:

- **Economic Trends:** Provides an overview of national, state and local economic trends affecting Grant County and Cities, including population projections, employment growth and a demographic profile.
- **Target Industries:** Analysis of key industry typologies the City should consider targeting as economic opportunities over the planning period.
- Employment Land Needs: Examines projected demand for industrial and commercial land based on anticipated employment growth rates by sector.
- Capacity: Summarizes the City's inventory of vacant and redevelopable industrial and commercial land (employment land) within the UGB.
- Reconciliation: Compares short- and long-term demand for employment land to the existing land inventory to determine the adequacy and appropriateness of capacity over a five and twenty-year horizon.
- Economic Development Potential and Conclusions: Summary of findings and policy implications.

This analysis reflects changes in employment, land supply, and macro-economic trends since the Grant County communities last reviewed local economic development policies. Two excerpts from the report related to population and workforce are included below to illustrate the economic challenges facing the City of John Day and Grant County.

Grant County has unfortunately been losing employment in recent decades, while the US and Oregon have generally experienced positive job growth outside of recessionary periods. Grant County saw additional job loss after the most recent recession, but levels have stabilized since roughly 2011 (see *Figure 2.06* from EOA report). Annual growth rates have typically lagged behind the state and have often been negative during this period.

The population base in Grant County has been declining since the 1990's, a pattern that is projected to continue in the Population Research Center at Portland State University's most recent forecast. Of the cities in the county, nearly all have seen a similar loss of population since 2000. However, in most of these communities, the decline has stabilized since the recession with population remaining fairly steady since 2010 (see *Figure 2.18* from EOA report).

With general decline in population, residential permit levels in Grant County have been commensurately low since the 1990's, with little new development activity.

Over the coming decades, the composition of the population base is expected to become generally older. The trend is most pronounced for residents over 70 years of age, reflecting the aging of the Baby Boomer generation in coming years (see *Figure 2.19* from EOA report).

FIGURE 2.06: COMPARISON OF EMPLOYMENT GROWTH SINCE 1998 CUMULATIVE EMPLOYMENT GROWTH (1998=100) 130 120 Index (1998=100) 110 100 90 80 -State of Oregon National ----Grant County

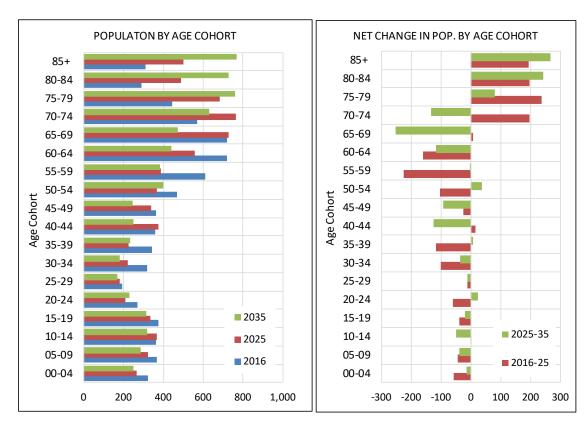
SOURCE: U.S. Bureau of Economic Analysis, JOHNSON ECONOMICS

Grant County Population 8,500 8,000 Population 7,500 7,000 6,500 6,000 **Grant County Cities, Population** 2017 3,500 Pop. 3,000 **Grant County** 7,415 2,500 Unincorporated 2,855 Population 2,000 John Day 1,735 1,500 Prairie City 915 1,000 Canyon City 705 500 Mt. Vernon 525 0 Long Creek 195 2016 2000 Seneca 160 Dayville 155 Canyon City John Day Monument Dayville 130 Monument Mt. Vernon Prairie City Unincorporated Seneca Granite 40

FIGURE 2.18: HISTORIC POPULATION TRENDS, GRANT COUNTY AND PARTICIPATING CITIES

SOURCE: Population Research Center, Portland State University

FIGURE 2.19: HISTORIC AND PROJECTED DISTRIBUTION OF POPULATION BY AGE COHORT, GRANT COUNTY



SOURCE: Population Research Center, Portland State University

9 Appendix B: Focal Area Cutsheets

On the following pages are "cutsheets"—short informational documents that can be shared separately from the entire CIS document. These cutsheets are intended to be tools for the City of John Day to use to convey to others information about the Focal Area actions of the Community Investment Strategy. They present descriptions, rationale, and other information that potential funders and sponsors will want to see to better understand what and why they might invest in the community.

1 The John Day Greenhouse Industry

Description & Rationale

Almost all of the food consumed in John Day must be imported. We are flipping this on its head. We have launched an effort to grow food locally in controlled environment greenhouses. But the food cluster is much more than that. The greenhouses will use reclaimed water from the new wastewater treatment plant and power will come from local sources like biomass and solar. Partnerships with educational institutions will create a pipeline for workforce education and support innovation in the greenhouse industry. In the longer term, there is the opportunity to incubate new food production businesses and link those businesses with food outlets across the Eastern Oregon region.

Lead Organization	City of John Day			
Partners and Supporters	Chesters Thriftway, Oregon Universities, various funders			
Funding & Status	Fully constructed 6,000 square foot greenhouse that is scheduled for food production in July 2019. The greenhouse is owned and operated by the City of John Day and will grow over 30 tons of produce annually for sale in local markets. With additional financial support, this facility can expand an additional two bays for a total grow area of 10,000 square feet. Thus far, we have secured \$550,000 for this project. We are applying for additional funding from the Ford Family Foundation and USDA Rural Development to support the emerging food cluster. Near term projects include the redevelopment of a logging industry shed into a community pavilion to act as a community gathering point. Landscape improvements around the greenhouses and the river will also provide opportunities for public art and outdoor recreation.		ons of cy can e have al evelopment point.	
Actions	Rationale	Near Term	Long Term	

Act	cions	Rationale	Near Term	Long Term
1.	Identify a source of low-cost power to supply local greenhouses.	Energy costs have shown to be one of the primary factors affecting success of greenhouse operations. Because greenhouses rely upon consistent and calibrated lighting and HVAC systems, high or variable energy costs threaten the economic success of these operations. Therefore, locking-in energy costs at an affordable rate is an essential action to achieve long term economic sustainability.	✓	
2.	Explore relationships with other greenhouse operators across the Western United States and Canada.	There is much that can be learned by building upon the work of others. There are several successful small greenhouse operations in the western region. Outreach to these businesses will provide, at the least, some insight into how similar greenhouse operations have achieved success. Stronger partnerships with these businesses may also be possible and could become sources of support for John Day's nascent greenhouse industry.		•
3.	Carefully monitor the costs and revenues from the initial phase of greenhouses.	The best indication of the potential for the long-term success of John Day's greenhouse industry will be to understand how well the initial phase performs economically. Carefully tracking costs and revenues will provide insight into the potential for expansion into future phases.		•
4.	Establish partnerships with regional growers, food outlets and distributors.	Following the City's greenhouse marketing strategy, the City should initiate partnerships with companies that will form the conduit to end customers or that could expand existing product lines from local growers utilizing the city's greenhouses for year-round food production.		•

5.	Identify compatible food processing and production activities to incent a "food cluster" in John Day.	Creating a greenhouse industry in John Day can be more than a sum of its parts. Leveraging the greenhouses to create a "food cluster" where there is more than just raw food production, could create economic wealth and spin off more than just produce. The first step towards supporting a food cluster is to identify local food production and value-add agriculture activities already present within the community.	•
6.	Partner with educational institutions to create a greenhouse-focused learning center.	The John Day greenhouse industry could become a learning and research center. Developing partnerships with key educational institutions could lead to stronger support for the industry, operational support, and assistance with future phases. Partnerships at the K-12 and post-secondary level would create a pipeline for workforce training and development in the greenhouse industry	•

2 Marketing and Tourism

Description & Rationale

John Day has rich historical and outdoor recreation assets. There have been several campaigns to attract visitors to the region, but there has been no cohesive effort to attract visitors specifically to John Day—until now. We are working with key community partners like the Grant County Chamber of Commerce to launch a coordinated effort to market John Day to visitors and potential new residents. We are developing policies to promote outdoor recreation and destination tourism. We are rebranding the City, the River Recreation Area, and Grant County Broadband. We are initiating a coordinated effort with local business owners, entrepreneurs, and influencers to promote the community and support the tourism economy. Together these efforts, among others, will elevate John Day's outward appearance and have the potential to make the community a much larger travel destination than it already is.

Lead Organization	Grant County Chamber of Commerce			
Partners and Supporters	City of John Day, Grant County Economic Development, EOVA, Travel Oregon			
Funding & Status	Local Economic Opportunity Fund (LEOF) and EDA Planning Assistance Grant secured to initiate marketing and branding campaign in 2019.			
	City has applied for the EPA Recreation Economies for Rural Communities (RERC) planning grant in 2019 to expand our initial efforts.			
Actions	Rationale	Near Term	Long Term	
Identify a lead Marketing and Tourism organization for the John Day area.	At the current time, there is no one clear leader that is coordinating marketing and tourism efforts in the John Day Area. One "champion" organization would organize efforts and campaigns to draw in more visitors	√		
Strengthen Marketing Presence.	To better attract more visitors, the City of John Day needs to modernize and enhance its marketing presence. This work includes bolstering its online appearance, redirecting messaging to an outside audience, creating a modern branding scheme.		•	
3. Provide frequent and clear messages to the local John Day community about marketing and tourism efforts.	Clear messaging about why the City and its partners are undertaking significant marketing and tourism efforts would build support in the local community and potentially create more avenues for entrepreneurship		•	
4. Engage and empower local entrepreneurs and influencers to help (1) promote John Day and (2) to encourage local entrepreneurship.	Organizing local leaders and entrepreneurs could lead to business creation and more grassroots promotion of the community. Starting a formal group or committee, could provide a forum for locals to work together to identify ways to promote John Day and untapped business opportunities			
5. Identify stable funding sources for marketing and tourism activities.	Successful marketing and tourism campaigns require a stable revenue source. John Day should look for opportunities to create a new source of revenue for community promotion. The revenue source should, in the long run, be a net positive for the City of John Day. Examples could include a local transient room tax or local improvement districts.		•	

6. Implement specific public policies that promote recreation and destination tourism.	Specific transportation and land use policy choices can increase destination tourism, extend the length of stays and improve visitor experiences. Examples may include: permitting ATV-use on state highways, adding new local transit stops at recreation centers, waypoints identifying specific points of interest, expanding a variety of lodging options (new hotels, in-city camping and bed and breakfasts); and hosting outdoor events or festivals that draw people to John Day and position the city as a gateway for visiting other sites in the John Day River Territory.		•
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3 Competitive Broadband

Description & Rationale

High bandwidth internet access is an essential element for communities to thrive in the 21st Century. Core to our economic development strategy is to bring broadband internet into the community. We have been working with State and Federal agencies to secure funds for broadband development. Broadband will transform John Day; increasing current residents' connection to outside of the region and establishing a must-have item for new residents and businesses. Once in place, we along with community partners like the local hospital and school district, have plans to leverage fast internet connections. The school district can use the fast connection for distance learning. The hospital can take advantage of recent advances in Telemedicine as well as increase the effectiveness of emergency communications. Residents and businesses will benefit from having abundant and reliable bandwidth for multiple applications.

Lea	d Organization	City of John Day		
_	tners and porters	Business Oregon, various funders and sponsors at the State and Federal level		
Fun	ding & Status	Local Economic Opportunity Fund (LEOF) and EDA Planning Assistance Grant secured to initiate marketing and branding campaign in 2019. Working with the State to enhance the Kam Wah Chung heritage site. City has applied for the EPA Recreation Economies for Rural Communities (RERC) planning grant in 2019 to expand our initial efforts.		
Acti	ons	Rationale	Near Term	Long Term
	Apply for grants to support the development of high-speed broadband in John Day.	High-speed broadband is crucial to attracting new businesses and residents to John Day; it also requires substantial capital. The City will have to rely on outside funders—especially the Federal Government—to support broadband investments.	✓	
	Partner with other local organizations (e.g. the school district, the County) to seek opportunities to leverage new highspeed broadband.	High-speed internet creates opportunities for businesses and government organizations that can harness the power of fast internet. The City should seek partnerships with other local jurisdictions and companies to take advantage of new broadband capacity.		•
	Develop a broadband deployment plan to connect each premise in John Day to fiber within the next three years.	Current and future residents of John Day need access to fixed, high speed internet. Residents should not be restricted to specific neighborhoods for access to broadband. The deployment plan should include future residential, commercial and industrial developments, but should focus on connecting existing premises within the next three years.		•
	Create a community accessible space with 24/7 access to high-speed internet.	To ensure that all John Day residents have access to high-speed internet, the City should work with partners to create a community accessible location with 24/7 internet.		•

4 Housing & Community Development

Description & Rationale

Our community has a housing problem. But one that is different from many other communities in Oregon today. Unlike cities on the westside of the Cascades that are facing skyrocketing housing costs, our homes are still affordable. But herein lies the issue. Our housing stock is aging and does not fit with the needs of our current residents or the interests of new residents. We are working to change this situation. We have created a housing incentive program to support the development of new homes. This program is only the start of a series of planned investments to support the housing market. We have plans for large scale investments in new roads, utilities, and bridges across the John Day River. With these investments, we will open up land for new development and incent new housing construction.

Lead Organization	City of John Day	City of John Day			
Partners and Supporters	Private developers and contractors, various funders at the State level				
Funding & Status	We have been working for several years on the housing issues. In 2018, we created two housing incentives programs—one for new home construction and one to help homeowners with major home renovations.				
	Our New Home Incentive Program provides a 7% cash rebate on new home construction and waives all system development charges. Our Existing Home Remodel Incentive Program provides a 15% cash rebate on substantial improvements to home facades, structural remodels, and new additions. The two programs are funded through our Urban Renewal Agency. The City Council is also considering additional actions to support housing. These include: creating a master plan for housing development, leveraging state and federal housing incentive programs, reducing regulatory hurdles to increase efficiently in home construction, providing services to reduce land development costs, and providing tax incentives to collateralize the cost of supportive infrastructure over time.				
	To date, our programs have supported seven new homes and three re the number of homes built in the past ten years.	models-more	than double		
Actions	Rationale	Near Term	Long Term		
Identify targeted areas for infrastructure enhancement to	There is an opportunity for new housing development in John Day to support existing residents and new residents. However, any new housing is likely to need connections to existing utilities and	✓			
support new housing development and adopt a prioritized housing development plan.	supportive infrastructure. The first step is to identify locations that are most likely to attract new housing development. These locations should then be prioritized within a housing development plan that includes fully developed utilities.				
support new housing development and adopt a prioritized housing	are most likely to attract new housing development. These locations should then be prioritized within a housing development plan that		•		

Create an online clearinghouse for local housing developers and contractors.	Residents and businesses seeking building assistance may not be connected to many of the small contractor companies within the community. The City could create and maintain an online listing of licensed and bonded contractors in the area to reduce search time for new residents interested in building a home.	•
5. Initiate a study to explore options for streamlining the housing entitlement process.	The City relies upon Grant County and the Oregon Building Codes Division to administer housing permits. This process is inefficient and time-consuming. The City should explore options to alter, change, or replace this process with the goal of creating a streamlined and efficient housing entitlement program for more timeline plan reviews, permits and inspections.	•

5 Business Development & Support

Description & Rationale

We understand that to expand our local economy, we need to support our existing businesses and attract new talent to our city. We also need to be strategic with our investments and leverage the skills, expertise, and vision of our local entrepreneurial community. Our plan is to pair targeted investments in growth industries with key partnerships with private businesses. We see growth potential in healthcare, outdoor recreation, and in the local food cluster.

Lead Organization	City of John Day				
Partners and Supporters	Grant County Chamber of Commerce, Business Oregon, private companies, various funders, sponsors, and supporters.				
Funding & Status	New for 2019.				
Actions	Rationale	Near Term	Long Term		
Seek partnerships to enhance and support existing businesses.	Supporting local businesses forms the foundation of economic growth. The City should consider ways to connect local businesses to the services and funding that they need to thrive. One option would be to foster a business support network through the creation of the local small business committee, a business incubator and accelerator, and shared office space with private conference rooms for use by small businesses and entrepreneurs.	•			
Develop a plan to attract new entrepreneurs to John Day.	John Day's economy will grow not from attracting large companies, but from incremental growth of small companies and startups. The City should develop a plan to attract new entrepreneurs to continually grow the local economy.		•		
3. Advance growth and concentrate resources in three target industries: Recreation, Healthcare and Greenhouse Agriculture.	Understanding the needs of target industries is the first step to promoting their growth. The City should seek opportunities to build relationships with local companies and support their efforts to grow through relationship building, advocacy, and connections to funding opportunities.		•		

6 Opportunity Area Investments

Description & Rationale

Core to our vision for the future of John Day is an enhancement of our existing neighborhoods, employment areas, and our commercial center. We have planned investments in each part of our community. We want to build new parks, restore the John Day River, and revitalize our downtown.

Lead Organization	City of John Day
Partners and Supporters	Grant County, various sponsors from the state level.
Funding & Status	Developing a Transportation Growth Management (TGM) plan for the 90-acre John Day Innovation Gateway/Riverfront Recreation Area and an Integrated Initiatives Plan to open an additional 56 acres of new residential housing and 15 acres of new industrial land. City is also completed an Economic Opportunity Assessment and Housing Assessment to guide future residential, commercial and industrial development. Plan to open an additional 56 acres of new residential housing and 15 acres of new industrial land. City is also completed an Economic Opportunity Assessment and Housing Assessment to guide future residential, commercial and industrial development. \$567,000 requested from OPRD for the integrated park system; \$40,000 requested from OPRD for the new aquatic center planning;
	 \$400,000 for Recreation Trails and New parks \$200,000 for the TGM grant (whatever the correct amount was) \$360,000 for Main Street Revitalization \$2M or so for the sidewalk improvement projects
	\$100,000 for street improvements

Actions	Rationale	Near Term	Long Term
Acquire funding for John Day River restoration work/Oregon Pine Lake/Water garden.	The restoration of the John Day river and the creation of the Oregon Pine Lake create huge placemaking opportunities for the community of John Day. The work will also require substantial funding. The City should explore opportunities to develop this riverfront recreation infrastructure.	√	
2. Finalize site location for the City's new wastewater treatment plant, the reclaimed water distribution network, and new utility services.	Identifying these sites will allow for other placemaking activities and area planning to move forward.		•

3.	Work with local business to expand riverfront recreation and food services.	Local businesses are interested in being outfitters, providing stand up paddleboards, watercraft, bicycles and equipment for riverfront recreators. The planar shed/future farmers market offers opportunities for culinary experiences like mobile food courts, riverfront cafes and guest chefs to enhance both the farm-to-table food cluster and recreation/tourism industries.	•
4.	Connect the River Recreation Area to the Integrated Park System and Main Street.	The riverfront experience should extend to and include the existing amenities in John Day, including the planned and existing park sites in the Integrated Park System (Kam Wah Chung, 7th Street Sports Complex, Davis Creek Park, Hill Family Park and the Grant County Fairgrounds). It should also connect to Main Street to promote downtown retail, hospitality and food service businesses	•



ECONOMIC OPPORTUNITIES ANALYSIS (OREGON STATEWIDE PLANNING GOAL 9)

Prepared For:
Cities of Grant County, Oregon

June 2019

Acknowledgments

Johnson Economics prepared this report for Grant County, Oregon and select cities of Grant County. Johnson Economics and the County thank the many people who helped to develop this Economic Opportunities Analysis.

City Staff & Advisory Committee

Hilary McNary, Planning Director, Grant County Ruth Moore, City Manager, Dayville Nick Greene, City Manager, John Day Dorothy Jordan, City Recorder, Monument Tami Kowing, City Recorder, Mt. Vernon Bobbie Brown, City Clerk, Prairie City Raamin Burrell, City Manager, Seneca

Eloise Boren Aaron Lieuallen **Sherry Carpenter** Levi Manitsas Amanda Martino Chris Cronin Kenny Delano Pat McCluskey Lilly Foster Alec Oliver Jim Hamsher, Mayor Rob Rachio Cindy Lamente Shaun Robertson Joe Letosky King Williams

Consultants

Jerry Johnson, Johnson Economics Brendan Buckley, Johnson Economics

State of Oregon Staff

Kirstin Greene, Economic Development Specialist, DLCD Phil Stenbeck, Eastern Regional Representative, DLCD

Thanks To

City of Dayville
City of John Day
City of Monument
City of Mt. Vernon
City of Prairie City
City of Seneca
Grant County

This project was funded by a grant from the State of Oregon Department of Land Conservation and Development

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APPENDIX B: BUILDABLE LANDS INVENTORY REPORT

I. INTRODUCTION

This report introduces analytical research presenting an Economic Opportunities Analysis (EOA) for Grant County, Oregon and participating local cities.

Cities are required to reconcile estimates of future employment land demand with existing inventories of vacant and redevelopable employment land within their Urban Growth Boundary (UGB). The principal purpose of the analysis is to provide an adequate land supply for economic development and employment growth. This is intended to be conducted through a linkage of planning for an adequate land supply to infrastructure planning, community involvement and coordination among local governments and the state.

To this end, this report is organized into six primary sections:

- Economic Trends: Provides an overview of national, state and local economic trends affecting Grant County and Cities, including population projections, employment growth and a demographic profile.
- Target Industries: Analysis of key industry typologies the City should consider targeting as economic opportunities over the planning period.
- Employment Land Needs: Examines projected demand for industrial and commercial land based on anticipated employment growth rates by sector.
- Capacity: Summarizes the City's inventory of vacant and redevelopable industrial and commercial land (employment land) within the UGB.
- Reconciliation: Compares short- and long-term demand for employment land to the existing land inventory to determine the adequacy and appropriateness of capacity over a five and twenty-year horizon.
- Economic Development Potential and Conclusions: Summary of findings and policy implications.

This analysis reflects changes in employment, land supply, and macro-economic trends since the Grant County communities last reviewed local economic development policies.

II. ECONOMIC TRENDS

This report section summarizes long and intermediate-term trends at the national, state, and local level that will influence economic conditions in Grant County and the participating cities over the 20-year planning period. This section is intended to provide an economic context for growth projections and establish a socioeconomic profile of the community. This report's national evaluation has a focus on potential changes in structural socioeconomic conditions both nationally and globally. Our localized analysis considers local growth trends, demographics, and economic performance.

NATIONAL TRENDS

The long-term trend indicates that the United States economy has settled into a moderate growth trajectory at around 2.0% per year, after growing at above 4.0% per year during the 1960s and above 3.0% per year between 1970 and 2000. While the overall growth pace moderated, there has been a long-term shift within the economy from consumption of goods to consumption of services, especially services oriented around personal wellbeing (health, private education, finance). This is reflective of increasing levels of wealth and discretionary income in the population to be spent on these services. At the same time, growth in fixed investment (equipment and structures) and government defense spending has diminished – making manufactured goods a smaller share of the economy.

Increasing international trade led to strong growth in imports during the 1990s and 2000s, partly due to U.S. firms offshoring operations to lower-cost markets. Exports also grew over the period, but at a slower pace. The offshoring trend has partly reversed in the current decade, due to rising costs and greater awareness of cultural barriers and various risks. Greater emphasis on leaner and more agile supply chains, combined with demand for customized products and rapid delivery, has also contributed to growth in domestic production. The impact has been greatest in auto manufacturing. Despite this "reshoring" trend, imports from Asia continue to grow at a faster pace than domestic manufacturing.

Gross Domestic Product: The most commonly used measure of economic prosperity is real gross domestic product (GDP) per capita. Real GDP per capita is essentially a measure of national wealth considered on an individual basis, and the increased purchasing power of the population translates into greater investment in health care, education, housing, leisure, and many other factors. U.S. real GDP per capita remains stable.

Over the last century, the average annual growth rate has been 1.8%, despite considerable shifts in economic and social conditions—a finding that suggests long-term economic growth is more related to very broad trends, such as population growth and investment in physical and human capital, than temporary economic fluctuations, like the recent recession and government policy.

The Great Recession officially brought six consecutive quarters of negative economic growth in 2008 and early 2009. Though now a decade in the past, the depth and duration of this downturn was the most pronounced since World War II. Coming out of this period, the expansion cycle has been sustained yet the pace of growth has been modest to date. Credit markets have been more stringent, businesses are more cautious, and housing construction has yet to return to its previous level. This caution has actually served

to make this nearly decade-long expansion more stable and durable as it has thus far been underpinned by less risky or speculative behavior.

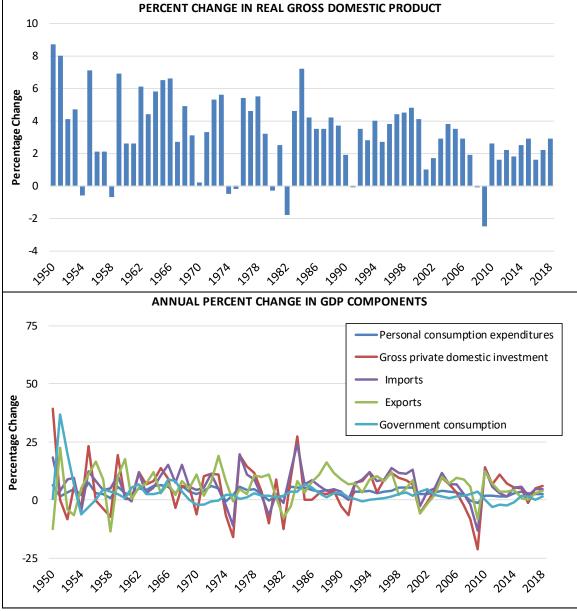


FIGURE 2.01: NATIONAL GROSS DOMESTIC PRODUCT TRENDS

SOURCE: US Bureau of Economic Analysis

Economic forecasters generally expect a slight increase in growth over the near term, followed by a cyclical moderation over the 2020-23 period, reflecting downward pressures from tight labor markets and higher interest rates. Potential GDP growth, which measures the GDP growth that can be sustained at a constant rate of inflation, indicates future long-term growth at around 2.0% per year.

Employment: The economic expansion is reflected in employment growth, which has ranged between 1.4% and 2.2% in the current expansion cycle. Preliminary estimates indicate an acceleration in the rate of GDP as well as employment growth in 2018. While overall trends have been positive for almost a decade, there will likely be two to three downturns at the national level over the next twenty years, based on historical averages.

At the same time, the national unemployment rate has consistently fallen to near historic lows of under 4%, after peaking at roughly 12% unemployment during the recession.

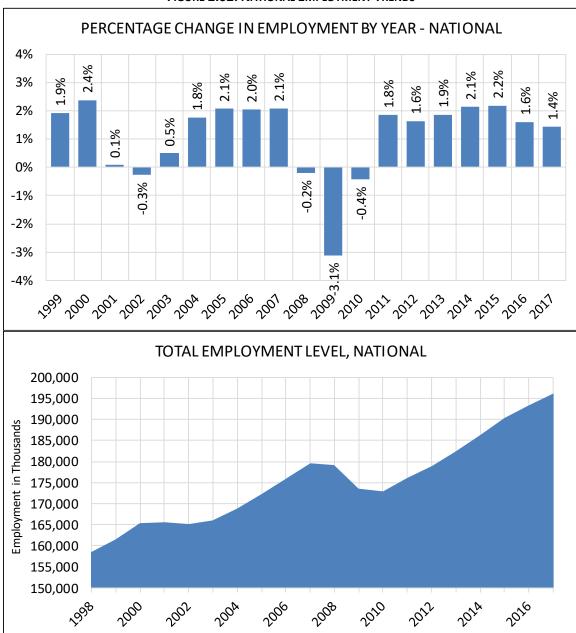


FIGURE 2.02: NATIONAL EMPLOYMENT TRENDS

SOURCE: US Bureau of Economic Analysis

Recent trends and current forecasts reflect a shift from a goods economy, featuring manufacturing and natural resources, towards a service economy, which emphasizes technological innovation, research, and design. Over the prior decade, the sectors of manufacturing, construction and self-employment experienced a loss of jobs, while going forward only manufacturing is predicted to continue to lose employment.

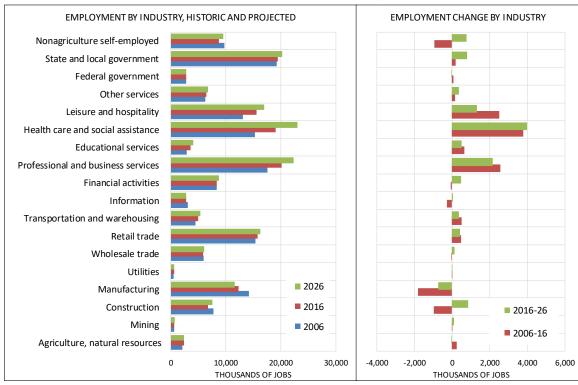


FIGURE 2.03: NATIONAL EMPLOYMENT GROWTH BY SECTOR, HISTORIC AND PROJECTED

SOURCE: US Bureau of Economic Analysis

Due to the limited growth in demand for domestic goods and the competition from low-cost markets, the U.S. manufacturing sector has lost one-third of its jobs since its peak in the late 1970s, with its share of total employment falling from 24% to 8%. With a strong dollar and relative to the currencies of key trading partners, there remains significant headwinds for manufacturers that export a significant level of product. Sectors seeing significant expansion since 2006 include health care, professional and business services, and leisure and hospitality. Projections are that all major sectors with the exception of manufacturing and federal government will see positive growth through 2026.

Consumer Spending: Consumer spending accounts for more than two-thirds of the U.S. economy, and changing spending patterns therefore dictate much of the shifts in the economy. The post-war era has been marked by increasing wealth and discretionary spending, which has shifted spending away from necessities and led households to buy goods and services that used to be produced in-house.

The strongest spending growth over the past decades has come in categories that represent investments in personal well-being, with healthcare/health products at the top of the list, followed by private education and financial services.

Categories that represent more short-term enjoyment, like recreation, food services, and accommodations, occupy the middle segment, while necessities like groceries, clothing, transportation, and housing have seen only moderate growth. Spending on health is expected to continue to increase strongly over the coming decades as the baby boomer cohort ages.

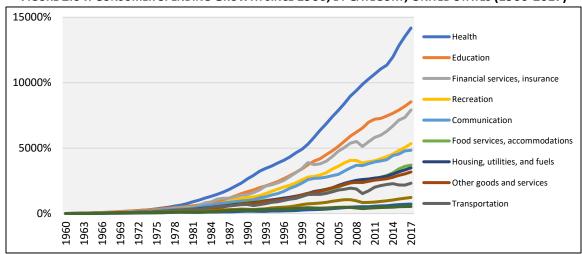


FIGURE 2.04: CONSUMER SPENDING GROWTH SINCE 1960, BY CATEGORY, UNITED STATES (1960-2017)

SOURCE: U.S. Bureau of Economic Analysis, JOHNSON ECONOMICS

The most dramatic spending shift in recent times is the growth in online shopping, which has reduced the overall need for brick-and-mortar space, especially from retailers selling physical goods. Online retailing is estimated to account for 10% of all retail spending in 2018, at around \$500 million in annual sales on a national level. Since the last recession, the segment has grown by around 15% per year, and it is currently taking market share from brick-and-mortar stores at a rate of nearly one percentage point annually.



FIGURE 2.05: ONLINE RETAIL MARKET SHARE, UNITED STATES (2000-2017)

SOURCE: U.S. Bureau of Economic Analysis, JOHNSON ECONOMICS

The growth of e-commerce is causing a shift in storage needs from retail stores to warehouses and distribution centers. At the same time, automation is causing a consolidation within the warehousing and distribution industry, leading to increasing reliance on larger third-party operators able to make heavy investments in capital and expertise. Automation is also impacting the manufacturing industry, though to a

lesser extent and primarily among larger industry leaders. Finally, changes in the use of electronic devices and growth in online services are causing a shift in the tech sector, from hardware manufacturing to software development.

Recent trends and current forecasts reflect a shift from a goods economy, featuring manufacturing and natural resources, towards a service economy, which emphasizes personal care and enrichment, technological innovation, research, and design.

GRANT COUNTY ECONOMIC TRENDS

Grant County has unfortunately been losing employment in recent decades, while the US and Oregon have generally experienced positive job growth outside of recessionary periods. Grant County saw additional job loss after the most recent recession, but levels have stabilized since roughly 2011.

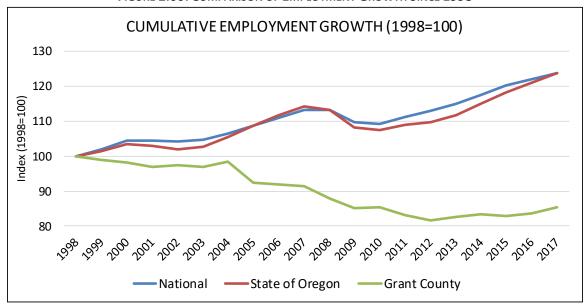


FIGURE 2.06: COMPARISON OF EMPLOYMENT GROWTH SINCE 1998

SOURCE: U.S. Bureau of Economic Analysis, JOHNSON ECONOMICS

Annual growth rates have typically lagged behind the state and have often been negative during this period.

ANNUAL EMPLOYMENT GROWTH RATE 4% 3% 2% 1% 0% -1% -2% -3% -4% -5% -6% -7% State of Oregon National Grant County

FIGURE 2.07: CUMULATIVE EMPLOYMENT GROWTH

SOURCE: U.S. Bureau of Economic Analysis, JOHNSON ECONOMICS

The employment base in Grant County has a higher share of self-employment, including farms and other self-proprietorships. "Wage and salary" employment (i.e. non-self-employment) accounts for less than 70% of overall estimated employment in the county. This compares to rates approaching 80% statewide as well as nationally.



FIGURE 2.08: % OF TOTAL EMPLOYMENT REPRESENTED BY WAGE & SALARY

SOURCE: U.S. Bureau of Economic Analysis, JOHNSON ECONOMICS

Grant County's employment peaked in the mid-1990's at over 4,550 jobs, or an estimated 1.35 jobs per household. Since that time, employment fell consistently, until stabilizing after the most recent recession. As of 2017, there are an estimated 3,780 jobs in the County, or 1.2 jobs per household.

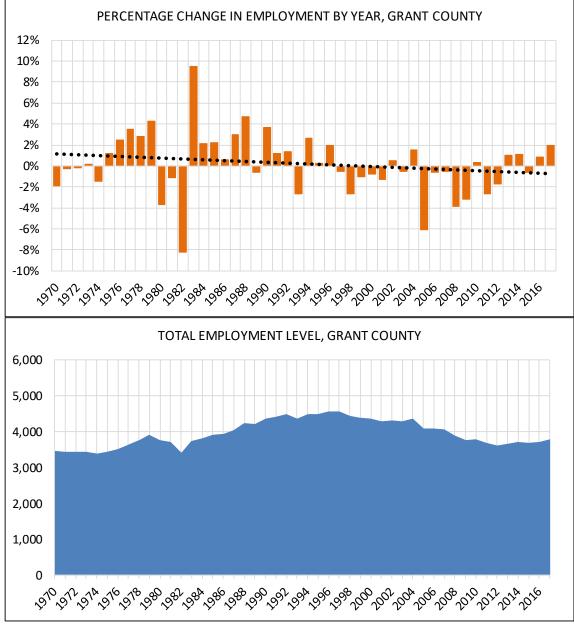


FIGURE 2.09: GRANT COUNTY EMPLOYMENT TRENDS

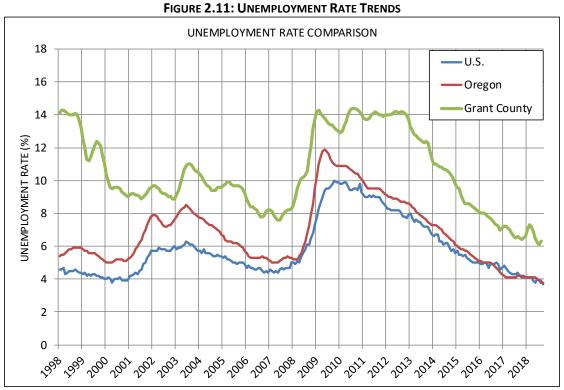
SOURCE: U.S. Bureau of Economic Analysis

Local employment profile is highly seasonal however, reflecting the area's relatively high proportion of agricultural employment. Employment tends to peak in August and September during peak harvest periods and falling to lowest levels by mid-winter (Figure 3.10).

EMPLOYMENT LEVEL - GRANT QUARTERLY CENSUS OF EMPLOYMNT AND WAGES 6,000 5,000 4,000 3,000 2,000 1,000

FIGURE 2.10: GRANT COUNTY EMPLOYMENT LEVEL BY MONTH

SOURCE: U.S. Bureau of Economic Analysis, JOHNSON ECONOMICS



SOURCE: U.S. Bureau of Economic Analysis, JOHNSON ECONOMICS

The economic expansion has seen a similar drop in the unemployment rate. The unemployment in Grant County tends to be higher than the US and state averages by roughly 2 to 3 percentage points in recent years. Coming out of the recession, the elevated unemployment rate of roughly 14% persisted in Grant County until 2013, lagging behind the national recovery.

Currently county unemployment is estimated at 6%. Though somewhat higher than the statewide rate, this does mean that there is some remaining labor availability to accommodate additional growth, whereas the tight labor supply is expected to start limiting growth potential in other regions.

Most industries are forecast to expand at a modest rate in the broader Eastern Oregon area over the next decade (Baker, Grant, Harney, Malheur, Union, and Grant Counties). On an absolute basis, the greatest gains are forecast in (private) education and health care services, leisure and hospitality, and construction. On a rate of growth basis, the most rapid expansion is expected in the construction, leisure and hospitality, and education and health services sectors.

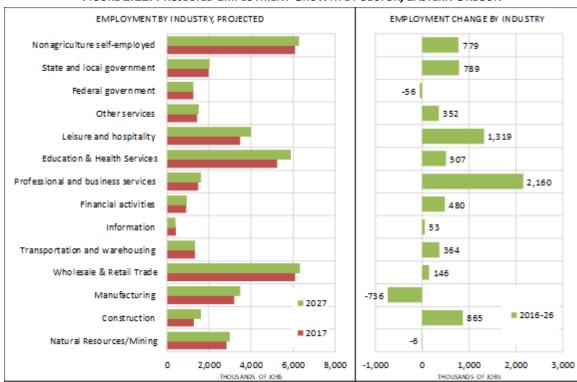


FIGURE 2.12: PROJECTED EMPLOYMENT GROWTH BY SECTOR, EASTERN OREGON

SOURCE: State of Oregon Employment Department

The forestry industry has been a significant economic driver in Grant County, with natural resources' local employment levels almost six times the national average. The industry has seen a sharp decline in production, which is largely attributable to declines in production from public lands since 1993. In recent years, private timber production has also decreased. The Eastern and Central Oregon region has been actively pursuing new and ongoing opportunities in the industry, including small diameter timber, biomass, and engineered wood products.

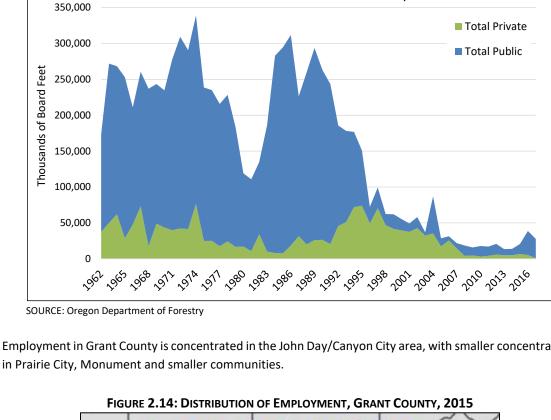
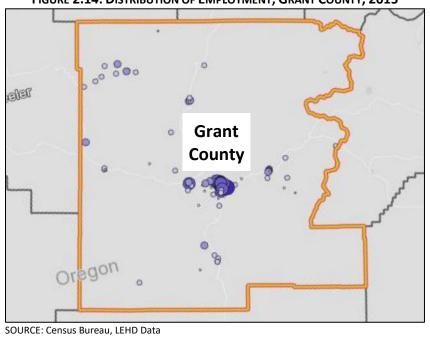


FIGURE 2.13: ANNUAL TIMBER PRODUCTION IN GRANT COUNTY (1962-2017)

Annual Timber Production - Grant County

Employment in Grant County is concentrated in the John Day/Canyon City area, with smaller concentrations



The following figure compares the distribution of population in the county to employment in the county (based on 2017 data). John Day and Canyon City have the greatest share of the county's employment,

exceeding their share of the population. The smaller communities and particularly unincorporated areas have a greater share of population and relatively smaller share of employment opportunities.

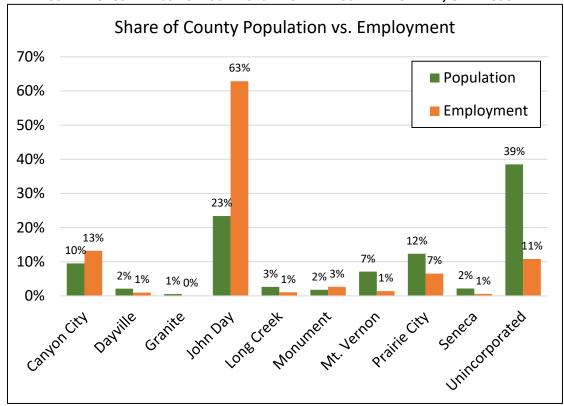


FIGURE 2.15: COMPARISON OF LOCAL POPULATION AND LOCAL EMPLOYMENT, GRANT COUNTY

SOURCE: PSU Population Research Center, Oregon Employment Department

Commuting: Commuting patterns are an important element in the local economy. They are indicative of the labor shed companies can draw workers from, the extent to which job creation translates into increased demand for housing, goods, and services, and the overall balance of population and employment in the community.

Working residents of Grant County commute within and outside of the county for employment. An estimated 61% of local working residents work within Grant County, while an estimated 39% commute outside of the county. Overall, local residents hold 73% of the locally available jobs, while the remainder are held by employees who commute from outside of the county (Figure 2.16).

It is typical that within a geographic area like a county that there will be significant cross-commuting between the local communities and this is borne out amongst the cities in Grant County. Figure 2.17 presents some statistics on commuters for the County and participating cities. (Employment numbers in this table will not exactly match other employment data presented in following sections. This is because differences in the data sources, years, and whether all employment is included.)

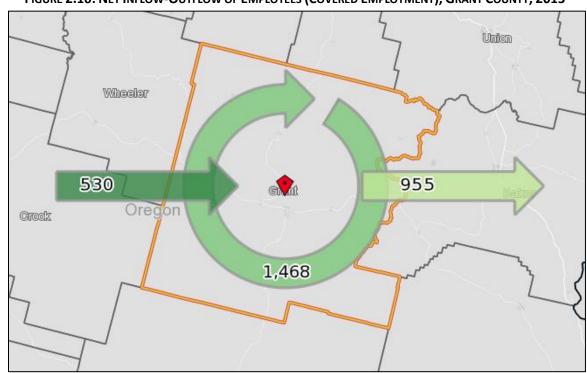


FIGURE 2.16: NET INFLOW-OUTFLOW OF EMPLOYEES (COVERED EMPLOYMENT), GRANT COUNTY, 2015

SOURCE: Census Bureau, LEHD Data

FIGURE 2.17: NET INFLOW-OUTFLOW DETAIL, GRANT COUNTY AND PARTICIPATING CITIES, 2015

	Grant County		Dayville, OR		John Day, OR		Monument, OR		Mt. Vernon, OR		Prairie City, OR		Seneca, OR	
	2015 2015		15	2015		2015		2015		2015		2015		
	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share
Selection Area Labor Market Size (Primary Jobs)														
Employed in the Selection Area	1,844	100.0%	9	100.0%	989	100.0%	18	100.0%	64	100.0%	108	100.0%	7	100.0%
Living in the Selection Area	2,246	121.8%	45	500.0%	600	60.7%	37	205.6%	168	262.5%	194	179.6%	56	800.0%
Net Job Inflow (+) or Outflow (-)	(402)	-	(36)	-	389	-	(19)	-	(104)	-	(86)	-	(49)	-
In-Area Labor Force Efficiency (Primary Jobs)														
Living in the Selection Area	2,246	100.0%	45	100.0%	600	100.0%	37	100.0%	168	100.0%	194	100.0%	56	100.0%
Living and Employed in the Selection Area	1,361	60.6%	0	0.0%	229	38.2%	0	0.0%	5	3.0%	18	9.3%	0	0.0%
Living in the Selection Area but Employed Outside	885	39.4%	45	100.0%	371	61.8%	37	100.0%	163	97.0%	176	90.7%	56	100.0%
In-Area Employment Efficiency (Primary Jobs)														
Employed in the Selection Area	1,844	100.0%	9	100.0%	989	100.0%	18	100.0%	64	100.0%	108	100.0%	7	100.0%
Employed and Living in the Selection Area	1,361	73.8%	0	0.0%	229	23.2%	0	0.0%	5	7.8%	18	16.7%	0	0.0%
Employed in the Selection Area but Living Outside	483	26.2%	9	100.0%	760	76.8%	18	100.0%	59	92.2%	90	83.3%	7	100.0%
Outflow Job Characteristics (Primary Jobs)	.03	20.270		100.070	,,,,	70.070		200.070	33	32.270	30	05.570		200.070
External Jobs Filled by Residents	885	100.0%	45	100.0%	371	100.0%	37	100.0%	163	100.0%	176	100.0%	56	100.0%
Workers Aged 29 or younger	175	19.8%	8	17.8%	73	19.7%	4	100.0%	33	20.2%	27	15.3%	10	17.9%
Workers Aged 30 to 54	450	50.8%	21	46.7%	199	53.6%	22	59.5%	82	50.3%	86	48.9%	28	50.0%
Workers Aged 50 to 54 Workers Aged 55 or older	260	29.4%	16	35.6%	99	26.7%	11	29.7%	48	29.4%	63	35.8%	18	32.1%
Workers Earning \$1,250 per month or less	171	19.3%	10	26.7%	75	20.7%	9	24.3%	46	28.2%	44	25.0%	11	19.6%
Workers Earning \$1,250 per month of ress	349	39.4%	22	48.9%	155	41.8%	10	27.0%	60	36.8%	83	47.2%	23	41.1%
Workers Earning More than \$3,333 per month	365	41.2%	11	24.4%	141	38.0%	18	48.6%	57	35.0%	49	27.8%	22	39.3%
Workers in the "Goods Producing" Industry Class	178	20.1%	7	15.6%	111	29.9%	4	10.8%	35	21.5%	51	29.0%	19	33.9%
Workers in the "Trade, Transportation, and Utilities" Industry Class	205	23.2%	9	20.0%	60	16.2%	8	21.6%	40	24.5%	36	20.5%	6	10.7%
Workers in the "All Other Services" Industry Class	502	56.7%	29	64.4%	200	53.9%	25	67.6%	88	54.0%	89	50.6%	31	55.4%
Inflow Job Characteristics (Primary Jobs)	302	30.770	23	04.470	200	33.370	23	07.070	00	34.070	83	30.070	31	33.470
Internal Jobs Filled by Outside Workers	483	100.0%	9	100.0%	760	100.0%	18	100.0%	59	100.0%	90	100.0%	7	100.0%
Workers Aged 29 or younger	79	16.4%	2	22.2%	122	16.1%	1	5.6%	7	11.9%	11	12.2%	0	0.0%
Workers Aged 30 to 54	237	49.1%	1	11.1%	394	51.8%	12	66.7%	32	54.2%	39	43.3%	4	57.1%
Workers Aged 50 to 54 Workers Aged 55 or older	167	34.6%	6	66.7%	244	32.1%	5	27.8%	20	33.9%	40	44.4%	3	42.9%
Workers Earning \$1,250 per month or less	87	18.0%	6	66.7%	211	27.8%	3	16.7%	3	5.1%	30	33.3%	5	71.4%
Workers Earning \$1,250 per month of ress	195	40.4%	3	33.3%	338	44.5%	3	16.7%	30	50.8%	40	44.4%	2	28.6%
Workers Earning More than \$3,333 per month	201	41.6%	0	0.0%	211	27.8%	12	66.7%	26	44.1%	20	22.2%	0	0.0%
Workers in the "Goods Producing" Industry Class	97	20.1%	0	0.0%	73	9.6%	0	0.0%	0	0.0%	10	11.1%	1	14.3%
Workers in the "Trade, Transportation, and Utilities" Industry Class	76	15.7%	0	0.0%	161	21.2%	15	83.3%	11	18.6%	8	8.9%	0	0.0%
Workers in the "All Other Services" Industry Class	310	64.2%	9	100.0%	526	69.2%	3	16.7%	48	81.4%	72	80.0%	6	85.7%
Interior Flow Job Characteristics (Primary Jobs)	310	04.270		100.070	320	03.270	3	10.770	40	01.470	/ 2	00.070	· ·	05.770
Internal Jobs Filled by Residents	1,361	100.0%	0		229	100.0%	0		5	100.0%	18	100.0%	0	
Workers Aged 29 or younger	202	14.8%	0	-	32	14.0%	0	-	1	20.0%	0	0.0%	0	-
	729		0	-			0	-	4		12		0	-
Workers Aged 30 to 54 Workers Aged 55 or older	430	53.6% 31.6%	0	-	124 73	54.1% 31.9%	0	-	0	80.0% 0.0%	6	66.7% 33.3%	0	-
Workers Earning \$1,250 per month or less	375	27.6%	0	-	60	26.2%	0	-	0	0.0%	5	27.8%	0	-
Workers Earning \$1,250 per month or less Workers Earning \$1,251 to \$3,333 per month	583	42.8%	0		104	45.4%	0	-	2	40.0%	7	38.9%	0	-
Workers Earning More than \$3,333 per month	403	29.6%	0		65	28.4%	0		3	60.0%	6	33.3%	0	-
Workers in the "Goods Producing" Industry Class	320	23.5%	0		28	12.2%	0	-	0	0.0%	2	11.1%	0	-
Workers in the "Trade, Transportation, and Utilities" Industry Class	209	15.4%	0		45	19.7%	0	-	0	0.0%	3	16.7%	0	-
Workers in the "All Other Services" Industry Class	832	61.1%	0		156	68.1%	0	-	5	100.0%	13	72.2%	0	-
	032	U1.170	L		130	30.170			,	100.070	13	. 2.2/0		

SOURCE: US Census Burea, LEHD Origin-Destination Employment Statistics

PREVIEW Date: Dec 01, 2020

Population and Workforce

The population base in Grant County has been declining since the 1990's, a pattern that is projected to continue in the Population Research Center at Portland State University's most recent forecast. Of the cities in the county, nearly all have seen a similar loss of population since 2000. However, in most of these communities, the decline has stabilized since the recession with population remaining fairly steady since 2010.

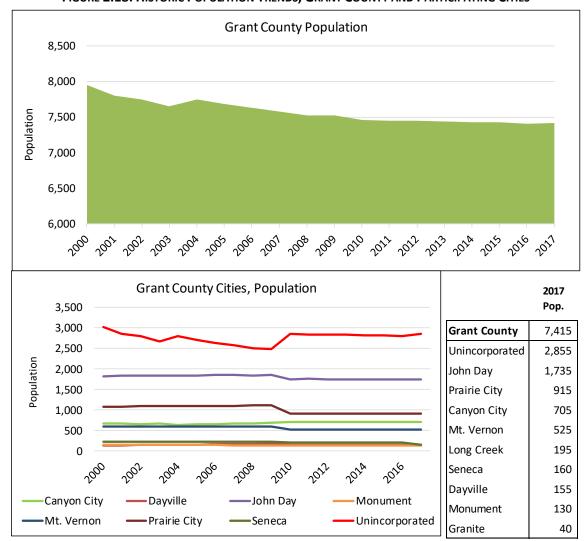


FIGURE 2.18: HISTORIC POPULATION TRENDS, GRANT COUNTY AND PARTICIPATING CITIES

 ${\tt SOURCE: Population \, Research \, Center, \, Portland \, State \, University}$

With general decline in population, residential permit levels in Grant County have been commensurately low since the 1990's, with little new development activity.

Over the coming decades, the composition of the population base is expected to become generally older. The trend is most pronounced for residents over 70 years of age, reflecting the aging of the Baby Boomer generation in coming years.

POPULATON BY AGE COHORT NET CHANGE IN POP. BY AGE COHORT 85+ 85+ 80-84 80-84 75-79 75-79 70-74 70-74 65-69 65-69 60-64 60-64 55-59 55-59 50-54 50-54 Age Cohort 45-49 45-49 40-44 40-44 35-39 35-39 30-34 30-34 25-29 25-29 20-24 20-24 15-19 2035 15-19 **2025-35** 10-14 10-14 2025 05-09 05-09 2016 **2016-25** 00-04 00-04 1,000 0 200 400 -300 -200 -100 600 800 0 100 200 300

FIGURE 2.19: HISTORIC AND PROJECTED DISTRIBUTION OF POPULATION BY AGE COHORT, GRANT COUNTY

SOURCE: Population Research Center, Portland State University

Race and Ethnicity: The population of Grant County is estimated to be 95% white and 5% minority or biracial, compared to 15% in Oregon. Since 2000, the share of Black and Asian and residents is estimated to have grown at the fastest rate, while remaining a modest share of the overall population. Latinos are estimated to make up 4% of the county population, compared to 13% statewide.

FIGURE 2.20: DISTRIBUTION OF POPULATION BY RACE & ETHNICITY, GRANT COUNTY

		Grant (County		Oregon					
Distribution of Population	2000	2017	Change	Share	2000	2017	Change	Share		
Total:	7,935	7,415	-7%	100%	3,421,399	4,025,127	18%	100%		
White	7,593	7,030	-7%	95%	2,961,623	3,416,776	15%	85%		
Black	8	33	311%	0%	55,662	76,347	37%	2%		
Native American	127	74	-42%	1%	45,211	45,332	0%	1%		
Asian	15	29	92%	0%	101,350	166,351	64%	4%		
Hawaiian or Pac. Islander	3	0	-100%	0%	7,976	15,157	90%	0%		
Other Race	54	41	-24%	1%	144,832	121,000	-16%	3%		
Two or More Races	135	208	54%	3%	104,745	184,164	76%	5%		
Latino (of any race)	163	264	62%	4%	275,314	509,507	85%	13%		

SOURCE: Census (Tables QT-P3, B02001, B03002) Population Research Center, Portland State University

^{* 2017} Total county population is based on PSU 2017 estimate, applying the distribution of race and ethnicity from 2017 ACS.

Figures 2.21 and 2.22 presents estimated educational attainment level of the local population. In general, educational attainment levels are somewhat lower than statewide averages.

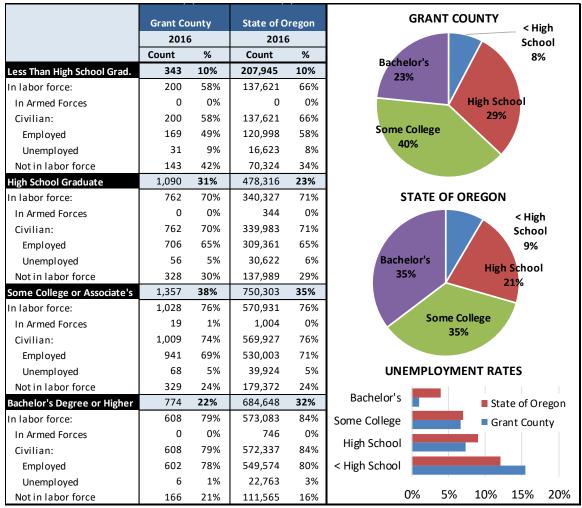
FIGURE 2.21: EDUCATIONAL ATTAINMENT PROFILE. 2016

		Grant (LE, 2016	State of	Oregon	
			%			
Population 25 Years and Over		Count 5491	100%	Count 2,755,786	100.0%	
Less than 9th grade		150	3%	106,505	3.99	
9th to 12th grade, no diploma		419	8%	169,993	6.29	
High school graduate (includes ed	ruivalency)	1,747	32%	657,520	23.99	
Some college, no degree	quivarency	1,414	26%	721,059	26.29	
Associate's degree		568	10%	234,336	8.59	
Bachelor's degree		658	10%	538,977	19.69	
Graduate or professional degree		535	10%	327,396	11.9%	
Median Earnings, 25 Years and	Over	\$26,899	100%	33,686	100.0%	
Less than high school graduate	Over	\$27,188	101%	\$20,970	62.39	
High school graduate (includes	aquivalancu)	\$23,155	86%	\$20,970	80.6%	
Some college or associate's degr	•	\$25,133	93%	\$27,139	93.3%	
Bachelor's degree	ee	\$30,511	113%	\$44,881	133.29	
· ·						
Graduate or professional degree	TION BY EDUCATION LEVEL	\$37,083	138%	\$60,958 BY EDUCATION	181.09	
degree Bachelor's degree		Graduate professional c				
Associate's degree		Bachelor's o	legree			
Some college, no degree		Some coll associate's c	_			
High school graduate (includes equivalency)		High school gra (includes equival				
9th to 12th grade, no diploma	■ State of Oregon	Less than high:				
Less than 9th grade	Grant County	graduate	5.11001			
0%	20% 40%		\$0	\$30,000	\$60,000	

SOURCE: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

The educational profile of the workforce is similar, with active labor force participants having somewhat lower educational attainment levels.

FIGURE 2.22: EDUCATIONAL ATTAINMENT PROFILE EMPLOYMENT STATUS, 2016



SOURCE: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

III. TARGET INDUSTRY ANALYSIS

This element of the Economic Opportunities Analysis utilizes analytical tools to assess the economic landscape in Grant County. The objective of this process is to identify a range of industry types that can be considered targeted economic opportunities over the 20-year planning period.

A range of analytical tools to assess the local and regional economic landscape are used to determine the industry typologies the City should consider targeting over the planning period. Where possible, we look to identify the sectors that are likely to drive growth in current and subsequent cycles.

ECONOMIC SPECIALIZATION

The most common analytical tool to evaluate economic specialization is a location quotient analysis. This metric compares the concentration of employment in an industry at the local level to a larger geography. All industry categories are assumed to have a quotient of 1.0 on the national level, and a locality's quotient indicates if the local share of employment in a given industry is greater or less than the share seen nationwide. For instance, a quotient of 2.0 indicates that locally, that industry represents twice the share of total employment as seen nationwide. A quotient of 0.5 indicates that the local industry has half the expected employment.

A location quotient analysis was completed for Grant County, which evaluated the distribution of local employment relative to national averages, as well as average annual wage levels by industry. The most over-represented industries were natural resources and mining (which includes forestry), as well as government. Average wage levels in these industries are on par with, or higher than average for the county.

FIGURE 3.01: INDUSTRY SECTOR SPECIALIZATION BY MAJOR INDUSTRY, GRANT COUNTY, 2016¹

	Annual	Average	Total	Avg. Annual	Employment
Industry	Establishments	Employment	Wages	Wages	LQ
1011 Natural resources and mining	40	244	\$8,734,399	\$35,797	7.52
1012 Construction	27	60	\$1,605,214	\$26,643	0.50
1013 Manufacturing	6	140	\$5,666,748	\$40,429	0.66
1021 Trade, transportation, and utilities	51	313	\$9,999,289	\$31,930	0.67
1022 Information	6	53	\$2,422,098	\$46,062	1.10
1023 Financial activities	15	58	\$2,293,283	\$39,596	0.42
1024 Professional and business services	28	113	\$3,923,096	\$34,820	0.32
1025 Education and health services	26	182	\$5,685,880	\$31,184	0.48
1026 Leisure and hospitality	30	192	\$3,112,217	\$16,245	0.70
1027 Other services	35	98	\$2,003,857	\$20,395	1.28
Federal Government	14	282	\$16,812,029	\$59,547	5.85
State Government	15	157	\$7,488,194	\$47,746	1.97
Local Government	41	583	\$24,442,866	\$41,938	2.41
	334	2,475	\$94,189,170	\$38,056.23	

SOURCE: US Bureau of Labor Statistics

¹ Quarterly Census of Employment and Wages (QCEW) Data, Annual Average 2016 Data

A more detailed industry analysis shows that forestry and logging and agricultural production are major components of the natural resources and mining sector. Government, health care and retail trade are the sectors with the highest total employment counts.

The top employment sectors are largely industries that are driven by serving a local population, including health care and retail trade. The highest average annual wage levels are reported in government, information, manufacturing and financial activities.

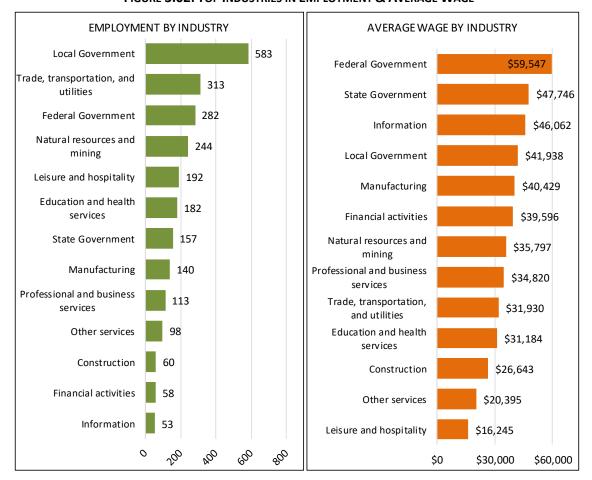


FIGURE 3.02: TOP INDUSTRIES IN EMPLOYMENT & AVERAGE WAGE

ECONOMIC DRIVERS

The identification of the economic drivers of a local or regional economy are critical in informing the character and nature of future employment, and by extension land demand over a planning cycle. To this end, we employ a shift-share analysis of the local economy emerging out of the current expansion cycle². A shift-share analysis is an analytical procedure that measures local effect of economic performance within

GRANT COUNTY CITIES | Economic Opportunities Analysis

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Measured from the trough of recent recession to 2016, the most recent period available for local employment data.

a particular industry or occupation. The process considers local economic performance in the context of national economic trends—indicating the extent to which local growth can be attributed to unique regional competitiveness or simply growth in line with broader trends.

For example, consider that Widget Manufacturing is growing at a 1.5% rate locally, about the same rate as the local economy. On the surface we would consider the Widget Manufacturing industry to be healthy and contributing soundly to local economic expansion. However, consider also that Widget Manufacturing is booming across the country, growing at a robust 4% annually. In this context, local widget manufacturers are struggling, and some local or regional condition is stifling economic opportunities.

Considering this, we can generally classify industries, groups of industries, or clusters into four groups:

Growing, Outperforming: Industries that are growing locally at a rate faster than the national average. These industries have characteristics locally leading them to be particularly competitive.

Growing, Underperforming: Industries that are growing locally but slower than the national average. These industries generally have a sound foundation but some local factor is limiting growth.

Contracting, Outperforming: Industries that are declining locally but slower than the national average. These industries have structural issues that are impacting growth industry wide. However, local firms are leveraging some local or regional factor that is making them more competitive than other firms on average.

Contracting, Underperforming: Industries that are declining locally at a rate faster than the national average. These industries have structural issues that are impacting growth industry wide. However, some local or regional factor is making it increasingly tough on local firms.

The average annual growth rate by industry from 2008 through 2016 was evaluated Grant County relative to the national rate. The observed local change was compared to a standardized level reflecting what would be expected if the local industry grew at a rate consistent with national rates for that industry.

As shown in Figure 3.03, a few industries showed growth in excess of national rates. These are forestry, government, mining, information and professional services.

FIGURE 3.03: INDUSTRY SECTOR SHIFT SHARE ANALYSIS, GRANT COUNTY (2008 – 2016)

		Avg. Empl	oyment	Net Cl	hange	Standardized	Regional	
Industry			2008	2016	Total	AAGR	Level - 2016 *	Shift
Mining			16	34	18	9.9%	19	15
Professional,	Scientific, and Tech.	Services	114	134	20	2.0%	129	5
Forestry, Fishing, and Related				265	39	2.0%	242	23
Federal Civilian			253	292	39	1.8%	256	36
Arts, Entertair	nment, and Recreati	on	46	53	7	1.8%	52	1
Information			51	58	7	1.6%	49	9
State Governr	ment		120	134	14	1.4%	120	14
Other Service	s (except Public)		202	196	(6)	-0.4%	226	(30)
Wholesale Tra	ade		59	56	(3)	-0.7%	63	(7)
Retail Trade			380	356	(24)	-0.8%	396	(40)
Farm Employr	ment		475	436	(39)	-1.1%	478	(42)
Accommodati	on and Food Service	es	219	201	(18)	-1.1%	256	(55)
Local Governn	nent		641	576	(65)	-1.3%	632	(56)
Military			21	18	(3)	-1.9%	19	(1)
Other/Suppre	ssed Industries*		963	814	(149)	-2.1%	1,050	(236)
Administrativ	e and Waste Service	es .	106	78	(28)	-3.8%	117	(39)
TOTAL			3,892	3,701	(191)	-0.6%	4,104	(403)
0			=	•				
(50)								
(100)	■ Predicted							
(150)	Observed							
(200) Farntindoment Farntindoment Farntindoment	Related Mining le Tr	ade il Trade	ation services serving at the serving of the serving and waste serving at the ser	ces cleation	polices Rushing	J Chillan	nitary die Erderfrehe in die die Erderfrehe in die Orbertstopte se	ent lies*
Earn Emb.	wholeso wholeso	ade RetailTrade RetailTrade Information	ation sentes exited at the state of the stat	ces decicon de codo de	ies letter feit	g ^g o ^r	ate God Local God Supplesse	ding
4dest.		ional Scient Adminis	strat kacommo	other?			Otheri	

^{*} Employment level in each industry had it grown at the same rate as its counterparts at the national level over the same period.

SOURCE: U.S. Department of Commerce, Bureau of Economic Analysis

TARGET INDUSTRY CLUSTERS

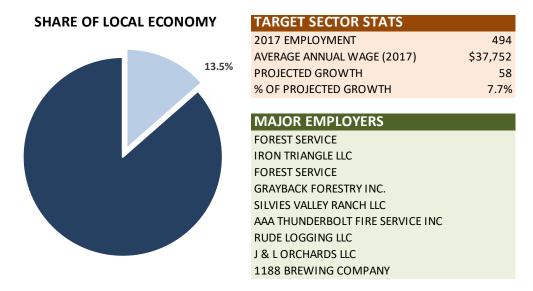
This section discusses potential target industries for Grant County based on the community's historical strengths and advantages, as well as its established economic development goals. These are industries where the county might focus efforts to grow local business and attract new businesses.

^{*}The "Other/Suppressed Industries" category portrayed in this table represents a combined total of those industries for which data were unavailable due to confidentiality restrictions.

AGRICULTURE SUPPORT/VALUE-ADDED FOOD PRODUCTS

Grant County has a significant level of natural resource and agricultural production. The proximity of this activity in the rural areas of the county creates opportunities for value-added activities within the local urbanized areas, such as food processing and packaging, wood products production and biomass fuels.

Employment in these industries was estimated at 494 jobs in 2017, representing 13.5% of the local employment base. Projected growth over the next twenty years is 58 jobs. The average annual wage in 2017 in these industries was \$37,750, 12% higher than the average wage in the county.



The area's ranching and farming agricultural industries offer significant opportunities to increase the level of value added that is captured locally. Timber production has fallen significantly since the 1990's, however production levels on public lands have remained stable for the past decade and even seen some modest increase.

Cluster Strengths

- Proximity to high-quality farmland and significant livestock and crop production.
- Proximity to timber production.
- Range of value-add processes that are currently done outside the area.

Cluster Challenges

- Will need significant capital investments to support key opportunities.
- Declining food prices and rising input costs.
- Limited available labor workforce, and workforce housing.

Potential Opportunities

- Development of a livestock processing facility that can serve the regional need.
- Increased food product manufacturing, packaging, branding.

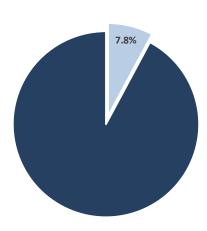
- OSU Extension Service
- Grant County Economic Development
- Chamber of Commerce
- Business Oregon
- Greater Eastern Oregon Economic Development Corporation (GEODC)
- US Forest Service
- Oregon Department of Agriculture

TOURISM: AMENITY RETAIL, RECREATION, AND HOSPITALITY

Grant County has physical and locational attributes that make recreation and hospitality an attractive target sector. The John Day Valley is surrounded by the Blue and Ochoco Mountains and the Strawberry Range, national forest lands. It also provides the nearest services and lodging to the Fossil Beds National Monument. Regional outdoor recreation includes camping, hiking, hunting, fishing, and rafting. The local recreational amenities are supplemented by a rich history that is shared by the many towns in Grant County.

The amenities that tourism traffic supports are also largely consistent with what is desirable to local residents. Quality retail, restaurant, recreation, and hospitality businesses make a community an attractive place to live and work. Studies have shown that tourism-related supportive uses have a positive impact on housing values and attract residents and businesses alike. This is a growing phenomenon in the context of emerging consumer preferences observed across Millennial and Boomer generations. Attraction of these types of businesses would offer Grant County the opportunity to raise its amenity profile and continue to revitalize strategic target areas.





TARGET SECTOR STATS	
2017 EMPLOYMENT	286
AVERAGE ANNUAL WAGE (2017)	\$15,189
PROJECTED GROWTH	75
% OF PROJECTED GROWTH	10.0%

MAJOR EMPLOYERS OUTPOST TRADING COMPANY INC JOHN DAY DAIRY QUEEN INC SILVIES RETREAT LLC NATIONAL PARK SERVICE SQUEEZE IN RESTAURANT LLC MAULIN INC PATEL INC SUBWAY OF JOHN DAY CLYDE HOLIDAY STATE PARK

This sector accounted for 286 jobs in 2017, with average annual wages of \$15,189. The sector is expected to add 75 new jobs over the next twenty years, accounting for 10.0% of projected growth in the county.

GRUBSTEAK MINING CO.

Cluster Strengths

- Recreational amenities.
- Historical context throughout the county.
- Natural areas and National Monument.
- Historic Downtown area attractive for tourists.

Cluster Weakness

A limited labor force for staffing, and workforce housing.

- Travel Oregon
- Chamber of Commerce
- Grant County Economic Development
- Business Oregon
- GEODC
- Training and Employment Consortium (TEC)

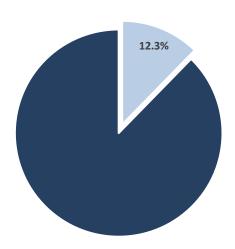
HEALTH SERVICES

The health services sector account for 12.3% of all employment in Grant County. Demand for these services tends to follow demographic trends, and the aging of the local population base is expected to support a growing demand for health services, specifically continuing care. The following are key industry trends:

- Emphasis on leveraging cost advantages.
- Strong growth in utilization of mobile health systems, software, and access to information.
- Emerging care models including smaller, distributed clinics (i.e. Zoomcare).
- Video or phone appointments.
- An estimated 5 to 8% of Boomers will age in multi-family retirement and care facilities.

The Blue Mountain Hospital district, based in John Day, is the center of the health care industry in the county, and the county's largest employer. The facility offers general medical and surgical services and some specialized care. This sector accounted for 449 jobs in 2017, with average annual wages of \$35,136. The sector is expected to add 118 new jobs over the next twenty years, accounting for 15.8% of projected growth.

SHARE OF LOCAL ECONOMY



TARGET SECTOR STATS	
2017 EMPLOYMENT	449
AVERAGE ANNUAL WAGE (2017)	\$35,136
PROJECTED GROWTH	118
% OF PROJECTED GROWTH	15.8%

MAJOR EMPLOYERS

COMMUNITY COUNSELING SOLUTIONS
VALLEY VIEW ASSISTED LIVING
JOHN DAY MSO (SD)
VALUE ADDED INC
STEP FORWARD ACTIVITIES, INC.
COMMUNITY COUNSELING SOLUTIONS
STEP FORWARD ACTIVITIES, INC.
MICHAEL B DESJARDIN DENTISTRY PC

BLUE MOUNTAIN HOSPITAL DISTRICT

Cluster Strengths

- Aging of population will support health services.
- Dedicated service area.

Cluster Weakness

- A limited labor force for staffing.
- Limited growth in families with children.

Cluster Opportunities

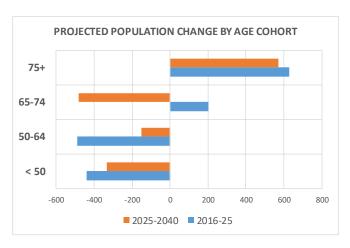
- Development of expanded and/or new medical facilities.
- Expansion of training offerings for nurses and other medical professionals.

- Blue Mountain Hospital
- Eastern Oregon University
- Blue Mountain Community College
- WorkSource Oregon
- OSU nursing programs

RETIREMENT SERVICES

Largely the result of aging in place, communities in Grant County have a significant existing retirement-aged population base. As noted in the demographic section of this report, the area has been aging and retirement services are expected to be an ongoing and growing need in the communities.

Senior housing demand is typically tied to existing households aging in an area, or households that move closer to their families when moving into a senior housing facility. Local households prefer to move into facilities proximate to their existing community as it allows them to maintain their social links. Households that relocate to senior housing that is not local typically do this to be closer to family support. There is a significant amount of academic research available regarding living arrangements for seniors. The research shows a clear observed preference for seniors to stay proximate to their existing locale when relocating below 76 years of age, and then the preference shifts towards proximity to children.³



In addition to direct retirement care services, over 53% of the County's population is aged 55 and older. These households provide broad support for leisure and financial activities in the local economy. Over the next five years, the retirement age household population is expected to continue to grow in Grant County as the large Baby Boomer generation continues to reach retirement. Communities within the county provide attractive physical settings, an approachable size, and relatively low cost of living that will continue to make them attractive to retirees.

Cluster Strengths

- Livability, recreation and leisure activities.
- Favorable demographics.
- Relatively low cost of living.
- National growth in retirement segments, met by insufficient facilities.

Cluster Weakness

- Locally available health care options.
- A limited labor force for staffing.

Potential Partners

- Local retirement living providers
- Health care providers
- AARP

PREVIEW Date: Dec 01, 2020

- Oregon Aging and Disability Services
- Local volunteering opportunities
- OSU Extension Service (health and on-going education programs)
- Distance learning programs

GRANT COUNTY CITIES | Economic Opportunities Analysis

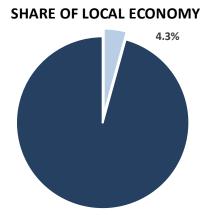
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Litwak, E. Longino, Jr., Charles, F. 1987, Migration patterns amount the elderly: A development perspective, *The Gerontologist*, 27, 266-72

Rogers, Andrei, William H. Frey, Phillip Rees, Alden Spear, Jr. and Anthony M. Warnes, *Elderly migration and population redistribution: a comparative study*, Bellhaven Press, 1992

MANUFACTURING

The manufacturing sector is typically a highly desirable sector, which creates considerable value and often exports the bulk of its output. The manufacturing sector accounts for only 4.3% of the current employment base in Grant County, with 156 jobs at an average annual wage of \$24,936 in 2017. The sector is projected to grow by 24 jobs over the next twenty years, accounting for only 3.1% of the future growth in the county.



TARGET SECTOR STATS	
2017 EMPLOYMENT	156
AVERAGE ANNUAL WAGE (2017)	\$24,936
PROJECTED GROWTH	24
% OF PROJECTED GROWTH	3.1%

MAJOR EMPLOYERS

OCHOCO LUMBER COMPANY
1188 BREWING COMPANY
PRAIRIE WOOD PRODUCTS
HUMAN ENERGY CONCEALMENT SYSTEMS LL
GREAT BASIN ART

Cluster Strengths

- Existing wood products industry with workforce expertise.
- Geographic access to Central and Eastern Oregon markets.
- Available and serviced land supply, much of which is in enterprise zones.

Cluster Challenges

- Awareness of Grant County is limited outside of region.
- Limited available labor workforce, and workforce housing.
- Geographic distance to outside markets.

Potential Opportunities

- Specialty manufacturing for recreation equipment.
- Specialty agricultural and forestry equipment.
- Increased food product and processing manufacturing.

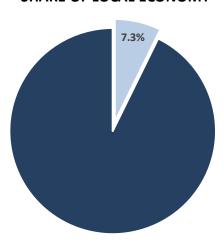
- Business Oregon
- Blue Mountain Community College
- Small Business Development Center
- Oregon Manufacturing Innovation Center (OMIC)
- Rural Development Initiatives, Inc.
- GEODC

RETAIL TRADE

While retail trade is typically viewed as a function of growth in local population and buying power, developing a strong retail trade base in an area helps limit leakage out of the market, retaining dollars in the local economy for a greater duration.

The overall employment level in this sector was 265 in 2017. This represents 7.3% of the employment base in Grant County. The sector is projected to add 21 jobs over the next twenty years, accounting for 2.8% of projected employment growth in Grant County during that period. The average annual wage was \$25,041 per year in 2017.

SHARE OF LOCAL ECONOMY



TARGET SECTOR STATS	
2017 EMPLOYMENT	265.0
AVERAGE ANNUAL WAGE (2017)	\$25,041
PROJECTED GROWTH	21
% OF PROJECTED GROWTH	2.8%

MAJOR EMPLOYERS

CHESTERS THRIFTWAY

NELSON'S CITY DRUG INC

JOHN DAY SHELL

LES SCHWAB TIRE CENTER

TRIANGLE OIL INC

NYDAM'S HARDWARE INC

JOHN DAY AUTO PARTS, INC

HUFFMANS MARKET INC

Cluster Strengths

- Central cluster of shopping and commercial services (particularly in John Day).
- No competitive retail markets in proximity.
- Seasonal tourism traffic.

Cluster Challenges

- Limited available labor workforce.
- Limited spending power of some households.

- Grant County Economic Development
- Chamber of Commerce
- Small Business Development Center
- Business Oregon
- GEODC

SELF-EMPLOYMENT

Self-employment accounts for an estimated 14% of the total employment base in Grant County. Technological advances have reduced the geographic requirements in many industries, allowing workers to interact collaboratively and effectively through multiple mediums from a remote location. This has allowed workers more flexibility when choosing a location to live and work.

While self-employed persons may be professionals working for firms remotely, others bring their expertise and capital to start new local ventures. This influx of capital and expertise can be supportive of a broad range of industries. Attracting and retaining these individuals involves several linked industries that makes the city and region competitive, including commercial amenities, recreational opportunities, education systems, and health care.

Cluster Strengths

- Relatively affordable cost of living.
- Broadband connectivity in most communities for online businesses and/or remote working.

Cluster Weakness

Accessibility to a major airport, larger markets.

Potential Partners

- Chamber of Commerce
- Small Business Development Center
- Grant County Economic Development
- Business Oregon
- TEC
- GEODC

COMPARISON OF TARGET INDUSTRIES

The target industries presented here offer different advantages and challenges in terms of overall job growth, average wages and competitive advantages. The following table shows the relative performance of these industry categories between 2007 and 2017 based on Quarterly Census of Employment and Wages (QCEW) data for Grant County.

- In terms of total job creation, the natural resources and agriculture sectors gained the most employment during this time and is forecasted to continue growing at a modest rate.
- The health services sector also gained significant employment during this time and is forecasted to continue growing in the region. Wages in this category are lower than in manufacturing, but higher than tourism-related jobs. Given the aging of the population, it is forecasted that health care and retirement communities will continue to be a strong growth industry for many decades.
- The wholesale and retail trade sectors have lost employment since 2007 but are projected to return to growth in coming years.
- The travel, recreation, and tourism sectors have remained stable over the last decade, but are projected to return to growth. Tourism-related jobs are generally relatively low-paying but provide an important base of opportunity for part-time workers, low-skilled and first-time workers.
- The manufacturing sectors have not yet recovered their pre-recession employment levels but are projected to add significant new employment over the next twenty years.

RECENT AND PROJECTED PERFORMANCE OF TARGET INDUSTRY SECTORS

TARGET INDUSTRY		Employme	ent	Projected	Projected Growth		
Component	2007	2017	Net Change	Adjusted	AAGR	Wage	
MANUFACTURING	182	156	(26)	24	0.7%	\$24,936	
Metals	116	53	(63)	10	0.9%	\$24,936	
Food Manufacturing	6	69	63	13	0.9%	\$24,936	
Wood Manufacturing	60	34	(26)	1	0.1%	\$24,936	
AGRICULTURAL & FORESTRY SUPPORT	138	494	356	58	0.6%	\$37,752	
Agriculture, forestry, fishing, and hunting	132	485	353	56	0.6%	\$37,990	
Food Manufacturing	6	9	3	2	0.9%	\$24,936	
WHOLESALE & RETAIL TRADE	313	265	(48)	21	0.4%	\$25,041	
Retail trade - Stores	268	224	(44)	18	0.4%	\$25,041	
Retail trade - Other	45	41	(4)	3	0.4%	\$25,041	
TRAVEL, RECREATION, TOURISM	277	286	9	75	1.2%	\$15,189	
Arts, Entertainment, and Recreation	43	48	5	13	1.2%	\$18,001	
Accommodation and Food Services	234	238	4	63	1.2%	\$14,622	
EDUCATION, HEALTH SERVICES	335	449	114	118	1.2%	\$35,136	
Health care and social assistance	335	449	114	118	1.2%	\$35,136	
Total/Weighted Average	1,245	1,650	405	297	0.8%	\$29,876	

Source: Oregon Employment Department, Johnson Economics

PARTNERS IN ECONOMIC DEVELOPMENT

Effective economic development entails a partnership of communities, businesses, public and non-profit agencies, and residents. The following is a partial list of major stakeholders in regional economic development who can partner in growing existing businesses and attracting new ones along with the appropriate workforce.

Local and regional economic development staff should continue to partner and meet regularly with other regional partners to participate in and help direct regional efforts. Coordination ensures that agencies are leveraging others' efforts and not duplicating services or investments. It also means that they are aware of the services and strengths of each agency in order to direct outside contacts to the right place.

1. Grant County Chamber of Commerce

The Chamber serves as one of the strongest economic development advocates in the county, marketing the county to visitors, businesses, and residents. The Chamber provides information on local businesses and attractions to all of these groups. The Chamber works to improve the local business climate and economy while promoting the area in its best light. As the representative of local businesses from within the target industries and other sectors, the Chamber should be involved in all regional economic development and marketing efforts.

2. Key Industry Employers

In addition to the Chamber, large or small employers in target industries are key resources in understanding what opportunities and challenges those industries face in the region. The businesses can help inform economic development partners of their industry needs in terms of workforce, infrastructure, and regulatory barriers. Businesses feedback often proves to be the most valuable source of ground-testing the effectiveness of planned initiatives.

3. Grant County Economic Development

Grant County Economic Development provides business assistance to existing and new businesses, markets the county to prospective businesses and visitors, acquires grants and other public funds to further economic development initiatives.

The agency is the natural lead for many of the economic development steps that can be implemented regionally. Local communities should work closely with the economic development department to ensure that they are informed of regional efforts and that local objectives and opportunities are represented. The agency is a good first contact for any economic and workforce questions.

4. Greater Eastern Regional Solutions Team

Regional Solutions Centers are located across Oregon and are designed to recognize the unique challenges of each region and help implement the Governor's economic development approach. The Regional Solutions Team helps coordinate the efforts of multiple State departments and other partners to ensure that efforts are cohesive. Some recent areas of focus in the Greater Eastern region are workforce availability and housing, support for existing and new business, natural resource utilization, water management, building community amenities to attract growth, and infrastructure for industrial lands.

5. Business Oregon

Business Oregon is the state economic development agency, looking to support and grow Oregon industries and workforce, and recruit new economic activity. Business Oregon is part of the Regional Solutions team and serves similar regions across the state. The Greater Eastern district covers seven counties stretching from the Columbia Gorge to the southeastern corner of the state. The agency offers a broad range of economic development initiatives for businesses and communities, including guidance, education, analysis, funding, and referrals to other partners. Business Oregon is an excellent resource for economic development questions that can benefit from a statewide knowledge base.

6. Greater Eastern Oregon Development Center (GEODC)

Economic Development Districts are designated by the US Economic Development Agency, and as such help administer certain federal programs and funding sources. The GEODC offers economic development resources such as workshops, technical assistance, and funding to businesses, entrepreneurs, non-profits and public officials. GEODC can also offer community contacts, business advising and resources, marketing and promotion, and tracks available commercial real estate.

The economic district periodically completes a Comprehensive Economic Development Strategy (CEDS) for the region that lays out detailed goals and objectives. The CEDS is one of the most comprehensive economic development strategies in the region and a good resource to local communities to review and select their own highest priorities. Local communities and counties should also coordinate in the writing of the CEDS every five years, in order to ensure that local priorities are reflected.

7. Oregon Department of Development and Land Conservation (DLCD)

DLCD can provide guidance and sometimes funding for some economic development planning efforts for local jurisdictions. The agency can assist with the technical aspects of updating the economic aspects of the Comprehensive Plan and development codes related to commercial and industrial land. A key aspect of local economic development (and the focus of this project) is ensuring the availability of the right types of sites with the proper zoning to accommodate projected economic growth. An updated set of Comp Plan policies, as well as an up-to-date Comp Plan map, sets the table for growth to occur. In addition, the planning process helps ensure that members of the public, businesses and other stakeholders have participated in development economic development goals and plans.

8. Training and Employment Consortium (TEC)

TEC is a consortium of governments across six Eastern Oregon counties that is dedicated to providing skills training, on-going education, youth programs, and services for displaced workers. The program is aimed particularly towards workers who are displaced by industry trends or facing long-term

unemployment. TEC also administers the JOBS program for low-income workers. TEC is a good partner for workforce development issues.

9. Blue Mountain Community College

The community college covers a wide range of northeastern Oregon stretching from Grant County to Wallowa County. BMCC has seven locations including a limited presence in John Day, offering nurse's training, GED, and on-going education. Community colleges remain the most vital providers of ongoing education and workforce training in most Oregon communities. It is important that communities and economic development agencies coordinate with the local community college to ensure that the college curriculum reflects trends in local industries, emerging businesses, and evolving skill requirements. Developing a workforce with the proper skills is key to growing or attracting target industries.

10. Eastern Oregon Small Business Development Center

Eastern Oregon University operates a SBDC based in La Grande that can serve businesses in Grant County. The SBDC offers free business advisement and workshops, led by current or former business owners. Growing or prospective businesses can be referred to the SBDC for assistance to develop business plans, find economic and financial assistance, and referrals.

11. Oregon State University Extension Service

OSU offers a range of programs through its extension service that are rooted in the University's traditional role in agriculture and land management across the state. The extension offers programs in 4-H, farm and forestry land management, and many related specialties such as naturalist, gardener, bee keeping, environmentalism, and many healthy and nutrition programs. OSU Extension Services also administers an Open Campus program to bring distance learning opportunities across the state. In Grant County, there is an extension service office located in John Day.

12. Rural Development Initiative Inc.

RDI is a nonprofit organization formed after the downturn in the timber industry in the early 1990's, with a mission of supporting rural communities impacted by this permanent blow to the economy. RDI is a resource to consult on a range of interconnected challenges rural Oregon counties face, with programs and referrals for public agencies and businesses. RDI focuses on leadership training for local public servants, economic development, business retention and entrepreneurial advice.

13. Office of Small Business Assistance

The Office of Small Business Assistance serves as an advocate for small businesses and their interests from the Office of the Secretary of State. The office is meant to serve as an advocate outside of the executive and legislative branches, providing information on starting, growing or closing a business. The office also can support small businesses who believe they may be facing unfair or excessive state regulatory actions helping to find resolutions.

IV. FORECAST OF EMPLOYMENT AND LAND NEED (COUNTY)

GRANT COUNTY EMPLOYMENT FORECASTS

Goal 9 requires that jurisdictions plan for a 20-year supply of commercial and industrial capacity. Because employment capacity is the physical space necessary to accommodate new workers in the production of goods and services, employment need forecasts typically begin with a forecast of employment growth in the community. The previous analysis of economic trends and targeted industries set the context for these estimates. This analysis translates those influences into estimates of employment growth by broad industry. Forecasts are produced at the sector or subsector level (depending on available information), and subsequently aggregated to two-digit NAICS sectors. Estimates in this analysis are intended for long-range land planning purposes and are not designed to predict or respond to business cycle fluctuation.

The projections in this analysis are built on an estimate of employment in 2018, the commencement year for the planning period. Employment growth will come as the result of net-expansion of businesses in the community, new business formation, or the relocation/recruitment of new firms. Forecast scenarios consider a range of factors influencing growth. Long-range forecasts typically rely on a macroeconomic context for growth. Inflections in business cycles or the impact of a major unforeseeable shift in employment (i.e. a major unknown business recruitment) are not considered.

Overview of Employment Forecast Methodology

Our methodology starts with employment forecasts by major commercial or industrial sector. Forecasted employment is allocated to building type, and a space demand is a function of the assumed square footage per employee ratio multiplied by projected change. The need for space is then converted into land and site needs based on assumed development densities using floor area ratios (FARs).

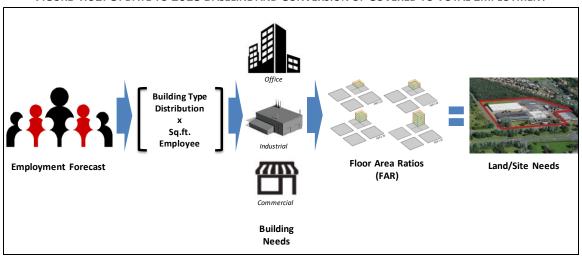


FIGURE 4.01: UPDATE TO 2018 BASELINE AND CONVERSION OF COVERED TO TOTAL EMPLOYMENT

Due to the relatively small existing employment base in some individual cities in Grant County, for this analysis we have started with a county-wide forecast, from which the cities are projected to draw a share of new employment.

The first analytical step of the analysis is to update covered³ employment to the 2018 base year. Our Grant County Quarterly Census of Employment and Wages (QCEW) dataset provides covered employment by industry through 2017. To update these estimates, we use the observed industry-specific annual growth rates for the region between 2016 and 2017.

The second step in the analysis is to convert "covered" employment to "total" employment. Covered employment only accounts for a share of overall employment in the economy. Specifically, it does not consider sole proprietors (including many farms) or commissioned workers. Covered employment was converted to total employment based on observed ratios at the national level derived from the Bureau of Economic Analysis from 2010 through 2017. The differential is the most significant in construction, professional, and administrative services. The adjusted 2018 total employment base for Grant County is 3,766 jobs.

FIGURE 4.02: UPDATE TO 2018 BASELINE AND CONVERSION OF COVERED TO TOTAL EMPLOYMENT

	QCE	W Employme	ent		
	2017	'17-'18	2018	Total Emp.	2018
Major Industry Sector	Employment	County ∆ ¹	Estimate	Conversion ²	Estimate
Agriculture, forestry, fishing/hunt	485	3.8%	503	59%	852
Construction	105	2.0%	107	79%	136
Manufacturing	134	0.5%	135	98%	138
Wholesale Trade	35	1.8%	36	97%	37
Retail Trade	328	6.6%	350	95%	369
T.W.U.	87	0.0%	87	92%	95
Information	57	7.3%	61	95%	64
Finance & Insurance	114	0.9%	115	92%	125
Real Estate	9	-7.1%	8	92%	9
Professional & Technical Services	59	5.6%	62	90%	69
Administration Services	175	20.5%	211	90%	235
Education	287	0.1%	287	95%	303
Health Care	606	2.0%	618	95%	652
Leisure & Hospitality	236	-7.3%	219	95%	231
Other Services	114	10.9%	126	85%	148
Government	299	1.5%	304	100%	304
TOTAL	3,130	3.2%	3,229	86%	3,766

¹ AAGR from 2012-2017 for Grant County

Scenario 1: Safe Harbor Forecast

The Goal 9 statute does not have a required method for employment forecasting. However, OAR 660-024-0040(9)(a) outlines several safe harbor methods, which are intended to provide jurisdictions a methodological approach that will not be challenged. The most applicable for Grant County jurisdictions is 660-024-0040(9)(a)(A), which recommends reliance on the most recent regional forecast published by the

GRANT COUNTY CITIES | Economic Opportunities Analysis

² Bureau of Economic Analysis. Calculated as an eight-year average between 2010 and 2017

T.W.U. = Transportation, Warehousing, and Utilities

The Department of Labor's Quarterly Census of Employment and Wages (QCEW) tracks employment data through state employment departments. Employment in the QCEW survey is limited to firms with employees that are "covered" by unemployment insurance.

Oregon Employment Department. This method applies industry specific growth rates for the Eastern Oregon Workforce Region (Baker, Grant, Harney, Malheur, Union, and Grant Counties) to the 2018 Grant County base. This method results in an average annual growth rate of 0.8%, with total job growth of 632 jobs over the forecast period.

[An alternative safe harbor approach is to apply the projected population growth rate from the PSU Population Forecast Program to employment, with the assumption that employment will keep pace with population growth. Unfortunately, the most recently adopted population forecast predicts declining population in the county and most of its cities (with the exception of Canyon City.) For this reason, we have not used this population method in this analysis, as it would result in negative economic growth assumptions. As shown in following sections of this report, there is still surplus employment land in the communities. This bottom-line finding would not change with a forecast of negative growth.]

SCENARIO I (Safe Harbor Forecast) **Projected Job Growth by Industry** Industry 2018 2038 Chg. **AAGR** Agriculture, forestry, fishing/hunt 852 951 99 0.6% 99 Construction 136 211 76 2.2% 76 Manufacturing 138 164 26 0.9% 26 40 3 Wholesale Trade 37 0.4% 3 Retail Trade 369 399 30 0.4% 30 T.W.U. 95 96 1 0.1% 1 -8 Information 64 -0.7%-8 56 11 Finance & Insurance 125 136 11 0.4% Real Estate 0.4% 1 9 10 1 11 Professional & Technical Services 69 80 11 0.7% Administration Services 235 271 36 0.7% 80 Education 303 383 80 1.2% 172 Health Care 652 824 172 1.2% 61 Leisure & Hospitality 231 292 61 1.2% 19 Other Services 148 168 19 0.6% 16 Government 304 319 16 0.3% -50 0 50 100 150 200 632 TOTAL: 3,766 4,398 0.8% Job Growth

FIGURE 4.03: 20-YEAR INDUSTRY EMPLOYMENT FORECAST, GRANT COUNTY

SOURCE: Oregon Employment Department, Johnson Economics

Summary of Baseline Employment Forecast

The baseline "safe harbor" forecast projects a total of 632 new jobs in the county, with particular growth in health care, natural resources (forestry and agriculture), education, construction and leisure and hospitality (i.e. tourism related). At 172 new jobs, health care would represent 27% of the new employment. There is a slight projected decline in information technology employment.

The estimates in the preceding analysis are useful in creating a baseline understanding of macroeconomic growth prospects. These are common and broadly accepted approaches when looking at large geographic regions. Forecasts grounded in broad based economic variables may not account for the realities of local businesses and trends among evolving industries. Industries continually evolve and new opportunities arise. Any long-term forecast is inherently uncertain and should be updated on a regular basis to reflect more current information.

The following graphic summarizes the baseline forecast in five year increments over the 20-year planning period. (The agriculture and forestry sectors are removed from the forecasts of employment land need because these uses typically do not use a large amount of employment land. Wood processing and sales are included under manufacturing or wholesale trade categories, and back-office functions are included under services. Excluding this category, there are a projected 533 new jobs.)

FIGURE 4.04: SUMMARY OF PROJECTED GROWTH, GRANT COUNTY

Industry		Overa	all Employr	nent		-		Total		
maustry	2018	2023	2028	2033	2038	18-23	23-28	28-33	33-38	18-38
SCENARIO I (State of Oregon)										
Construction	136	151	169	189	211	16	18	20	22	76
Manufacturing	138	144	150	157	164	6	6	7	7	26
Wholesale Trade	37	37	38	39	40	1	1	1	1	3
Retail Trade	369	376	384	391	399	7	7	7	8	30
T.W.U.	95	95	95	96	96	0	0	0	0	1
Information	64	62	60	58	56	-2	-2	-2	-2	-8
Finance & Insurance	125	127	130	133	136	3	3	3	3	11
Real Estate	9	9	9	10	10	0	0	0	0	1
Professional & Technical Services	69	72	75	77	80	3	3	3	3	11
Administration Services	235	244	252	261	271	8	9	9	9	36
Education	303	321	341	361	383	18	19	21	22	80
Health Care	652	691	733	777	824	39	42	44	47	172
Leisure & Hospitality	231	245	260	275	292	14	15	16	17	61
Other Services	148	153	158	162	168	5	5	5	5	19
Government	304	307	311	315	319	4	4	4	4	16
TOTAL:	2,914	3,036	3,165	3,302	3,448	122	129	137	145	533

SOURCE: Oregon Employment Department, Johnson Economics

EMPLOYMENT LAND FORECAST – GRANT COUNTY

The next step in this analysis is to convert projections of employment into forecasts of land demand over the planning period. This conversion begins by allocating employment by sector into a distribution of building typologies those economic activities usually locate in. As an example, insurance agents typically locate in traditional office space, usually along commercial corridors. However, a percentage of these firms locate in commercial retail space adjacent to retail anchors. Cross-tabulating this distribution provides an estimate of employment in each typology.

The next step converts employment into needed space using estimates of the typical square footage exhibited within each typology. Adjusting for a market vacancy assumption we arrive at an estimate of total space demand for each building type.

Finally, we can consider the physical characteristics of individual building types and the amount of land they typically require for development. The site utilization metric commonly used is referred to as a "floor area ratio" or FAR. (For example, assume a 25,000-square foot general industrial building requires roughly two acres to accommodate its structure, setbacks, parking, and necessary yard/storage space. This building would have an FAR of roughly 0.29.) Demand for space is then converted to net acres using a standard FAR for each development form.

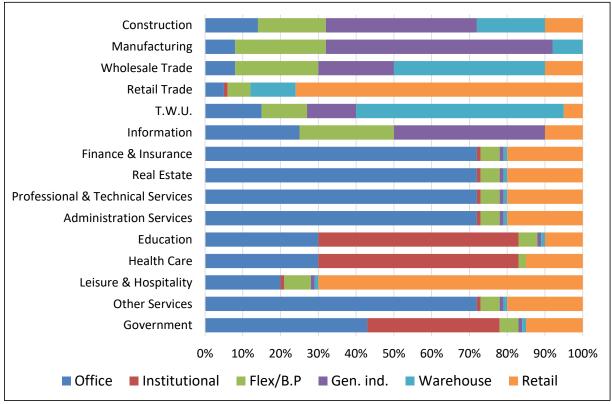
Baseline Land Demand Analysis

To demonstrate the methodological process used and underlying assumptions, this report will develop land need estimates in a step-by-step process, presenting underlying assumptions.

In this analytical step we allocate employment growth into standard building typologies. The building typology matrix represents the share of sectoral employment that locates across various building types.

FIGURE 4.05: DISTRIBUTION OF EMPLOYMENT BY SPACE TYPE, GRANT COUNTY

	20-year J	ob Forecast	BUILDING TYPE MATRIX								
Industry Sector	Number	AAGR	Office	Institutional	Flex/B.P	Gen. ind.	Warehouse	Retail			
Construction	76	2.2%	14%	0%	18%	40%	18%	10%			
Manufacturing	26	0.9%	8%	0%	24%	60%	8%	0%			
Wholesale Trade	3	0.4%	8%	0%	22%	20%	40%	10%			
Retail Trade	30	0.4%	5%	1%	6%	0%	12%	76%			
T.W.U.	1	0.1%	15%	0%	12%	13%	55%	5%			
Information	-8	-0.7%	25%	0%	25%	40%	0%	10%			
Finance & Insurance	11	0.4%	72%	1%	5%	1%	1%	20%			
Real Estate	1	0.4%	72%	1%	5%	1%	1%	20%			
Professional & Technical Services	11	0.7%	72%	1%	5%	1%	1%	20%			
Administration Services	36	0.7%	72%	1%	5%	1%	1%	20%			
Education	80	1.2%	30%	53%	5%	1%	1%	10%			
Health Care	172	1.2%	30%	53%	2%	0%	0%	15%			
Leisure & Hospitality	61	1.2%	20%	1%	7%	1%	1%	70%			
Other Services	19	0.6%	72%	1%	5%	1%	1%	20%			
Government	16	0.3%	43%	35%	5%	1%	1%	15%			
TOTAL	533	0.8%	31%	26%	7%	9%	4%	23%			



Under the employment forecast scenario, employment housed in office, institutional, and retail space accounts for the greatest share of growth, followed by employment housed in general industrial, flex/business park, and warehouse/distribution space.

FIGURE 4.06: NET CHANGE IN EMPLOYMENT ALLOCATED BY BUILDING TYPE, GRANT COUNTY - 2018-2038

	NET	NET CHANGE IN EMPLOYMENT BY BUILDING TYPE - 2018-2038								
Industry Sector	Office	Institutional	Flex/B.P	Gen. Ind.	Warehouse	Retail	Total			
Health Care	52	91	3	0	0	26	172			
Education	24	42	4	1	1	8	80			
Construction	11	0	14	30	14	8	76			
Leisure & Hospitality	12	1	4	1	1	43	61			
Administration Services	26	0	2	0	0	7	36			
Retail Trade	1	0	2	0	4	23	30			
Manufacturing	2	0	6	16	2	0	26			
Other Services	14	0	1	0	0	4	19			
Government	7	6	1	0	0	2	16			
Finance & Insurance	8	0	1	0	0	2	11			
Professional & Technical Services	8	0	1	0	0	2	11			
Wholesale Trade	0	0	1	1	1	0	3			
T.W.U.	0	0	0	0	1	0	1			
Real Estate	1	0	0	0	0	0	1			
Information	-2	0	-2	-3	0	-1	-8			
TOTAL	163	141	37	46	24	124	533			

SOURCE: Oregon Employment Department, Johnson Economics, Mackenzie

Employment growth estimates by building type are then converted to demand for physical space. This conversion assumes the typical space needed per employee on average. This step also assumes a market clearing vacancy rate, acknowledging that equilibrium in real estate markets is not 0% vacancy. We assume a 10% vacancy rate for office, retail, and flex uses, as these forms have high rates of speculative multi-tenant usage. A 5% rate is used for general industrial and warehouse—these uses have higher rates of owner occupancy that lead to lower overall vacancy. Institutional uses are assumed to have no vacancy.

The demand for space is converted into an associated demand for acreage using an assumed FAR. The combined space and FAR assumptions further provide estimates indicated of job densities, determined on a per net-developable acre basis.

FIGURE 4.07: NET ACRES REQUIRED BY BUILDING TYPOLOGY

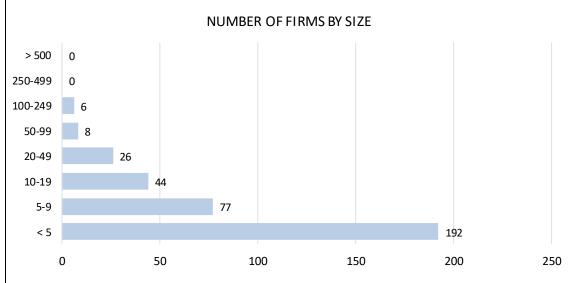
•		DEMAND BY	GENERAL US	E TYPOLOGY	, 2018-2038		
	Office	Institutional	Flex/B.P	Gen. Ind.	Warehouse	Retail	Total
Employment Growth	163	141	37	46	24	124	533
Avg. SF Per Employee	350	600	990	600	1,850	500	582
Demand for Space (SF)	56,900	84,300	36,300	27,400	43,600	61,900	310,400
Floor Area Ratio (FAR)	0.35	0.45	0.30	0.30	0.35	0.25	0.33
Market Vacancy	10.0%	0.0%	10.0%	5.0%	5.0%	10.0%	10.0%
Implied Density (Jobs/Acre)	39.2	32.7	11.9	20.7	7.8	19.6	22.4
Net Acres Required	4.1	4.3	3.1	2.2	3.0	6.3	23.8

Commercial office and retail densities are 39 and 20 jobs per acre, respectively. Industrial uses range from 21 for general industrial to 8 jobs per acre for warehouse/distribution. The overall weighted employment density is 22 jobs per acre, with the projected 533 expansion in the local employment base requiring an estimated 24 net acres of employment land under the baseline scenario.

The local employment base is largely dominated by relatively small firms of fewer than 10 employees, with six firms currently accounting for more than 100 employees and none accounting for more than 250.

FIGURE 4.08: DISTRIBUTION OF FIRMS BY SIZE, GRANT COUNTY

			Siz	e of Firm	Employe	es			
Industry	< 5	5-9	10-19	20-49	50-99	100-249	250-499	> 500	Total
Agriculture, forestry, fishing, and hunting	26	7	4	1	3	1	0	0	42
Mining	0	0	0	0	0	0	0	0	0
Construction	23	8	2	1	0	0	0	0	34
Food Manufacturing	na	na	na	na	na	na	na	na	na
Wood Manufacturing	0	1	0	0	0	1	0	0	2
Metals Manufacturing	1	1	0	0	0	0	0	0	2
Utilities	0	0	2	0	0	0	0	0	2
Wholesale trade	6	1	2	0	0	0	0	0	9
Retail trade	10	10	7	1	2	0	0	0	30
Retail trade	5	1	1	0	0	0	0	0	7
Transportation	4	1	1	0	0	0	0	0	6
Delivery and warehousing	10	1	1	0	0	0	0	0	12
Information	6	1	1	1	0	0	0	0	9
Finance and Insurance	4	3	0	1	1	0	0	0	9
Real Estate and Rental	7	0	0	0	0	0	0	0	7
Professional, Scientific, and Technical Service	12	3	3	0	0	0	0	0	18
Management of Companies and Enterprises	na	na	na	na	na	na	na	na	na
Administrative and Waste Management	7	1	0	1	0	1	0	0	10
Educational services	5	1	0	7	0	1	0	0	14
Health care and social assistance	10	11	5	4	0	2	0	0	32
Arts, Entertainment, and Recreation	6	2	2	2	0	0	0	0	12
Accommodation and Food Services	10	9	5	2	0	0	0	0	26
Other services	33	8	2	1	0	0	0	0	44
Government	7	6	5	4	2	0	0	0	24
TOTAL	192	77	44	26	8	6	0	0	351



Additional Considerations in Land Demand

Beyond a consideration of gross acreage, there is a significantly broader range of site characteristics that industries would require to accommodate future growth. We summarize some key findings here:

- Industrial buildings are generally more susceptible to slope constraints due to larger building footprints. For a site to be competitive for most industrial uses, a 5% slope is the maximum for development sites. Office and commercial uses are generally smaller and more vertical, allowing for slopes up to 15%.
- Most industries require some direct access to a major transportation route, particularly manufacturing and distribution industries that move goods throughout the region and beyond. A distance of 10 to 20 miles to a major interstate is generally acceptable for most manufacturing activities, but distribution activities require 5 miles or less and generally prefer a direct interstate linkage. Visibility and access is highly important to most commercial activities and site location with both of these attributes from a major commercial arterial is commonly required.
- Access and capacity for water, power, gas, and sewer infrastructure is more important to industrial than commercial operations. Water/sewer lines of up to 10" are commonly required for large manufacturers. Appendix A details utility infrastructure requirements by typology.
- Advanced telecommunications networks are likely to be increasingly required in site selection criteria for most commercial office and manufacturing industries. Medical, high-tech, creative office, research & development, and most professional service industries will prefer or require fiber optics access in the coming business cycles.

V. FORECAST OF EMPLOYMENT AND LAND NEED (CITIES)

EMPLOYMENT & LAND FORECAST — CITIES

In order to determine baseline employment and land need projections for the constituent cities in Grant County, the methodology described in Section IV above, for the County, was applied to each of the cities. The results reflect the current share of county employment contained in each City's UGB by industry, as determined from QCEW data from the Oregon Employment Department.

The same industry-specific growth rates are applied to the localities, however the different cities have different current baselines for employment in each category.

For smaller communities, this approach can be problematic because the attraction of a single new employer or significant expansion can lead to local employment growth well in excess of what a simple share analysis would indicate. A more appropriate approach for each locality will entail identifying any specific economic development outcomes it would like to encourage, and to assure that the local community has adequate capacity and appropriate sites to accommodate the targeted industry.

A summary of baseline forecast results are presented on the following pages for all participating cities. These Cities are:

Participating Cities

- 1. Dayville
- 2. John Day
- 3. Monument
- 4. Mt. Vernon
- Prairie City
- 6. Seneca

1) DAYVILLE – SUMMARY OF FORECASTS

This section presents a summary of the results of employment and land need forecasts for Dayville. For more explanation of methodology, please see the description presented in the previous section for the County.

SCENARIO I (Safe Harbor Forecast) **Projected Job Growth by Industry** Industry 2018 2038 Chg. AAGR Agriculture, forestry, fishing/hunt 0 0 0 0 0.0% 0 Construction 0 0 0 0.0% 0 Manufacturing 0.0% Wholesale Trade 0.0% 0 Retail Trade 0 0.4% 0 1 1 T.W.U. 0 0 1 1 0.1% Information 0 0 0.0% 0 Finance & Insurance 0.0% 0 Real Estate 0.0% 0 Professional & Technical Services 0 0 0.0% 0 O Administration Services 0 0 0.0% 0 7 Education 32 25 1.2% Health Care 0.0% 0 Leisure & Hospitality 5 1.2% Other Services 0 0 0.0% 0 0 3 3 0 Government 0.3% 0 2 8 TOTAL: 36 44 1.0% Job Growth

FIGURE 5.01: 20-YEAR INDUSTRY EMPLOYMENT FORECAST, DAYVILLE

SOURCE: Oregon Employment Department, Johnson Economics

FIGURE 5.02: NET ACRES REQUIRED BY BUILDING TYPOLOGY, DAYVILLE

•		DEMAND BY	GENERAL US	E TYPOLOGY,	2018-2038		
	Office	Institutional	Flex/B.P	Gen. Ind.	Warehouse	Retail	Total
Employment Growth	2	4	0	0	0	2	8
Avg. SF Per Employee	350	600	990	600	1,850	500	486
Demand for Space (SF)	800	2,200	400	100	200	800	4,500
Floor Area Ratio (FAR)	0.35	0.45	0.30	0.30	0.35	0.25	0.35
Market Vacancy	10.0%	0.0%	10.0%	5.0%	5.0%	10.0%	10.0%
Net Acres Required	0.1	0.1	0.0	0.0	0.0	0.1	0.3
Implied Density (Jobs/Acre)	40.1	32.2	12.9	10.4	7.3	20.4	25.4

SOURCE: Oregon Employment Department, Johnson Economics, Mackenzie

PREVIEW Date: Dec 01, 2020

2) JOHN DAY – SUMMARY OF FORECASTS

This section presents a summary of the results of employment and land need forecasts for John Day. For more explanation of methodology, please see the description presented in the previous section for the County.

SCENARIO I (Safe Harbor Forecast) **Projected Job Growth by Industry** Industry 2018 2038 Chg. AAGR Agriculture, forestry, fishing/hunt 493 57 57 551 0.6% Construction 27 2.2% 15 42 15 Manufacturing 130 154 25 0.9% 25 Wholesale Trade 2 0.4% 21 23 2 Retail Trade 306 25 0.4% 25 331 T.W.U. 49 50 1 1 0.1% -3 -0.7% Information 24 21 -3 Finance & Insurance 120 131 11 0.4% 11 Real Estate 1 7 8 1 0.4% Professional & Technical Services 39 5 0.7% 5 34 Administration Services 35 231 266 35 0.7% 8 Education 8 31 39 1.2% Health Care 585 739 154 1.2% 154 Leisure & Hospitality 149 188 39 1.2% Other Services 7 7 56 63 0.6% 6 6 Government 118 124 0.3% 0 50 100 150 200 TOTAL: 2,381 2,768 387 0.8% Job Growth

FIGURE 5.03: 20-YEAR INDUSTRY EMPLOYMENT FORECAST, JOHN DAY

SOURCE: Oregon Employment Department, Johnson Economics

FIGURE 5.04: NET ACRES REQUIRED BY BUILDING TYPOLOGY, JOHN DAY

·		DEMAND BY	GENERAL US	E TYPOLOGY,	, 2018-2038		
	Office	Institutional	Flex/B.P	Gen. Ind.	Warehouse	Retail	Total
Employment Growth	106	89	19	21	10	84	330
Avg. SF Per Employee	350	600	990	600	1,850	500	554
Demand for Space (SF)	37,200	53,600	19,100	12,700	18,200	42,100	182,900
Floor Area Ratio (FAR)	0.35	0.45	0.30	0.30	0.35	0.25	0.33
Market Vacancy	10.0%	0.0%	10.0%	5.0%	5.0%	10.0%	10.0%
Net Acres Required	2.7	2.7	1.6	1.0	1.3	4.3	14.1
Implied Density (Jobs/Acre)	39.2	32.7	11.9	20.6	7.8	19.6	23.5

3) MONUMENT – SUMMARY OF FORECASTS

This section presents a summary of the results of employment and land need forecasts for Monument. For more explanation of methodology, please see the description presented in the previous section for the County.

SCENARIO I (Safe Harbor Forecast) **Projected Job Growth by Industry** Industry 2018 2038 Chg. AAGR 0 Agriculture, forestry, fishing/hunt 0 0 0 0.0% Construction 5 8 3 2.2% 3 Manufacturing 0.0% 0 Wholesale Trade 0.0% 0 Retail Trade 1 15 16 1 0.4% T.W.U. 0 4 0 4 0.1% Information -5 -0.7% -5 40 34 Finance & Insurance 0.0% 0 Real Estate 0 0.0% Professional & Technical Services 8 1 0.7% 1 Administration Services 0 0.0% Education 0 0 0.0% Health Care 0.0% Leisure & Hospitality 3 1.2% 1 Other Services 3 21 24 0.6% 7 7 0 0 Government 0.3% -5 0 -10 5 TOTAL: 102 105 4 0.2% Job Growth

FIGURE 5.05: 20-YEAR INDUSTRY EMPLOYMENT FORECAST, MONUMENT

SOURCE: Oregon Employment Department, Johnson Economics

FIGURE 5.06: NET ACRES REQUIRED BY BUILDING TYPOLOGY, MONUMENT

		DEMAND BY	GENERAL US	E TYPOLOGY,	, 2018-2038		
	Office	Institutional	Flex/B.P	Gen. Ind.	Warehouse	Retail	Total
Employment Growth	2	0	0	-1	1	2	4
Avg. SF Per Employee	350	600	990	600	1,850	500	522
Demand for Space (SF)	800	100	-400	-500	1,400	1,000	2,400
Floor Area Ratio (FAR)	0.35	0.45	0.30	0.30	0.35	0.25	0.31
Market Vacancy	10.0%	0.0%	10.0%	5.0%	5.0%	10.0%	10.0%
Net Acres Required	0.1	0.0	0.0	0.0	0.1	0.1	0.2
Implied Density (Jobs/Acre)	37.8	36.6	13.1	21.7	7.7	19.8	19.6

4) Mt. Vernon – Summary of Forecasts

This section presents a summary of the results of employment and land need forecasts for Mt. Vernon. For more explanation of methodology, please see the description presented in the previous section for the County.

SCENARIO I (Safe Harbor Forecast) Projected Job Growth by Industry Industry 2018 2038 Chg. **AAGR** 0.0% Agriculture, forestry, fishing/hunt 0 0 0 Construction 3 4 2.2% 1 Manufacturing 0 0 0 0.0% Wholesale Trade 0 0.0% Retail Trade 0.4% T.W.U. 18 19 0 0.1% 0 Information 0 0.0% 0 Finance & Insurance 0.0% 0 0 Real Estate 0.0% 0 Professional & Technical Services 0.0% Administration Services 0 0 0 0.0% Education 21 1.2% 17 Health Care 0 0 0 0 0.0% 0 Leisure & Hospitality 1.2% Other Services 0.6% Government 0.3% 0 6 TOTAL: 52 59 0.7% Job Growth

FIGURE 5.07: 20-YEAR INDUSTRY EMPLOYMENT FORECAST, MT. VERNON

SOURCE: Oregon Employment Department, Johnson Economics

FIGURE 5.08: NET ACRES REQUIRED BY BUILDING TYPOLOGY, MT. VERNON

•		DEMAND BY	GENERAL US	E TYPOLOGY	, 2018-2038					
	Office	Institutional	Flex/B.P	Gen. Ind.	Warehouse	Retail	Total			
Employment Growth	2	. 2	1	1	0	1	7			
Avg. SF Per Employee	350	600	990	600	1,850	500	675			
Demand for Space (SF)	700	1,500	600	400	900	600	4,700			
Floor Area Ratio (FAR)	0.35	0.45	0.30	0.30	0.35	0.25	0.33			
Market Vacancy	10.0%	0.0%	10.0%	5.0%	5.0%	10.0%	10.0%			
Net Acres Required	0.1	0.1	0.1	0.0	0.1	0.1	0.4			
Implied Density (Jobs/Acre)	40.1	32.7	11.5	20.7	8.0	18.2	20.2			

5) Prairie City – Summary of Forecasts

This section presents a summary of the results of employment and land need forecasts for Prairie City. For more explanation of methodology, please see the description presented in the previous section for the County.

SCENARIO I (Safe Harbor Forecast) Projected Job Growth by Industry Industry 2018 2038 Chg. **AAGR** 102 Agriculture, forestry, fishing/hunt 114 12 0.6% 12 Construction 5 2.2% 3 8 3 2 Manufacturing 8 10 2 0.9% Wholesale Trade 0 0.0% 0 Retail Trade 19 21 0.4% 2 T.W.U. 2 2 0 0.1% 0 0 Information 0 0.0% 0 Finance & Insurance 0 0.4% Real Estate 0.0% Professional & Technical Services 0.0% Administration Services 1 2 0 0.7% Education 43 9 1.2% 34 Health Care 39 49 10 1.2% 10 Leisure & Hospitality 11 3 1.2% 3 Other Services 12 13 0.6% Government 7 7 0.3% 0 10 15 TOTAL: 244 287 42 0.8% Job Growth

FIGURE 5.09: 20-YEAR INDUSTRY EMPLOYMENT FORECAST, PRAIRIE CITY

SOURCE: Oregon Employment Department, Johnson Economics

FIGURE 5.10: NET ACRES REQUIRED BY BUILDING TYPOLOGY, PRAIRIE CITY

•										
		DEMAND BY GENERAL USE TYPOLOGY, 2018-2038								
	Office	Institutional	Flex/B.P	Gen. Ind.	Warehouse	Retail	Total			
Employment Growth	9	10	2	2	1	6	30			
Avg. SF Per Employee	350	600	990	600	1,850	500	558			
Demand for Space (SF)	3,000	6,200	1,900	1,300	1,800	3,200	17,400			
Floor Area Ratio (FAR)	0.35	0.45	0.30	0.30	0.35	0.25	0.34			
Market Vacancy	10.0%	0.0%	10.0%	5.0%	5.0%	10.0%	10.0%			
Net Acres Required	0.2	0.3	0.2	0.1	0.1	0.3	1.3			
Implied Density (Jobs/Acre)	39.3	32.6	12.1	21.3	7.9	19.4	23.5			

6) SENECA – SUMMARY OF FORECASTS

This section presents a summary of the results of employment and land need forecasts for Seneca. For more explanation of methodology, please see the description presented in the previous section for the County.

SCENARIO I (Safe Harbor Forecast) Projected Job Growth by Industry Industry 2018 2038 Chg. **AAGR** 2 Agriculture, forestry, fishing/hunt 2 0 0.6% Construction 2 2.2% 1 1 0 Manufacturing O 0 0 0.0% 0 Wholesale Trade 0.0% Retail Trade 0.4% T.W.U. 1 0 0.1% 0 0 Information 0 0.0% 0 Finance & Insurance 0 0 0.0% 0 Real Estate 0.0% 0 Professional & Technical Services 0.0% Administration Services 0 0.0% Education 1 1.2% 5 Health Care 0 0 0 0.0% Leisure & Hospitality 1.2% Other Services 0.6% Government 5 5 0.3% 0 1 2 TOTAL: 22 26 0.9% Job Growth

FIGURE 5.11: 20-YEAR INDUSTRY EMPLOYMENT FORECAST, SENECA

SOURCE: Oregon Employment Department, Johnson Economics

FIGURE 5.12: NET ACRES REQUIRED BY BUILDING TYPOLOGY, SENECA

· ·		DEMAND BY	GENERAL USI	E TYPOLOGY,	, 2018-2038		
	Office	Institutional	Flex/B.P	Gen. Ind.	Warehouse	Retail	Total
Employment Growth	1	1	0	0	0	1	4
Avg. SF Per Employee	350	600	990	600	1,850	500	507
Demand for Space (SF)	400	500	300	200	300	600	2,300
Floor Area Ratio (FAR)	0.35	0.45	0.30	0.30	0.35	0.25	0.32
Market Vacancy	10.0%	0.0%	10.0%	5.0%	5.0%	10.0%	10.0%
Net Acres Required	0.0	0.0	0.0	0.0	0.0	0.1	0.2
Implied Density (Jobs/Acre)	34.9	33.2	12.5	19.9	8.7	20.5	21.6

VI. FORECASTED EMPLOYMENT LAND NEED VS. CURRENT SUPPLY

BUILDABLE LAND INVENTORY

The inventory of employment land provides a snapshot of the currently local capacity to accommodate more business and jobs. This current available land will be compared to the forecasted need for new land over the 20-year planning period.

Employment land includes land zoned for industrial, retail or other commercial use (i.e. office), and may also include mixed-use zoning that allows for employment uses. This inventory includes vacant parcels with the proper zoning, as well as "redevelopable" parcels. (The methodology used in this analysis is described in detail below.)

Methodology

The Buildable Lands Inventory (BLI) used in this analysis is based on tax account data from the County, supplemented with data from the State of Oregon. The data was provided in Geographic Information Systems (GIS) compatible format, providing information on land use, parcel size and other relevant data categories on the taxlot level. Zoning information was also provided by the state.

The tax account data was used to identify vacant and redevelopable parcels in the city and its UGB. The identified candidate parcels were then further screened and refined by Johnson Economics.

In keeping with State requirements, the BLI includes an assessment of vacant buildable lands and redevelopable parcels. This analysis applied the "safe harbor" assumptions allowed under state rules to determine the infill potential of developed parcels (OAR 660-024-0050):

SUMMARY OF EMPLOYMENT BUILDABLE LAND INVENTORY METHODOLOGY



The following is a summary of the findings of the Buildable Land Inventory of employment lands for each participating city, followed by maps for each city.

1) DAYVILLE BUILDABLE LANDS INVENTORY (SUMMARY)

FIGURE 6.01: SUMMARY OF EMPLOYMENT BUILDABLE LAND INVENTORY (DAYVILLE)

	Vac	ant	Redeve	lopable	Total		
ZONE	# of Parcels	Acreage	# of Parcels	Acreage	# of Parcels	Acreage	
Commercial	8	1.5	2	1.6	10	3.1	
Totals:	8	1.5	2	1.6	10	3.1	

Source: Grant County, DLCD, City, Johnson Economics LLC

FIGURE 6.02: SUMMARY OF EMPLOYMENT BUILDABLE LAND INVENTORY, BY PARCEL SIZE (DAYVILLE)

	0 to .99 acres		1 to 10	1 to 10 acers		10 to 19.99 acres		acres
ZONE	# of Parcels	Acreage	# of Parcels	Acreage	# of Parcels	Acreage	# of Parcels	Acreage
Commercial	10	3.1	0	0.0	0	0.0	0	0.0
Totals:	10	3.1	0	0.0	0	0.0	0	0.0

FIGURE 6.03: BUILDABLE EMPLOYMENT LANDS MAP, DAYVILLE City of Dayville Commercial; Redevelopable Urban Growth Boundary Commercial; Vacant SOURCE: Grant County, State of Oregon, Johnson Economics

2) JOHN DAY BUILDABLE LANDS INVENTORY (SUMMARY)

FIGURE 6.04: SUMMARY OF EMPLOYMENT BUILDABLE LAND INVENTORY (JOHN DAY)

	Total \	/acant	Outside Floodplain			
ZONE	# of Parcels	Acreage	# of Parcels	Acreage		
Downtown Commercial	7	1.3	6	1.1		
General Commercial	12	33.2	8	10.1		
General Industrial	10	89.1	4	47.5		
Airport Industrial Park	28	120.1	28	120.1		
Residential Commercial	3	4.1	0	0.0		
Totals:	60	247.9	46	178.7		

Source: Grant County, DLCD, City, Johnson Economics LLC

FIGURE 6.05: SUMMARY OF EMPLOYMENT BUILDABLE LAND INVENTORY, BY PARCEL SIZE (JOHN DAY)

	0 to .9	9 acres	1 to 4.99 acers		5 to 9.9	99 acers	10 to 19	.99 acres	20+ 8	acres
ZONE	# of	Acreage	# of	Acreage	# of	Acreage	# of	Acreage	# of	Acreage
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Downtown Commercial	7	1.3	0	0.0	0	0.0	0	0.0	0	0.0
General Commercial	9	2.1	1	1.3	1	8.5	0	0.0	1	21.4
General Industrial	0	0.0	3	9.4	4	21.9	2	32.3	1	25.6
Airport Industrial Park	14	14.0	10	11.6	1	7.2	1	12.8	2	74.6
Residential Commercial	1	0.4	2	3.7	0	0.0	0	0.0	0	0.0
Totals:	31	17.8	16	25.9	6	37.6	3	45.0	4	121.5

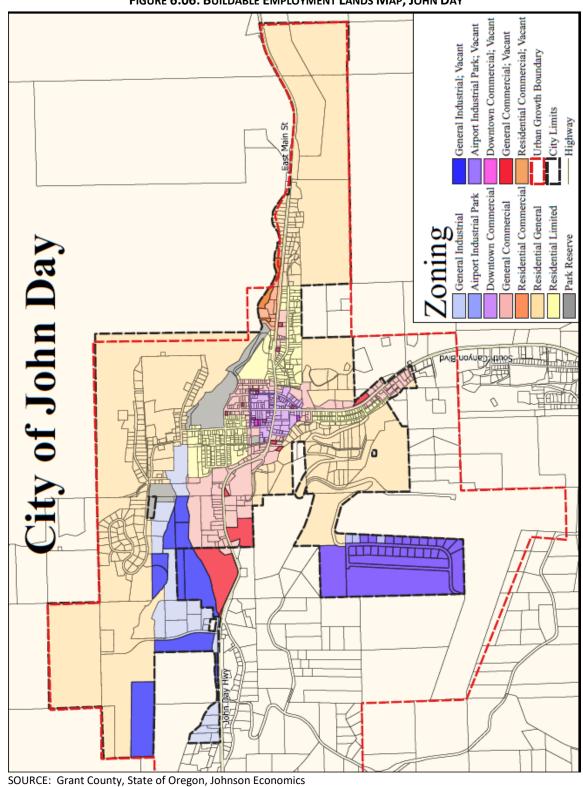


FIGURE 6.06: BUILDABLE EMPLOYMENT LANDS MAP, JOHN DAY

3) MONUMENT BUILDABLE LANDS INVENTORY (SUMMARY)

FIGURE 6.07: SUMMARY OF EMPLOYMENT BUILDABLE LAND INVENTORY (MONUMENT)

	Vac	ant	Redeve	lopable	Total		
ZONE	# of Parcels	Acreage	# of Parcels	Acreage	# of Parcels	Acreage	
Commercial	5	1.8	0	0.0	5	1.8	
Totals:	5	1.8	0	0.0	5	1.8	

Source: Grant County, DLCD, City, Johnson Economics LLC

FIGURE 6.08: SUMMARY OF EMPLOYMENT BUILDABLE LAND INVENTORY, BY PARCEL SIZE (MONUMENT)

	0 to .99	9 acres	1 to 10 acers		10 to 19.99 acres		5 to 9.99 acres	
ZONE	# of Parcels	Acreage	# of Parcels	Acreage	# of Parcels	Acreage	# of Parcels	Acreage
Commercial	4	0.8	1	1.0	0	0.0	0	0.0
Totals:	4	0.8	1	1.0	0	0.0	0	0.0

FIGURE 6.09: BUILDABLE EMPLOYMENT LANDS MAP, MONUMENT City of Monument Zoning Commercial; Vacant Residential City Limits Urban Growth Boundary Public Highway Farm SOURCE: Grant County, State of Oregon, Johnson Economics

4) Mt. Vernon Buildable Lands Inventory (summary)

FIGURE 6.10: SUMMARY OF EMPLOYMENT BUILDABLE LAND INVENTORY (Mt. VERNON)

	Vac	ant	Redeve	lopable	Total		
ZONE	# of Parcels Acreage		# of Parcels	Acreage	# of Parcels	Acreage	
Commercial	1	0.4	0	0.0	1	0.4	
Industrial	3	22.6	2	17.9	5	40.6	
Totals:	4	23.1	2	17.9	6	41.0	

Outside Floodplain								
# of Parcels	Acreage							
0	0.0							
2	13.8							
2	13.8							
	15.0							

Source: Grant County, DLCD, City, Johnson Economics LLC

FIGURE 6.11: SUMMARY OF EMPLOYMENT BUILDABLE LAND INVENTORY, BY PARCEL SIZE (MT. VERNON)

	0 TO .99 acres		1 to 4.99 acres		5 to 9.99 acres		10 to 19.99 acres		20+ acres	
ZONE	# of	Acreage	# of	Acreage	# of	Acreage	# of	Acreage	# of	Acreage
	Parcels		Parcels		Parcels	ŭ	Parcels	J	Parcels	
Commercial	1	0.4	0	0	0	0	0	0	0	0
Industrial	0	0.0	1	1.9	1	8.0	2	30.7	0	0.0
Totals:	1	0.4	1	1.9	1	8.0	2	30.7	0	0.0

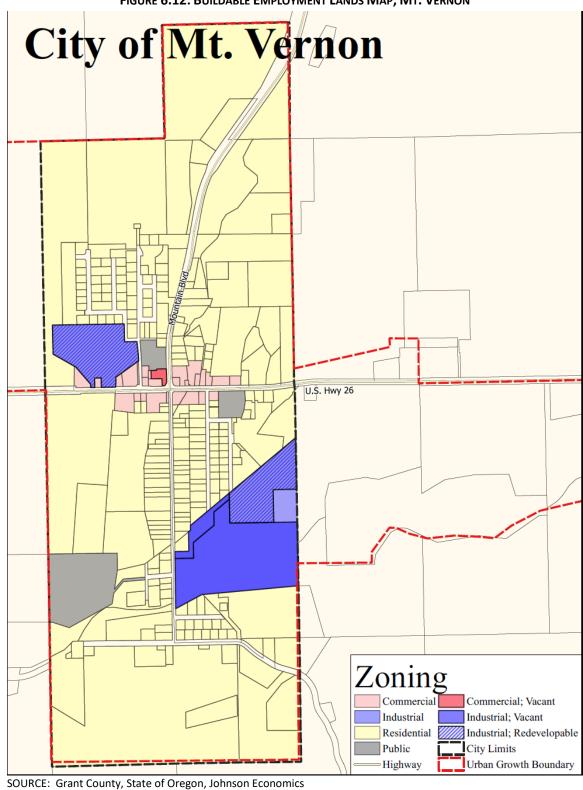


FIGURE 6.12: BUILDABLE EMPLOYMENT LANDS MAP, MT. VERNON

5) PRAIRIE CITY BUILDABLE LANDS INVENTORY (SUMMARY)

FIGURE 6.13: SUMMARY OF EMPLOYMENT BUILDABLE LAND INVENTORY (PRAIRIE CITY)

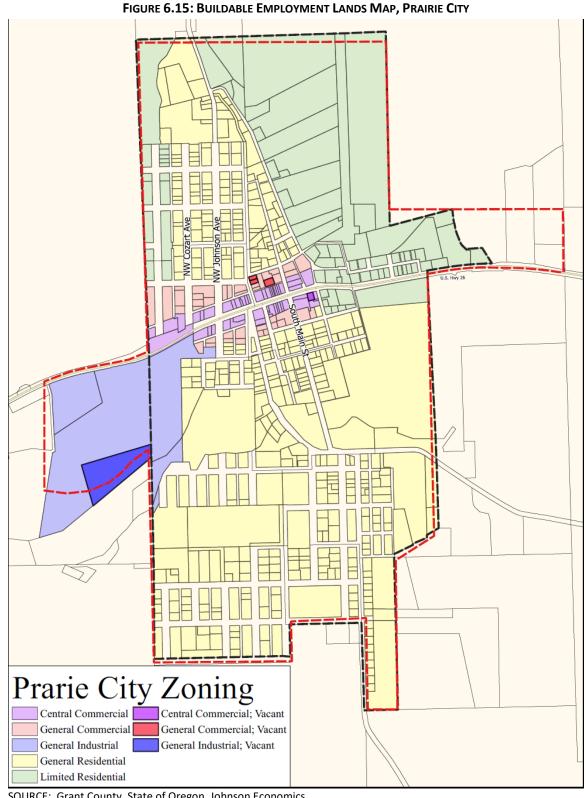
	Vac	ant	Redeve	lopable	Total		
ZONE	# of Parcels	Acreage	# of Parcels	Acreage	# of Parcels	Acreage	
Central Commercial	1	0.2	0	0.0	1	0.2	
General Commercial	3	0.5	0	0.0	3	0.5	
General Industrial	1	7.2	0	0.0	1	7.2	
Totals:	5	7.8	0	0.0	5	7.8	

Outside Floodplain								
# of	Acreage							
Parcels	Acreage							
1	0.2							
3	0.5							
1	6.2							
5	6.8							

Source: Grant County, DLCD, City, Johnson Economics LLC

FIGURE 6.14: SUMMARY OF EMPLOYMENT BUILDABLE LAND INVENTORY, BY PARCEL SIZE (PRAIRIE CITY)

	0 to .99 acres		1 to 4.99 acres		5 to 9.99 acres		10 to 19.99 acres		20+ acres	
ZONE	# of Parcels	Acreage	# of Parcels	Acreage	# of Parcels	Acreage	# of Parcels	Acreage	# of Parcels	Acreage
		-								
Central Commercial	1	0.2	0	0.0	0	0.0	0	0.0	0	0.0
General Commercial	3	0.5	0	0.0	0	0.0	0	0.0	0	0.0
General Industrial	0	0.0	0	0.0	1	7.2	0	0.0	0	0.0
Totals:	4	0.7	0	0.0	1	7.2	0	0.0	0	0.0



SOURCE: Grant County, State of Oregon, Johnson Economics

6) SENECA BUILDABLE LANDS INVENTORY (SUMMARY)

FIGURE 6.16: SUMMARY OF EMPLOYMENT BUILDABLE LAND INVENTORY (SENECA)

	Vac	ant	Redeve	lopable	Total		
ZONE	# of	Acreage	# of	Acreage	# of	Acreage	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	
Commercial	8	6.0	0	0.0	8	6.0	
Industrial	11	23.0	0	0.0	11	23.0	
Totals:	19	29.0	0	0.0	19	29.0	

Source: Grant County, DLCD, City, Johnson Economics LLC

FIGURE 6.17: SUMMARY OF EMPLOYMENT BUILDABLE LAND INVENTORY, BY PARCEL SIZE (SENECA)

	0 to .9	9 acres	1 to 4.9	99 acres	5 to 9.9	99 acres	10+	acres
ZONE	# of Parcels	Acreage	# of Parcels	Acreage	# of Parcels	Acreage	# of Parcels	Acreage
Commercial	5	2.0	3	4.0	0	0.0	0	0.0
Industrial	1	0.7	9	16.4	1	5.9	0	0.0
Totals:	6	2.8	12	20.4	1	<i>5.9</i>	0	0.0

Source: Grant County, DLCD, City, Johnson Economics LLC

City of Seneca Zoning Commercial; Vacant Industrial Industrial; Vacant City Limits Residential Public Urban Growth Boundary Aggregate Resource Highway SOURCE: Grant County, State of Oregon, Johnson Economics

FIGURE 6.18: BUILDABLE EMPLOYMENT LANDS MAP, SENECA

FORECASTED LAND NEED VS. BUILDABLE LAND INVENTORY

The inventory of employment land provides a snapshot of the currently local capacity to accommodate more business and jobs. This current available land will be compared to the forecasted need for new land over the 20-year planning period.

This inventory is compared to the 20-year forecast of employment land need, generated in a previous step of this project (Section IV). The estimate of future land need is presented below. In all cases, there is an overall surplus of available employment lands compared to the forecasted 20-year need.

FIGURE 6.13: COMPARISON OF FORECASTED NEED TO LAND INVENTORY (GRANT COUNTY CITIES)

	Buildable I	Inventory	20-Year Dema	and Forecast	Inventory minus Demand			
CITY	Commercial Acreage	Industrial Acreage	Commercial Acreage	Industrial Acreage	Commercial Acreage	Industrial Acreage	TOTAL	
Dayville	3.1	0	0.3	0	2.8	0	2.8	
John Day	38.6	209.2	9.7	4.4	28.9	204.8	233.7	
Monument	1.8	0	0.2	0	1.6	0	1.6	
Mt. Vernon	0.4	40.6	0.3	0.2	0.1	40.4	40.5	
Prairie City	0.7	7	0.8	0.5	-0.1	6.7	6.6	
Seneca	6.0	23.0	0.1	0	5.9	23	28.9	
TOTAL:	50.6	280.0	11.4	5.1	39.2	274.9	314.1	

Please see Appendix B for additional detail on methodology and mapping of the identified parcels of employment land.

VII. ECONOMIC DEVELOPMENT POTENTIAL

COMMUNITY ECONOMIC PROFILE

Based on the analysis presented in previous sections, discussions with the local advisory committee, staff, the public, and other stakeholders, a profile of the city's and region's economic development potential was developed. This includes an assessment of both the opportunities and challenges for new employment growth in the area.

The following pages present a summary of this assessment on a range of metrics for each of the cities.

COMMUNITY ECONOMIC DEVELOPMENT POTENTIAL

CITY	Dayville	John Day	Monument	Mt. Vernon	Prairie City	Seneca
Market Area	residents located on Hwy 26, roughly 30 miles west of John Day. The John Day Fossil Beds National Monument lies roughly 7 miles to the west. The market area of Dayville is best considered the town itself and those parts of uncorporated Grant and Wheeler counties to which it is the closest point for services such as gas and small general store. More intensive needs are likely to be served in John Day as the largest population and service center in the county. Tourism traffic along the highway is another important market segment. Tourism is seasonal, peaking in summer months and extending into the fall for hunting season.	Grant County at roughly 1,750 residents. It is located near the center of the county at the hub of Hwy 26 and Hwy 395 which provide access to most other cities in the county. As the geographic and population center of the county, John Day serves many of the needs of county residents that are not met by local businesses in the smaller towns, such as groceries, hardware and housewares, and employment opportunities. John Day is contiguous with Canyon City to the south and the two share a common market/labor shed. John Day serves many of the residents, businesses, and visitors to Grant County at least to some extent.	estimated 130 residents in northwest Grant County. It is located in the center of state highway 402 between the towns of Kimberly and Long Creek. This highway is not a main through-way in the area which limits the market area that Monument serves. The town has limited services and businesses, but does experience seasonal traffic in the summer and hunting seasons. The prospective market area for businesses in Monument will likley be limited to local residents and those who are located closer to Monument than to Spray to the west, and Long Creek to the east, unless it is a "destination" business.	separated from the John Day/Canyon City area, but is close enough to share a general market area. To the extent that Mt. Vernon can offer options similar to John Day, these will serve the immediate market and areas to the west. For many categories of shopping and services, John Day will continue to exert greater commercial "gravity" due to its cluster of options. But Mt. Vernon provides nearer access to outdoor recreation opportunities in this part of the county.	roughly 13 miles to the west. Prairie City is well situated to provide limited services to the eastern end of the John Day valley, which sites within a ring of mountains and forest land. Surrounding Prairie City, the valley contains mostly agricultural land.	loctaed 45 minutes to the south. Seneca is surrounded by forest land and mountain ranges, and the timber industry and ranching is central to the town. It is situated to serve basic needs of the surrounding area, but most services must be met in the John Day/Canyon City area.
Services	, 55	including full-service grocery store, general merchandise, dining, entertainment, and lodging	businesses which include a small general store and a café. There have been other service businesses in the past and some proposals for new ones in recent	Mt. Vernon offers a fairly complete set of local services for everyday needs including small market, dining, gas, gift shops, and outdoor recreation shops. There are many services , including full service grocery store, for which residents must visit John Day.	Prairie City offers a fairly complete set of local services for everyday needs of local residents and the surrounding area. The town offers small supermarket, dining, lodging, gas and general merchandise.	Seneca offers limited local services included a general store and some dining.
Public Services	surrounding area including K-12 school, fire department and post office.	services, including K-12 schools, public safety and emergency. There are also federal and state facilities in the city, mostly addressing regional forestry and natural resources.	are operated from the surrounding region of Grant County and not located in the town itself. The speed and availablility of	Police for law enforcement, and	The city is the seat of public services for the local and surrounding area including K-12 school, fire department and post office. Emergency services are coordinated with John Day.	Seneca features an elementary school and post office. The town contracts for emergency services.

COMMUNITY ECONOMIC DEVELOPMENT POTENTIAL (CONT.)

CITY	Dayville	John Day	Monument	Mt. Vernon	Prairie City	Seneca
	which is the main road transporation spine through Grant County. It has the most ready access to the John Day Fossil Beds Sheep Rock unit. The highway provides adequate access for local commerce, industry and shipping, but is mostly two-lane road through the county. Access to any market larger than John Day is hours away.	of the major north/south and east/west highways through the county. These highways provide adequate access for local commerce, industry and shipping, but are mostly two-lane routes through the county. Access to other markets larger than John Day is generally hours away. These highways pass through scenic but sparsely populated areas, and are not the most high-traffic routes between Oregon and Idaho. John Day is home to a regional airport serving transient and local general aviation. The airport is adjacent to a large industrial park.	to easy transportation access for employers and business. It is located on a secondary highway, between two other relatively small destinations. The location is likely to remain a challenge for businesses heavily reliant on shipping and freight.	county. These highways provide adequate access for local commerce, industry and shipping, but are mostly two-lane routes through the county. Access to other markets larger than John Day is generally hours away. These	County. The highway provides adequate access for local commerce, industry and shipping, but is mostly two-lane road through the county. Access to any market larger than John Day is hours away. Prairie City is located at the eastern end of the valley, which serves as the route through the national forest and mountain pass into Baker County, but is not highly trafficed by freight which can take the 1-84 freeway from Baker County rather than traveling through the central counties.	remain a challenge for businesses heavily reliant on shipping and freight.
Labor Market	jobs, 70% of which are in the education sector. Smaller shares of employment are in the tourism, government, and retail sectors.	concentration of employment in Grant County offering over 2,400	in education or utilities. There are a few jobs in the government, retail, construction and other	Mt. Vernon is estimated to be home to just over 100 jobs. Many working residents work outside of the city. Many of the local jobs are in retail/dining, information, government, and other services.	Prairie City offers roughly 250 jobs, with large concentrations in the forestry and ag sector, the education and health care sectors. There are also jobs in retail, tourism and other services.	Seneca offers an estimated 25 jobs across a range of industries, including forestry ceducation, tourism and government.
Suppliers	· ·	County is limited due to geographical isolation. Most products and materials are imported from outside the area.	Access to suppliers in Grant County is limited due to geographical isolation. Most products and materials are imported from outside the area. Monument is one of the towns most impacted by this obstacle.	Access to suppliers in Grant County is limited due to geographical isolation. Most products and materials are imported from outside the area. With nearer access to John Day, Mt. Vernon has more ready access to greater materials and supplies than most smaller towns in the county.	Access to suppliers in Grant County is limited due to geographical isolation. Most products and materials are imported from outside the area. With nearer access to John Day, the town has more ready access to greater materials and supplies than most smaller towns in the county.	Access to suppliers in Grant County is limited due to geographical isolation. Most products and materials are imported from outside the area. Seneca is one of the towns most impacted by this obstacle.

GRANT COUNTY CITIES | Economic Opportunities Analysis

COMMUNITY ECONOMIC DEVELOPMENT POTENTIAL (CONT.)

	CITY	Dayville	John Day	Monument	Mt. Vernon	Prairie City	Seneca
	Fnvironmental	The central area of Dayville features some constraints due to waterway, wetland areas and the 100-year floodplain. Slope constraints constrain some commercially zoned land in the northwest corner of the city.	John Day's commercial and industrial land feature some constraint, most significantly from the floodplain and wetland areas along the John Day River. These areas include many parcels that are already developed however. Steep slopes constrain some commercial parcels south of Highway 26, and also complicate access to the airport industrial park, which is located on the hilltop above the city.	employment land that is constrained by waterways and the flood plain. These areas are on the eastern side of the central city, along the river.	Some commercial or industrial lands in Mt. Vernon are impacted by wetlands and the 100-year floodplain, along the north/south Beech Creek and the John Day River to the south. Slopes are not a significant barrier. The large former school site, which is available for industrial, sits on a hill above the main street, though the site itself is fairly level.	Prairie City has little zoned commercial and industrial land constrained by wetlands, but there are some vacant parcels that are constrained by steep slopes and unlikely to develop for employment uses.	There are significant wetlands located on the industrial lands on the western side of town. Most of this land is owned by the city and planned for uses other than private employment. Private industrial and commercial lands are not constrained.
	Educ. & Tech. Training Programs	There are limited educational and training programs available in the county. Blue Mountain Community College offers some community enrichment programs in John Day, including training for nursing assistants, and GED education.	There are limited educational and training programs available in the county. Blue Mountain Community College offers some community enrichment programs in John Day, including training for nursing assistants, and GED education.	There are limited educational and training programs available in the county. Blue Mountain Community College offers some community enrichment programs in John Day, including training for nursing assistants, and GED education.	There are limited educational and training programs available in the county. Blue Mountain Community College offers some community enrichment programs in John Day, including training for nursing assistants, and GED education.	There are limited educational and training programs available in the county. Blue Mountain Community College offers some community enrichment programs in John Day, including training for nursing assistants, and GED education.	There are limited educational and training programs available in the county. Blue Mountain Community College offers some community enrichment programs in John Day, including training for nursing assistants, and GED education.
	Water	Adequate	Good	Good/ built for additional residents.	Good/ New water master plan in future	Adequate	Adequate
ties	Sewer	Adequate	Good/ Soon to be improved	Good/ built for additional residents.	Good	Adequate	Adequate
Utilities	Power	Adequate (not for largest power users)	Good	Adequate (not for large power users)	Adequate (not for large power users)	Adequate	Adequate
	Data	Good/fiber	Good/fiber	Poor/None	Good/fiber	Good/fiber	Poor
	Identified Challenges	Housing availability; Aging workforce/difficulty in retaining younger residents; Slow population growth; Low visibility/awareness of the area (positive and negative); Currently, there is no signage at Fossil Beds directing visitors to Dayville for services	Housing availability; Aging workforce/difficulty in retaining younger residents; No positive population growth; Low visibility/awareness of the area (positive and negative); Overreliance on government employment	Secluded location off of main routes; Housing availability; Aging workforce/difficulty in retaining younger residents; No positive population growth; Low visibility/awareness of the area (positive and negative)	Housing availability; Aging workforce/difficulty in retaining younger residents; No positive population growth; Low visibility/awareness of the area (positive and negative); John Day is the nearby center of gravity for business and employment	Housing availability; Aging workforce/difficulty in retaining younger residents; No positive population growth; Low visibility/awareness of the area (positive and negative); John Day is the nearby center of gravity for business and employment; Unusual street grid, logistical issues with servicing certain areas	Secluded location off of main routes; Housing availability; Aging workforce/difficulty in retaining younger residents; No positive population growth; Low visibility/awareness of the area (positive and negative)
	Potential	Proximity to Fossil Beds while offering services; Natural beauty; Lifestyle amenities; Recreation opportunities; Spillover growth from Deschutes County, retirees	Gateway to recreation in area; Natural beauty; Lifestyle amenities; Spillover growth from Deschutes County, retirees; recent growth in retail, dining/brewing, health care; new transit service	Location for river and hunting recreation; Some recent business growth; Lifestyle amenities, retirees; Land and locations for employment growth; Potential for greater summer tourism with events; Potential as rafting pull-out /camping location	Gateway to recreation in area; Natural beauty; Lifestyle amenities; Spillover growth from Deschutes County, retirees; Location at highway junction; Can benefit from somewhat combined market area with John Day/Canyon City	Gateway to recreation in eastern end of the valley; Natural beauty; Lifestyle amenities; Spillover growth from Deschutes County, retirees; Potential new industrial part at west end of town; stable population after some decline	Location for mountain and hunting recreation; Central location for timber industry; Some recent business growth; Lifestyle amenities, retirees; Land and locations for employment growth; Population growth has been stable to slightly positive

Source: Cities, Johnson Economics

VIII. ECONOMIC DEVELOPMENT: POTENTIAL NEXT STEPS

The analysis presented in this EOA report points to a sufficient supply of employment land within the Urban Growth Boundary to accommodate forecasted growth for at least 20 years. This points to no affirmative need to proactively undertake any UGB actions at this time. However, there are a number of other strategies and steps to consider related to economic development going forward.

This section discusses a range of strategies and/or action items that the cities and County may consider, emerging from this project. (Adoption of this report does not imply official commitment to any of these steps.)

- 1) Identify local economic development point person: Each city should select a point person to ensure that the agreed upon next steps stemming from this EOA study are implemented. This person should be responsible for ensuring that the EOA report is introduced to the Planning Commission and City Council for consideration. This local point person may coordinate with regional partners to facilitate broader economic development efforts (see below).
- 2) Adoption of the EOA report and findings: The City Council of each city should consider formally adopting this EOA report and its findings. This establishes the analysis as the underpinning of the Economic Chapter of the local Comprehensive Plan. Typically, at the time of adoption, the contents of the Economic Chapter will also be updated with an overview of findings from this analysis, and also revised goals and policies (if any) stemming from the findings. Adopting the EOA helps establish a factual basis for other grants and planning efforts moving forward.
- 3) Undertake annual goal-setting for the city: Individual cities should consider adopting a simple list of one to three economic development actions that it can undertake over the coming year to two-year period. These action items are meant to be practical, so they may be simple and relatively easy to achieve. The purpose is to keep forward momentum by taking small steps, on a set timeline, and tracking the progress.
- 4) **Updated Goal 10 Housing Needs Analysis:** An important challenge to economic development identified in many parts of Grant County is the availability of appropriate housing, at affordable price points to the workforce that the area would like to attract. In some cases, employment may be available, but the potential workforce finds it difficult to find attractive housing options. This situation leads to difficulty in recruiting and maintaining staffing levels, and tends to encourage longer-distance commuting. The cities should review the status of their latest Goal 10 Housing Needs Analysis (HNA), which forecasts 20-year housing needs and inventories residential land. An updated HNA and Housing Chapter to the Comp Plan can help identify and provide strategies to help remedy gaps in the local housing inventory. Further partnering with Oregon Housing and Community Services can help increase access to state or federal subsidy for some types of development.

5) Continue regional economic development coordination: Economic development efforts, including promotion and marketing campaigns, can be coordinated at the county or even multicounty level to take some burden off of scarce local resources. The Grant County Economic Development Department provides community contacts, business advising and resources, marketing and promotion, and tracks available commercial real estate. The agency is the natural lead for many of the economic development steps that can be implemented regionally. Smaller cities should engage regularly with Grant County Economic Development to coordinate programs and activities and ensure that all parts of the county are actively involved.

Many of the target industries can benefit from regional approach to marketing and recruitment, but growing the tourism industry in particular would benefit from promoting the area as a whole as visitors generally would like to see multiple attractions and destinations on a trip through the county. Developing recommended one-day and multi-day itineraries for visitors is one good approach.

Local and regional economic development staff should continue to partner and meet regularly with other partners including the Chamber of Commerce, Business Oregon, GEODC, Training and Employment Consortium, WorkSource Oregon, Eastern Oregon Small Business Development Center, OSU Extension Service, and others. Coordination ensures that agencies are leveraging others' efforts and not duplicating services or investments. It also means that they are aware of the services and strengths of each agency in order to direct outside contacts to the right place.

6) Update or develop a new Economic Development Strategic Plan: The EOA contains data and findings related to economic development, but has a primary focus on land need and supply. The county and cities should consider whether an updated and more in-depth strategy document may be helpful to codify goals, policies and action items for the next five to ten years, and focus efforts and investments. The figures and conclusions in this EOA can provide a good foundation for developing a strategic plan.

John Day is currently completing a Comprehensive Economic Development Strategy that can be a good resource for other cities to identify goals and priorities that are applicable to their communities. The Greater Eastern Oregon Development Corporation (GEODC) Comprehensive Economic Development Strategy (CEDS) for central eastern Oregon is also a good resource to build off of. Grant County and the cities should ensure that they actively participate in creating these five-year strategy plans as well.

7) Identify short-term and long-term areas of focus to align with capital improvements: In conjunction with strategic planning for economic development, the city may want to identify priorities for the next 1-year, 3-year, or 5-year periods for specific subareas of the city. This can focus and align economic development goals with capital improvement plans and funding. This exercise can help focus other economic development efforts and investments rather than spreading limited resources too thinly.

Consider other resources such as Main Street grants to improve public infrastructure and streetscapes in town center commercial areas.

- 8) Evaluate opportunities for agri-tourism and value-added agriculture: Grant County and its cities should continue to look for ways to add value and create local brands from agricultural and natural resources in the area. These might include farm tours and lodging, farm-to-table dining, meat processing, brewing and spirits, "Made in Grant County" branding, among others. Grant County Economic Development is currently working with the John Day River Territory to establish agritourism loops in the county. All cities should be involved in these efforts to ensure local opportunities are included.
- 9) Complete the Grant County Digital Network Coalition project: During this process, the lack of reliable and fast internet connectivity in many parts of Grant County has arisen as a significant challenge to business and workforce recruitment and productivity of existing industry. There is a project underway, with state funding, to build out this network in Grant County. All local partners should continue to advocate strongly for the completion of this process and seek additional funding sources. The build-out of full broadband connectivity across the region will benefit business and workforce recruitment for all local partners.
- 10) Prioritize childcare as a workforce readiness issue: Childcare is a commonly identified need for working households if all adults are working, or working unusual hours, etc. This topic is increasingly raised as an important part of attracting and maintaining an available workforce. This topic has been placed on the list of priorities for some Regional Solutions areas and should be emphasized in the Eastern Oregon region as well. Home-based childcare businesses are also usually a category of self-employment and entrepreneurship which is identified as a target industry.
- 11) Facilitate the build-out of needed infrastructure to support new development: One challenge faced by Grant County and many other regions of Oregon is the cost of extending infrastructure such as streets, water and sewer to areas of new development. These costs faced by both the city and the builder can create an obstacle for otherwise developable employment and residential land from being built-out. Grant County should consider further study into infrastructure costs and review of best practices in helping to overcome this barrier. This process can also help identify barriers in the code.

The Regional Solutions team for Eastern Oregon has identified provision of infrastructure to industrial lands as an area of focus. As these infrastructure issues are shared by many Oregon communities, Regional Solutions may be a good resource for finding other studies and best practices on this topic.

Key goals should include identifying funding sources for public infrastructure projects. Also, consider options for regional sharing of construction capacity, such as road-building machinery, to reduce the costs of lower-population Eastern Oregon counties such as Grant, contracting for construction equipment and labor from outside the area.

- 12) Ensure that available employment lands are listed on Oregon Prospector: Business Oregon provides the Oregon Prospector tool which provides open, free data on available employment lands across the state, including both industrial and commercial properties. Buildings and development sites can be listed with extensive detail and pricing for prospective businesses. Economic development staff should ensure that key sites and buildings in the county and cities are included, and use the tool to track land transactions in their area. It also helps keep Business Oregon informed of available local properties, to guide prospective businesses.
- 13) **New Market Tax Credits:** Much of the county, including John Day, is not eligible for New Market Tax Credit projects, however many northern portions of the county are eligible. This program provides a tax incentive for investment in disadvantaged areas. Economic development staff and Business Oregon can help identify projects which may be eligible and bridge developers with the Community Development Entities (CDE's) that administer the program.
- 14) Continue to grow workforce development opportunities: The County, the cities, and partners should look for opportunities to grow workforce development, particularly in the trades, and around the target industries identified in this report. Local economic development partners can work with businesses and with the Training and Employment Consortium (TEC), WorkSource Oregon, Blue Mountain Community College, and OSU and EOU extension services to identify the greatest needs in skills and specialties.
- 15) **Provide incubator opportunities and small business services:** There are many agencies offering small business services in Oregon, including Business Oregon, the SBA, the USDA, Grant County Economic Development and others. On-going coordination and communication can ensure that agencies are leveraging each other's resources and not duplicating services. Business Oregon tracks many examples of business incubator and accelerator programs across the state that can serve as a model for local efforts. There are examples in Baker City and Bend that can serve as models for incubator or subsidized shared work space.

The following table presents actions that the cities might pursue locally in the short-term (as opposed to regional actions).

LOCAL NEXT STEPS: ECONOMIC DEVELOPMENT

СІТУ	Partners	Grant County	Dayville	John Day	Monument	Mt. Vernon	Prairie City	Seneca
Adopt EOA report; Update economic chapter of the Comp Plan	City officials; DLCD		x	x	x	X	x	x
Conduct Goal 10 Housing Needs Analysis, or similar housing study	City; DLCD		х	x	x	x	x	х
Coordinate on regional tourism marketing, and other economic development initiatives	City official or local point person; County Econ. Dev.	х	х	х	х	х	х	х
County Economic Development Strategic Plan	County, Cities, GEODC, Chamber, Others	Lead	х	Local project underway; Can integrate with regional	x	х	x	х
Maintain and periodically update short-term local economic development goals; can be derived from regional strategic planning	Cities		х	Will have detailed strategic plan	X	Х	X	Х

APPENDIX A: SITE REQUIREMENTS

The following series of tables summarize key site requirements for a range of prospective tenant types.⁵

_		PROFILE	Α	В	С	D	E	F	G	Н	I	J
	CRITERIA		Computer & Electronic Manufacturing (High-Tech R&D)	Software & Media	Multi-Tenant Office	Food Processing	Other Manufacturing	Life/Bioscience R&D Campus	Wholesaling	Retail	Data Center	Incubator
	GENERAL REQUIF	REMENTS	U	se is permitted out	-	•	•	; and site (NCDA) do that can be impleme			s, protected species	,
	PHYSICAL SI	<u>ΤΕ</u>										
1	TOTAL SITE SIZE*	Competitive Acreage**	5 - 100+	5 - 15	5 - 20	5 - 25+	5 - 15+	20 - 100+	10 - 25	5 - 20	10 - 25+	5 - 25+
2	COMPETITIVE SLOPE:	Maximum Slope	0 - 5%	0 - 7%	0 - 7%	0 - 5%	0 - 5%	0 - 7%	0 - 3%	0 - 7%	0 - 7%	0 - 5%
	TRANSPORTATION											
3	TRIP GENERATION:	Average Daily Trips per Acre	40 - 60	80 - 200 ₁	120 - 240 ₂	50 - 60	40 - 50	60 - 150	50 - 60₃	400 - 5004	20 - 30	40 - 50
4	MILES TO INTERSTATE OR FREIGHT ROUTE:	Miles	w/in 10	w/in 5	w/in 5	w/in 30	w/in 20	w/in 5	w/in 5	w/in 5	w/in 30	N/A
5	MILES TO FREQUENT TRANSIT SERVICE (15 MIN OR LESS)	Miles	0.6	0.5	0.8	< 0.1	0.2	0.1	0.3	< 0.1	0.1	< 0.1
6	RAILROAD ACCESS:	Dependency	Preferred	Not Required	Not Required	Preferred	Preferred	Preferred	Preferred	Avoid	Avoid	N/A
7	PROXIMITY TO MARINE PORT:	Dependency	Preferred	Not Required	Not Required	Preferred	Preferred	Preferred	Preferred	Not Required	Not Required	N/A
0	PROXIMITY TO	Dependency	Competitive	Required	Preferred	Preferred	Preferred	Required	Not Required	Not Required	Competitive	N/A
8	INTERNATIONAL/ REGIONAL AIRPORT: Distance (Mi	Distance (Miles)	, , , , , , , , , , , , , , , , , , ,	000000000000000000000000000000000000000	***************************************	This	criteria cannot be	met in Eastern Orego	on		00000000000000000000000000000000000000	

⁵ Business Oregon, Mackenzie.

		PROFILE	Α	В	С	D	E	F	G	Н	ı	J
	CRITERIA		Computer & Electronic Manufacturing (High-Tech R&D)	Software & Media	Multi-Tenant Office	Food Processing	Other Manufacturing	Life/Bioscience R&D Campus	Wholesaling	Retail	Data Center	Incubator
	UTILITIES											
		Min. Line Size (Inches/Dmtr)	12" - 16"	6" - 8"	8" - 10"	12" - 16"	6" - 10"	8" - 12"	6" - 10"	8" - 12"	16"	4" - 8"
		Min. Fire Line Size (Inches/Dmtr)	12" - 18"	8" - 10"	8" - 12"	10" - 12"	8" - 10"	8" - 12"	8" - 10"	8" - 12"	10"-12"	6" (or alternate source)
9	WATER:	High Pressure Water Dependency	Required	Not Required	Not Required	Required	Not Required	Preferred	Not Required	Not Required	Required	Not Required
		Flow (Gallons per Day per Acre)	5,200	1,200	1,500	3,150	1,850	2,450	1,200	1,800₅	50 - 200†	1,200
10	SEWER:	Min. Service Line Size (Inches/Dmtr)	12" - 18"	6" - 8"	8" - 10"	10" - 12"	6" - 8"	10" - 12"	6" - 8"	6" - 10"	8"- 10"	4" - 6" (or on-site source)
10	SLWER:	Flow (Gallons per Day per Acre)	4,700	1,000	2,000	2,600	1,700	2,000	1,000	1,500₅	1,000‡	1,000
11	NATURAL GAS:	Preferred Min. Service Line Size (Inches/Dmtr)	6"	4"	4"	4"	4"	6"	4"	4" - 6"	4"	N/A
		On Site	Competitive	Preferred	Competitive	Preferred	Competitive	Competitive	Preferred	Competitive	Preferred	Preferred
		Minimum Service Demand	4 - 6 MW	1 - 2 MW	0.5 - 1 MW	2 - 6 MW	0.5 MW	2 - 6 MW	0.5 MW	0.5 - 1 MW	5 - 25 MW	1 MW
12	ELECTRICITY:	Close Proximity to Substation	Competitive	Competitive	Preferred	Not Required	Preferred	Competitive	Not Required	Preferred	Required, could be on site	Not Required
		Redundancy Dependency	Preferred	Preferred	Preferred	Not Required	Not Required	Competitive	Not Required	Preferred	Required	Not Required
		Major Communications Dependency	Required	Required	Required	Preferred	Required	Required	Preferred	Required	Required	Preferred
13	TELECOMMUNICATIONS:	Route Diversity Dependency	Required	Required	Required	Not Required	Not Required	Required	Preferred	Preferred	Required	Not Required
		Fiber Optic Dependency	Required	Required	Required	Preferred	Preferred	Required	Competitive	Preferred	Required	Not Required

·	PROFILE	Α	В	С	D	E	F	G	Н	I	J
CRITERIA		Computer & Electronic Manufacturing (High-Tech R&D)	Software & Media	Multi-Tenant Office	Food Processing	Other Manufacturing	Life/Bioscience R&D Campus	Wholesaling	Retail	Data Center	Incubator
14 SPECIAL CONSIDERA	ATIONS:	Acreage allotment includes expansion space (often an exercisable option). Very high utility demands in one or more areas common. Sensitive to vibration from nearby uses.	office on the	Location to	May require high volume/supply of water and sanitary sewer treatment. Often needs substantial storage/yard space for input storage. Onsite water pretreatment needed in many instances.	Adequate distance from sensitive land uses (residential, parks) necessary. Moderate demand for water and sewer. Higher demand for electricity, gas, and telecom.	High diversity of facilities within business parks. R&D facilities benefit from close proximity to higher education facilities. Moderate demand on all infrastructure systems.	3: General warehousing rates	4: Based on discount warehouse @ 0.25 FAR	Larger sites may be needed. The 25 acre site requirement represents the more typical site. Power delivery, water supply, and security are critical. Surrounding environment (vibration, air quality, etc.) is crucial. May require high volume/supply of water and sanitary sewer treatment.	Often established by municipalities and have symbiotic relationships with colleges and/or universities.

Terms:

More Critical	'Required' factors are seen as mandatory in a vast majority of cases and have become industry standards.								
1	'Competitive' significantly increases marketability and is highly recommended by Business Oregon. May also be linked to financing in order to enhance the potential reuse of the asset in case of default.								
Less Critical	'Preferred' increases the feasibility of the subject property and its future reuse. Other factors may, however, prove more critical.								
	'Not Required' does not apply for this industry and/or criteria.								
	'Avoid' factors act as deterrents to businesses in these industries because of negative impacts.								
	*Total Site: Building footprint, including buffers, setbacks, parking, mitigation, and expansion space.								
	**Competitive Acreage: Acreage that would meet the site selection requirements of the majority of industries in this sector.								
† Data Cente	† Data Center Water Requirements: Water requirement is reported as gallons per MWh to more closely align with the Data Center industry standard reporting of Water Usage Effectiveness (WUE).								
‡	‡ Data Center Sewer Requirements: Sewer requirement is reported as 200% of the domestic usage at the Data Center facility. Water and sewer requirements for Data Centers are highly variable based on new technologies and should be reviewed on a case-by-case basis for specific development requirements.								

The 13 site requirements listed on the matrix provide a basis for establishing a profile of the physical and other site needs of the identified industry. The site requirements are intended to address the typical needs of each of the industry categories, and it is recognized that there will likely be unique or non-typical needs of a specific user that will need to be evaluated by on a case-by-case basis.

The following describes a few general requirements that apply to *all* industry type categories under consideration and then an overview of the 13 site requirements listed on the matrix.

General Requirements:

- The underlying zoning on the site must allow the use outright within the identified category.
 For example, no zone change, conditional use and/or similar land use review is necessary.
 Many jurisdictions typically require a design or development review which is acceptable, since the timeframe for obtaining such design-related approvals will be addressed in the State's rating system.
- The site under consideration must be located geographically within a UGB.
- The site is not located within a 100-year floodplain as mapped by FEMA, although sites with approved FEMA map amendments (e.g., LOMA & LOMR) are acceptable.
- The net contiguous developable area (NCDA) of the site not include hazardous contaminants as verified by a Level 1 Environmental Report, or a Level 2 Report that has received a No Further Action approval from DEQ; or existing wetlands or other natural features which are regulated at the State, Federal or local level; or federally endangered species.
- The NCDA does not contain any cultural or historical resources that have been identified for protection at the State, Federal or local level.
- The NCDA does not have mitigation plans that can be implemented in 180 days or less.

Site Requirements:

- 1. **Total Site Size:** The site size is taken to mean the size of the building footprint and includes buffers, setbacks, parking, mitigation, and expansion space.
- 2. Competitive Slope: Most industrial uses require relatively large building footprints that do not accommodate steps in floor slabs, and sloping topography will require extensive excavation and retaining systems that increase development cost over flat sites. The figures given are the preferred maximum average slope across the developable portion of the site, recognizing that sites with additional area outside the building, or developments with multiple building pads, generally will have lower slope earthwork costs than sites with limited space outside the building footprint.
- 3. Trip Generation: Sites are frequently limited by a jurisdiction to a specified total number of vehicle trips entering and exiting the site. This site requirement is an estimate of the minimum number of average daily trips per acre (based on the range of building coverage) that should be available for each of the industrial categories based on the Institute of Traffic Engineers (ITE) Manual-Ninth Edition. The following table lists the ITE codes used to estimate average trips for the industry profiles represented in the matrix.

- 4. **Miles to Interstate or Freight Route:** With few exceptions, access to major freeways or freight routes is critical for the movement of goods. This site requirement indicates the typical maximum range of distance, in miles, from the site to the freeway or highway access. The roadways/intersections between the site and freeway/highway must generally operate at a level of service 'D' or better in accordance with the Highway Capacity Manual methodologies and general engineering standards.
- Miles to Frequent Transit Service: Businesses located walking distance (within one-quarter of a mile) to a bus stop that is serviced by a frequent bus line enjoy a competitive advantage over others that are more limited in transportation access options.⁶
- 6. **Railroad Access:** The need for access to railroad for the movement of goods within each industrial category is dependent upon individual users, so the site requirements are identified as either "Preferred," "Not Required," or "Avoid" in some cases where the presence of rail may actually be considered a deterrent to business.
- 7. **Proximity to Marine Port:** The need for access to a marine port for the movement of goods within each industrial category is dependent upon individual users.
- 8. **Proximity to International/Regional Airport:** The need for access to a regional airport for the movement of goods or business travel within each industrial category is dependent upon individual users.
- 9. **Availability of Water:** This requirement indicates the minimum sizes of domestic water and fire lines immediately available to the site. In certain rural cases, a comparable supply from an on-site water system (i.e., well or reservoir with available water rights) may be acceptable. In addition to lines sizes, preference for high-pressure water capabilities and average flow demand in gallons per day is specified for each industry type.
- 10. **Availability of Sanitary Sewer:** This requirement indicates the minimum size of public sanitary sewer service line immediately available to the site. In certain rural cases, an on-site subsurface system providing a comparable level of service may be acceptable. Sewer flow requirements were determined by calculating a percentage of the water flow for each industry type.
- 11. **Natural Gas:** This requirement indicates the minimum size natural gas line that is immediately available to the site. It is assumed that the pressure demand for all industry categories is 40-60 psi.
- 12. **Electricity:** This requirement indicates the minimum electrical demand readily available to each industry and where close proximity to a substation and redundancy dependency rank on the continuum of less critical to more critical. Estimated demand is based on review of existing usage from local utility providers, referencing industrial NAICS codes for the various profiles.
- 13. **Telecommunications:** This requirement indicates whether the availability of telecommunication systems are readily available, and where major commercial capacity, route diversity and fiber optic lines rank on the continuum of less critical to more critical. All sites are assumed to have a T-1 line readily available.

INDUSTRY PROFILES

PREVIEW Date: Dec 01, 2020

The following provides supplemental information for the attached Industrial Development Profile Matrix. The preceding matrix identifies 10 industry type categories (labeled A-J on the matrix) and 13 "site needs" which will assist in evaluating selected sites using the criteria of a given industry type.

GRANT COUNTY CITIES | Economic Opportunities Analysis

Page 76

We have defined "frequent bus line" as one with service occurring in no longer than 15 minute intervals.

The industry categories have been established based primarily on OECDD information (including input from various state agencies). Due to the wide range and constantly evolving characteristics of uses, borderline and/or non-typical applications will likely arise and will be evaluated on a case-by-case basis. It should be noted that certain industry types might have unique requirements, such as proximity to an international airport, which may require an additional category. It should also be noted that the industry types represent the <u>primary use</u> of the industry, and exclude secondary/accessory uses (e.g., training facilities, etc.) at this

A: Food Processing

a) Description:

Generally, this category includes industries that manufacture or process foods and beverages for human or animal consumption. Although this category has similar siting characteristics as Other Manufacturing, the unique needs associated with food processing, such as high volume water and/or pressure demand, warrant this separate category. Broadly, there are two types of food processing categories:

- (1) raw materials; and
- (2) assembling.

Additionally, there is a packaging and warehousing component to these facilities.

- b) Representative Industry Types:
 - Production foods/goods (e.g., bakeries)
 - Fruits and vegetables
 - Breweries and wineries
 - Dairy
 - Bottling/beverages
- c) Representative Companies:
 - Ajinomoto (Portland)
 - Beaverton Foods Inc. (Hillsboro)
 - Cabroso (Medford)
 - Rogue Creamery
 - Hermiston Foods (Hermiston)
 - Nancy's Yogurt (Eugene)
 - Reser's Foods (Beaverton)
 - Norpac (Salem and Stayton)
 - Tillamook Dairy (Tillamook)
 - Coca Cola bottling (statewide)
 - Pepsi bottling (statewide)
 - Full Sail Brewing (Hood River)
 - Hood River Juice Company (Hood River)

B: Other Manufacturing

a) Description:

This category is intended to include industries that utilize relatively less intensive manufacturing processes, more assembly activities, and direct transfer to wholesale and domestic consumers. Typically, these facilities are freestanding, devoted to a single use, and emphasize manufacturing space over office space. Generally, these non-high tech industries may be located on individual sites or in business/industrial parks and have less effect on surrounding uses. This category also includes some industrial service uses that are engaged in serving other businesses, such as an industrial laundry facility.

- b) Representative Industry Types:
 - Electronic assembly support

- Wood products
- Automobile products
- Steel/metals
- Building materials fabrication and processing
- c) Representative Companies:
 - Warn Industries (Clackamas)
 - JV Northwest (Canby)
 - Hartung Glass (Wilsonville)
 - Oregon Iron Works (Clackamas)
 - Daimler Trucks North America (Portland)
 - Maxim Integrated (Beaverton and Hillsboro)
 - Oregon Steel Mills (Portland)

C: Wholesaling

a) Description:

The wholesale industry comprises companies involved in wholesaling merchandise and other goods such as mining, agriculture, manufacturing, and certain information industries. This industry typically represents an intermediate step in the production and distribution of goods and merchandise, as wholesalers generally sell goods intended for resale by a retailer. In some cases, users and customers may purchase these goods directly from a wholesaler with a retailer.

- b) Representative Industry Types:
 - Automobile and Other Motor Vehicle Merchant Wholesalers
 - Furniture Merchant Wholesalers
 - Office Equipment Merchant Wholesalers
 - Hardware Merchant Wholesalers
 - Farm and Garden Machinery and Equipment Merchant Wholesalers
 - Sporting and Recreational Goods and Supplies Merchant Wholesalers
- c) Representative Companies:
 - Cascade Wholesale Hardware
 - Costco Wholesale
 - Pearlier Auto Wholesale

D: Retail

b) Description:

This industry contains businesses that sell merchandise, largely without any transformation of the good, with services largely being ancillary to the sale of said merchandise. The businesses usually receive goods from wholesalers, and typically do not transform the good before its final sale to the user or customer. There are sixty-nine subsectors of retail trade, some of which are reflected in the bulleted list below.

- c) Representative Industry Types:
 - Specialty food/grocery
 - Coffee shops/cafes
 - Theater/recreation/entertainment
 - Brew pub/wine or bottle shops
 - Full service local restaurants
 - Food car pods
 - Bookstores and boutiques
 - Wellness and spa services
 - Hotel & hospitality
 - Niche manufacturing (bike, bakery, outdoor, etc.)

- d) Representative Companies:
 - New Seasons
 - Dutch Bros. Coffee
 - McMenamins Cornelius Pass Roadhouse
 - P.F. Chang's
 - Barnes & Noble
 - Align Wellness Center
 - Embassy Suites
 - Orenco Station Cyclery

E: Incubator

a) Description:

This industry type is often established by local municipalities and has a symbiotic relationship with colleges and universities within the vicinity. Diogenensis defines business incubators as a "unique and highly flexible combination of business development processes, infrastructure and people designed to nurture new and small businesses by helping them to survive and grow through the difficult and vulnerable early stages of development."

- b) Representative Industry Types:
 - Not applicable for this industry type, as the incubators serve as cultivating space for a number of uses to grow in their nascent business stages.
- c) Representative Examples:
 - Launch Pad Baker City
 - Microenterprise Investors Program of Oregon (Portland)
 - BESThq (Beaverton)
 - Forge Portland
 - WeWork (Portland)

Grant County Co-Works





Grant County Co-Works is a home-base and accelerator for remote workers, solo-entrepreneurs, those that want to work on their own, and those that desire occasional group interaction. It is intended to encourage Adult Distance Learning, innovation and entrepreneurship, through providing the technology, workspace and environment necessary for success.



COVID Impact

Telecommuting

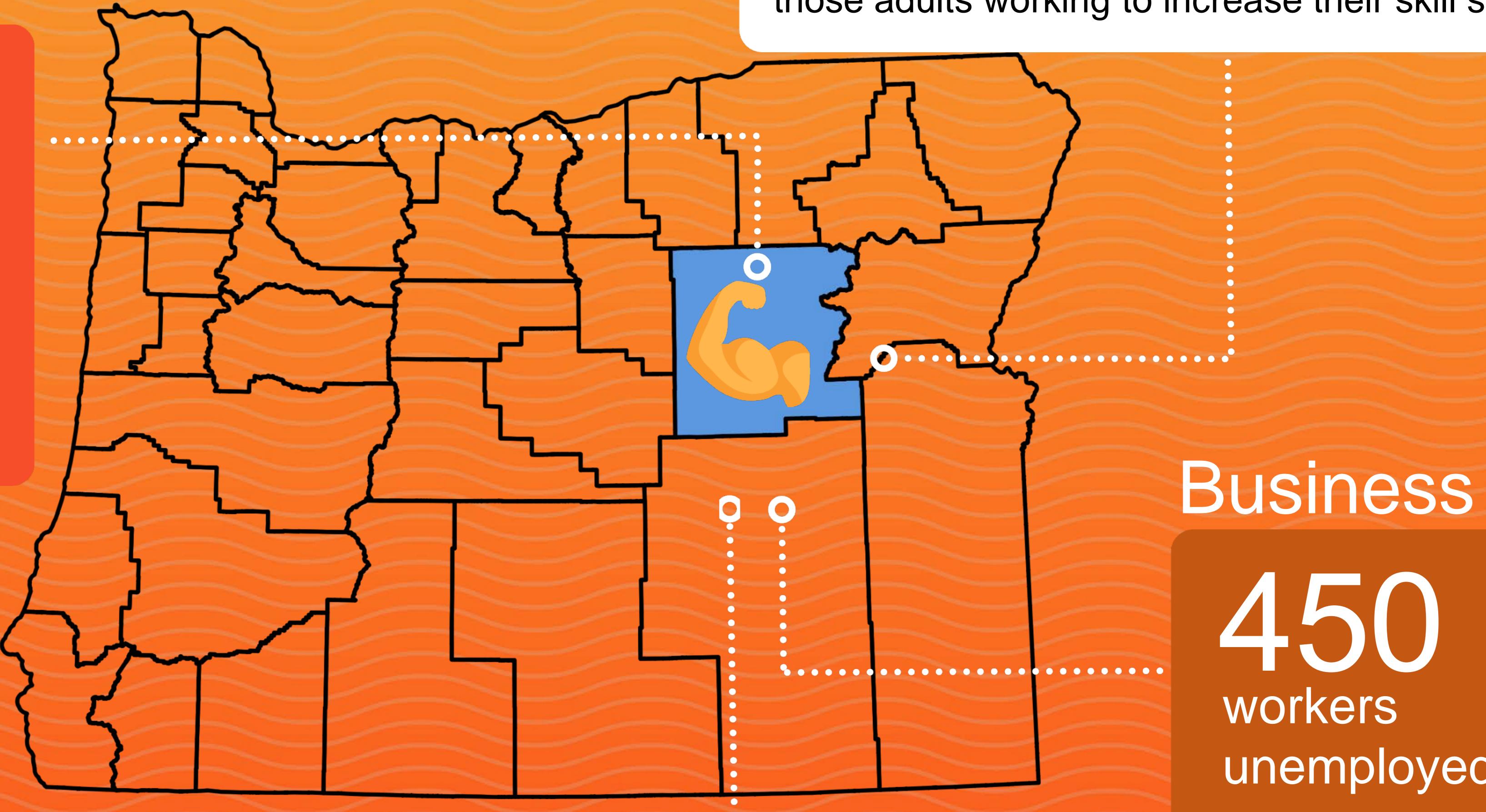
New businesses, bettereducated and more capable population will fundamentally add to the commerce and standard of living in Grant County.

Education

This space is critical for the purpose of distance learning for higher-education students, as well as those adults working to increase their skill set.

workers

unemployed



Rural Economy

Grant County currently has the second highest unemployment rate in eastern Oregon

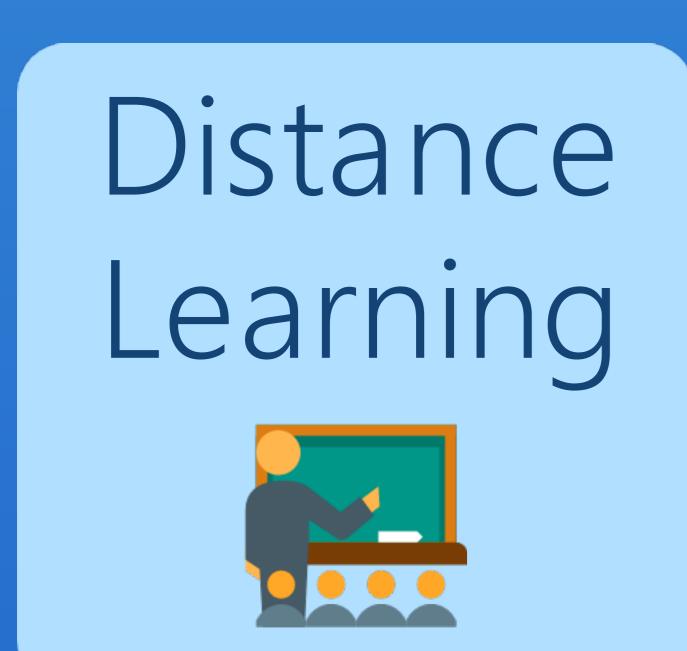


Education



Access to technology is a BARRIER FOR EDUCATION in Grant County

With the onset of COVID-19, this space is critical for the purpose of distance learning for higher-education students, as well as those adults working to increase their skill set. There are many households in Grant County without adequate access to the Internet, or the proper equipment to utilize it directly.



Telecommuters

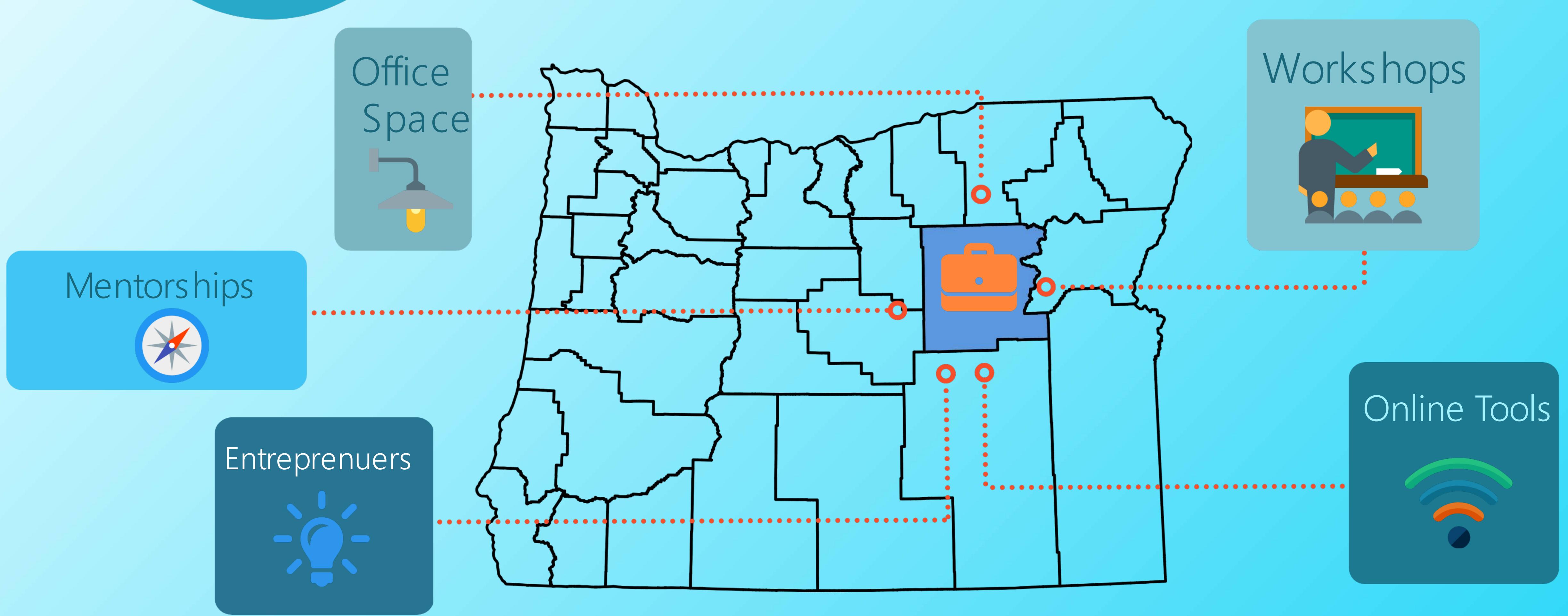
Entrepreneurs



In rural areas, small businesses drive the economy and are responsible for almost all job growth. According to Foundry Collective (2018), the rural self-employment rate for eastern Oregon has dropped by 20% between years 1988 to 2016, which is more than double the overall decline. In order to reverse this trend, it is critical to provide the necessary tools to entrepreneurs, students, and serve those without access to technology, especially with the severe impacts of COVID-19 in rural eastern Oregon.



Small Business Recovery



As the backbone of the Grant County economy, it is imperative that our small businesses not only adjust and recover, but are also set up for success in the "new normal" future. Every decision made now, could impact a business's ability to thrive in the future. This will require extraordinary flexibility, coordination, and resilience during what may be a extended period of recovery.

GC Co-Works gives small businesses the tools needed to drive Grant County through recovery and beyond.



3-Phase Plan

Phase 1

Begins with space on the main street of John Day and one in Prairie City, a small town 13 miles east of John Day and Seneca.

Phase 2

Expansion and improvement of Grant County Co-Works locations to three other communities in the county (i.e. Long Creek, Monument, Dayville) that were not initiated in Phase 1.

Phase 3

This will be a multipurpose
tech/education center
with many amenities
for students, artists,
and entrepreneurs of
Grant County and
surrounding regions to
optimize learning and
training for
underserved and
minority populations.



Phase 1

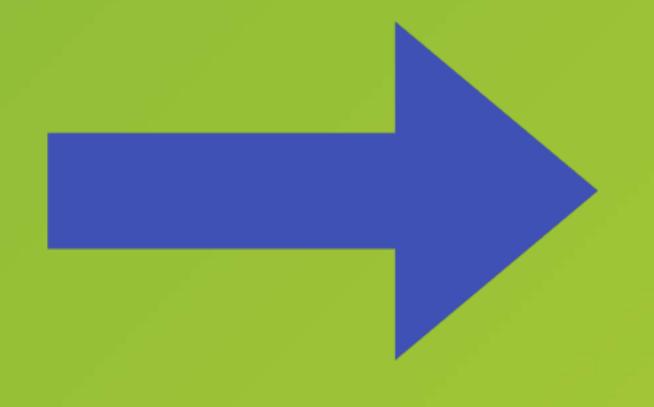
Office Expenses	John Day	Prairie City	Seneca
Rent	\$15,000	\$7,500	\$7,500
Scholarships and Seed Funds	\$25,000	\$25,000	\$25,000
Administration (OSU Extension Oversight)	\$15,625	\$8,625	\$7,000
Utilities/cleaning	\$4,500	\$3,000	\$3,000
Remodel*	\$5,000	\$1,875	\$1,875
WiFi	\$1,500	\$1,500	\$1,500
Computers*	\$12,000	\$6,000	\$6,000
Software	\$1,500	\$750	\$750
Printer*	\$5,900	\$5,900	\$5,900
Network wiring*	\$5,000	\$3,750	\$3,750
Camera/security*	\$1,250	\$1,250	\$1,250
Website/Logo/Marketing	\$12,500	\$1,875	\$1,000
General Office Supplies	\$8,750	\$5,000	\$5,000
Printing Costs	\$1,750	\$1,250	\$1,250
Furniture*	\$8,750	\$5,000	\$5,000
Total for Year 1	\$124,025	\$78,275	\$75,775

Phase 2

Office Expenses	Expenses Per Location
Rent	\$3,750 (\$312x12)
Utilities	\$1,500 (\$125x12)
Remodel*	\$1,250
WiFi	\$1,500
Computers*	\$3,000 (2x\$1500)
Software	\$400 (2x\$200)
Printer*	\$5,900
Network wiring*	\$1,250
Camera/security*	\$1,250
Furniture*	\$2,500
Total For Each Site	\$22,300
Grand Total Year 1 (3 sites)	\$66,900

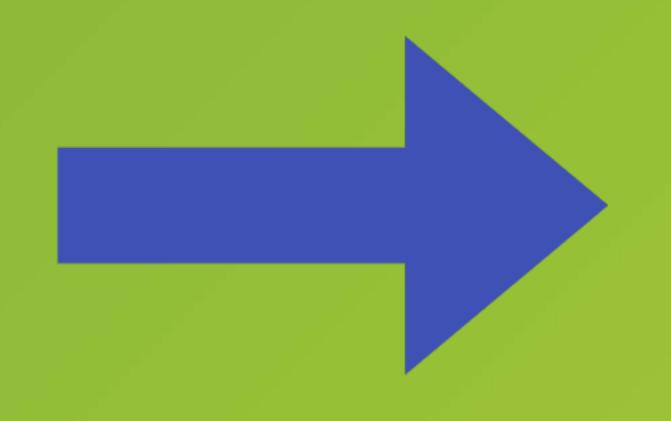
Phase 3

ltem	Cost
Land	\$0 (donated by City of John Day
Tech/Ed Center Facilty	\$4,500,000
Annual Operations	\$100,000
Projected Total	\$4,600,000



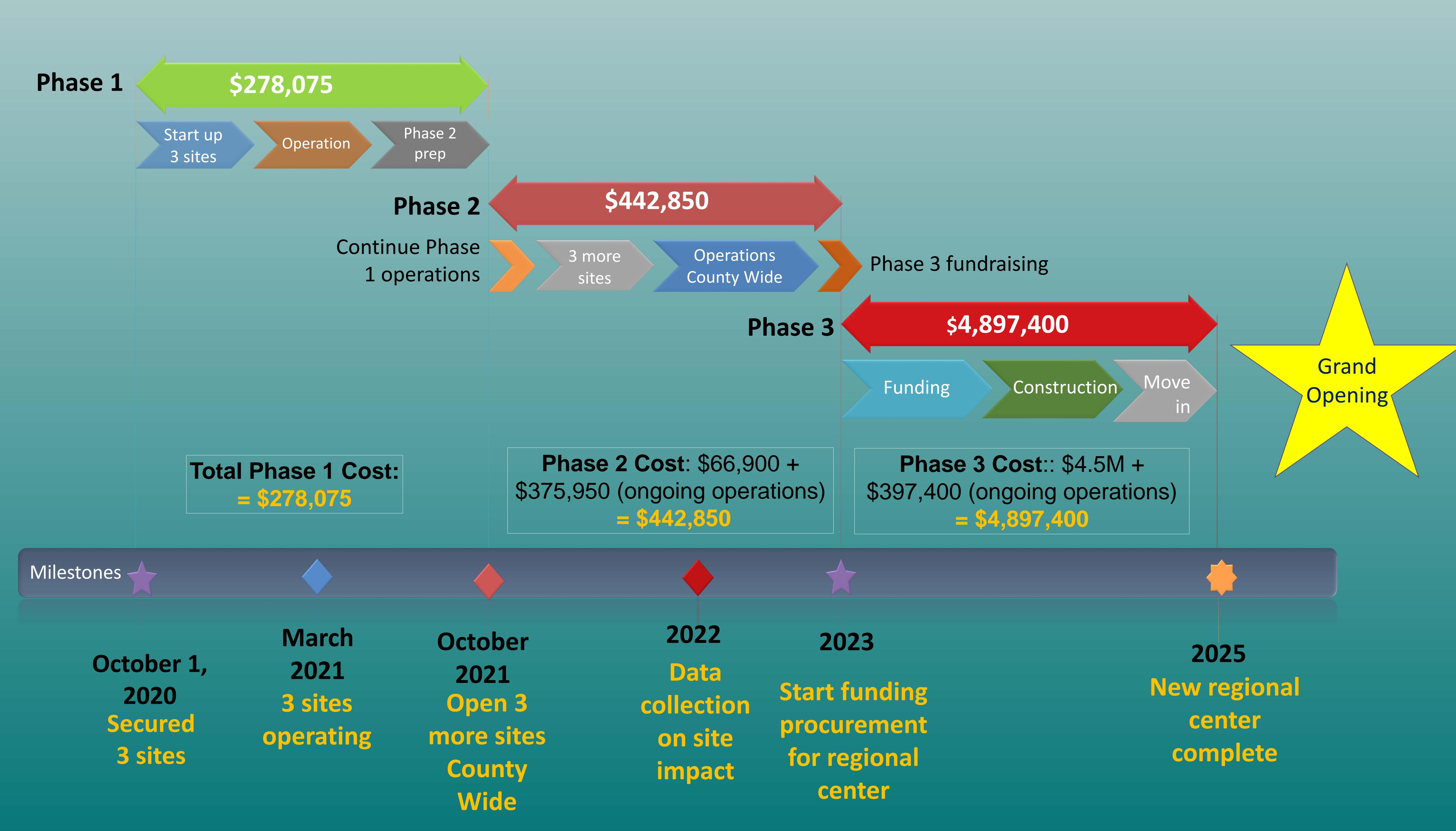
Total costs for 2 years of operations including 6 sites in Grant County

= \$522,765





Timeline





Phase 1 Funding Needs

Start up
Costs
Phase 1
= \$100,825

Phase 1 Total \$278,075 Annual Personnel Cost = \$32,000

Scholarships = \$75,000

Rent Cost = \$30,000

Printer &
Software/WiFi
= \$29,450

24 month start - up plan/budget

John Day/Seneca

Currently there is \$45,000 of local seed money committed to the John Day and Seneca GC Co - Works sites

	Year 1		Year 2		
	John Day	Seneca	John Day	Seneca	Total
Start Up Costs	\$54,775	\$27,275	n/a	n/a	\$82,050
Operating Costs	\$44,250	\$23,500	\$50,887	\$27,025	\$145,662
Total	\$99,025	\$50,775	\$50,887	\$27,025	\$227,712

	Year 1	Year 2	Total
"Enable Learning"			
Scholarships - k-12/adults	\$25,000	\$35,000	\$60,000
"Accelerate Innovation:Seed \$"			
Small Business Recovery/Entrepreneurial	\$25,000	\$35,000	\$60,000
Total	\$50,000	\$70,000	\$120,000

Seed money and scholarships distributed by operating board by need and viability

John Day Seneca

24 Month Plan

Day

Year 1

\$149,800

Start up	\$99,025	Ongoing
ohn Day		costs John

John Day	
Remodel	\$5000
Network Wiring	\$5000
Camera Security	\$1250
Furniture	\$8750
Website/initial marketing/logo	\$12,500
Initial office supplies	\$4375
Computers	\$12,000
Printer	\$5900
Total	\$57,775

John Day	
Admin	\$15,625
Utilities/Cleaning	\$4500
Rent	\$15000
WiFi	\$1500
General office supplies	\$4375
Printing Costs	\$1750
Software	\$1500
Total	\$44,250

Year 2 \$77,912

\$44,250 + 15% = 50,887

Scholarship/Seed Money \$50,000

Start up \$50,775 Ongoing costs Seneca Seneca

Seneca	
Remodel	\$1875
Network Wiring	\$3750
Camera Security	\$1250
Furniture	\$5000
Website/initial	\$1000
marketing/logo	
Initial office supplies	\$2500
Computers	\$6000
Printer	\$5900
Total	\$27,275

Total Start up \$82,050

Workspace ID: WS00528662 Funding Opportunity Number: PWEAA2020

Seneca \$7000 Admin \$3000 Utilities/Cleaning \$7500 Rent \$1500 WiFi General office supplies \$2500 Printing Costs \$1250 Software \$750 \$23,500 Total

Total Ongoing \$67,750

\$23,500 + 15% = \$27,025

Full Operations both sites
Refine Operations/Refine Best
Practices



PREVIEW Date: Dec 01, 2020

Workspace ID: WS00528662 Funding Opportunity Number: PWEAA2020

Support and Advocacy

City of John Day

City of Seneca

City of Prairie City

Grant School District #3

Grant County Digital

Eastern Oregon Workforce Board

Senator Ron Wyden

Oregon RAIN

Grant County Economic Development

Business Oregon

Oregon State University Open Campus

Canyon Mountain Consulting (Ray Family)

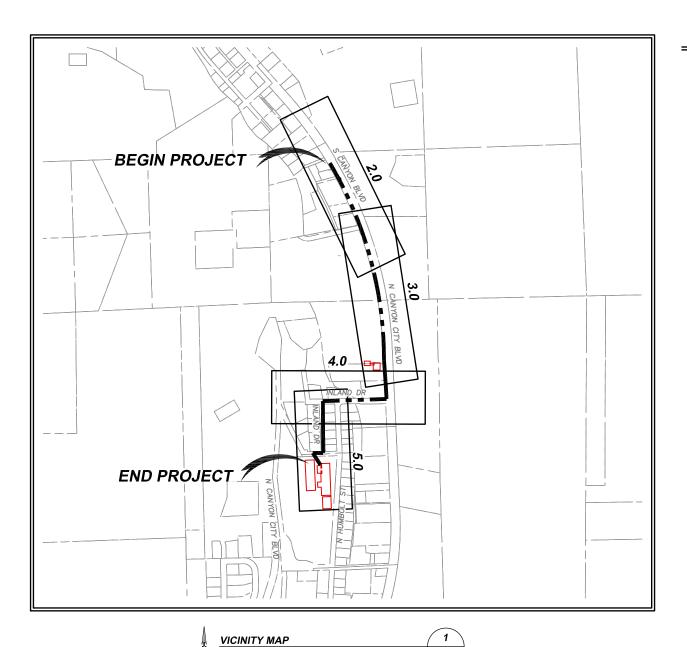
The following attachment is not included in the view since it is not a read-only PDF file.

Upon submission, this file will be transmitted to the Grantor without any data loss.

Professional Services Agreement - Ditroen.DOCX

GRANT COUNTY DIGITAL NETWORK COALITION DISTRICT OFFICE // HUMBOLT ELEMENTARY SCHOOL

CITY OF JOHN DAY, GRANT COUNTY, OREGON TOWNSHIP 13 SOUTH, RANGE 31 EAST, SECTION(S) 26, 27 September 2020



SHEET INDEX

SHEET NAME	DESCRIPTION	
1.0	COVER SHEET - VICINITY MAR	D
1.1	JOB SCOPE - MATERIAL TAKE	E-OFF
	LEGEND GENERAL NOTES GENERAL NOTES GENERAL NOTES VAULT DETAILS RISER DETAILS / LOCATE WIR	E AND BONDING DETAILS
2.0 3.0 4.0 5.0	AERIAL PLAN: AERIAL PLAN: AERIAL PLAN: AERIAL PLAN:	S CANYON BLVD N CANYON CITY BLVD N CANYON CITY BLVD INLAND DR
S.1 S.2	BUILDING ENTRY PLAN: BUILDING ENTRY PLAN:	
MCP1.0	MASTER CABLE PLAN	

OWNER / APPLICANT

OWNER: GRANT COUNTY DIGITAL NETWORK COALITION 450 EAST MAIN STREET JOHN DAY, OREGON 97845

CONTACT: NICHOLAS GREEN, EXECUTIVE DIRECTOR OFFICE: 541.575.0028 E-MAIL: GREENN@GRANTCOUNTY.OR.GOV

WEBSITE: WWW.CITYOFJOHNDAY.COM

CONTACT: ROBERT WALTENBURG

OFFICE: 541.575.4000

E-MAIL: WALTENBURG@GRANTESD.K12.OR.US

DESIGN CONSULTANTS

COMMSTRUCTURE CONSULTING LLC 811 RAILROAD AVE., OREGON CITY, OR 97045 OFFICE: 503.343.4134

CONTACT: ERIK ORTON, PRESIDENT

E-MAIL: ERIK@COMMSTRUCTURECONSULTING.COM

CONTACT: PETER WALTON, PROJECT MANAGER

971.266.4430

E-MAIL: PETER@COMMSTRUCTURECONSULTING.COM

CONTACT: JEREMY HERBERT, PROJECT DESIGNER

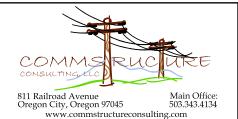
DIRECT: 971.266.4422

E-MAIL: JEREMY@COMMSTRUCTURECONSULTING.COM





ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER.
THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).



SCALE: NTS

E	DESIGNED BY: _	J. HERBERT	FIELDED BY:	J. HERBERT		
(CHECKED BY: _	P. WALTON	DRAWN BY:	C. JOHNSON		
		RE	VISIONS			
REV		DESCRIPTION	V	DATE	BY	APPR.



GRANT COUNTY DIGITAL NETWORK COALITION DISTRICT OFFICE // HUMBOLT ELEMENTARY SCHOOL

COVER SHEET - VICINITY MAP

CITY: JOHN DAY - TOWNSHIP 13 SOUTH RANGE 31 EAST SECTION(S): 26, 27

COUNTY: GRANT CO., OREGON

PROJECT NAME-FILENAME.DWG - TAB_SHEET # HUMBELEM-CS00.DWG - CS01 1.0

TOWNSHIP 13S - RANGE 31E - SECTIONS 26, 27

PROJECT SUMMARY:

THIS PROJECT WILL CREATE A NEW FIBER OPTIC NETWORK CONNECTION BETWEEN EXISTING GRANT COUNTY DIGITAL FACILITIES AND HUMBOLT ELEMENTARY SCHOOL AND THE DISTRICT OFFICE BUILDING.

SCOPE OF WORK:

DISTRICT OFFICE BUILDING

BEGINNING AT AN EXISTING AERIAL SPLICE CASE NORTH OF OREGON TRAIL ELECTRIC CO-OP (OTECC) POLE #190256120 LOCATED IN FRONT OF THE GRANT COUNTY EDUCATION SERVICES DISTRICT BUILDING AT 835 S. CANYON BLVD. A NEW 12F DROP CABLE WILL BE ADDED TO AN EXISTING SPLICE CASE. FROM THE EXISTING SPLICE CASE THE NEW 12F DROP CABLE WILL BE ATTACHED TO POLES HEADING SOUTH ALONG THE WEST SIDE OF S. CANYON BLVD FOR APPROXIMATELY 1,760' TO OTECC POLE #201356890. FROM OTECC POLE #201356890 THE 12F DROP CABLE WILL BE ATTACHED TO A SERVICE POLE ON THE NORTH SIDE OF THE BUILDING. SECURE NEW 12F DROP CABLE TO BUILDING. PL NEW 1" LB AND PULL NEW 12F DROP CABLE TO INTERIOR. PLACE NEW FLEX CONDUIT IN THE DROP CEILING OF THE BUILDING HEADING SOUTH TO THE PROPOSED TERMINATION POINT. PLACE NEW PLYWOOD BACK BOARD. PULL NEW 12F DROP CABLE THROUGH NEW EMT AND FLEX CONDUIT PATHWAY. LEAVE 30' SLACK FOR SPLICING AND TERMINATING.

HUMBOLT ELEMENTARY SCHOOL

BEGINNING AT AN EXISTING AERIAL SPLICE CASE NORTH OF OREGON TRAIL ELECTRIC CO-OP (OTECC) POLE #190256120 LOCATED IN FRONT OF THE GRANT COUNTY EDUCATION SERVICES DISTRICT BUILDING AT 835 S. CANYON BLVD. A NEW 12F DROP CABLE WILL BE ADDED TO AN EXISTING SPLICE CASE. FROM THE EXISTING SPLICE CASE THE NEW 12F DROP CABLE WILL BE ATTACHED TO POLES ON THE FIELD SIDE OF EACH POLE HEADING SOUTH ALONG THE WEST SIDE OF S. CANYON BLVD FOR APPROXIMATELY 2,075' TO OTECC POLE #201356784 AT THE CORNER OF JOHN DAY - BURNS HWY AND INLAND RD. FROM OTECC POLE #201356784, CONTINUE TO PLACE THE 12F DROP HEADING WEST ALONG THE NORTH SIDE OF INLAND RD FOR APPROXIMATELY 555' THEN TURN SOUTH ALONG THE EAST SIDE OF INLAND DR FOR APPROXIMATELY 515'. THEN PLACE THE 12F DROP CABLE HEADING WEST FOR 1 SPAN TO OTECC POLE #201355575. THE 12F CABLE WILL BE PLACED HEADING SOUTH TO A SERVICE POLE. MOUNT NEW 12F CABLE TO FACIA ON THE EXISTING BUILDING. PLACE NEW NEMA JUNCTION BOX AND PULL NEW 12F DROP TO INTERIOR. PLACE NEW FLEX CONDUIT IN EXISTING DROP CEILING AND PULL NEW 12F DROP. TERMINATE NEW 12F DROP IN EXISTING FIBER DISTRIBUTION PANEL. LEAVE 30' SLACK STORAGE FOR SPLICING AND TERMINATING.

CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND PRIVATE AGENCY RIGHT OF WAY AND POLE ATTACHMENT PERMIT REQUIREMENTS INCLUDING TRAFFIC CONTROL, WORK HOUR RESTRICTIONS, NOTIFICATIONS AND RESTORATION. CABLE REEL LOCATIONS ALONG WITH SLACK STORAGE IN THE FIBER CABLE WILL BE PLACED AT AERIAL STORAGE AND VAULT LOCATIONS AS DESIGNATED IN THE CONSTRUCTION DRAWINGS AND FIBER OWNERSHIP TAGS WILL BE PLACED ON THE CABLE AT EVERY POLE AND EVERY VAULT LOCATION. THE CONTRACTOR WILL PLUG ALL VACATED HOLES FROM ABANDONED OR RELOCATED ATTACHMENTS PER POLE OWNER SPECIFICATIONS. CONTRACTOR WILL TEST AND VERIFY THE EXISTING CONDUIT PRIOR TO INSTALLATION OF THE NEW FIBER OPTIC CABLE AND LOCATE WIRE. CONTRACTOR WILL CLEAN AND TAG FIBER COILS; PREP FIBER FOR SPLICE; PLACE LOCATE WIRE, TEST STATIONS, GROUND RODS, AND GROUND WIRE AS REQUIRED AND DETAILED IN THE CONSTRUCTION DRAWINGS; AND REPLACE ANY MISSING LOCATE WIRE WITHIN THE EXISTING CONDUIT PATHWAYS.

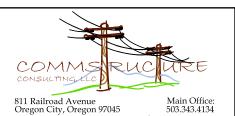
PERMIT SUMMARY

OTECC JOINT USE PERMIT:

MATERIAL & INSTALLATION SUMMARY

<u>DESCRIPTION</u>	<u>UOM</u>	<u>TOTALS</u>
MATERIAL RAKE OFF:		
BUILDING EXTERIOR QUANTITY:		
1" LB:	EA	2
INTERIOR QUANTITY:		
1-1/4" RISER FLEX CONDUIT:	FT	65
FIBER QUANTITY:		
12 CT DROP FIBER OPTIC CABLE (HUMBOLT ELEMENTARY): 12 CT DROP FIBER OPTIC CABLE SLACK (HUMBOLT ELEMENTARY): 12 CT ARMORED FIBER OPTIC CABLE (DISTRICT BUILDING): 12 CT ARMORED FIBER OPTIC CABLE SLACK (DISTRICT BUILDING):	FT FT FT	3401 130 1959 130
INSTALLATION RAKE OFF:		
BUILDING EXTERIOR QUANTITY:		
PLACE NEW 1" LB :	EA	2
INTERIOR QUANTITY:		
PLACE NEW 1-1/4" RISER FLEX CONDUIT:	FT	65
FIBER QUANTITY:		
PLACE NEW 12 CT DROP FIBER OPTIC CABLE (HUMBOLT ELEMENTARY): PLACE NEW 12 CT DROP FIBER OPTIC CABLE (DISTRICT BUILDING)): PULL NEW CABLE THROUGH NEW CONDUIT:	FT FT FT	3356 1939 65

FOOTAGES SHOWN ARE MEASURED IN LINEAR FEET. TO ACCOMMODATE FOR SAG DISTANCE FROM POLE TO POLE. ADD 2% TO TOTAL CABLE & STRAND.



www.commstructureconsulting.com

REVISIONS					
BY	APPR.				
	BY				



GRANT COUNTY DIGITAL NETWORK COALITION DISTRICT OFFICE // HUMBOLT ELEMENTARY SCHOOL

JOB SCOPE - MATERIAL TAKE OFF

CITY: JOHN DAY - TOWNSHIP 13 SOUTH RANGE 31 EAST SECTION(S): 26, 27

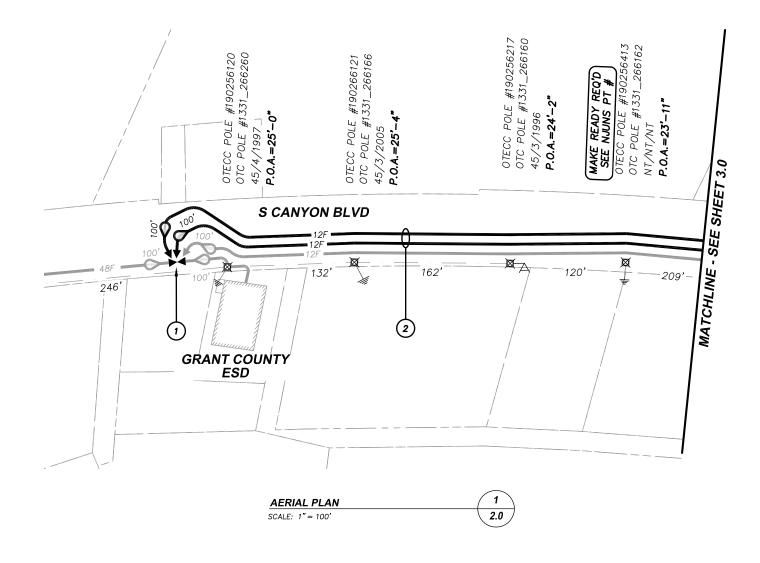
COUNTY: GRANT CO., OREGON

PROJECT NAME-FILENAME.DWG - TAB_SHEET # PLOT DATE. SHEET 9/03/2020 AS SHOWN HUMBELEM-CS00.DWG - CS02 1.1

PREVIEW Date: Dec 01, 2020

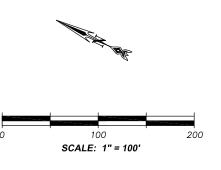
Workspace ID: WS00528662 Funding Opportunity Number: PWEAA2020

CONSTRUCTION SET



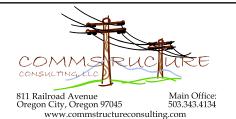
CONSTRUCTION NOTES

- 1 EXISTING SPLICE LOCATION PROPOSED SPLICE LOCATION EXISTING 100' SLACK STORAGE IN EXISTING 48F CABLE EXISTING 100' SLACK STORAGE IN EXISTING 12F CABLE (ESD BUILDING) EXISTING 100' SLACK STORAGE IN EXISTING 12F CABLE (HIGH SCHOOL) LEAVE 100' SLACK STORAGE IN NEW 12F CABLE (HUMBOLT ELEMENTARY) LEAVE 100' SLACK STORAGE IN NEW 12F CABLE (DISTRICT BUILDING)
- 2) PL TWO (2) NEW 12F DROP CABLES (HIGH SCHOOL) (HUMBOLT ELEMENTARY) (PL NEW FIBER TAG AT EACH POLE ATTACHMENT)



GRANT CO., OREGON

SHEET



L	DESIGNED BY:	J. HERBERT	FIELDED BY:	DED BY: J. DELEON			ı
	CHECKED BY:	P. WALTON	DRAWN BY:	C. JOHNSON			
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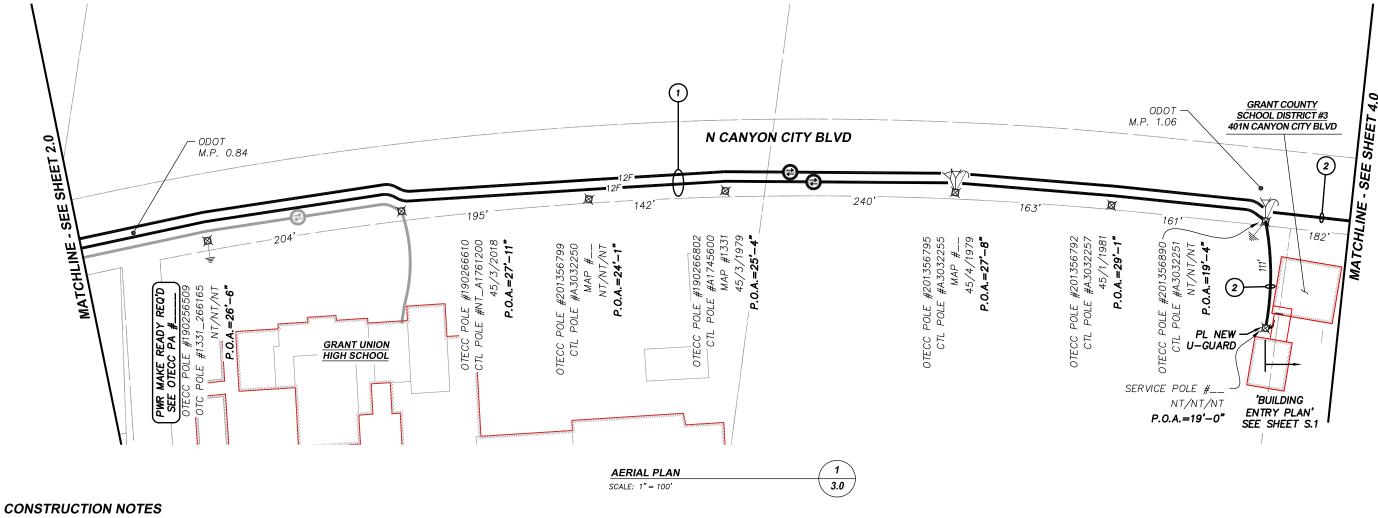
GRANT COUNTY DIGITAL NETWORK COALITION DISTRICT OFFICE // HUMBOLT ELEMENTARY

AERIAL PLAN

Y: JOHN DAY - TO	OWNSHIP 13 SOUTH RAN	GE 31 EAST SECTION(S): 26, 35	COUNTY:
OT DATE:	SCALE:	PROJECT NAME-FILENAME.DWG - TAB_SHEET	#
9/01/2020	AS SHOWN	HUMBELEM_AP01.DWG - AP01_2.0	

orkspace ID: WS00528662 Funding Opportunity Number: PWEAA20

CONSTRUCTION SET



- PL TWO (2) NEW 12F DROP CABLES (PL NEW FIBER TAG AT EACH POLE ATTACHMENT)
- PL ONE (1) NEW 12F DROP CABLE (PL NEW FIBER TAG AT EACH POLE ATTACHMENT)

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	SCALE:	1" = 100'		



-	D	DESIGNED BY: _	J. HERBERT	FIELDED BY:	J. DELEON			
	C	CHECKED BY: _	P. WALTON	DRAWN BY:	C. JOHNSON	1		
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			Workspace ID): WS00528662	 1			1



GRANT COUNTY DIGITAL NETWORK COALITION DISTRICT OFFICE // HUMBOLT ELEMENTARY

AERIAL PLAN

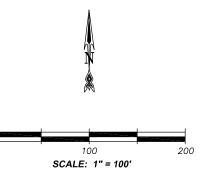
CITY: JOHN DAY - TOWNSHIP 13 SOUTH RANGE 31 EAST SECTION(S): 26, 35 COUNTY: GRANT CO., OREGON PROJECT NAME-FILENAME.DWG - TAB_SHEET # 9/03/2020 HUMBELEM APO1.DWG - APO1 3.0

workspace ID: WS00528662 Funding Opportunity Number: PWEAA2020

PREVIEW Date: Dec 01, 2020

CONSTRUCTION NOTES

PL ONE (1) NEW 12F DROP CABLE (PL NEW FIBER TAG AT EACH POLE ATTACHMENT)





DESIGNED BY: ____J. HERBERT J. DELEON FIELDED BY: CHECKED BY: P. WALTON C. JOHNSON DRAWN BY: REVISIONS DATE BY APPR. DESCRIPTION



GRANT COUNTY DIGITAL NETWORK COALITION **DISTRICT OFFICE // HUMBOLT ELEMENTARY**

AERIAL PLAN

9/01/2020

CITY: JOHN DAY - TOWNSHIP 13 SOUTH RANGE 31 EAST SECTION(S): 26, 35 COUNTY: GRANT CO., OREGON PROJECT NAME-FILENAME.DWG - TAB_SHEET #

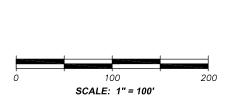
HUMBELEM_AP01.DWG - AP01_4.0

Workspace ID: WS00528662 Funding Opportunity Number: PWEAA2020

PREVIEW Date: Dec 01, 2020

CONSTRUCTION NOTES

PL ONE (1) NEW 12F DROP CABLE (PL NEW FIBER TAG AT EACH POLE ATTACHMENT)





	DESIGNED BY: _	J. HERBERT	FIELDED BY:	J. DELEON		
	CHECKED BY: _	P. WALTON	DRAWN BY:	C. JOHNSOI	٧	
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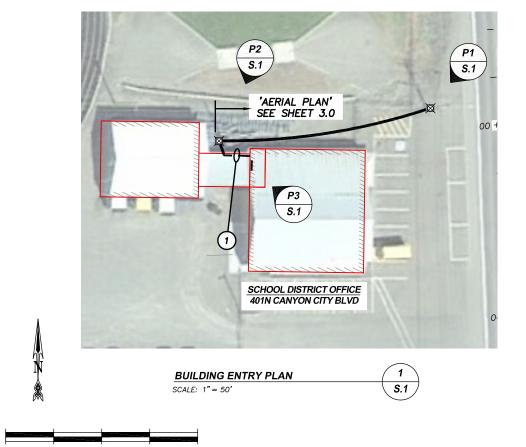


GRANT COUNTY DIGITAL NETWORK COALITION DISTRICT OFFICE // HUMBOLT ELEMENTARY

AERIAL PLAN

ITY: JOHN DAY - TO	WNSHIP 13 SOUTH RAN	GE 31 EAST SECTION(S): 26, 35	COUNTY:	GRANT CO.,	OREGON
LOT DATE:	SCALE:	PROJECT NAME-FILENAME.DWG - TAB_SHEET #		SHEET	
9/01/2020	AS SHOWN	HUMBELEM_AP01.DWG - AP01_5.0			5.0

PREVIEW Date: Dec 01, 2020 Workspace ID: WS00528662 Funding Opportunity Number: PWEAA2020





AERIAL PATHWAY PHOTO DETAIL S.1

CONSTRUCTION NOTES

SCALE: 1" =50'

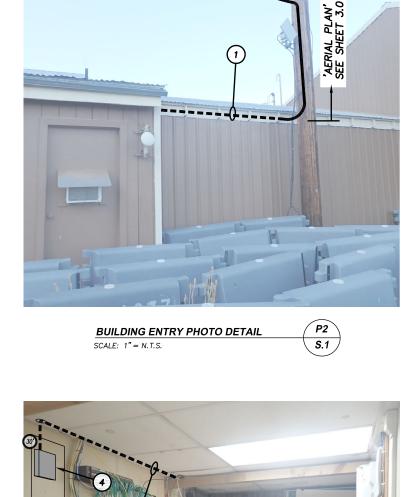
PROPOSED BUILDING ENTRY LOCATION.

CORE DRILL EXTERIOR WALL — PL 1' PVC WALL SLEEVE

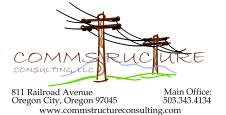
RE—SEAL OPENING AROUND CORE DRILL AND WALL SLEEVE WITH CONDUIT SEAL OR EQUAL

PL NEW 1" LB OVER CORE DRILL AND SECURE TO WALL ATTACH NEW 12F DROP CABLE TO BUILDING LEAVE DRIP LOOP IN 12F DROP
PULL THROUGH NEW LB AND TRANSITION TO INTERIOR
PULL NEW 12F SERVICE DROP THROUGH EMT AND JUNCTION BOX AND TRANSITION TO INTERIOR

- PL NEW 1-1/4" RISER FLEX DUCT IN DROP CEILING PULL NEW 12F SERVICE DROP THROUGH NEW FLEX DUCT
- (3) PL NEW 2' X 2' WOODEN BACKBOARD
- PL NEW 12CT FDP ON NEW WOODEN BACKBOARD AND TERMINATE NEW 12F SERVICE DROP IN NEW FDP LEAVE 30' SLACK IN NEW 12F CABLE AT FDP FOR SPLICING



CONDUIT PATHWAY PHOTO DETAIL SCALE: 1" = N.T.S.



DESIGNED BY: ____J. HERBERT J. HERBERT FIELDED BY: CHECKED BY: P. WALTON C. JOHNSON DRAWN BY: REVISIONS DESCRIPTION



GRANT COUNTY DIGITAL NETWORK COALITION **GRANT COUNTY AIRPORT**

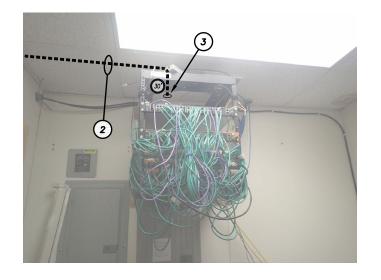
BUILDING ENTRY PLAN

CITY: JOHN DAY - TOWNSHIP 13 SOUTH RANGE 31 EAST SECTION(S): 26,27 COUNTY: GRANT CO., OREGON PROJECT NAME-FILENAME.DWG - TAB_SHEET # 9/03/2020 AS SHOWN HUMBELEM-BEOO.DWG - BEOO S.1

PREVIEW Date: Dec 01, 2020

Workspace ID: WS00528662 Funding Opportunity Number: PWEAA2020

CONSTRUCTION SET





CONDUIT PATHWAY PHOTO DETAIL S.2 SCALE: 1" = N.T.S.

BUILDING ENTRY PHOTO DETAIL SCALE: 1" = N.T.S.

S.2

CONSTRUCTION NOTES

- PROPOSED BUILDING ENTRY LOCATION.

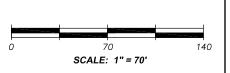
 CORE DRILL EXTERIOR WALL PL 1' PVC WALL SLEEVE

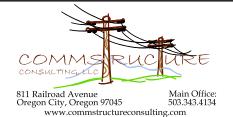
 RE—SEAL OPENING AROUND CORE DRILL AND WALL SLEEVE WITH CONDUIT SEAL OR EQUAL
 PL NEW 1" LB OVER CORE DRILL AND SECURE TO WALL

 ATTACH NEW 12F DROP CABLE TO BUILDING LEAVE DRIP LOOP IN 12F DROP PULL THROUGH NEW LB AND TRANSITION TO INTERIOR
- PL NEW 1-1/4" RISER FLEX DUCT IN DROP CEILING PULL NEW 12F SERVICE DROP THROUGH NEW FLEX DUCT
- EXISTING RACK LOCATION AND PROPOSED FIBER EQUIPMENT LOCATION SERVICE PROVIDER TO ADJUST EXISTING EQUIPMENT TO MAKE ROOM FOR THE PROPOSED EQUIPMENT LEAVE 30' SLACK IN NEW 12F CABLE AT RACK FOR SPLICING TERMINATE NEW 12F CABLE IN FDP AND PULLBACK SLACK









DESIGNED BY: ____J. HERBERT J. HERBERT FIELDED BY: C. JOHNSON CHECKED BY: P. WALTON DRAWN BY: REVISIONS DESCRIPTION

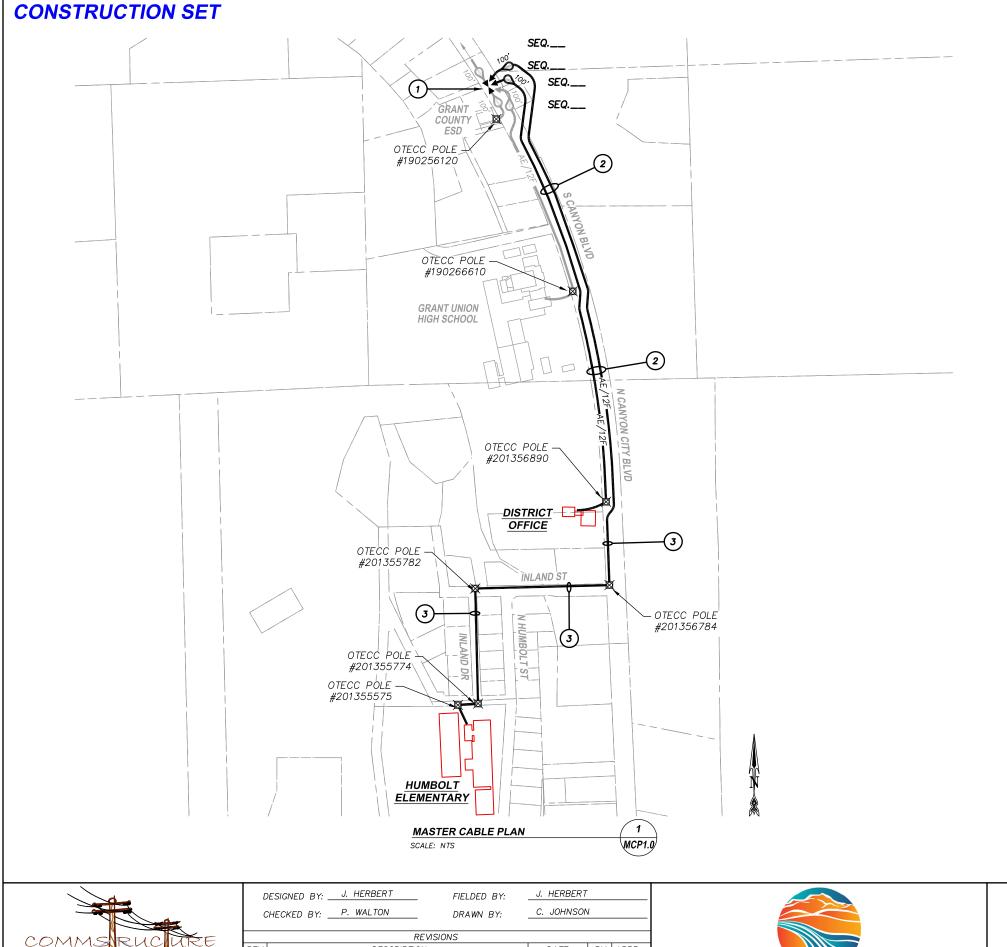


GRANT COUNTY DIGITAL NETWORK COALITION **GRANT COUNTY AIRPORT**

BUILDING ENTRY PLAN

CITY: JOHN DAY - TOWNSHIP 13 SOUTH RANGE 31 EAST SECTION(S): 26,27 COUNTY: GRANT CO., OREGON PROJECT NAME-FILENAME.DWG - TAB_SHEET #

9/03/2020 AS SHOWN HUMBELEM-BEOO.DWG - BEOO S.2



CONSTRUCTION NOTES

- EXISTING SPLICE LOCATION PROPOSED SPLICE LOCATION EXISTING SPLICE LOCATION — PROPOSED SPLICE LOCATION
 EXISTING 100' SLACK STORAGE IN EXISTING 48F CABLE
 EXISTING 100' SLACK STORAGE IN EXISTING 12F CABLE (ESD BUILDING)
 EXISTING 100' SLACK STORAGE IN EXISTING 12F CABLE (HIGH SCHOOL)
 LEAVE 100' SLACK STORAGE IN NEW 12F CABLE (HUMBOLT ELEMENTARY)
 LEAVE 100' SLACK STORAGE IN NEW 12F CABLE (DISTRICT BUILDING)
- PL TWO (2) NEW 12F DROP CABLES
- PL ONE (1) NEW 12F DROP CABLE

MATERIAL / INSTALLATION RAKE-OFF SEE JOB SCOPE - SHEET 1.1

DESCRIPTION



GRANT COUNTY DIGITAL NETWORK COALITION DISTRICT OFFICE // HUMBOLT ELEMENTARY

MASTER CABLE PLAN

HUMBELEM-MCP.DWG - MCP1 MCP1.0

CITY: JOHN DAY - TOWNSHIP 13 SOUTH RANGE 31 EAST SECTION(S): 26,27

COUNTY: GRANT CO., OREGON

PREVIEW Date: Dec 01, 2020

811 Railroad Avenue Oregon City, Oregon 97045

www.commstructureconsulting.com

PROJECT NAME-FILENAME.DWG - TAB_SHEET #

9/01/2020

MCP1.0

Workspace ID: WS00528662 Funding Opportunity Number: PWEAA2020

The following attachment is not included in the view since it is not a read-only PDF file.

Upon submission, this file will be transmitted to the Grantor without any data loss.

Grant County Courthouse+Sheriff's Office-plan set.pdf

The following attachment is not included in the view since it is not a read-only PDF file.

Upon submission, this file will be transmitted to the Grantor without any data loss.

Grant County Regional Airport-plan set.pdf

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement (this "Agreement") is made as of August 10, 2020 (the "Effective Date"), between City of John Day ("City"), an Oregon municipal corporation, whose address is 450 E Main Street, John Day, Oregon 97845, and Commstructure Consulting, LLC ("Commstructure"), an Oregon limited liability company, whose address is 811 Railroad Avenue, Oregon City, Oregon 97045.

RECITAL:

Commstructure will perform the Services (as defined below) for and on behalf of City in accordance with, and subject to, the terms and conditions contained in this Agreement.

AGREEMENT:

NOW, THEREFORE, in consideration of the parties' mutual obligations contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. Commstructure Services.

- Services; Standards. Subject to the terms and conditions contained in this Agreement, Commstructure will perform the following services for and on behalf of City (collectively, the "Services"): (a) those services set forth on the attached Schedule 1.1; (b) any other necessary or appropriate services customarily provided by Commstructure in connection with its performance of those services set forth on the attached Schedule 1.1; and (c) such other assistance services requested by the city manager (or his or her designee) from time to time. Commstructure will (w) consult with and advise City on all matters concerning the Services reasonably requested by City, (x) communicate all matters and information concerning the Services to the city manager (or his or her designee) and report directly to the city manager, (y) devote such time and attention to the performance of the Services as City and Commstructure deem necessary or appropriate, and (z) perform the Services to the best of Commstructure's ability. Commstructure acknowledges and agrees that City may cause or direct other persons or contractors to provide services for and on behalf of City that are the same or similar to the Services provided by Commstructure under this Agreement.
- 1.2 <u>Schedule of Services</u>. The Services will be completed expeditiously and in a timely manner. Notwithstanding anything contained in this Agreement to the contrary, all Services will be completed in accordance with the schedule of services provided on the attached <u>Schedule 1.2</u>.
- 1.3 <u>Conditions Precedent</u>. Notwithstanding anything contained in this Agreement to the contrary, City's performance of its obligations under this Agreement is conditioned on Commstructure's performance of its obligations under this Agreement, including, without limitation, Commstructure's obligations described under Section 4.5.
- 1.4 <u>Subcontractors</u>. Subject to the terms and conditions contained in this Agreement, Commstructure is not permitted to subcontract and/or assign all or any part of the Services without City's prior written consent. City's consent to Commstructure's subcontract with Subcontractor and all other proposed subcontracts and/or assignment of Services by Commstructure is conditioned on (in addition to any other condition that the City may reasonably impose) the following: (a) Commstructure demonstrating

1 – PROFESSIONAL SERVICES AGREEMENT {15264178-00901824;4}

to City that Subcontractor and any other subcontractor/assignees (if any) is capable of successfully performing the identified Services in accordance with this Agreement; and (b) Subcontractor and/or the subcontractor/assignee agreeing in writing to comply with and be bound by all the terms and conditions contained in this Agreement, except that Subcontractor's automobile liability insurance under Section 4.3 will have limits of no less than \$1,000,000.00 per occurrence and in the aggregate, and Subcontractor's errors and omissions insurance under Section 4.3 will have limits of no less than \$500,000.00 per occurrence, \$1,000,000.00 in the aggregate. Commstructure will deliver to City, promptly after execution, an original executed copy of all documentation pertaining to the subcontract or assignment in form reasonably acceptable to City. Commstructure's subcontract with Subcontractor and any other subcontract or assignment concerning the Services is subject to the following: (w) the terms and conditions of this Agreement will in no way be deemed to have been waived or modified; (x) consent will not be deemed consent to any further subcontract or assignment by City; (y) the subcontract or assignment, whether with or without City's consent, will not modify, relieve, and/or eliminate any Commstructure liability or obligation under this Agreement (Commstructure remains liable for the timely and proper performance of the Services in accordance with this Agreement); and (z) City will pay Commstructure for the performance of the subcontracted/assigned Services subject to and in accordance with the terms and conditions contained in this Agreement.

2. Compensation.

- Compensation. Subject to the terms and conditions contained in this Agreement, Commstructure will perform the Services at the hourly rates identified in the attached Schedule 2.1. Within thirty (30) days after completing any requested Services, Commstructure will submit an invoice to City concerning the completed Services (the "Invoice"). Each Invoice will contain the following information: (a) a summary of the Services performed by Commstructure (and by whom); (b) the number of hours (or fraction thereof) each person spent to perform the Services; (c) the applicable fee(s) for performing the Services; and (d) any other information reasonably requested by City. City will pay the amount due under each Invoice within thirty (30) from the date of City's receipt of the Invoice, subject to City's review and approval of the Invoice. No compensation will be paid by City for any portion of the Services not performed. City's payment will be accepted by Commstructure as full compensation for performing the Services to which the Invoice relates. Notwithstanding anything contained in this Agreement to the contrary, total compensation payable by City under this Agreement for the performance of the Services will not exceed \$72,600.00.
- 2.2 <u>No Benefits; Reimbursement</u>. City will not provide any benefits to Commstructure. Commstructure will be responsible for obtaining Commstructure's own benefits, including, without limitation, insurance, medical reimbursement, and retirement plans. If Commstructure travels to John Day, Oregon in connection with Commstructure's performance of the Services, City will reimburse Commstructure for Commstructure's reasonable transportation (automobile), lodging, and/or meal expenses incurred by Commstructure (mileage will be reimbursed at the then-current IRS standard mileage rate, lodging reimbursement will be the lesser of actual cost or the then-current GSA standard per diem rate for Oregon, and meal reimbursement will be the lesser of actual cost or the then-current GSA standard M&IE rate for Oregon) upon Commstructure's compliance with City's expense reimbursement instructions and procedures (e.g., Commstructure providing City with actual receipts and verification of Commstructure's reasonable expenses).

3. Relationship.

- 3.1 <u>Independent Contractor; Taxes; Licenses.</u> Commstructure is an independent contractor of City. Commstructure is not an employee of City. Commstructure will be free from direction and control over the means and manner of performing the Services, subject only to the right of City to specify the desired results. City will not withhold any taxes from any payments made to Commstructure, and Commstructure will be solely responsible for paying all taxes arising out of or resulting from Commstructure's performance of the Services, including, without limitation, income, social security, workers' compensation, and employment insurance taxes. Commstructure will be solely responsible for obtaining all licenses, approvals, and certificates necessary or appropriate to perform the Services.
- 3.2 <u>No Agency Relationship</u>. This Agreement does not create an agency relationship between City and Commstructure and does not establish a joint venture or partnership between City and Commstructure. Commstructure does not have the authority to bind City or represent to any person that Commstructure is an agent of City.
- 4. Representations; Warranties; Covenants.

In addition to any other Commstructure representation, warranty, and/or covenant made in this Agreement, Commstructure represents, warrants, and covenants to City as follows:

- 4.1 Authority; Binding Obligation; Conflicts. Commstructure is duly organized, validly existing, and in good standing under applicable Oregon law. Commstructure has full power and authority to sign and deliver this Agreement and to perform all of Commstructure's obligations under this Agreement. This Agreement is the legal, valid, and binding obligation of Commstructure, enforceable against Commstructure in accordance with its terms. The signing and delivery of this Agreement by Commstructure and the performance by Commstructure of all of Commstructure's obligations under this Agreement will not (a) breach any agreement to which Commstructure is a party, or give any person the right to accelerate any obligation of Commstructure, (b) violate any law, judgment, or order to which Commstructure is subject, and/or (c) require the consent, authorization, or approval of any person, including, without limitation, any governmental body.
- 4.2 <u>Licenses; Quality of Services</u>. Prior to Commstructure's execution of this Agreement, Commstructure obtained all licenses, approvals, and/or certificates necessary or appropriate to perform the Services. Commstructure will perform the Services to the best of Commstructure's ability, diligently, in good faith, in a professional manner, and consistent with the terms and conditions contained in this Agreement. The Services will be performed in accordance with the Regulations (as defined below). Commstructure will be solely responsible for the Services. Commstructure will make all decisions called for promptly and without unreasonable delay. All materials and documents prepared by Commstructure will be accurate, complete, unambiguous, prepared properly, and in compliance with the Regulations.
- 4.3 <u>Insurance</u>. During the term of this Agreement, Commstructure will obtain and maintain, in addition to any other insurance required under this Agreement, the following minimum levels of insurance: (a) general liability insurance for all losses or claims arising out of or related to Commstructure's performance of its obligations under this Agreement (including, without limitation, damages as a result of death or injury to any person or destruction or damage to any property) with

limits of no less than \$1,000,000.00 per occurrence, \$2,000,000.00 in the aggregate; (b) comprehensive automobile liability insurance for all owned, non-owned, and hired vehicles that are or may be used by Commstructure in connection with Commstructure's performance of the Services with limits of no less than \$1,000,000.00 per occurrence, \$2,000,000.00 in the aggregate; (c) errors and omissions insurance with limits of no less than \$1,000,000.00; and (d) employer liability insurance with limits of no less than \$500,000.00 per occurrence and in the aggregate. Each liability insurance policy required under this Agreement will be in form and content satisfactory to City, will list City (and City's Representatives (as defined below)) as an additional insured(s), and will contain a severability of interest clause. The insurance Commstructure is required to obtain under this Agreement may not be cancelled without ten (10) days' prior written notice to City. Commstructure's insurance will be primary and any insurance carried by City will be excess and noncontributing. Commstructure will furnish City with appropriate documentation evidencing the insurance coverage (and provisions) Commstructure is required to obtain under this Agreement upon Commstructure's execution of this Agreement and at any other time requested by City. If Commstructure fails to maintain insurance as required under this Agreement, City will have the option, but not the obligation, to obtain such coverage with costs to be reimbursed by Commstructure immediately upon City's demand.

- 4.4 <u>Workers' Compensation Insurance</u>. If required under applicable law, Commstructure will obtain and maintain workers' compensation insurance in form and amount sufficient to satisfy the requirements of applicable Oregon law. Workers' compensation insurance will contain a waiver of subrogation in favor of City.
- 4.5 <u>Compliance With Laws</u>. Commstructure will comply and perform the Services in accordance with the Regulations. Without otherwise limiting the generality of the immediately preceding sentence, Commstructure will comply with each and every obligation applicable to Commstructure and/or this Agreement under ORS 279B.220, 279B.225, 279B.230, and 279B.235, which statutes are incorporated herein by reference. For purposes of this Agreement, the term "Regulation(s)" means all applicable federal, state, and local laws, regulations, restrictions, orders, codes, rules, and/or ordinances related to or concerning, whether directly or indirectly, Commstructure, this Agreement, and/or the Services, including, without limitation, all applicable City ordinances, resolutions, policies, regulations, orders, restrictions, and guidelines, all as now in force and/or which may hereafter be amended, modified, enacted, or promulgated.

4.6 Indemnification.

(a) <u>Non-Professional Errors or Omissions</u>. Commstructure will defend, indemnify, and hold City, and each present and future City employee, officer, agent, and representative (individually and collectively, "City's Representative(s)"), harmless for, from, and against all claims, actions, proceedings, damages, liabilities, injuries, losses, and expenses of every kind, whether known or unknown, including, without limitation, attorney fees and costs, resulting from or arising out of the following: (a) damage, injury, and/or death to person or property to the extent caused by Commstructure's acts and/or omissions (and/or the acts and/or omissions of Commstructure's members, managers, agents, employees, officers, representatives, and/or contractors); (b) Commstructure's failure to pay any tax arising out of or resulting from the performance of the Services; and/or (c) Commstructure's breach and/or failure to perform any Commstructure representation, warranty, covenant, and/or obligation contained in this Agreement. Commstructure's indemnification obligations provided in this Section 4.6(a) will survive the termination of this Agreement.

- (b) <u>Professional Errors and Omissions</u>. Commstructure will indemnify and hold City and City's Representatives harmless for, from, and against all claims, actions, proceedings, damages, liabilities, injuries, losses, and expenses of every kind, whether known or unknown, including, without limitation, attorney fees and costs, to the extent resulting from Commstructure's (and/or Commstructure's members, managers, agents, employees, officers, representatives, and/or contractors) negligent acts, errors, and/or omissions in connection with the performance of the Services. Commstructure's indemnification obligations provided in this Section 4.6(b) will survive the termination of this Agreement.
- 4.7 <u>Assignment of Studies and Reports.</u> Commstructure will assign all studies, reports, data, documents, and/or materials of any kind produced under this Agreement to City upon the earlier of City's request or the termination of this Agreement. All copies of the materials provided to City will become the property of City who may use them without Commstructure's permission for any proper purpose relating to the Services, including, without limitation, additions to or completion of the Services. Commstructure will defend all suits or claims for infringement of patent, trademark, and/or copyright for which Commstructure is responsible (including, without limitation, any claims which may be brought against City), and Commstructure will be liable to City for all losses arising therefrom, including costs, expenses, and attorney fees.
- 4.8 Records. Commstructure will maintain complete and accurate records concerning all Services performed, the number of hours each person spent to perform the Services, and all documents produced under this Agreement for a period of five years after the termination of this Agreement. Commstructure's records will be maintained in accordance with sound accounting practices. Commstructure's records concerning the Services, including, without limitation, Commstructure's time and billing records, will be made available to City for inspection, copying, and/or audit immediately upon City's request.
- 4.9 Confidential Information. During the term of this Agreement, and at all times thereafter, Commstructure will maintain all Confidential Information (as defined below) in the strictest confidence and will not directly or indirectly use, communicate, and/or disclose any Confidential Information to any person without the city manager's prior written consent, except that Commstructure may (a) use Confidential Information to perform the Services to the extent necessary, and (b) communicate or disclose Confidential Information in accordance with a judicial or other governmental order or as required by applicable law, but only if Commstructure promptly notifies the city manager of the order and complies with any applicable protective or similar order. Commstructure will promptly notify the city manager of any unauthorized use, communication, and/or disclosure of any Confidential Information and make every possible effort to retrieve any such Confidential Information disclosed by Commstructure, and mitigate the disclosure. Upon the earlier of City's request or the termination of this Agreement, Commstructure will immediately return to City all documents, instruments, and/or materials containing any Confidential Information accessed or received by Commstructure, together with all copies and summaries of such Confidential Information. Notwithstanding anything contained in this Agreement to the contrary, this Agreement does not operate to transfer any ownership or other rights in or to the Confidential Information to Commstructure or any other person. For purposes of this Agreement, the term "Confidential Information" means any documentation, information, and/or materials identified by City as confidential and/or any documentation, information, and/or materials relating to or concerning City's future plans, business affairs, employment, legal, and litigation matters that need to be protected from improper disclosure, in whatever form (e.g., hard and electronic copies, etc.), that is received or assessed by Commstructure; provided, however, the term "Confidential Information" does not include City's public records which are non-exempt public records

under applicable federal, state, and/or local laws.

4.10 <u>Commstructure Confidential Information</u>. During the term of this Agreement, City will attempt to maintain the confidentiality of Commstructure's billing rates identified in <u>Schedule 2.1</u> subject to Oregon's Public Records Law (ORS 192.410 – 192.505). Notwithstanding the immediately preceding sentence, (a) City does not represent, warrant, covenant, and/or guaranty that City will be permitted to maintain the confidentiality of Commstructure's billing rates, and (b) City will not be liable for the release and/or disclosure of Commstructure's billing rates.

5. Term; Termination.

- 5.1 <u>Term of Agreement</u>. Subject to the terms and conditions contained in this Agreement, the term of this Agreement commenced on the Effective Date and will remain in full force and effect until June 30, 2021, unless sooner terminated as provided in this Agreement. This Agreement may be extended by the parties' mutual written agreement.
- 5.2 <u>Termination by Mutual Agreement or City's Prior Notice</u>. Notwithstanding anything contained in this Agreement to the contrary, this Agreement may be terminated (a) at any time by the mutual written agreement of City and Commstructure, and/or (b) by City for convenience and without cause by giving thirty (30) days' prior written notice of such termination to Commstructure.
- 5.3 Immediate Termination. Notwithstanding anything contained in this Agreement to the contrary, City may terminate this Agreement immediately upon notice to Commstructure upon the happening of any of the following events: (a) Commstructure engages in any form of dishonesty or conduct involving moral turpitude related to Commstructure's independent consultant relationship with City or that otherwise reflects adversely on the reputation or operations of City; (b) Commstructure fails to comply with any applicable law related to Commstructure's independent consultant relationship with City; (c) continuous and repeated problems occur in connection with the performance of the Services; and/or (d) Commstructure breaches and/or otherwise fails to perform any Commstructure representation, warranty, covenant, and/or obligation contained in this Agreement. The determination as to whether any of the aforementioned events have occurred will be made by City in City's sole discretion.
- 5.4 <u>Consequences of Termination</u>. Upon termination of this Agreement, City will not be obligated to reimburse or pay Commstructure for any continuing contractual commitments to others or for penalties or damages arising from the cancellation of such contractual commitments. Within a reasonable period of time after termination of this Agreement (but in no event later than five days after termination), Commstructure will deliver to City all materials and documentation, including raw or tabulated data and work in progress, related to or concerning the Services. Termination of this Agreement by City will not constitute a waiver or termination of any rights, claims, and/or causes of action City may have against Commstructure.
- 5.5 Remedies. If a party breaches or otherwise fails to perform any of its representations, warranties, covenants, and/or obligations under this Agreement, the non-defaulting party may, in addition to any other remedy provided to the non-defaulting party under this Agreement, pursue all remedies available to the non-defaulting party at law or in equity. All available remedies are cumulative and may be exercised singularly or concurrently.

6. Miscellaneous.

- 6.1 <u>Severability; Assignment; Binding Effect.</u> Each provision contained in this Agreement will be treated as a separate and independent provision. The unenforceability of any one provision will in no way impair the enforceability of any other provision contained herein. Any reading of a provision causing unenforceability will yield to a construction permitting enforcement to the maximum extent permitted by applicable law. Subject to Section 1.4 and this Section 7.3, Commstructure will not subcontract or assign any of Commstructure's rights and/or obligations under this Agreement to any person. Subject to the immediately preceding sentence, this Agreement will be binding on the parties and their respective heirs, personal representatives, successors, and permitted assigns, and will inure to their benefit. This Agreement may be amended only by a written agreement signed by each party.
- Attorney Fees; Dispute Resolution. If any arbitration or litigation is instituted to interpret, enforce, and/rescind this Agreement, including, without limitation, any proceeding brought under the United States Bankruptcy Code, the prevailing party on a claim will be entitled to recover with respect to the claim, in addition to any other relief awarded, the prevailing party's reasonable attorney fees and other fees, costs, and expenses of every kind, including, without limitation, costs and disbursements specified in ORCP 68 A(2), incurred in connection with the arbitration, the litigation, any appeal or petition for review, the collection of any award, or the enforcement of any order, as determined by the arbitrator or court. If any claim, dispute, or controversy arising out of or related to this Agreement occurs (a "Dispute"), City and Commstructure will exert their best efforts to seek a fair and prompt negotiated resolution of the Dispute and will meet at least once to discuss and seek a resolution of the Dispute. If the Dispute is not resolved by negotiated resolution, either party may initiate a suit, action, arbitration, or other proceeding to interpret, enforce, and/or rescind this Agreement.
- 6.3 <u>Governing Law; Venue.</u> This Agreement is governed by the laws of the State of Oregon, without giving effect to any conflict-of-law principle that would result in the laws of any other jurisdiction governing this Agreement. Any action or proceeding arising out of this Agreement will be litigated in courts located in Grant County, Oregon. Each party consents and submits to the jurisdiction of any local, state, or federal court located in Grant County, Oregon.
- 6.4 Attachments; Further Assurances. Any exhibits, schedules, instruments, documents, and other attachments referenced in this Agreement are part of this Agreement. If any provisions contained in an attached exhibit, schedule, instrument, document, and/or other attachment conflicts with this Agreement, the provisions of this Agreement will control. The parties will sign other documents and take other actions reasonably necessary to further effect and evidence this Agreement. Time is of the essence with respect to Commstructure's performance of its obligations under this Agreement.
- Notices. All notices or other communications required or permitted by this Agreement must be in writing, must be delivered to the parties at the addresses first set forth above, or any other address that a party may designate by notice to the other party, and are considered delivered upon actual receipt if delivered personally, by fax, or by a nationally recognized overnight delivery service, or at the end of the third business day after the date of deposit if deposited in the United States mail, postage pre-paid, certified, return receipt requested.

- Maiver; Entire Agreement. No provision of this Agreement may be modified, waived, or discharged unless such waiver, modification, or discharge is agreed to in writing by City and Commstructure. No waiver of either party at any time of the breach of, or lack of compliance with, any conditions or provisions of this Agreement will be deemed a waiver of other provisions or conditions hereof. This Agreement contains the entire agreement and understanding between the parties with respect to the subject matter of this Agreement and contains all the terms and conditions of the parties' agreement and supersedes any other oral or written negotiations, discussions, representations, or agreements. Commstructure has not relied on any promises, statements, representations, or warranties except as set forth expressly in this Agreement.
- 6.7 Person; Interpretation. For purposes of this Agreement, the term "person" means any natural person, corporation, limited liability company, partnership, joint venture, firm, association, trust, unincorporated organization, government or governmental agency or political subdivision, or any other entity. All pronouns contained herein and any variations thereof will be deemed to refer to the masculine, feminine, or neutral, singular or plural, as the identity of the parties may require. The singular includes the plural and the plural includes the singular. The word "or" is not exclusive. The words "include," "includes," and "including" are not limiting. The titles, captions, or headings of the sections herein are inserted for convenience of reference only and are not intended to be a part of or to affect the meaning or interpretation of this Agreement.
- 6.8 <u>Execution; Counterparts</u>. The parties may execute this Agreement in separate counterparts, each of which when executed and delivered will be an original, but all of which together will constitute one and the same instrument. Facsimile or email transmission of any signed original document will be the same as delivery of an original. At the request of either party, the parties will confirm facsimile or email transmitted signatures by signing and delivering an original document.

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be duly executed on the date first written above but made effective for all purposes as of the Effective Date.

CITY:

City of John Day,

an Oregon municipal corporation

By: Nick Green

Its: City Manager

COMMSTRUCTURE:

Commstructure Consulting, LLC, an Oregon limited liability company

By: Erik Orton

Its: Owner/CEO

Schedule 1.1 Description of Services

City desires to expand its existing fiber optic network infrastructure for broadband connectivity of strategic City, County, and other Public facilities in and around the City of John Day with an extension into Canyon City. Commstructure will provide fielding, design, permitting and other related technical consulting services for new aerial and underground communications cable infrastructure backbones in two (2) locations in the City of John Day and one (1) location in Canyon City. Total combined route footage is approximately 13,500 feet of new aerial infrastructure; 1,400 feet of new underground infrastructure; 1,700 feet of existing and/or joint-trench underground infrastructure; and connections to four (4) buildings / facilities. The total route distances and quantities in this scope of work are estimated from the feasibility and opinion of probable cost (OPC) phase and the final as designed footages will be reconciled upon completion of the design.

The following is a description and summary for each of the three (3) backbone extensions and connections.

Grant County Regional Airport - Grant County will utilize an existing slack near the fire station at 316 S Canyon Blvd and follow an existing aerial path on SW 3rd towards the airport. This aerial path passes residential developments and a City Water Reservoir at SW 4th St & Airport Rd. Aerial cable slack and access points will be built at strategic locations to service these locations in the future. The route will also leverage existing conduit to extend fiber to the industrial park west of the airport on Industrial Park Rd. The existing conduit crosses underneath the N/S runway and will be utilized with new fiber and vaults set for future access. Continuing south towards the airport, the pole line ends and there would be a transition to underground construction to enter the ESD and Airport communications structure. The fiber termination will be within the shelter.

Humbolt Elementary - The backbone will be extended from this location south up to Inland Dr. At that intersection, there will be an aerial lateral built to the west and then south towards the elementary school. There is an existing aerial communications drop coming from Brent Ln to the building and this project includes a new fiber optic service drop to mirror the existing at a different point of attachment on the pole. The termination will be within the school at the telephone/communications room.

Grant County Circuit Court and Sheriff – This route will tie into and further extend the backbone build contained within the Humbolt Elementary extension. The new backbone will continue south along John Day Burns Hwy / US 395 up to Washington St. The County courthouse, Corrections and sheriff will be fed underground from the utility pole line on S Humbolt St to the west side of the buildings.

In addition to any other Services provided under this Agreement, Commstructure will perform the following services concerning the project described above for and on behalf of City:

A. <u>Field Data Collection, Design and Permitting</u>

1. Perform route field data collection (as required) of the proposed aerial and underground alignments utilizing sub-foot accuracy GPS Data Collection equipment. Data collection to include existing power pole line for aerial joint use; topographic features for underground

- routes; existing utilities and sub-surface structures; canals; bridges; and specialty installation areas
- Research and compile geo-referenced electronic Right of Way (ROW) and Assessor records and map data from City, County and State Agencies to develop AutoCAD Base Maps for use in development of design and construction drawings
- 3. Research and compile existing underground utility maps; pole maps; sub-surface structure maps; structure designs and site plans for translation and insertion into construction drawings for design reference
- 4. Compile and process electronic GPS Field Data and export to geo-referenced AutoCAD format for insertion into base maps for construction drawing development
- 5. Design and overlay underground infrastructure design elements along alignment including conduit and cable pathway, vaults, splice locations, special construction methods or areas and general route identification
- 6. Design and overlay aerial infrastructure design elements along alignment including existing pole data, span data, height of attachment, anchoring, guying, sag & tension, existing utility makeready, risers, slack storage, splice locations and any special construction methods or areas and general route identification
- 7. Develop technical specification documentation supporting construction requirements, material take off schedules and methods of procedure for the installation of aerial and underground infrastructure
- 8. Develop Outside Plant Design project drawings in 11x17 AutoCAD and PDF electronic format for use in permit submittal, competitive bid and installation
- 9. Prepare and submit Permit Application forms and applicable design drawings to governing agencies for public and private right of way. Such entities may include, but are not limited to City of John Day; Grant County; Oregon Department of Transportation; and other State and Federal Agencies that may be identified during route development or route re-alignments
- 10. Prepare and submit Aerial Joint Use Pole Attachment Application forms and applicable design drawings to Joint Use Pole Owners. Such entities may include, but are not limited to: Oregon Trail Electric Cooperative, CenturyLink and any other joint-use pole owners encountered throughout the project
- 11. Prepare, Submit and Manage Aerial Joint Use make-ready tickets via National Joint Utility Notification System (NJUNS) or other methods for adjustment of existing electrical and communications equipment on the poles as required to accommodate new installation requirements
- 12. Preparation of construction drawings with submittals at Preliminary, Bid, and Construction phases for review and comment by City of John Day and Permit Agencies (as applicable, or required)
- 13. If applicable, Environmental Consultant will perform pedestrian surveys or further research as needed. The items that may be included in these tasks are Archeological pedestrian surveys; Historic pedestrian surveys; Wetland surveys; Plant surveys; Wildlife surveys; and Hazardous materials research and surveys. This information combined with the information gathered in Phase I will be compiled in a Final Report and used to avoid impacts to any protected resource; design mitigation where impacts are not able to be eliminated; and to supplement or obtain permits as required. Environmental Consultant Fees are not included in this scope of work and shall be negotiated if determined to be required for this project

B. Bid / RFP Support Services

- 1. Assistance with Competitive Bid Document & Specification Preparation
- 2. Assistance to Host and/or Attend Bid Meetings
- 3. Assistance to Receive, Summarize and Compare Contractor Bid Pricing and Submittals
- 4. Assistance with Contractual Negotiation & Documentation

C. <u>Construction Observation & Technical Support During Construction</u>

- 1. Provide Technical Support to construction crews during construction for interpretation, clarification and implementation of intended design elements and overall network structure
- 2. Construction Oversight; Reporting; Punch List; and Final Acceptance of all infrastructure installed according to project design, specifications and permit agency requirements
- 3. Provide Technical Support in cooperation with Construction to Permitting Agencies and Property Owners during construction for adherence and compliance with specifications, standards and restoration
- 4. Owner Project Lifecycle Management & Support with weekly reporting, progress meetings scheduling and milestone deliverables

D. As-Builts

- 1. Receive as-built red line data from contractor upon project completion; update construction CAD drawings with as-built data
- Prepare, submit and close out all joint-use pole permitting applications and make-ready NJUNS tickets for post-construction inspection
- 3. Prepare a final workbook for submittal in 11x17 Hard Copy, AutoCAD and PDF electronic format
- 4. GIS Data Exporting and Updates as required

E. <u>Industry Standard Assumptions, Limitations and Exclusions.</u>

- 1. Owner will be responsible for all Permit Fees
- Owner will be responsible for all Franchises, Joint Use Pole Agreements, Business Licenses and State Certifications as required to construct and maintain communications infrastructure in the public and private ROW
- 3. Owner will be responsible for the negotiation and acquisition and all private easements if applicable unless otherwise requested by owner and negotiated with Commstructure
- 4. Owner will be responsible for all Existing Aerial Joint Use Communication Provider or Pole Owner Make Ready reimbursement. Commstructure will attempt to identify, list and coordinate all Make Ready work required on the Pole Attachment Applications and Construction Drawings
- 5. Pole loading is not included in this scope of work. If pole loading is required sub-contractor will be retained for pole loading and rates will be negotiated as required.
- 6. Alternate Route Designs or Contingency Route Designs shall be reimbursed according to the Hourly Time and Expense (T&E) Billing Rates
- 7. Weekly or Bi-Weekly Conference Calls to provide project schedule updates and discuss project progress, milestones and action items
- 8. Travel Expenses incurred by Design Staff shall be reimbursed according to the Commstructure Travel Reimbursement Policy
- 9. City will be responsible for the negotiation and acquisition and all private easements if applicable unless otherwise requested by City and negotiated with Commstructure

- 10. Commstructure shall not be responsible for delays in schedule, milestone deliverable dates or monetary penalties resulting from Environmental Conditions discovered or presented during the course of the design of the project that result in work stoppage or design of re-routes
- 11. Commstructure shall not be responsible for the selected Owner's Contractors failure to comply and construct the project according to the Owner's Construction Specifications; Governing Agency Standard Specifications; and Environmental Mitigation or Avoidance Requirements
- 12. Project schedules are developed and based on the assumption that environmental conditions (i.e. cultural, biological, historical, archaeological and hazardous materials) along the proposed alignment(s) are considered disturbed corridors and will not prohibit the successful fielding and design of projects. Unforeseen or unanticipated conditions that result in an alignment re-route will be considered a change in scope and schedule. Subject to the terms and conditions contained in the Agreement, additional fielding, design, and permitting may be negotiated according to Hourly Time and Expense (T&E) Billing Rates and the schedule may be revised based on a mutually acceptable and reasonable amount of time to complete the additional design and permitting
- 13. Additional environmental services and issues that are available are as follows: (a) archeological probes (digging for specific clearance or discovery); (b) archeological monitoring during construction; and (c) USACE and ODSL fill and removal permits for wetland or waters of the state impacts.
- 14. Construction Cost Estimates are an opinion of probable construction costs that may be provided as part of a project. In providing opinions of probable construction cost, neither City nor Commstructure has control over the cost of labor, equipment or materials, or over the contractor's methods of determining prices or bidding. Subject to the terms and conditions of the Agreement, the opinion of probable construction cost is based on Commstructure's professional judgment and experience and does not constitute a warranty, express or implied, that the contractors' bids or the negotiated price of the work described in the estimate will not vary from the City's budget or from any opinion of probable cost prepared by Commstructure.

Schedule 1.2 Schedule of Services

The anticipated schedule of Services includes, without limitation, the following:

- 1. Kick-Off meeting to be held via phone conference in August 2020.
- 2. Field and Design schedule to be agreed to during kick-off meeting with City.
- 3. All services under this scope of work to be completed by June 30, 2021.

SCHEDULE 1.2 – SCHEDULE OF SERVICES {15264178-00901824;4}

PREVIEW Date: Dec 01, 2020 Workspace ID: WS00528662 Funding Opportunity Number: PWEAA2020

Schedule 2.1 Fee Schedule

CONFIDENTIAL

Hourly Time and Expense (T&E) Billing Rates

Unit#	<u>Unit Description</u>	<u>Basis</u>	* Rate
CC109	Principal	Per Hour	\$ 135.00
CC110	Project Manager	Per Hour	\$ 120.00
CC111	Senior OSP Designer	Per Hour	\$ 110.00
CC112	OSP Designer	Per Hour	\$ 95.00
CC113	OSP Design Technician	Per Hour	\$ 80.00
CC114	Senior CAD Technician	Per Hour	\$ 90.00
CC115	CAD Technician	Per Hour	\$ 85.00
CC116	Office / Project Coordinator	Per Hour	\$ 85.00
CC117	Permit Coordinator	Per Hour	\$ 85.00
CC118	Owner Representative / Construction Oversight	Per Hour	\$ 95.00

The following is a breakdown of the estimated engineering fees for each individual segment of the project scope identified in Schedule 1.1 - Description of Services:

Project / Segment		<u>Fees</u>
Grant County Regional Airport		\$ 27,000.00
Humbolt Elementary		\$ 15,000.00
Grant County Circuit Court and Sheriff		\$ 24,000.00
	Sub-Total:	\$ 66,000.00
	10% Contingency:	\$ 6,600.00
	Estimated Project Total:	\$ 72,600.00

EXHIBIT A – WORK ORDER {15264178-00901824;4}

The following attachment is not included in the view since it is not a read-only PDF file.

Upon submission, this file will be transmitted to the Grantor without any data loss.

ED_900B-V1.0 - Combined.pdf

TYPES OF COMPUTERS AND INTERNET SUBSCRIPTIONS



Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

	John Day city, Oreg	on	
	Total	P	ercent
Label	Estimate	Margin of Error	Estimate
➤ Total households	1,030	±94	(X
➤ TYPES OF COMPUTER			
> Has one or more types of computing devices:	919	±98	89.29
No computer	111	±50	10.89
➤ TYPE OF INTERNET SUBSCRIPTIONS			
➤ With an Internet subscription:	813	±100	78.99
Dial-up with no other type of Internet subscription	0	±12	0.0
➤ Broadband of any type	813	±100	78.99
✓ Cellular data plan	566	±86	55.09
Cellular data plan with no other type of Internet subsc	84	±49	8.29
Broadband such as cable, fiber optic or DSL	688	±108	66.89
Satellite Internet service	56	±37	5.49
Without an Internet subscription	(217)	(±64)	21.19
➤ HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2018 INFLAT			
➤ Less than \$20,000:	264	±73	(X
With dial-up Internet subscription alone	0	±12	0.0
With a broadband Internet subscription	165	±62	62.5
Without an Internet subscription	99	±48	37.5
∨ \$20,000 to \$74,999:	510	±92	(X
With dial-up Internet subscription alone	0	±12	0.0
With a broadband Internet subscription	413	±87	81.0
Without an Internet subscription	97	±48	19.0
∨ \$75,000 or more:	256	±70	()

Table Notes

TYPES OF COMPUTERS AND INTERNET SUBSCRIPTIONS

Survey/Program:

American Community Survey

Year: 2018

Estimates:

5-Year

Table ID:

S2801

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

The category "With a broadband Internet subscription" refers to those who said "Yes" to at least one of the following types of Internet subscriptions: Broadband such as cable, fiber optic, or DSL; a cellular data plan; satellite; or a fixed wireless subscription. The category "Without an Internet subscription" includes those who accessed the Internet without a subscription and also those with no Internet access at all.

In 2016, changes were made to the computer and Internet use questions, involving the wording as well as the response options. A crosswalk was used to map pre-2016 data to the post-2016 categories, enabling creation of 5-year data. For more detailed information about the 2016 changes, see the 2016 American Community Survey Content Test Report for Computer and Internet Use located at https://www.census.gov/programs-surveys/acs/methodology/content-test.htm or the user note regarding changes in the 2016 questions located at https://www.census.gov/programs-surveys/acs/technical-documentation/user-notes.html . For more detailed information about the crosswalk, see the user note regarding the crosswalk located at

https://www.census.gov/programs-surveys/acs/technical-documentation/user-notes.html

•

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

Data about computer and Internet use were collected by asking respondents to select "Yes" or "No" to each type of computer and each type of Internet subscription. Therefore, respondents were able to select more than one type of computer and more than one type of Internet subscription.

The category "Broadband of any type" refers to those who said "Yes" to at least one of the following types of Internet subscriptions: Broadband such as cable, fiber optic, or DSL; a cellular data plan; satellite; or a fixed wireless subscription. The category "Without an Internet subscription" includes those who accessed the Internet without a subscription and also those with no Internet access at all.

The category "Has one or more types of computing devices" refers to those who said "Yes" to at least one of the following types of computers: Desktop or laptop; smartphone; tablet or other portable wireless computer; or some other type of computer. The category "No computer" consists of those who said "No" to all of these types of computers.

"Desktop or laptop" refers to those who selected that category regardless of whether or not they indicated they also had another type of computer. However, "Desktop or laptop with no other type of computing device" refers to those who said "Yes" to owning or using a desktop or laptop and "No" to smartphone, tablet or other wireless computer, and other computer. Similarly, the same holds true for "Smartphone" compared to "Smartphone with no other type of computing device", "Tablet or other portable wireless computer" compared to "Tablet or other portable wireless computer with no other type of computing device", and "Other computer" compared to "Other computer with no other type of computing device."

An Internet "subscription" refers to a type of service that someone pays for to access the Internet such as a cellular data plan, broadband such as cable, fiber optic or DSL, or other type of service. This will normally refer to a service that someone is billed for directly for Internet alone or sometimes as part of a bundle.

While the 2014-2018 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

An "**" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself.

An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution. An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution. An "***" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An "(X)" means that the estimate is not applicable or not available.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

The following attachment is not included in the view since it is not a read-only PDF file.

Upon submission, this file will be transmitted to the Grantor without any data loss.

John Day Broadband EDA Full attachment file_smaller.pdf

The following attachment is not included in the view since it is not a read-only PDF file.

Upon submission, this file will be transmitted to the Grantor without any data loss.

John Day Broadband EDA Attachment 9 file_smaller.pdf



Grant County Emergency Communications Agency

316 S. Canyon Blvd John Day, Oregon 97845

541-575-0195 fax 541-575-1721

Valerie Maynard, Director

A Leonard Smith Regional Director Jackson Federal Building 915 Second Avenue, Room 1890 Seattle, WA 98174-1001

Dear Mr. A. Leonard Smith,

On Behalf of the Grant County Emergency Communications Agency (911 Center) I am writing to express our financial support for the John Day Community Broadband grant application being submitted by the City of John Day.

Our agency is the Primary Safety Answering Point (PSAP) for Grant County and provides 911 dispatching services to Police, Fire and Ambulance agencies in Grant County including the City of John Day's Police Department and Public Works. We provide the vital link between the citizens that call for help and the emergency responders. Our PSAP strives to serve with the highest level of professionalism, providing clear and concise delivery of information, all while relying on our current obsolete technology to provide this critical link.

Currently our PSAP operates on a 20 year old radio system that is past end of life. COVID-19 has demonstrated the need to maintain current technology to ensure secure access to our network and other databases to allow for functions such as telework with appropriate cybersecurity measures. These equipment upgrades will allow us to better coordinate community response efforts across law enforcement, medical first responders and other health professionals by creating a fiber optic link between our PSAP and the community's other critical community facilities such as Blue Mountain Hospital, the Grant County Sheriff's Office, and local schools and school district buildings. This broadband expansion and network modernization would provide a critical upgrade to the infrastructure of our PSAP that would allow us to establish communications capabilities for Alternate Care Sites (ACS) during a health crisis at any of these locations.

Our agency has committed \$28,055.83 in funding (20% match) toward this project, which is budgeted and ready for expenditure this fiscal year if the grant is awarded.

In order to ensure that we can provide resilient communications in the event of a disaster, including pandemics like COVID-19, it is crucial that we have a system that is reliable in order to provide emergency communications to our first responders. This improvement to our network and communications equipment would help to ensure that we can consistently deliver the vital communications needed to assist the emergency responders and citizens of Grant County.

Sincerely,

Valerie Maynard
Valerie Maynard, Director





mayor Ron Lundbom A. Leonard Smith Regional Director Jackson Federal Building 915 Second Avenue, Room 1890 Seattle, WA 98174-1001

city manager Nicholas Green

secretary Chantal DesJardin

Re: Financial commitment from City of John Day & Grant County Digital

council Shannon Adair Gregg Haberly Dave Holland Steve Schuette Elliot Sky Paul Smith

The City of John Day is the applicant for this John Day Community Broadband Economic Adjustment Assistance grant.

The City is also the lead agency and fiduciary agent for the Grant County Digital Network Coalition, an intergovernmental agency organized in 2018 to provide publicly-owned broadband and telecommunications technical assistance for public agencies in Grant County.

The City manages its broadband funds and the Grant County Digital broadband funds as part of its municipal budget under Fund 07: IT Fund. The John Day City Manager is responsible for the management of this fund as the Executive Director of Grant County Digital.

These agencies have committed \$175,918.81 in cash as matching funds toward this project from their IT Fund. The matching funds have been budgeted, appropriated and approved for expenditure by both agencies upon notice of award by the Economic Development Administration.

Sincerely,

Nicholas Green

John Day City Manager
Grant County Digital Executive Director

Congress of the United States

Washington, DC 20510

November 20, 2020

A. Leonard Smith
Regional Director
Economic Development Administration
Jackson Federal Building
915 2nd Avenue, Room 1890
Seattle, WA 98174-1001

RE: City of John Day, CARES Act Construction Grant Application

Dear Mr. Smith,

We write to strongly encourage funding for the City of John Day's grant application to the Economic Development Administration's (EDA's) CARES Act Construction Grant program. The project consists of three disparate tasks supporting community members, public safety, education and small business during the ongoing COVID-19 public health crisis.

John Day is a small, rural frontier city located in Grant County, Oregon. Shortfalls in existing broadband infrastructure severely challenge workers and families' abilities to weather the pandemic. As case counts rise and schools close to in-person instruction, parents, teachers and students lack sufficient affordable and reliable broadband internet to keep up with their studies and telework.

Families are struggling in John Day juggling child care, home instruction and work. Broadband scarcity and the lack of access to resources adds an additional level of stress to residents already grappling with uncertainty and economic insecurity. Many John Day families are now required, due to COVID-19, to both telework and engage in distance learning from home, but have inadequate community broadband access to do both activities simultaneously.

Currently, Grant County has the highest COVID-19 rate in the state of Oregon and 911 dispatchers are the first line of defense, performing screening functions for residents in far-flung communities with no internet access. The project will provide a fiber connection between the 911 dispatch center and a backup console at the public school, allowing for the flexibility to provide the additional space required to maintain social distancing guidelines that is essential to the safety, security, and economic recovery of this rural community.

Rural communities, as you are already aware, are particularly fragile in an economic downturn and take significantly longer to recover. The current crisis is affecting many local businesses and preventing start-ups from growing. The GC Coworks section of this application will allow community access to free internet and computers for the 20% of the John Day population who do not have either an internet subscription or a computer at home. Further, it creates a safe coworking business incubator for existing small businesses and start-ups.

We greatly appreciate the EDA's established support for communities across Oregon, and are aware you are deeply engaged in connecting with rural communities like the City of John Day. We encourage you to give this request from the City of John Day for EDA CARES Act grant funding full and fair consideration. This is an important project with multiple and significant impacts toward protecting this community and ultimately allowing it to recover from the pandemic. If you have any questions, please contact Kathleen Cathey with Senator Wyden's La Grande office at 541-962-7691 or Jessica Keys at Senator Merkley's office at (541) 278-1129 who are very familiar with the project.

Sincerely,

Ron Wyden

United States Senator

Ron Wyden

Jeffrey A. Merkley United States Senator



Extension Service - Grant County Open Campus

Oregon State University 116 NW Bridge Street, Suite 1 John Day, Oregon, 97845

P 541-575-4028 | **F** 541-575-2248 extension.oregonstate.edu/grant

12/1/2020

Greetings,

Open Campus, which is part of Oregon State University Extension, is a program that strives to convene partners on issues important to increase the economic well-being and community vitality as well as create access to education. Open Campus has a mission of college and career access, degree completion, and community and economic development. Through these goals I work with people of all ages in Grant County. Often I have adults and high school graduates that are seeking training or education. I also work closely with county and city officials, business leaders, and other organizations to identify needs within the community that would provide critical infrastructure for innovation and work force development that is necessary for thriving communities. Through my work and interactions I have found there is need for space to cultivate small business mentorship, as well as economic vitality through working communities of motivated entrepreneurs. Likewise, businesses and innovators are without support in addressing their hiring needs and innovation-centric generators. Employees in our area are interested in continuing their education or looking to become educationally qualified for advancing their careers. In our county we have average annual wages \$10,000 below that of Oregon.* This statistic, coupled with our median income of \$36, 000*, has many looking for ways to increase their earning opportunities. GC Coworks would provide a place to work and be supported by technology and this would incubate a center for workforce development thereby providing a level of equity in our rural area.

The GC Coworks space is critical for the purpose of distance learning for students, as well as those adults working to increase their skill set. Moreover, accelerating innovation for the business community and entrepreneurs is equally critical. There are many households in Grant County without adequate access to the Internet, or the proper equipment to utilize it directly. In our county 57% of households can access broadband, compared with Oregon's access rate at 93%.*

With this dual mission, Grant County Co-Works will provide an environment of learning and innovation that is not prevalent in eastern Oregon and Grant County in particular. Members/users will naturally motivate each other. According to Oregon RAIN (Regional Accelerator & Innovation Network), collaborative spaces like Grant County Co-Works enable "intentional collisions" where participants can interact in a space and share ideas and resources where they otherwise wouldn't have the opportunity to do so. Internships and "brainstorming" sessions will catalyze 'users' innovation and learning experiences. Mentoring will be efficient and viable given the co-location fundamental to this Co-Works model. By increasing the infrastructure for businesses this would allow them to address employee skills and workforce development to create a thriving workforce.

Agricultural Sciences & Natural Resources, Family and Community Health, 4-H Youth, Forestry & Natural Resources, Extension Sea Grant, Open Campus, and Outdoor School programs. Oregon State University, United States Department of Agriculture, and Oregon counties cooperating. The Extension Service offers its programs and materials equally to all people.

Grant County Co-Works will add an entire new dimension to Grant County's culture, enabling a culture of collaboration, possibilities, and sustainable growth. New businesses, better-educated and more capable population will fundamentally add to the commerce and standard of living in Grant County.

Thank you for your consideration.

Didgette McCracken Grant County Open Campus Coordinator Oregon State University

*2017 Communities Reporter. OSU Rural Studies program

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

OMB Number: 4040-0013 Expiration Date: 02/28/2022

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c. cooperative agreement	c. post-award			
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	Entitu			
4. Name and Address of Reporting	Entity.			
Prime SubAwardee * Name				
City of John Day				
* Street 1 450 E. Main Street	Street 2			
* City John Day	State OR: Oregon	Zip 97845		
Congressional District, if known: OR-002				
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Prefix * First Name Nicholas	Middle Name			
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* Street 1	Street 2			
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b. Individual Performing Services (incl	uding address if different from No. 10a)			
Prefix * First Name	Middle Name			
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