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Subject:	John Day Street Network - Planning Session for the 2021 BUILD Grant
Date:	Thursday, January 21, 2021 5:34:03 PM

Judge Myers, All –

The city council asked me to reach out and schedule a planning session for our 2021 BUILD grant application and proposed street improvements. Our complete 2020 application from last year is available at this link:

https://www.cityofjohnday.com/planning/page/2020-build-grant-john-day-innovation-gateway-economic-revitalization

The BUILD grant is a federal funding opportunity that allocates $1 billion annually for road, bridge and other transportation improvements. Half the funds are reserved for rural communities. We applied in 2019 and again in 2020, and both applications made it to the final round but were ultimately not selected. We intend to apply again in 2021.

We would like to coordinate our application with the county court and county road department. Our proposal is supported by three local land owners/developers: Iron Triangle LLC (for Ironwood Estates Phase 2/3); Mahogany Ridge (Josh Walker/Russ Comer for the 80-acres that comprise the former Strawberry View Estates at the east end of John Day); and the Holmstrom family.

We have completed the right-of-way acquisition for the Government Entry Road access to Ironwood Estates (gravel road between Valley View Drive and Patterson Bridge Road) and all the land/ROW acquisition for the future 7th Street. All three private parties have signed agreements with the City to dedicate the right-of-way for their respective developments and those agreements will be updated for the 2021 application, with the intent that we proceed this year with the remainder of the right-of-way procurements.

This proposal would allow us to create 76 homes in Ironwood Estates (17 single family lots and 59 duplexes) and 41 homes (mixed single, duplex and triplex/cottage cluster) at Mahogany Ridge. It would also grant right-of-way access to build a new bridge from 3rd Street at the county fairground property north across Holmstrom's to tie into 7th Street next to the new playground/splashpad and from there north/northwest along the existing gravel road to connect to the east end of Charolais Heights, where four new residential lots will be developed in the initial phase.

This application is supported (both in spirit and financially) by our largest employers, land owners and land developers in John Day. Completing these road and bridge improvements will also provide numerous community benefits, including:

- Creating a 20-year housing supply for Grant County residents and employers for market rate

(non-subsidized) workforce and retirement housing that is affordable to county residents of all income levels;

- Building a new bridge at 3rd Street and tying this bridge and street improvement (future Holmstrom Road) into 7th Street to begin planning for the eventual replacement of the bridges at Patterson Bridge Road and Bridge Street; these are the two most used bridges in Grant County with about 1,000 trips per day for each; both are rated Fair and moving toward Poor condition due to scouring and their age/condition;
- Creating 12 new one-acre parcels in a mixed use business park (former Iron Triangle property) to allow for employment and business expansion opportunities;
- Building fiber optics and high speed internet to the remainder of John Day and critical community facilities, including the county fairground and future wastewater treatment plant;
- Creating improved highway access and safety improvements for the proposed 50-room hotel and event center at the former Oregon Pine mill site, which will extend east along Highway 26 to the site of the new Dollar General store.

This project includes several project elements, some of which (like the housing) we feel are important to pursue regardless of whether we receive grant funding through the BUILD program or not.

The City has already invested over $2 million in land and right-of-way acquisition and brownfield remediation to make these projects possible. We are also expecting a letter of further consideration from the Economic Development Administration for an additional $2 million to extend broadband throughout this project area and up to the Grant County Regional Airport, Airport Industrial Park and to the County Courthouse. In addition, we are preparing to spend up to $12 million for the new wastewater treatment plant as a companion project to this BUILD grant. In combination, these are the largest investments we are likely ever to make during our lifetimes. When finished, they will position the county for sustainable growth and development for generations to come.

We would like to meet with the County Court to discuss the potential right-of-way acquisition at 3rd Street for the proposed bridge and how we can work together more effectively with our private developers in this public private partnership to bring these benefits to Grant County with a win this year.

Please let me know when you are available to meet with our council and the parties to this agreement to discuss further. We would like to schedule the meeting in February so that we have time to make any plans and adjustments to our upcoming fiscal year budgets.

Best regards,

Nick

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