



City of Chiloquin

INCORPORATED 1926
 P.O. Box 196, Chiloquin, OR 97624
 (541) 783-2717 • Fax (541) 783-2035

NARRATIVE INFORMATION SHEET

1. Applicant Identification
 City of Chiloquin
 127 S First Avenue
 Chiloquin, OR 97624

2. Funding Requested
 - a. Assessment Grant Type: Community-Wide

 - b. Federal Funds Requested
 - i. \$ 300,000
 - ii. No site specific

3. Location: The City of Chiloquin, Klamath County, Oregon

4. Property Information for Site-Specific Proposals: Not applicable

5. Contacts
 - a. Project Director
 Cathy Stuhr
 Project Director
 chiloquincommunitybuilders@gmail.com
 (503)702-4974
 127 S First Avenue
 Chiloquin, OR 97624

 - b. Chief Executive/Highest Ranking Elected Official
 Teresa Foreman
 City Recorder
 chicityhall@gmail.com
 (541)783-2717
 127 S First Avenue
 Chiloquin, OR 97624



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6. Population: 746

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	1, 2, 3
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The priority site(s) is in a federally designated flood plain.	
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	8, 9

8. Letter from State Environmental Authority
 See attached



Oregon

Kate Brown, Governor

Department of Environmental Quality
Eastern Region Bend Office
475 NE Bellevue Drive, Suite 110
Bend, OR 97701
(541) 388-6146
FAX (541) 388-8283
TTY 711

October 22, 2020

Terri Griffith
U. S. Environmental Protection Agency, Region 10
1200 Sixth Avenue
Mail Code: 13-J07
Seattle, WA 98101

RE: DEQ Support for City of Chiloquin's Community-Wide Assessment Grant

Dear Ms. Griffith:

The Oregon Department of Environmental Quality is pleased to acknowledge the community-wide assessment grant application from the City of Chiloquin. The focus of the grant would be properties that have the potential for hazardous substances and/or petroleum contamination. These properties include former lumber mills, dry cleaners, and former gas stations. These same sites, once assessed, and, if necessary, cleaned up, will lend to redevelopment projects that have the potential to bring jobs and community resources using sustainable redevelopment practices.

The City of Chiloquin is requesting \$300,000 in funding. The Coalition anticipates performing 8 Phase 1 Environmental Site Assessments and 4 Site Assessments, and reuse planning.

DEQ encourages EPA to fund the City of Chiloquin community-wide assessment grant application.

Sincerely,

Lauri Aunan

[Lauri Aunan \(Oct 22, 2020 19:45 PDT\)](#)

Lauri Aunan
Division Administrator
Eastern Region

ecc: Teresa Foreman, City of Chiloquin
Katie Daugherty, DEQ

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area: The city of Chiloquin (Chiloquin/City), **population 746**, is located at the confluence of the Williamson and Sprague Rivers, in the Klamath Basin, 40 miles north of the Oregon-California border and 85 miles east of Medford, the closest larger city in comparison (83,000 pop.). Chiloquin epitomizes the high desert area of South Western Oregon, and is the gateway between California, Crater Lake National Park, and Oregon. The area was originally home to the Klamath Modoc, and Yahooskin people. This region is still the treaty rights territory of the Klamath tribes for hunting, fishing, gathering cultural and sustenance rights, and tribal members make up nearly half of our population. Trappers from the Hudson's Bay Fur Company arrived in 1826. European settlers started arriving soon thereafter and a century later, the town of Chiloquin was incorporated. Chiloquin was a timber and lumber boomtown, built quickly and cheaply and, in the year of its incorporation, a fire consumed the downtown. It was rebuilt using more fire-resistant materials; the two priority sites were buildings built then. Chiloquin was nicknamed "Little Chicago," because the inhabitants (2,000 then) loggers, sawmill workers, miners, and ranchers, possessed a rough and tumble reputation. With its healthy forests, the economic vitality of the mill and train stop downtown, it was a busy and thriving town.

A series of political and economic events hit our community hard over the past 100 years: the act of termination of the tribes' Federal recognition; the closing of the mill; the end railroad service, the Dawes Act allotments transferring land ownership; the Code of Indian Offenses punishing religious and cultural freedom; the Great Depression; and a series of fires. All had economic and cultural impacts. Land use changes have environmental and economic impacts to this day. Even with the Restoration of the Tribes Federal recognition and with the Freedom of Religions Act, permanent economic impacts remain. Additionally, numerous large and devastating wildfires have occurred in the Chiloquin area. Most recently, the Two Four Two Fire was discovered burning September 7, 2020 and continued burning for more than two weeks. It burned southwards towards Chiloquin destroying 8 homes and forcing the evacuation of 482 others.

In addition to wildfire danger, the city is adjacent to the flood zone of the Sprague and Williamson Rivers. In 1996 and 1997 the Sprague River flooded, damaging buildings in the City and surrounding communities. Our historic lumber mills, prosperous downtown and job opportunities along with cultural resources have been devastated. With these losses, we are left with blight from deteriorating and vacant structures and properties, a lack of opportunities and services, as well as potential and known contamination from previous industrial and commercial uses. Chiloquin residents, many who lack transportation, must travel 60 miles round trip to Klamath Falls to go to the bank, fill a prescription, or buy a pair of shoes. These conditions are of great concern to us especially due to the demographic make-up of sensitive populations within our community (see 2.a.ii). The combination of excessive poverty and low property values make it difficult to rebound from disasters, such as the Two Four Two Fire, let alone make progress with respect to the need to improve environmental conditions, or instituting economic development initiatives. That is why the City seeks funds for brownfield assessment, cleanup and reuse planning. The primary goals of this project are to identify and quantify the environmental contamination within the City's downtown (*the target area for this project*). The goal of the work to be completed by the grant is to understand environmental liabilities associated with key sites, and to develop and re-energize existing community-driven reuse strategies. This brownfield assessment project is an essential key starting point for us. It will enable Chiloquin to leverage our designation as a federal Qualified **Opportunity Zone (QOZ)**, to revitalize our economy, establish us as an inviting tourist destination, create relevant job opportunities, and reestablish or expand essential services including banking, health care, and service sectors.

1.a.ii. Description of the Priority Brownfield Site(s): The priority sites are located in the heart of downtown Chiloquin on W. Chocktoot St., our main commercial street and the only thoroughfare connecting the West and East sides of town. The City is bisected by Williamson River, and **all sites**

are within two blocks of the River. The entirety of the City is located within the **federally-Qualified Opportunity Zone**. Community input from the initial activities regarding the development of this application (described in section 1.b.i.) resulted in the selection of the priority sites. The location of the sites and the catalytic action associated with their reuse will transform our downtown from a series of disjointed blighted buildings into a new center for ecotourism and professional businesses that will bring jobs and essential services to the community.

Site #1: Former Markwardt Bros. Garage, intersection of 1st and Chocktoot St. (~ 1 acre):

This county-owned building sits vacant at the heart of downtown and is one of only a handful of historic buildings still standing. Sadly, unless this building can be evaluated for restoration and reuse in a timely manner, it will be considered for demolition. A garage has existed on this site since 1919, though the current building was built around 1924. The former uses include gas station, warehouse and auto body repair shop. The building is deteriorating; however, its vaulted roof line is reminiscent of days past. Part of the grant monies will be used to determine if and how the onsite structure can be reused. Its current status represents a health hazard, as children attending the **Chiloquin Head Start program**, a mere 400 feet away, could easily be tempted to venture into the decaying building. Potential contaminants include petroleum, asbestos, and lead from historical and industrial uses on and adjacent to the site. Site access is secured. **Reuse concept:** Proposed redevelopment concepts include an indoor farmers market with space for workforce development, an entrepreneurial/small business incubator, or youth center.

Site #2: HIRVI Building, 108 E. Chocktoot St (~0.5 acres): This privately-owned building directly across Chocktoot St. from Site #1 was built in 1926 and is recommended for historic preservation. It is a single-story masonry building, partially boarded and vacant with paint peeling from damaged stucco. The building also has a separate space with six offices. Potential contaminants include asbestos and lead from historical and industrial uses and building materials due to age of the structure. The potential for vapor intrusion from historic on and off-site sources also exists. Residences are located within 200 feet. Site access has been secured, as the current owner does not have the means for necessary repairs. **Reuse concept:** youth activities/school after-care, social services/non-profit/multi-generational service center, shared work space, retail, or restaurant.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plan: Between 2003 and 2007, the City with the Klamath Tribes and regional organizations completed economic opportunity analyses, business plans, and strategic plans for the downtown area. Interest in re-examining these plans and updating new plans has sparked in the past few years with new City leadership and collaborative partnerships across the community. From 2019-2020, the City was preparing to update its *Strategic Plan*. Community engagement activities were just beginning to get underway when COVID-19 response and lockdown measures took precedence. To date, a community survey was completed and residents recorded their top priorities for community redevelopment efforts, which included public/environmental safety/security, parks/outdoor gathering spaces, community health and economic vitality. The reuse plans for the priority sites were addressed in the Plan, and will revitalize the downtown, making it a safer and more economically vibrant location with vital community services including a childcare/youth activity center/job training/work source center.

In 2018, the City completed a joint planning effort with the Klamath tribes and Oregon Department of Transportation to create the *Chiloquin Community Pedestrian and Bicycle Plan*. The plan development process included community engagement efforts to create a summary of projects and strategies needed to complete walking and biking networks. These networks would enhance connections within the downtown area and community destinations, such as schools, parks and households. The priority locations for this project include the priority sites for this project. Due to our small population and remote location, the strategic use of resources to improve community access to social and economic services will make the town more of a hub for the 3,000 people living in the surrounding area. **The assessment and reuse of the sites align with the preliminary community input towards the current revisions to a new City Strategic Plan and the adopted**

Chiloquin Community Pedestrian and Bicycle Plan. Through the brownfield program, we will address potential contamination threats in the key structures and land areas that will be integral to completing our vision.

1.b.ii. Outcomes and Benefits of Reuse Strategy: The proposed project will provide environmental due diligence, cleanup planning, and reuse planning services necessary to position the priority properties and other sites for sale and redevelopment, or for use as safe municipally owned open/recreational space. These activities will accommodate new investments by stimulating the availability of other funds and resources, creating new jobs, particularly in the sectors of health services and small business, and medical/social services. Specific outcomes include increased property tax revenues and increased access to essential services and fresh food through the creation of the year-round farmers market in 10,000-15,000 sq. ft. of commercial/professional/retail space in the two priority sites alone. Chiloquin residents will no longer have to travel 60 miles to Klamath Falls to go to the bank, fill a prescription, buy a new pair of shoes. In each instance, the priority properties are blighted with perceived environmental concerns that represent significant roadblocks to reuse/redevelopment. Once assessed, and if necessary cleaned up (possibly by subsequent cleanup grant(s)), the sites will lead to redevelopment and reuse projects that have the potential to bring jobs and needed resources (parks, pedestrian and transportation improvements, healthy food options) while preserving the area's natural beauty. The reuse and/or rehab of key downtown properties and encouraged use of energy efficient building practices and use of renewable energy methods are in keeping with community priorities. The City of Chiloquin recently completed a city-wide survey to identify community needs and priorities to update the City's Strategic Plan. The Klamath Tribes, Klamath County, and other community advocacy groups routinely conduct similar issue-focused surveys. Responses to all of these surveys are overwhelmingly consistent - citizen's top priorities are public safety/security, parks/outdoor gathering spaces, community health and economic vitality. COVID-19 has prevented forward movement on these issues in any meaningful way. Further, redeveloping blighted properties that incorporate renewable energy options or energy-efficient building practices will further promote best practices in natural resource protections and improve air quality by using sustainable heating systems as alternative to outdated wood stoves. The City will also make use of its designation as a **federally-qualified Opportunity Zone** to capitalize on the incentives that will be offered to investors who can leverage associated tax benefits. Addressing the stigma, blight and health issues created by brownfields is the essential first step in enabling the City to effectively re-visit available economic revitalization strategies (See section 1.B.ii) and create new opportunities.

1.c.Strategy for Leveraging Resources

1.c.i.Resources Needed for Site Reuse: The reuse and redevelopment projects proposed in this brownfield assessment project will require both public and private investment. The City is eligible for the following programs identified for the potential to insure the redevelopment and reuse of the priority sites and future sites identified by the City and community members. The City will work with community partners, including South Central Oregon Economic Development District (SCOEDD) and Business Oregon to identify potential developers and investors willing to support intended redevelopment concepts or other suitable revitalization projects. The City is also eligible to apply for grants and loans from the USDA Community Facilities Program, which is applicable for both health and recreation projects or, if necessary, for demolition of priority site #1 (if not salvageable). US EDA and Business Oregon programs would be applicable for workforce and job creation projects. Oregon Parks and Recreation Local Government Grants would provide funding for recreation opportunities that will be created for public use for sites beyond the priority sites. Further, the City is planning to apply for an Oregon Community Paths grant to link bike and walking trails throughout the City including the priority sites. If assessments determine that cleanup is necessary at any project site, then the City will apply for an EPA Brownfields Cleanup grant, if applicable. Business Oregon's Brownfield grant program may be accessed as well. By removing the environmental unknowns with this proposed assessment grant, Chiloquin can expedite redevelopment and its subsequent economic and community benefits. This will ameliorate the

current blighted condition, and create safer neighborhoods.

1.c.ii. Use of Existing Infrastructure: The target area is equipped with municipal roads, water, and sewer, power and broadband/fiber optic cable for commercial needs. Further, streets and sidewalks are in place to promote vehicular and pedestrian access. The city is currently seeking funding to improve the sidewalks that exist, as well as to create more crosswalks and bike lanes. The City has identified the following resource to move this projects forward: Oregon Department of Transportation Highway Safety Improvement Program can be used to create on-street bikeways, improved sidewalks and ACA compliant and safety-enhanced crossings. These improvements would assist in improving community residents but would also enhance the likelihood of appealing to a wider audience of potential visitors. Transportation-based projects would assist in tying the priority sites to the wider community through improved connectivity and safety. Through the Chiloquin Community Builders, Chiloquin was recently selected by Rural Development Initiative (RDI) to host an Economic Vitality workshop series to help build the capacity of local main street organizations to undertake economic development activities. RDI will provide the training through a USDA Rural Community Development Initiative grant. In exchange for hosting the events, Chiloquin will receive additional strategic economic vitality planning support from RDI, which will enhance the proposed project efforts.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding: Chiloquin, is a small city with a poverty rate of 39.8% (twice as high as that of the county as whole, and triple that of the US rate: the unemployment rate is 13% as compared to 3.7% for Klamath County as a whole (US Census data, 2018 5-year estimates). The elevated poverty rate equates to decreased income tax revenues. Oregon has no sales tax at the county or town level of government to use as revenue generator. With lower property values, there is little ad valorem revenue to compensate. Our 2019-2020 budget recorded only \$120,546 in property taxes collected for the entirety of the year. Our total revenue/resources for last year were \$5,258,236 but our expenditures were \$5,239,085; with the remaining funds primarily applied to the capital replacement fund, leaving no resources for assessment or reuse planning at the scale proposed by this grant. Further compounding need in the City are the devastating 2020 wildfire and the current COVID-19 crisis. Though the damage is still being assessed, the costs of fighting the Two Four Two Fire are estimated at \$6.8 million. For the most part, State and federal resources are used to contain these fires, but these resources are diverted from forestry service and management of lumbering, which still accounts for 20% of payroll earned here (Klamath County records). The cost to the municipality and property owners for cleanup and rebuild adds to the economic hardship already experienced.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: Our community suffers greatly in terms of health and welfare threats that exist here. The majority of our citizens can be classified as members of sensitive populations. In our small community: 46.5% of our people are from minority races (primarily native American); 39.9% are women of child-bearing years; 25.2% are children; and 15.7% of our people are aged 65 years and older (US Census data, 2018 5-years estimates). According to US Housing and Urban Development's most recent estimates, 77.3% of our population live at or below the low-to-moderate income level (LMI). Crime is a significant issue identified by Chiloquin residents in the city strategic plan. Although Chiloquin does not have its own police department, local crime statistics are not readily available. Crime for the county as a whole is higher than the national averages (37 points on the property crime index vs 30.5 average for the US with the lower number better) [bestplaces.net]. The aging vacant buildings in the downtown (including the priority sites) and vacant overgrown properties contribute to blight and the propensity for crime, such as vagrancy and drug use in the City. In a recent health and safety survey conducted by Chiloquin First, residents commented: *"There are needles in the playground – kids can't play there."* *"The gunshots at night keep me awake!"* *"I am tired of being afraid."* *"Chiloquin lacks safe public spaces for community gatherings and outdoor activities."* **According**

to the USDA Economic Research Service Atlas, the target area is a low-income, low-access tract with residents being more than 20 miles from a full-service grocery store that stocks fresh food. Compounding this, 25% of households in the Chiloquin area qualify for food assistance (SNAP) benefits, which means their ability to afford nutritious food is greatly compromised. Within the town of Chiloquin, 95% of children at the elementary school received free/reduced cost lunches (2018-2019 school year, Oregon Dept. of Education). Further, the impact of COVID-19 has been devastating to the welfare of our Community overall. We are a small rural community that is somewhat isolated from larger town amenities; hence, we keep our community in a healthy state of mind by multiple community events. This year we were unable to celebrate our yearly Rodeo, 4th of July BBQ and Parade, or our Tribal Pow Wow. These are the things that bring our community together and gives us a sense of purpose and well-being despite our economic and health-related challenges, so without these activities our people are suffering to a greater extent than normal. In the 2019 Klamath County Health Prioritization Survey (closest hospital care provider), 25.19% of respondents (second highest cause) cited poor physical or mental health for negative impact on their quality of life. The grant will help identify proposed reuses of the priority sites, such as medical professional services, such as primary care and mental health providers and rehab counselors will facilitate improved well-being and will promote reductions in crime due to drug use or behavioral health challenges. Youth recreation facilities will engage young people and prevent in some part their participation in drug-use and crime. Economic opportunities created through the job training and business incubator will improve the economic standing and living conditions for area residents. Creation of a year-round indoor farmer's market space will greatly improve access to food for area residents. Redevelopment concepts for the priority sites will address health and welfare issues in the community, which will lead to improved living conditions for all our residents but most importantly for our predominant sensitive populations. This project will enable Chiloquin to erase the visible signs of crime, anti-social behavior, and civil disorder by creating a downtown environment that residents are proud of thereby discouraging further crime/disorder.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Health conditions in Chiloquin are exacerbated by exposure to brownfields, and lack of access to services and healthy foods. Contaminants that exist at the target sites include asbestos, lead, petroleum, and other hazardous substances. These contaminants can have serious impacts on the health of our residents living in proximity to brownfields sites. Approximately 80% of our population lives within 2000 ft of the target area. **Lead** is a potential contaminant at all sites. Even low levels of lead in the blood of children can result in permanent damage to the brain and nervous system, leading to behavior and learning problems. Pregnant women are also highly vulnerable to lead exposure. **Premature Birth** is 7.5%, the third highest rate among Oregon counties (OHA). Klamath County (7%) is the second highest county in Oregon for **low birthweight** (OHA: 2015 Data). Klamath County has an **Infant Mortality** that is 4th highest among counties in Oregon (OHA: 2011-2015 Data). Asbestos, another potential contaminant can cause asbestosis, a scarring in the lungs caused by breathing asbestos fibers; and mesothelioma, a rare cancer of the membrane that covers the lungs; and lung cancer. **The age-adjusted rate of mesothelioma in Klamath County is 19.4** (compared to the overall US average of 11.1) Klamath County is #50 on the CDC list of the top 50 counties for this cancer. The Oregon Health Authority statistics report that Klamath County has an overall adult rate of **asthma** of 11.7% (OHA: Oregon Behavioral Risk Factors Surveillance System (BRFSS) 2014-2017 data) which is higher than the 7.7% of U.S. adults reported by the CDC (2018 data).

Petroleum: Breathing petroleum vapors can cause nervous system, blood effects (such as headache, nausea, and dizziness) and respiratory irritation. Chronic exposure to petroleum products may affect the nervous system, blood and kidneys. Gasoline contains a small amount of benzene, a known human carcinogen (CDC.gov). According to the Oregon Health Authority, in the Chiloquin census tract (which includes a significant population outside of the city (31,798)) **the age-adjusted cancer incident rate has increased** and is 214.5/100,000 (33% worse than the state). A Chiloquin resident of the same age is 33% more likely to die of cancer than an individual of the same age in another county. The assessment of sites and the cleanup of those contaminants can reduce these exposures

and facilitate improvement in health statistics.

(3) Disproportionately Impacted Populations: The presence of brownfields, the isolation and lack of government resources impact the health and welfare of all our residents, but the majority of which belong to sensitive populations (section 1.a) who are hit hardest. Blight, lack of employment, poverty and proximity to brownfields in the target area can compound or trigger physical and mental health issues, such as depression/anxiety. According to EJ Screen, the Chiloquin area is within the 72 to 75 percentile (statewide comparison) for all of the standard Environmental Justice Indexes. According to the Oregon Office of Rural Health, Chiloquin scores the worst in the state in terms of primary care, mental health providers and dentists in the state. **The entirety of Klamath County, which includes the target area, is a medically underserved area (MUA).** The shortages are evident in primary care, dental and mental health care providers and federally qualified health centers. This means that residents here are more likely to suffer from or die from chronic health conditions that are caused or exacerbated by possible hazardous substances or petroleum contaminants from brownfields sites, such as the priority sites to be addressed through this project. To address these poor health and welfare issues affecting our sensitive populations, the grant strategy will focus on assessing and developing community driven reuse plans that will look to leverage funding for city and county to improve health and welfare-related programs. For example, Site #1 may become a year round farmers market with affordable healthy food alternatives supporting local farmers and ranchers; Site #2 could meet multiple needs for, an employment office, office space, health care, retail, a bank – and no-one would have to drive or take the bus 60 miles to benefit from these services. Assessment and planning efforts funded by this project will allow the City to identify the actual risks on the sites and take actions to mitigate any potential environmental threats in the all-important process to plan for and then provide the strategic planning and infrastructure for a complete vision for a healthy and economically vibrant Chiloquin. The project will draw upon existing resources and support a plan for prioritized site reuse.

2.b. Community Engagement

2.b.i. Project Partners and ii. Project Partner Roles:

Partner Name	Point of Contact	Specific Role in the Project
Chiloquin Vision In Progress/Chiloquin Community Builders	John Rademacher, Board President haserad@centurytel.net 541-891-4839	CVIP serves the area through projects that result in a healthy social, economic, natural, and cultural environment and will support reuse and redevelopment activities that foster community prosperity, health and well-being by providing community engagement, strategic partnership and reuse planning support
Healthy Klamath/Blue Zone	Jessie Hecocta jessie.hecocta@healthyklamath.org	In support of the Healthiest State initiative, Blue Zones encourage changes that lead to healthier options by bringing residents, worksites, schools, restaurants, grocery stores, and government together. Healthy Klamath/Blue Zone will inspire a community engagement program that has the power to improve the quality of life for everyone.
South Central Oregon Economic Development	Betty Riley, ED541.884.5593 betty@scoedd.org	SCOEDD is a key conduit for regional economic development assistance and will provide professional staff to support economic redevelopment planning and site selection and prioritization. SCOEDD currently administers the USEPA Coalition Assessment Program for Lake County, and will advise and provide resources on Brownfield matters, strategic planning and economic development.
Oregon Health and Outdoors Initiatives	Barton Robison robison@willamettepartnership.org	HOI is a key member of the Chiloquin Elementary School Green School Yard project and will advise the brownfield team on needs and outdoor recreation opportunities for all community members.
Oregon Main Street (OMS)	Sheri Stuart (503) 986-0679 sheri.stuart@oregon.gov	OMS will provide support to develop a vision for redevelopment planning and then attract the people and financial resources to bring about the desired change. OMS will provide training, technical assistance and networking opportunities
Chiloquin First	Valeree Lane 541-882-8846 vlane@klamathcounty.org	This community coalition sponsored by Klamath Tribal Health & Family Services and Klamath County Public Health will work with the project to plan site reuse that will most benefit the community

2.b.iii. Incorporating Community Input: The project goals in terms of its community engagement and partnership efforts are to achieve the following: 1) assist the public in contributing to and

understanding the decision-making process during project planning, assessment phases, and cleanup, and the community’s role in that process; 2) give the public accessible, accurate, timely, and understandable information about the project as it moves forward; 3) ensure adequate time and opportunity for the community and community groups to provide informed and meaningful participation and for that input to be considered; 4) reflect community concerns, questions, and information needs; and 5) respect and fully consider and include public input. The Brownfields team will develop a written Community Involvement Plan to document and formalize the process to share information and seek public input to decision-making. Input will be sought on site selection, project planning, and cleanup/reuse planning. The public will be given ample opportunity to submit suggested sites for assessment through community meeting participation. The community can participate in the prioritization process through planning charrettes and public meetings. The City will use the following strategies to communicate with the public. Maintain Point of Contact: The City will designate points of contact for the project and contact information will be provided o. Maintain Communication with Local Officials, Agencies, and Residents: Project staff will attend civic organization meetings and provide updates on project activities and answer questions. A focused mailing list of local residents, organizations, businesses, and officials will be established. The mailing list will be used to ensure that those that do not have access to the Internet or other information sources still have a way to receive information. Prepare and Distribute News Releases, Fact Sheets, Newsletters, Social Media Updates: Updates summarizing current information about the project and describing upcoming activities (including public meetings) will be prepared and distributed to those on the project mailing and email lists. The City will prepare and release announcements to local newspapers and radio to provide information about events such as opportunities for public input, significant site investigation findings, completion of major milestones, important scheduling information, and other pertinent information. Social media outlets will also be employed to convey these messages. Establish and Maintain an Information Repository: Documents including project fact sheets, technical reports, the CIP, site nomination forms, and access agreement templates will be kept at a central repository in the project office. Conduct Public Meetings and Information Sessions with Virtual Alternatives: A minimum of four public meetings/planning charrettes will be held to communicate information and to solicit input from the community. The achievement of certain project milestones or discovery of new information may warrant an additional formal public meeting with presentations of technical information. A live stream will be available as possible. The project team will also reach out to local residents through partner community organizations for additional project sites and to determine priority redevelopment needs from a community perspective and to respond to community input and feedback. The City will communicate progress and seek input at regularly scheduled meetings. The project team will also gather input for use at planning charrettes and will seek candidate sites for assessment at the scheduled community meetings. Community member input will be responded to through direct discussion or through meeting minutes, using a collective visioning approach that embraces community diversity and focuses on solutions and positive visions for the future rather than problems. The discussion, visioning and proposed solutions will be included in the comments in the public records and incorporated into the City Strategic Plan and updated local community economic revitalization plans. The meetings will be held online and modified for in-person public meetings due to COVID-19 restrictions. When possible, the City will find appropriate methods to hold in person meetings due to the lack of internet or reliable internet access to a significant portion of our population.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs:

<p>Task/Activity 1: Programmatic Support</p> <p><i>i. Project Implementation:</i> Project management of EPA-funded activities for the priority & non-priority site(s), cooperative agreement oversight; budget management , scheduling and coordinating of subcontractors, monthly team meetings, conference/workshops travel for purposes of staff development and efficiency improvement</p> <p><i>Non-EPA grant resources needed:</i> in-kind resources including project team staff effort</p>

<p>ii. <i>Anticipated Project Schedule:</i> Months 1-33, project activities will commence immediately upon issue of cooperative agreement. The project team will meet bimonthly throughout the program.</p>
<p>iii. <i>Task/Activity Lead(s):</i> Project Director with support from QEP and project staff</p>
<p>iv. <i>Output(s):</i> quarterly reports, ACRES data entry; notes from monthly team meetings complete and accurate project information repository</p>
<p><i>Notes:</i> Given the pre-emptive community engagement activities and community input on sites, the City expects to complete assessment project activities in 30 months and closeout the grant within 33 months.</p>
<p>Task/Activity 2: Community Engagement</p>
<p>i. <i>Project Implementation:</i> Coordination and delivery of active community engagement throughout the project lifetime that builds on previous efforts of the City, including securing site access; community engagement meetings that educate community members on brownfields and the importance of addressing these sites; site selection through community input. Discussion of EPA-funded activities for non-priority site(s), if applicable: A minimum of four community engagement meetings that will include a brownfields education program; community input on site recommendations, suitable reuse and redevelopment of assessed sites; and a planning charrette with community partners and members. Updates and presentations given at public meetings. <i>Non-EPA grant resources needed:</i> in-kind resources including project team staff effort and efforts of community partners who will host and promote participation of community members</p>
<p>ii. <i>Anticipated Project Schedule:</i> Months 3 through 30, live first meeting will happen within 4 months</p>
<p>iii. <i>Task/Activity Lead(s):</i> Project Director with support from QEP and project staff</p>
<p>iv. <i>Output(s):</i> Community Involvement Plan; meeting summaries; community input for reuse plans</p>
<p><i>Notes:</i> The staff has garnered support from community groups in the development of previous community engagement activities as recently as this year.</p>
<p>Task/Activity 3: Phase I and Phase II Assessments</p>
<p>i. <i>Project Implementation: EPA-funded activities for the priority site(s):</i> Based on community site recommendations, Phase I ESAs will be completed and Phase II ESAs as appropriate based on Phase I findings. EPA-funded activities for non-priority site(s): Identical work will be completed at sites that are identified in the public engagement and brownfields inventory processes. <i>Non-EPA grant resources needed:</i> in-kind resources including staff time for oversight of the QEP and review of all findings/reports/technical activities</p>
<p>ii. <i>Anticipated Project Schedule:</i> Months 2-24, assessment of the three priority site launching before month 6</p>
<p>iii. <i>Task/Activity Lead(s):</i> QEP with oversight by the City project director</p>
<p>iv. <i>Output(s):</i> site inventories; 8 Phase I and 4 Phase II environmental site assessment reports; Asbestos and Lead Based Paint surveys (as needed); Generic Quality Assurance Plan (QAPP); 4 sites-specific QAPPs</p>
<p><i>Notes:</i> QEP has been contracted through an open bid process as described in section 4.a.iii, which means that the City is poised to initiate activities upon submission of a work plan and execution of cooperative agreement. Pre-award services will be specified in the work plan, including the completion of Phase I ESAs relative to the three target sites. (Access agreements are in place).</p>
<p>Task/Activity 4: Remediation and Reuse Planning</p>
<p>i. <i>Project Implementation:</i> EPA-funded activities for the priority site(s): cleanup planning at a specific site; creation of market feasibility study for target area; further market viability analysis for four specific sites ready for reuse from previous assessment project EPA-funded activities for non-priority site(s): identical work will be completed at sites that are identified in the public engagement and brownfields inventory processes, if warranted and as funds allow <i>Non-EPA grant resources needed:</i> in-kind resources - planning department and economic development staff effort</p>
<p>ii. <i>Anticipated Project Schedule:</i> Months 3 through 24</p>
<p>iii. <i>Task/Activity Lead(s):</i> project director with assistance from QEP</p>
<p>iv. <i>Output(s):</i> Three Analysis for Brownfields Cleanup Alternatives (ABCAs); Market Feasibility Study for the focus the City; an investment/redevelopment funding strategy report; two community planning charrettes.</p>
<p><i>Notes:</i> Proposed planning efforts are a critical component for the City to move sites to valuable reuse. Two community charrettes involve members of the public and the community partners.</p>

3b. Cost Estimates: Our proposed budget is provided in the following table and discussed in the narrative that follows. The cost estimates were derived by the City based on our experience with grant projects, the running of the City, and with input from our QEP experienced in EPA brownfields grants.

Budget Table					
Project Tasks	1: Programmatic	2:Community Engagement	3:Assessment	4: Reuse Planning	Total
Travel (City)	\$7,000				\$7,000
Contractual (QEP)	\$15,000	\$15,000	\$158,000	\$90,000	\$278,000
Administration (5% City)	\$15,000				\$15,000
Category subtotals	\$37,000	\$15,000	\$158,000	\$90,000	\$300,000

Task 1 – Program Management: *Travel Costs-\$7,000* in travel expenses for attendance for one person at two national and two persons at one regional brownfields-related training /conferences. *Two National Brownfields Conference attendance = \$2,500 each/\$5,000* subtotal [Breakout - \$800 hotel (4 nights x \$200 per night), \$400 registration, \$800 (most flights require transfers from our location), \$300 per diem expenses (\$75 per day for 4 days) and \$200 ground transport (parking and airport transfers, taxis). *Regional brownfields conference attendance = \$2,000:* \$900 hotel (2 persons X 3 nights (including travel day x \$150 per night), \$300 registration (\$150 per person), \$500 flights (\$250 per person, or mileage for drivable location), \$300 per diem expenses (\$50 per person X 2 for 3 days). Remaining travel funds would be applied to *local or regional travel/mileage to meetings* with property owners, developers or to public meetings by city staff members (@\$0.575 mile). *If workshops are held virtually, the City will apply any excess funds towards community engagement and assessment activities.* **Contractual: \$15,000** is budgeted for program support by a contracted Qualified Environmental Professional (QEP), which will provide for 150 hours at \$100 per hour over the project period. The City will secure contractual support through a competitive bid process to ensure compliance with EPA cooperative agreement terms & conditions. The City, with support from the QEP, will complete quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. Further, the City will retain 5% of the grant proceeds (\$15,000) to assist with grant management. **Task 1 total: \$37,000**

Task 2 – Community Engagement: *Contractual Costs: \$15,000* in QEP support are budgeted for drafting a Community Involvement Plan (\$3,000) and approximately 120 hours at \$100 per hour (\$12,000) for community-wide meetings, focus groups, charrettes, & visioning sessions as well as for meetings with site owners and potential developers. *Should COVID-19 safety precautions be required, the City and QEP are experienced at conducting virtual community engagement activities online.* **Task 2 total: \$15,000**

Task 3 – Assessment: *Contractual:* QEP to conduct Environmental Site Assessment activities (ESAs): 8 ASTM-AAI compliant Phase I’s @ \$3,500 each = \$28,000; 1 Generic Quality Assurance Project Plan (QAPP) = \$5,000; 4 Phase II’s with Site-Specific Quality Assurance Project Plans @ approximately \$31,250 for each site (includes \$2,000-\$3,000 per site for ODEQ review) = \$125,000; *Phase II ESA costs vary due to the complexity of the site and contaminant(s).* **Task 3 total: \$158,000**

Task 4- Remediation/Reuse Planning: *Contractual Costs:* Develop site appropriate remediation/ reuse plans to reduce health & environment risks for selected sites. Community vision and input will continue to be considered in planning. Three Analysis for Brownfields Cleanup Alternatives (ABCAs) at a set cost of \$5,000 per equals \$15,000; Market Feasibility Study for the City \$50,000; an investment/redevelopment funding strategy report at \$10,000. \$15,000 for two community planning charrettes. *The QEP team contracted by the City includes an Oregon-based WBE economic strategy firm.* **Task 4 Total: \$90,000**

3.c. Measuring Environmental Results: The Project Director with support from key staff and the QEP will document, track, and evaluate the following outputs and outcomes continually through quarterly progress reports, annual disadvantaged business enterprise reporting, and in monthly communication with the EPA Project Officer. The activities and outcomes are tracked through a project management and invoice management system. **Outputs:** Number of sites assessed (Phase I/II ESAs); Number of ABCAs; Number of formal community meetings, updated Community Involvement Plan; ACRES data entry **Outcomes:** Number of sites for which property title transfers are facilitated; Acres of land redeveloped and square footage of buildings positioned for adaptive reuse; Amount of private investment and other funding leveraged; Jobs created or retained; Increased property and sales tax revenue generated. An

overall gauge of success will be the creation of jobs and the improvement in environmental justice conditions. Should the project run into delays or obstacles, the City will work the assigned EPA Project Officer and the QEP to implement countermeasures, such as budget reallocation.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure and ii. Description of Key Staff: The overall grant will be managed by **Teresa Foreman**, City Recorder. Ms. Foreman will serve as financial director and will be assisted by Assistant City Recorder, **Ms. Kimberly Cowie**, who will support all programmatic and community engagement efforts. **Ms. Foreman**, is the chief financial officer for the City and is responsible for maintaining all financials records and reports and fiscal administration of all grant-funded programs cited in table that responses to criteria 4.b.ii(1). The project will be directed by Cathy Stuhr of the Chiloquin Community Builders. **Ms. Stuhr** has 25 years of experience in community development, planning, engagement; environmental assessment and remediation; and program management. She will report directly to Ms. Foreman and handle day-to-day operations of the Brownfields program and will oversee the QEP. Should changes in staff occur, the City has processes in place to replace staff without significant impacts on the project.

4.a.iii. Acquiring Additional Resources: The City has contracted a Qualified Environmental Professional (QEP) to assist in managing the grant and conducting project activities in accordance with local and federal procurement requirements at 40 CFR 200.317-200.326, which included the advertisement of a Request for Qualifications, the review of multiple proposal by a selection committee. The selection committee was formed to choose the top environmental consultant based on qualifications and prior experience and a made recommendation to the City Council. The selected contractor has established a team including Disadvantage Business Enterprise (DBE) subcontractors.

4.b. Past Performance and Accomplishments

4.b.i and 4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Assistance

(1) Purpose and Accomplishments:

Grant	Award \$	Purpose	Accomplishments
Oregon Water Resources Department 2019	\$661,000	Relocate the City of Chiloquin’s water supply well away from regulated surface waters	This recent grant award is dedicated to well construction costs. This grant will be combined with additional funding options to move City water supply to a new location and install new meters to reduce water waste.
Oregon Department of Transportation/Special Cities Allotment Grant 2015	\$50,000	Excavate and repair water line leak in main downtown road	Project successfully completed and grant successfully closed out with appropriate documentation 2016
Oregon Park and Recreation 2015	\$72,000	Increase opportunities for kids to be active outdoors by designing and constructing a skate park at the city park	Successful collaborative project for community led design and construction of a skate park. Multiple funding sources in addition to this grant including Tribes, CVIP, students and community. Project successfully closed out.
Oregon Community Development Block Grant 2018	\$702,000	Replace 40-year-old wastewater treatment plant, which has struggled to comply with state standards	Engineering Design project includes permitting, studies and assessments necessary to complete design and prepare for construction of new wastewater treatment plant. Project is active.
Oregon Infrastructure Finance Authority (IFA) 2015	\$20,000	Prepare City Water Master Plan includes largest modern infrastructure upgrade in City history	Water Master Plan was a critical step in initiating the wastewater treatment plant replacement project. Project was successfully closed out 2016.

(2) Compliance with Grant Requirements: Project staff have a history of timely compliance with all federal and state grants under City control. The City monitors progress and conducts annual audits as needed. As stated, no adverse audit findings have been determined, and the Federal projects above were completed successfully without any corrective measures and in compliance with all work plans. All terms and conditions of the awarding agencies were met on schedule. Reports and financials have been submitted in a timely manner.

Threshold Criteria Response
Chiloquin, OR Community-Wide Assessment Grant

A statement of applicant eligibility: The City of Chiloquin is a general purpose unit of local government and therefore an eligible entity as defined under 2 CFR § 200.64 pursuant.

Documentation of applicant eligibility if other than city, county, state, or tribe; documentation of 501(c)(3) tax-exempt status or qualified community development entity:
Not applicable

Description of community involvement: The project goals in terms of its community engagement and partnership efforts are to achieve the following: 1) assist the public in contributing to and understanding the decision-making process during project planning, assessment phases, and cleanup, and the community's role in that process; 2) give the public accessible, accurate, timely, and understandable information about the project as it moves forward; 3) ensure adequate time and opportunity for the community and community groups to provide informed and meaningful participation and for that input to be considered; 4) reflect community concerns, questions, and information needs; and 5) respect and fully consider and include public input. The Brownfields team will develop a written Community Involvement Plan to document and formalize the process to share information and seek public input to decision-making. Input will be sought on site selection, project planning, and cleanup/reuse planning. The public will be given ample opportunity to submit suggested sites for assessment through community meeting participation. The community can participate in the prioritization process through planning charrettes and public meetings. The City will use the following strategies to communicate with the public. Maintain Point of Contact: The City will designate points of contact for the project and contact information will be provided. o. Maintain Communication with Local Officials, Agencies, and Residents: Project staff will attend civic organization meetings and provide updates on project activities and answer questions. A focused mailing list of local residents, organizations, businesses, and officials will be established. The mailing list will be used to ensure that those that do not have access to the Internet or other information sources still have a way to receive information. Prepare and Distribute News Releases, Fact Sheets, Newsletters, Social Media Updates: Updates summarizing current information about the project and describing upcoming activities (including public meetings) will be prepared and distributed to those on the project mailing and email lists. The City will prepare and release announcements to local newspapers and radio to provide information about events such as opportunities for public input, significant site investigation findings, completion of major milestones, important scheduling information, and other pertinent information. Social media outlets will also be employed to convey these messages. Establish and Maintain an Information Repository: Documents including project fact sheets, technical reports, the CIP, site nomination forms, and access agreement templates will be kept at a central repository in the project office. Conduct Public Meetings and Information Sessions with Virtual Alternatives: A minimum of four public meetings/planning charrettes will be held to communicate information and to solicit input from the community. The

achievement of certain project milestones or discovery of new information may warrant an additional formal public meeting with presentations of technical information. A live stream will be available as possible. The project team will also reach out to local residents through partner community organizations for additional project sites and to determine priority redevelopment needs from a community perspective and to respond to community input and feedback. The City will communicate progress and seek input at regularly scheduled meetings. The project team will also gather input for use at planning charrettes and will seek candidate sites for assessment at the scheduled community meetings. Community member input will be responded to through direct discussion or through meeting minutes, using a collective visioning approach that embraces community diversity and focuses on solutions and positive visions for the future rather than problems. The discussion, visioning and proposed solutions will be included in the comments in the public records and incorporated into the City Strategic Plan and updated local community economic revitalization plans. The meetings will be held online and modified for in-person public meetings due to COVID-19 restrictions. When possible, the City will find appropriate methods to hold in person meetings due to the lack of internet or reliable internet access to a significant portion of our population.

Documentation of the available balance on each Assessment Grant: Not applicable, as the City does not have a current assessment grant.

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="10/27/2020"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Chiloquin"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="REDACTED"/>	* c. Organizational DUNS: <input type="text" value="1815574550000"/>	
d. Address:		
* Street1: <input type="text" value="127 S. First Ave."/>	Street2: <input type="text"/>	
* City: <input type="text" value="Chiloquin"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="OR: Oregon"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="97624-0000"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Teresa"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Foreman"/>	
Suffix: <input type="text"/>	Title: <input type="text"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="541-783-2717"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="chicityhall@gmail.com"/>		

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:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

FY21 Chiloquin OR Community-wide Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: