Land of Cheese, Trees and Ocean Breeze

1. Applicant Identification: Tillamook County, 201 Laurel Ave, Tillamook, OR 97141

2. Funding Requested
   a. Assessment Grant Type: Community-wide
   b. Federal Funds Requested
      o $500,000
      o Not Applicable

3. Location
   a) Tillamook County
   b) Oregon

4. Target Area and Priority Site/Property Information – Community-wide
   o Aufermauer Property, 910 Third Street, Tillamook, Oregon (CT9605)
   o Merrill’s Auto Wrecking, 506 Garibaldi Ave. East, Garibaldi, Oregon (CT9602)

5. Contacts
   c. Project Director
      Rachel Hagerty, (503) 842-3404, rhagerty@co.tillamook.or.us, 201 Laurel Ave, Tillamook, OR, 97141,

   d. Chief Executive/Highest Ranking Elected Official
      Commissioner Erin Skaar, (503) 842-3403, 201 Laurel Avenue, Tillamook, OR 97141

6. Population
   • Tillamook population 5,231
   • Garibaldi population 797
7. Other Factors:

<table>
<thead>
<tr>
<th>Information on the Other Factors</th>
<th>Page #</th>
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</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>1</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
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<td>The priority site(s) is impacted by mine-scarred land.</td>
<td></td>
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<tr>
<td>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).</td>
<td>1,2,3</td>
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<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>2</td>
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<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td></td>
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<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>3</td>
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<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
<td>8</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
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</tbody>
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8. Letter from the State or Tribal Environmental Authority: See attached

9. Releasing Copies of Applications

The applicant understands that the information included will be treated in accordance with 40 CFR §2.203. No passages are considered confidential.
November 19, 2021

United States Environmental Protection Agency
Office of Brownfields and Land Revitalization (MC 5105-T)
1200 Pennsylvania Avenue, NW
Washington DC 20460

Re: DEQ Support for Tillamook County’s Application for a Community-Wide Brownfield Grant

Dear EPA Brownfield Grant Manager:

The Oregon Department of Environmental Quality supports Tillamook County’s application for an EPA community-wide brownfield assessment grant. If awarded, the grant will support the assessment and cleanup planning of numerous properties throughout the county, with a particular focus on the communities of Garibaldi and Tillamook.

Brownfield grant funding will support community engagement meetings, the development of a brownfields revitalization strategy, and a county-wide GIS-based brownfield inventory. Grant funding will also support the completion of ten Phase I Environmental Site Assessments (ESAs) and five Phase II (ESAs). Should cleanup be necessary based on the results of the ESAs, grant funds will be used to develop an Analysis of Brownfield Cleanup Alternatives for eligible properties.

DEQ is pleased to support Tillamook County’s EPA brownfield grant application. Please feel free to contact Rebecca Wells-Albers, DEQ Brownfield Coordinator at 503-229-5585 with any questions.

Sincerely,

Nina DeConcini
Administrator, DEQ Northwest Region

ecc: Melyssa Graeper, DEQ
     Rebecca Wells-Albers, NWR/DEQ
     Terri Griffith, USEPA
1. **PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

1.a. Target Area and Brownfields

1.a.i. **Background and Description of Target Area:** This predominantly rural County with a population of only **26,389** covers 1,333 sq. miles, 230 of which are covered by water; 75 miles of rugged Pacific Ocean coastline make up Tillamook County’s Western boundary. The County is bounded by Clatsop County to the north, Lincoln County to the south, and Columbia, Washington, and Yamhill Counties to the east. Geographically, Tillamook is composed of rugged Pacific Coast Range Mountains. The closest large city is Portland (pop. 645,291), which is 75 miles from the City of Tillamook, the county seat. Tillamook County is named for the indigenous inhabitants who lived in several coastal settlements. Much of the native population died from infectious diseases brought by European settlers, and the surviving native people were moved to the Siletz Reservation in 1856. After the forced relocation ended some Tillamook people returned, but by the 1930s there were only 22 indigenous people left in the county. Major industries are agriculture, timber, fishing, and Recreation. The dairy industry plays a prominent role in the economy; however, virtually the entire valley is devoted to forest, tidal wetlands, and pastureland, which serves as flood storage, leaving little to no room for expansion. Lack of developable land has caused a serious housing shortage for the entire county.

**Garibaldi is a small city, population 797,** sandwiched between the Coast Range Mountains on the north and Tillamook Bay on the south. It is bisected by US101 with most residences on the North side and the Marina on the south side. The first European property owner who settled there, Daniel Bayley, was tasked with naming the post office in 1870 and named it after Giuseppe Garibaldi, who was internationally renowned for uniting the Kingdom of Italy. The Port of Garibaldi was once a booming commercial fishing port, however, with the dramatic depletion in salmon and tuna stocks observed over the past two decades, the once-thriving commercial fishing industry has been decimated, and multi-generation family-owned fishing operations ceased to exist. Today, the City’s Marina has been reduced to supporting recreational Dungeness crabbing (www.fisheries.noaa.gov). Tillamook Bay is designated by the EPA as an “Estuary of National Significance” (www.epa.gov/nep; www.tbnep.org) home to threatened and endangered species such as bald eagles, Aleutian Canada geese, western snowy plovers, marbled murrelets, California brown pelicans, and Coho salmon (www.deq.state.or.us).

**The City of Tillamook, population 5,231,** is situated in a fertile plain, surrounded by the coast range on three sides and by the mudflats of Tillamook Bay on the northwest. The Trask River delimits the city’s western edge, and the Stillwell Slough stretches around the northern edge, with US101 cutting the city in half. European settlers arrived in the 1850s. The valley was ideal for cattle grazing, but isolated from markets. To be economically successful, the inhabitants joined together and built a boat – The Morning Star – to take their product to Portland for sale in 1854, and then they banded together to form the Tillamook County Creamery Association (TCCA) in 1909 (www.tillamook.com/our-history). Over the past few decades, homelessness has become an unspoken part of life exacerbated by the Covid-19 pandemic. In the best of times, our rural communities have been challenged to address housing issues, and now in the worst of times, the pandemic is revealing the cracks through which these people slip. Here in Tillamook County, one must drive up the logging roads or take the back roads to see the camps. Prior to the pandemic, Tillamook had the second-highest homeless population for any Oregon county – 8.7 per 1,000 (2017 Data www.oregon.gov/OHA).

A staggering 66% of the land in Tillamook County is publicly owned, which also impedes our ability to expand with purposeful redevelopment or for local governments to collect property tax revenues. Tillamook County has had to cope with numerous disasters over the past ten years.
Being a Pacific coastal county, it had three declared disasters due to severe winter storms, mudslides, landslides, and flooding in 2011 (DR-1956-OR), 2012 (DR-4055-OR), and 2015 (DR-4258-OR). More recently, it has been impacted by the increase in wildfires. In September of 2020, a state of emergency (EM-3542-OR) was declared for Tillamook. The Oregon Pike Road Fire was the largest wildfire in Tillamook in 40 years (301 acres).

Based on these challenges, and specifically due to the lack of developable land for housing and essential service facilities, the County is aggressively seeking funds for brownfield assessment and reuse planning. The primary goals of this project are to identify and quantify the environmental contamination within the County, 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, as it will serve to characterize blighted properties to be developed for workforce housing and recreational purposes.

1.a.ii. Description of the Priority Brownfield Site(s): The priority sites are in Urban Renewal Districts for the cities of Tillamook and Garibaldi. 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.

**Priority Site #1: Aufdermauer Property, 910 Third Street, Tillamook (3.18 acres):** A prospective developer had approached the property owner about building multi-family housing; but, after completing due diligence and despite the sunk costs, the risk was significant enough to abandon the project. This site was historically used as a sawmill and is adjacent to the Adventist Health Tillamook Hospital. The northern side of the property directly abuts the Stillwell Slough which feeds into Tillamook Bay. Potential pollutants are toxic wood preserving chemicals, phenols, asbestos, heavy metals (such as arsenic), and petroleum products. A portion of the site is in a FEMA Flood Zone AE.

**Reuse concept:** Workforce housing development needed to attract healthcare professionals.

**Priority Site #2: Merrill’s Auto Wrecking, 506 Garibaldi Ave. East, Garibaldi (1.45 acres):** This site is bounded by Highway 101 on the north, and the tidal mud flats of Miami Cove make up the southern border. The property has been used as an auto-wrecking business since 1958. This challenging site with significant needs further assessment to lead to eventual cleanup. The site's location is ideal for public amenities. ODEQ performed assessment work on the property in 2006, recommending further remedial action; however, neither the owners nor the City of Garibaldi have been able to further assess the property due to budgetary limitations. Contaminants identified by the ODEQ in the soil, sediment, groundwater, and surface water include: Extended Range Diesel, RCRA 8 Metals, Polycyclic Aromatic Hydrocarbons (PAHs), Volatile Organic Compounds (VOCs), Polychlorinated Biphenyls (PCBs), Pentachlorophenol (PCP), Volatile Petroleum Hydrocarbons, and Extractable Petroleum Hydrocarbons (EPH) (www.deq.state.or.us). The site is in FEMA Flood Zone AE.

**Reuse concept:** public park with kayak launch. At present, there are no public parks in the City with water access.

1.b. Revitalization of the Target Area

**1.b.i. Reuse Strategy and Alignment with Revitalization Plans:** The proposed reuse strategies for the two priority brownfield sites (see 1.a.ii.) directly align with revitalization plans developed by the cities of Tillamook and Garibaldi. The *City of Tillamook 2012 Comprehensive Plan* indicated that most of the housing within the City limits is substandard. The Plan adopts a goal that by 2030 the City will determine appropriate housing types to meet the needs of the residents of Tillamook, including a mix of types and of affordable units. Assessing the priority site will support the identification of suitable sites for housing redevelopment. In the *Garibaldi Connections Report 2006*, 1000 Friends of Oregon Staff and a design team developed an implementation strategy,
identified design projects, and developed illustrative designs with community participants to make physical and economic improvements to the city. The Merrill’s auto wrecking site is highlighted as a key site in this small town in the Connections Report with reuse as a natural park with a kayak launch specifically cited. Creating a nature trail/boardwalk along the entire northern shore would link with this park is also recommended (Comp Plan). Goal 8 of the Garibaldi Comprehensive Plan (1990, amended 2003) state that the city needs more space for parks."

Unfortunately, transitioning the impacted former auto wrecking site has been perceived as too costly an endeavor for the city to undertake without financial assistance.

1.b.ii. Outcomes and Benefits of Reuse Strategy: The outcomes from the assessment grant will help to restore the Miami Cove Estuary and provide park space in Garibaldi for residents and visitors alike, while the assessment, cleanup and planned reuse of the Aufdermauer Property in the City of Tillamook will provide workforce housing. The proposed project will provide environmental due diligence, cleanup planning, and reuse planning services for the Garibaldi site so that it may be used as a safe municipally owned open/recreational space. The same actions on the Aufdermauer Property will ready it for sale and redevelopment. These activities will accommodate new investments by stimulating the availability of other funds and resources and creating new jobs, particularly in the sectors of healthcare and ecotourism. Garibaldi has a strong tourism industry and adding more park space in the Urban Renewal District will strengthen the economic base.

In each instance, the priority properties are blighted with real and perceived environmental concerns that represent significant roadblocks to cleanup, reuse, and 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 to Tillamook County while preserving the area’s natural beauty. The rehabilitation of these properties, implementation of energy-efficient building practices, and use of renewable energy methods are in keeping with community priorities.

COVID-19 has prevented any meaningful forward movement on these issues. Further, redeveloping blighted properties that incorporate renewable energy options or energy-efficient building practices will promote best practices in natural resource protections and improve air quality by using sustainable heating systems as alternatives to outdated wood stoves. Addressing the stigma, blight, and health issues created by brownfields is the essential first step that will enable the County to effectively re-visit available economic revitalization strategies and create new opportunities.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: The City of Garibaldi has designated the downtown as an Urban Renewal District and implemented Tax Increment Financing (TIF) to fund development efforts (Urban Renewal Plan p. 19). Priority site #1 in the City of Tillamook is in the downtown Urban Renewal District and is a candidate for Tax Increment Financing (TIF) to fund development efforts (Tillamook Urban Renewal Agency Annual Report p. 14). The reuse and redevelopment projects that will be facilitated by this brownfield assessment project will require both public and private investment. The County is eligible for the following programs identified for the potential to ensure the redevelopment and reuse of the priority sites and future sites identified by the County and community members. The County will work with community partners, including the City of Tillamook, City of Garibaldi, and Business Oregon to identify potential developers and investors willing to support intended redevelopment concepts or other suitable revitalization projects. If assessments determine that cleanup is necessary at any project site, then the County will apply for an EPA Brownfields Cleanup grant, if applicable., and if required, the Business Oregon Brownfield grant program may be accessed as well. By removing the environmental unknowns
with this proposed assessment grant, Tillamook County 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 and streets are in place to promote vehicular access. This existing infrastructure will be incorporated into the reuse plans for the target sites and other properties assessed using funding from this grant.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community’s Need for Funding: The County has a densely populated coast and sparsely populated interior. Much of the county is forested and 90% of the land is owned by the State of Oregon, the US bureau of land management, the US Forest Service, Tillamook County, and private timber companies (CAFR, ii). The remaining 10% of land is split between agriculture and urban/other uses. The population swells by 50% during peak summer season; a quarter of the county’s general fund comes from Oregon Department of Forestry timber harvests (CAFR).

The City of Tillamook poverty rate is 15.6% and the Garibaldi poverty rate is 14.4%. Both are above the US rate of 13.4% (US Census data, 2019 5-year estimates). These elevated poverty rates equate to decreased income tax revenues. Oregon has no sales tax at the county or town level of government to use as revenue generator. Property taxes are 66% of our general fund. Last year we were only able to collect 89% of property taxes. Further compounding need in the County are the devastating 2020 wildfires and the current COVID-19 crisis. As of November 11th, 2021, Tillamook County has had 2,088 COVID cases and 42 deaths (2%) (https://public.tableau.com). Tillamook County has a 62.79% vaccination rate (https://data.democratandchronicle.com).

As for the fires, when our forests burn, we lose the funding that is spent to fight them as well as the potential for future income generation. Further, the cost to the municipality and property owners for cleanup 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. There are a significant number of residents who can be classified as members of sensitive populations, in Tillamook County: 28.5% are women of child-bearing years; 19.1% are children; and 24.9% of our people are aged 65 years and older (US Census data, 2019 ACS 5-year estimates). The EJScreen notes 56% low-income population. According to US Housing and Urban Development’s most recent estimates, 50.1% of our population live at or below the low- or moderate-income level (LMI). Crime in Tillamook County is higher than the national averages at 304.8 incidents vs. 270.6 – the US average, and it was higher than 84.8% of US cities (2018 Data https://www.city-data.com/crime/crime-Tillamook-Oregon.html). The property adjacent to the hospital and the former auto-wrecking site contribute to blight and the propensity for crime, such as vagrancy and drug use throughout the County. Compounding this, 19% of households in Tillamook County qualify for food assistance (SNAP) benefits, which means their ability to afford nutritious food is greatly compromised (2019: ACS 5-year Estimates). In Tillamook County public schools, 47% of children received free or reduced-cost lunches (NCES: CCD Public school data 2019-2020, 2020-2021 school years). Further, the impact of COVID-19 has been devastating to the welfare of our community overall. Also, The City of Tillamook 2012 Comprehensive Plan indicated that 57% of housing within the City is substandard and that 22% appears to be beyond rehabilitation and will require demolition. Redevelopment concepts for the priority sites will address health and welfare issues in the community by increasing code compliant housing supply and access to recreational facilities,
thereby yielding improved living conditions for residents and sensitive populations.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Health conditions in Tillamook County are exacerbated by exposure to brownfields and lack of access to outdoor recreation. The Oregon Health Authority reports that the Tillamook census tract has a life expectancy at birth of 74.3 years (2010-2015, www.geo.maps.arcgis.com), setting it apart from surrounding census tracts for the short lifespan. The Garibaldi census tract (with a smaller population) has a higher life expectancy at 76.7 years (2010-2015 Data https://geo.maps.arcgis.com). In comparison, the life expectancy in OR for 2010-2015 was 79.6 years (https://www.cdc.gov/nchs).

Some primary 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. Lead is a potential contaminant at both 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. Tillamook County has the highest Infant Mortality - 9 per 1,000 live births of the (23 reporting) 36 counties in Oregon in contrast to 6.07 (2011) for the US (OHA: 2011-2015 Data). Asbestos, another potential contaminant can cause asbestosis, scarring in the lungs caused by breathing asbestos fibers; and mesothelioma, a rare cancer of the membrane that covers the lungs; and lung cancer. Asbestos-related deaths occurred at a rate of 11.9 per 100,000 population in Tillamook County (OR average is 6.6, and the US average is 4.9) (www.asbestosnation.org). In Tillamook County the age-adjusted rate of hospitalization per 10,000 population for Tillamook County is 4.90, putting it in third-highest position for Oregon counties; additionally, 17.9% of adult women reported having asthma (https://www.oregon.gov/oha), which is higher than the 9.3% of female adults in the US reported by the CDC for 2017. Petroleum: Breathing petroleum vapors can cause damage the nervous system, blood effects (such as headache, nausea, and dizziness) and respiratory irritation. Lung and Bronchus cancer has an age-adjusted incidence rate of 60.60 per 100,000 people in Tillamook County compared to the state rate of 56.20 (www.oregon.gov/oha/). Chronic Obstructive Pulmonary Disease (COPD) has an age-adjusted rate of hospitalization (for people over 25 and per 10,000 population) of 23.80 (vs. OR state rate of 14.7) (www.oregon.gov/oha). 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, the age-adjusted overall cancer death rate for Tillamook County is 180.0 per 100,000 (significantly higher than the state rate of 153.6) (OHA9 data). The assessment of the priority sites and the subsequent cleanup of contaminants can reduce these exposure risks and facilitate improvement in health statistics.

(3) Promoting Environmental Justice: Tillamook County is geographically and socially isolated from Portland and other metropolitan areas, yet is a tourist destination where limited buildable lands are often developed as vacation homes for the affluent, leaving little or no room for safe and code-compliant workforce housing. In Tillamook County’s Housing Needs Analysis (2019), data show that 44% of Tillamook County’s 18,789 housing units, were classified as having “seasonal ownership” in 2017 (an increase from 38% in 2010). Vacancy rates for year-round rental housing is below 1% in every city in Tillamook County (vs. 9.3% statewide) (County data, 2017). It is not surprising then that our county has an elevated homelessness rate of 8.7% considering the lack of housing supply as well as the elevated cost for what housing exists. Housing is an urgent issue for the 56% of our residents who live in poverty. With the limited housing stock and limited resources, our residents must settle for whatever housing is available. Too often this housing is not safe. In the City of Tillamook, the EJ index for lead paint is 85%. The sensitive population of impoverished mothers and children in our county are more likely to live in substandard housing or
be homeless, than the residents of other Oregon counties.

Poverty and proximity to brownfields in the target areas can compound or trigger physical and mental health issues, such as depression/anxiety. According to EJ Screen, the priority sites in the cities of Tillamook and Garibaldi are within the 73-85 percentile and 35-70 percentile, respectively (statewide comparison) for all the standard Environmental Justice Indexes. According to the US Health and Human Services Administration, the entirety of Tillamook County is a medically underserved area (MUA). Creating more parks will allow residents to get more exercise, thereby improving general health. Creating more workforce housing in the City of Tillamook will prevent housing overcrowding and homelessness for residents and will attract quality healthcare staff.

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 cities, rural communities, and the County of Tillamook to improve health and welfare-related programs. Assessment and planning efforts funded by this project will allow local governments to identify the actual risks on the sites, mitigate any potential environmental threats, and then provide the strategic planning and infrastructure steps necessary for a complete vision of a healthy and economically vibrant Tillamook County. 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 Roles:

<table>
<thead>
<tr>
<th>Organization</th>
<th>Point of contact</th>
<th>Specific involvement in the project</th>
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<tbody>
<tr>
<td>Care, Inc.</td>
<td>Peter Starkey, <a href="mailto:pstarkey@careinc.org">pstarkey@careinc.org</a>, 503-842-5261</td>
<td>Community involvement: identification of sites for housing and public services</td>
</tr>
<tr>
<td>Tillamook County Housing Commission</td>
<td>Ed Gallagher, Chair, 503-842-3408</td>
<td>Guide monthly 15-member Housing Commission meetings and communicate outcomes of three standing committees: public outreach, legislative liaison, development code</td>
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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 facilitate 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 individuals and community groups to provide informed and meaningful participation and for that input to be considered; and 4) incorporate community concerns, questions, and information needs; 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 the selection of sites, project planning, cleanup, and conceptualizing reuse scenarios. The public will be given ample opportunity to submit suggested sites for assessment through community meetings and can participate in the prioritization process through planning charrettes and public meetings. The County will use the following strategies to communicate with the public. Maintain Point of Contact: The County will designate points of contact for the project and contact information will be provided. 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 residents, organizations, businesses, and officials will be
established. The mailing list will be used to ensure that those who 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 County 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 residents at planning charrettes and through partner community organizations for additional project sites, determine priority redevelopment needs from a community perspective, and respond to community input and feedback. The County will communicate progress and seek input at regularly scheduled meetings. The Project Team will respond to community input through direct discussion and summarize through meeting minutes, using a collective visioning approach that embraces a diversity of views 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 County 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 County will find appropriate methods to hold in-person meetings due to the lack of reliable internet access to a significant portion of our population.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a.i. – iv. Description of Tasks/Activities and Outputs: The County is proposing a three-year time frame to complete the following tasks.

<table>
<thead>
<tr>
<th>Task/Activity 1: Program Management</th>
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<tbody>
<tr>
<td>i. Project Implementation:</td>
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<tr>
<td>EPA-funded activities for the priority site(s): cooperative agreement implementation and oversight; monthly team meetings; non-EPA grant resources contributed: in-kind resources: County project team staff effort</td>
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<tr>
<td>ii. Anticipated Project Schedule:</td>
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<tr>
<td>Months 1-36</td>
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<tr>
<td>iii. Task/Activity Lead(s):</td>
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<tr>
<td>Project Director with support from QEP and project staff</td>
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<tr>
<td>iv. Output(s):</td>
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<tr>
<td>quarterly reports, ACRES data entry; notes from monthly team meetings</td>
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<tr>
<th>Task/Activity 2: Community Engagement</th>
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<tbody>
<tr>
<td>i. Project Implementation:</td>
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<tr>
<td>EPA-funded activities for the priority site(s): securing site access; community engagement activities and meetings; site selection</td>
</tr>
<tr>
<td>Discussion of EPA-funded activities for non-priority site(s), if applicable:</td>
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<tr>
<td>Non-EPA grant resources contributed: in-kind resources – project team staff effort</td>
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<tr>
<td>ii. Anticipated Project Schedule:</td>
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<tr>
<td>Months 2-33 with the first community meeting within the first 3 months</td>
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<tr>
<td>iii. Task/Activity Lead(s):</td>
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<tr>
<td>Project Director with support from QEP and project staff</td>
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</table>
iv. Output(s): Community Involvement Plan; community meeting summary; community input for reuse plans
Notes: Public meetings will include reuse and redevelopment planning components.

Task/Activity 3: Environmental Site Assessments

i. Project Implementation:
*EPA-funded activities for the priority site(s):* Phase I and Phase II assessments of priority sites. County-wide inventory of brownfields sites for future reuse. It is anticipated that 12 Phase I ESAs and 5 Phase II ESAs will be completed.

*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.

*Non-EPA grant resources contributed:* in-kind resources – staff time for oversight of the QEP

ii. Anticipated Project Schedule: Months 4-24, assessment of priority sites within the first 6 months

iii. Task/Activity Lead(s): QEP with oversight by the project director and technical coordinator

iv. Output(s): GIS-based site inventory; 12 Phase I and 5 Phase II environmental site assessment reports; Asbestos and Lead Based Paint surveys (as needed); Generic Quality Assurance Plan (QAPP) and sites specific QAPPs

Notes: Given the age of the priority site in Garibaldi, it is anticipated that Asbestos and Lead surveys will be required to position the property for reuse.

Task/Activity 4: Cleanup and Reuse Planning

i. Project Implementation:
EPA-funded activities for the priority site(s) will include: cleanup planning at specific sites; reuse plans for the priority sites; infrastructure evaluation for priority site #2 reuse; brownfields revitalization strategy.
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.

*Non-EPA grant resources contrib.:* in-kind resources - planning department/economic development staff

ii. Anticipated Project Schedule: Months 9 through 33

iii. Task/Activity Lead(s): project director with assistance from QEP

iv. Output(s): Brownfields revitalization plan, site-specific land use assessments; reuse plans and visual renderings for priority sites

Notes: The County is allocating 30% of the budget to planning efforts.

3.b. Cost Estimates: The cost estimates are based on prior EPA grant project experience and consultation with Columbia Pacific Economic Development District.

<table>
<thead>
<tr>
<th>Project Tasks</th>
<th>1: Program Management</th>
<th>2: Community Involvement</th>
<th>3: Inventory and ESAs</th>
<th>4: Cleanup and Redevelopment Planning</th>
<th>Total</th>
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<tr>
<td>Personnel/Fringe</td>
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**Task 1 – Program Management: Travel: $5,000** in travel expenses for one staff member to attend one national EPA Brownfields conference and two persons at one regional brownfields-related training conferences/workshops. *National attendance = $2,000 [Breakout - $800 hotel (1 persons X 4 nights x $200 per night), $300 registration, $500 flight, $300 per diem expenses ($75 per person X 1 for 4 days) and $100 ground transport (parking and airport transfers, taxis). Regional brownfields conference attendance = $3,000: $1,200 hotel (2 persons X 4 nights (including travel days x $150 per night), $300 registration ($150 per person), $700 flights ($350 per person or mileage for drivable location), $600 per diem expenses ($75 per person X 2 for 4
days) and $200 ground transport. Remaining travel funds would be applied to local or regional travel/mileage to meetings with property owners, developers or to public meetings by staff members (@$0.56/mile). *If workshops are held virtually, the GRANTEE will apply any excess funds towards community engagement and assessment.* Contractual: **$20,000** is budgeted for program support by a contracted QEP, which will provide for 200 hours at $100 per hour over the three-year project period. QEP will support program staff to complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support from contractor such as providing oversight and review of the programmatic elements. **Task 1 total: $25,000**

**Task 2 – Community Engagement:** Supplies: **$2,000** is allocated to meeting supplies including typical offices supplies, including stationary, paper, ink, printing, and postage over the three-year grant project. Contractual: QEP support is budgeted for developing a Community Involvement Plan (**$5,000 set fee** and approximately 180 hours (over three years) at $100 per hour (**$18,000**) for community-wide meetings, meeting planning, outreach, focus groups & visioning sessions as well as for meetings with site owners and potential developers. *Should COVID-19 safety precautions be required, the County is experienced at conducting virtual community engagement activities online.* **Task 2 total: $25,000**

**Task 3 – Inventory and ESAs:** Contractual: QEP to conduct Environmental Site Assessment activities: GIS-based brownfields inventory, set fee **$25,000**; 12 ASTM-AA1 compliant Phase I ESAs @ $3,500 each = **$42,000**; an additional **$15,000** is allotted for three to five supplemental lead/asbestos assessments; one Generic Quality Assurance Plan (QAPP) = **$5,000**; five Site Specific QAPPs (@ $3,000 each) = **$15,000** and five Phase II ESAs (approx. $25,000-45,000 per site, Phase II ESA costs vary due to the complexity of sites) = **$198,000**. **Task 3 total: $300,000**

**Task 4 – Cleanup and Redevelopment Planning:** Develop site appropriate remediation/ reuse plans to reduce health and environmental risks for selected sites. Community vision and input will continue to be considered in planning. Five Analysis for Brownfields Cleanup Alternatives (ABCAs) @ $5,000 each (set fee) = **$25,000**; Reuse planning and rendering for two priority sites @ $8,000 per site = **$16,000**; Infrastructure evaluation for priority site #2 reuse to determine appropriate water, sewage, and utility needs dependent on type of housing plan(s): =estimated **$45,000**; County-wide Brownfields Revitalization Strategy = **$64,000**. **Task 4 Total: $150,000**

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 County will work the assigned EPA Project Officer and the QEP to implement countermeasures, such as reevaluating project management strategies to resume the schedule as outlined in the workplan.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i.- iii. Organizational Capacity and Key Staff: County staff has the administrative capacity
and organizational experience to manage project implementation, administrative tasks, fiscal management and compliance with applicable federal award conditions and requirements within the 3-year performance period. Rachel Hagerty, Tillamook County Board of Commissioners’ Chief of Staff, will serve as project director. Ms. Hagerty has 20 years of experience in managing diverse projects, including the acquisition of over 40 grants totaling $6.2 million and managing an $11 million budget for a 690-acre wetland restoration project. She has five years of experience managing municipal programs and serves as the county’s contract officer, real property manager, and facilities department director. Shawn Blanchard, Tillamook County Treasurer, will serve as finance coordinator. Ms. Blanchard has 20 years of progressively managing and overseeing financial operations in both private and public settings. She has 10 years of experience in public finance and serves as the County Budget and Investment Officer. Thomas Fiorelli, Tillamook County Housing Coordinator, will serve as technical coordinator. Mr. Fiorelli managed projects in the areas of infrastructure, urban planning, and higher education. He has a background in public administration and 5 years of experience in managing collaborative projects, including infrastructure and EPA brownfield assessment grants.

4.a.ii. Organizational Structure: The project director will oversee day-to-day project operations and will be responsible for oversight of the contracted qualified environmental professional (QEP). The financial coordinator will be responsible for ASAP drawdowns and fiscal management. To ensure that this important project will be staffed appropriately, the County has mechanisms in place to replace lost staff and obtain additional contractor resources if needed. In the event of unforeseen employee turnover, the project team will assist the Project Director to ensure the project success. The County project director will work with the EPA Project Officer and QEP to implement countermeasures, such as reevaluating management strategies to resume the project schedule and meet workplan milestones should delays or obstacles be encountered.

iv. Acquiring Additional Resources: The County will procure a QEP through a fair and open bid process and fully consistent with federal procurement requirements, 2 C.F.R. 200 and EPA’s rule at 2 C.F.R. 1500. The County will follow a similar process if additional resources are needed. This effort will be initiated immediately upon notice of grant award.

4.b. Past Performance and Accomplishments
4.b.i. Has Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements
(1) Purpose and Accomplishments: In December 2014, Tillamook County was awarded a $400,000 U.S. Environmental EPA Brownfield Assessment Grant. This grant provides funding to develop an inventory and assessment of brownfield sites along the alignment of 62–miles of the former Port of Tillamook Bay (POTB) railroad, to support plans to develop the Salmonberry Trail. The project was diligent in updating the ACRES database. 181 sites were inventoried and ranked against key selection criteria, of which 9 were assessed. In addition to the project outcomes, the County earned the 2018 Phoenix Award from the Oregon Brownfield Coalition for the County's work on the Southern Flow Corridor project.

(2) Compliance with Grant Requirements: Project staff members have a history of timely compliance with all federal and state grants. The County monitors progress and conducts annual audits. No adverse audit findings have been determined. All grant terms and conditions are met in a timely manner and in accordance with set work schedules. All funds were expended. Reports and financials have been submitted in a timely manner to date and applicable grants have been closed. No adverse findings were reported with regards to grant awards/financial assistance programs, internal controls or audits, compliance, or any matter as per the FY 2020 A-133 audit completed by County accountants for the period ending June 30, 2020 (current audit underway).
Tillamook County, Oregon
FY22 EPA Brownfields Community-wide Assessment Grant Threshold Criteria

1. **Applicant Eligibility**
   Tillamook County is a general-purpose unit of local government and therefore an eligible entity as defined under 2 CFR § 200.64 pursuant.

2. **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 County will use the following strategies to communicate with the public.

   Maintain Point of Contact: The County will designate points of contact for the project and contact information will be provided. 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 County 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 County 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
Tillamook County, Oregon
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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 County 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 County 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. Named Contractors and Subrecipients
Not Applicable - no contractors or sub-recipients are named in this application. The County of Tillamook pledges full compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 in the selection of all consultants and contractors.

4. Expenditure of Existing Grant Funds
The County of Tillamook does not have an open EPA Brownfields Community-wide Assessment Grant or Multipurpose Grant.