



R10-26-A-005

949 SE Oak Avenue, Suite 1  
PO Box 1938  
Roseburg, OR 97470

(541) 672-6728 Phone  
(541) 672-7011 Fax

To: US EPA Brownfield Assessment Grant Application Reviewers  
From: Theresa Haga, Executive Director, CCD Business Development Corporation  
Date: January 23, 2026  
RE: CCD Business Development Corporation - FY 2026 EPA Brownfields Community-wide Assessment Grant Application Information Sheet

**(1) Applicant Identification:**

CCD Business Development Corporation  
949 SE Oak Avenue, Suite 1  
P.O. Box 1938  
Roseburg, OR 97470

**(2) Website URL:** <https://www.ccdbusiness.org>

**(3) Funding Requested**

- a. Assessment Grant Type: Community-wide.
- b. Federal Funds Requested \$500,000

**(4) Location:**

The geographic boundary covered under the application is the CCD Service Region which covers Coos, Curry and Douglas counties in rural southern Oregon.

**(5) Target Area and Priority Site Information**

**Target Areas (TA):** the application includes three target areas.

TA – 1 is the City of North Bend’s Urban Renewal District boundaries.

TA – 2 is the City of Brookings’s Urban Renewal Area boundaries.

TA – 3 is Census Tract 1000 within the Unincorporated community of Glide.

**Addresses of Priority Sites:**

Site 1: Former Courthouse Annex – 1975 McPhearson, Ave, North Bend, Coos County, OR.

Site 2: Former Auto Dealership and Repair- 530 Chetco Avenue, Brookings, Curry County, OR

Site 3: Former Landfill – parcels R36904 and R36896 in Glide, Douglas County, OR

***Mission Statement***

*To encourage economic development, diversify local economies, support industry, and enhance quality of life for all in the region.*

The geographic boundaries and priority sites are shown on the figure included in Attachment A.

**(6) Contacts**

a. Project Director

Name: Lehi Dowell, Deputy Director CCD  
 Phone: 541-672-6728 ext. 310  
 Email: l.dowell@ccdbusiness.com  
 Mailing Address: P.O. Box 1938, Roseburg, OR 97470

b. Chief Executive/Highest-Ranking Elected Official

Name: Theresa Haga, CCD Executive Director  
 Phone: 541-672-6728 ext. 304  
 Email: t.haga@ccdbusiness.com  
 Mailing Address: P.O. Box 1938, Roseburg, OR 97470

\*Note- to provide responsive information in this section for two contacts we list Lehi Dowell as the Project Director so that we may also include Theresa Haga as the Executive Director of CCD. As shown in our grant application, Theresa will serve as the grant Project Director and Lehi will serve as the grant Technical Coordinator.

**(7) Population:** The total population of the CCD Service Region is 199,976. Population by county is as follows:

Coos County: 64,095  
 Curry County: 23,446  
 Douglas County: 112,435

**(8) Other Factors**

<b>Information on Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
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).	2
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3,4

***Mission Statement***

*To encourage economic development, diversify local economies, support industry, and enhance quality of life for all in the region.*

At least 30% of the overall project budget will be spent on eligible re-use/area-wide planning activities, as described in <a href="#">Section 3.A.(2)</a> , for priority site(s) within the target area(s).	N/A
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

**(9) Letter from the State or Tribal Environmental Authority**

A letter of acknowledgement from the Oregon Department of Environmental Quality is provided in Attachment B.

**(10) Releasing Copies of Applications**

Not applicable

***Mission Statement***

*To encourage economic development, diversify local economies, support industry, and enhance quality of life for all in the region.*

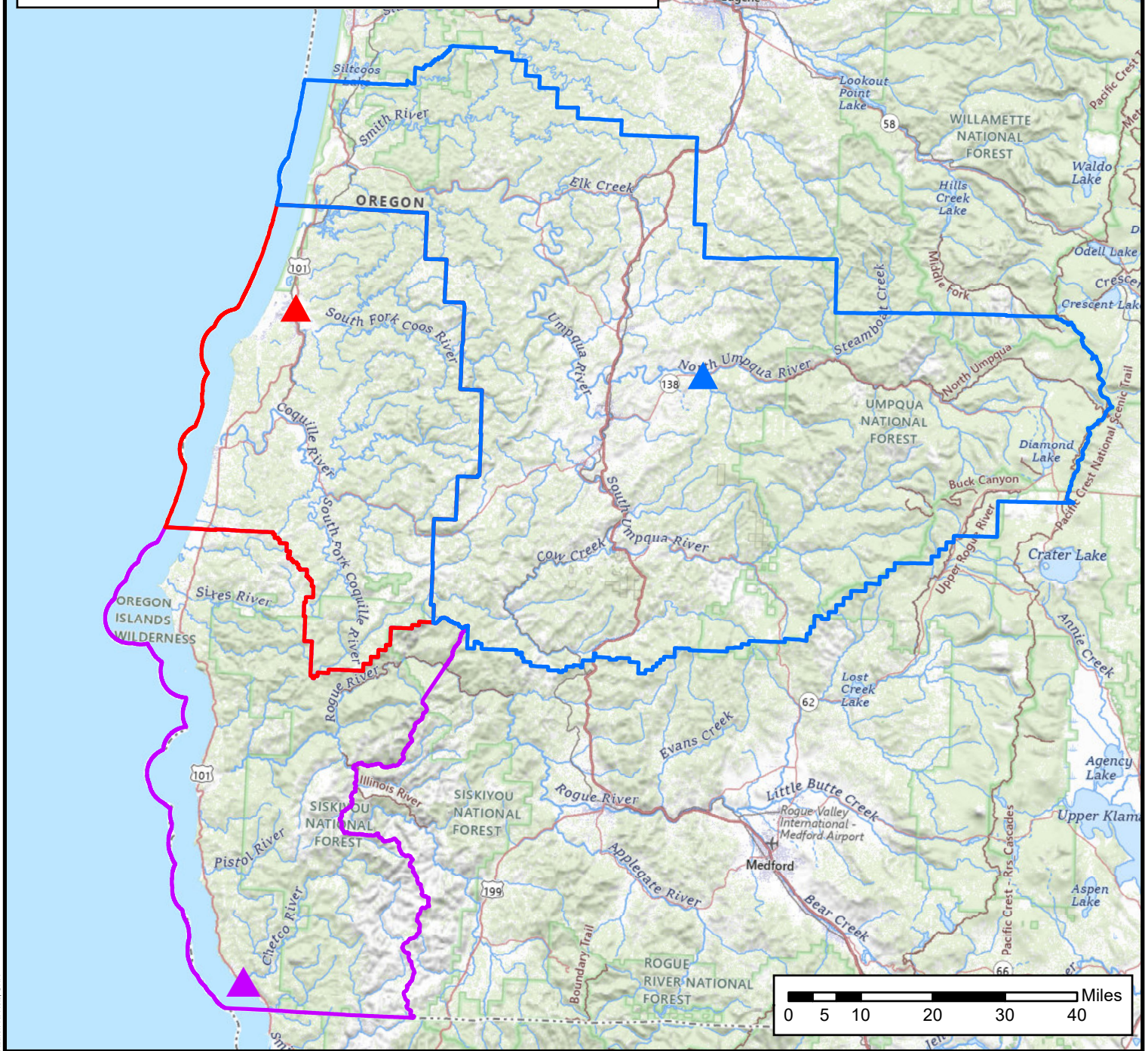
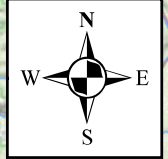
### Legend

*CCD Business Development Corporation  
Service Region Geographic Boundaries*

Coos County  Curry County  Douglas County

Priority Site Locations

- ▲ Former Courthouse Annex  
1975 McPhearson Ave, North Bend, OR 97459
- ▲ Former Auto Dealership and Repair  
530 Chetco Ave, Brookings, OR 97415
- ▲ Former Landfill  
Parcel Numbers R36904 and R36896, Glide, OR 97443



Author: R. Rees, CHA

Date:  
01/2026

## Geographic Boundaries and Priority Sites Location Map

Community-Wide Assessment Grant Application





# Oregon

Tina Kotek, Governor

## Department of Environmental Quality

Western Region Eugene Office

165 East 7th Avenue, Suite 100

Eugene, OR 97401

(541) 686-7838

FAX (541) 686-7551

TTY 711

January 21, 2026

Terri Griffith  
U.S. Environmental Protection Agency,  
Region 10 1200 Sixth Avenue, Suite 155  
Mailstop: ECL-133  
Seattle, WA 98101

RE: FY2026 EPA Community-wide Assessment Grant Application for CCD Business Development Corporation

Dear Terri,

The Oregon Department of Environmental Quality is pleased to acknowledge the Community-Wide Assessment Grant Application from the CCD Business Development Corporation (CCD). CCD's regional service area is in Coos, Curry, and Douglas Counties. The focus of the grant application is on three key sites: the Former Courthouse Annex in North Bend in Coos County, the Former Auto Dealership and Repair in Brookings in Curry County, and the Former Landfill in Glide in Douglas County. These target sites are in areas that have known or potential presence of hazardous substances and/or petroleum contamination that could pose a risk to human health and the environment. In turn, these uncertainties create barriers to reuse, redevelopment and access to federal funding.

CCD Business Development Corporation is requesting \$500,000 in funding for assessments to be accomplished over the 4-year grant period. CCD anticipates performing several Phase I and Phase II Environmental Site Assessments (ESAs), cleanup plans, reuse plans, and community engagement activities.

DEQ will support this initiative by using 128(a) State Response grant funding to assist CCD Business Development Corporation with work plan development, provide technical assistance on the DEQ Cleanup process, and on-board projects. DEQ encourages EPA to fund the CCD's Community Assessment Grant application. Please contact Mary Camarata, DEQ Western Region Brownfields Coordinator at [mary.camarata@deq.oregon.gov](mailto:mary.camarata@deq.oregon.gov), 503-983-2277 if you have any questions.

Sincerely,

*Brad Shultz*

Brad Shultz  
Western Region Cleanup Manager

ec Lehi Dowell, Deputy Director, [l.dowell@ccdbusiness.com](mailto:l.dowell@ccdbusiness.com),  
Margaret Olson, EPA, [olson.margaret@epa.gov](mailto:olson.margaret@epa.gov)  
Rebecca Wells-Albers, HQ Brownfields Coordinator, [rebecca.wells-albers@deq.oregon.gov](mailto:rebecca.wells-albers@deq.oregon.gov)

## C. Narrative Criteria

### (1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

**1.a. Overview of Brownfield Challenges and Description of Target Areas:** CCD Business Development Corporation (CCD) is the federally recognized and funded Economic Development District serving Coos, Curry, and Douglas counties in southwestern Oregon. CCD's tri-county regional service area is the geographic boundary for eligible grant activities. Together, Coos, Curry, and Douglas counties comprise a 9,000 square-mile predominantly rural region of southwestern Oregon that stretches from the Pacific coastline inland through forested river valleys and historic timber corridors. The region is defined by its rugged coastline, estuaries, rivers, and vast working forests. Beginning in the mid-19th century, the region's development was shaped by extractive industries (most notably timber harvesting, milling, shipping, and port-related activity) supported by rail lines, river transport, and coastal ports. Mill towns, waterfront industrial districts, and highway-oriented commercial corridors emerged as economic centers throughout the counties. Over time, industrial consolidation, automation, and global market shifts led to widespread mill closures and commercial decline, leaving behind vacant and underutilized industrial properties, residual contamination, and public health risks. CCD recently identified 50 potential brownfield sites within their geographic boundary (See 1.b). These sites occupy 756 acres of what would be buildable land where economic opportunities could be located, potential exposure to residual contamination could be eliminated and the health and welfare of sensitive populations could be improved, were it not for the presence of environmental contamination. CCD prioritized three specific Target Areas (TAs) for grant-funded brownfield revitalization to address legacy environmental contamination and the resulting consequences for redevelopment and economic opportunities in our service region.

**TA 1: City of North Bend -Urban Renewal District (Coos County).** The City of North Bend's 350-acre Urban Renewal District (URD) includes its downtown core and waterfront districts which provide living, working, and shopping environments for the city's 10,049 residents and tourists. Within the URD, the Virginia Avenue corridor functions as the primary link between downtown and the bayfront, but today it remains a transitional and underperforming corridor rather than a fully realized gateway. The area has a mix of old blighted commercial buildings, underutilized parcels, and legacy industrial or service uses, with uneven pedestrian conditions and limited waterfront-oriented activation. While portions of the corridor show incremental private investment, overall redevelopment remains fragmented and cautious, reflecting unresolved site constraints (including brownfield issues) rather than lack of location value. Brownfield assessment and reinvestment in the URD will directly address these constraints and support URD goals to encourage development of an attractive commercial waterfront and enhance the connectivity between downtown and the waterfront. Over the past 50 years, CCD and the City have worked together to advance planning, secure technical assistance, and position URD properties for reinvestment. Natural hazards such as exposure to flooding and coastal storm surge, seismic and tsunami risk, and infrastructure and funding gaps present significant challenges which can be addressed through targeted brownfield assessment, coordinated infrastructure planning, and strategic redevelopment.

**TA 2: City of Brookings Urban Renewal Area (Curry County).** The City of Brookings (pop. 6,829) 550-acre Urban Renewal Area (URA) includes the downtown core and commercial corridor along approximate 1.5-mile segment of U.S. Highway 101. Within the URA, the Chetco Avenue corridor is the primary legacy commercial strip, having evolved incrementally around highway access and service uses, resulting in older building stock, shallow parcels, and auto-oriented site layouts that no longer align with current economic or community needs. This compact area has former gas stations, auto repair shops, and aging commercial buildings. Brownfield conditions, environmental uncertainty and underutilization cause vacant storefronts, and limited infill investment along Brookings' most visible and economically important commercial and tourism corridor. Brownfield assessment and reinvestment along Chetco Ave. will address these constraints and support the URA's objectives to eliminate blighting influences, rehabilitate older structures, redevelop key sites, and help meet city economic objectives. Also working together for more than 50 years, CCD and Brookings have had to face the same natural hazard challenges as North Bend.

**TA 3: Unincorporated Community of Glide- census tract 1000 – (Douglas County).** Glide (pop. 1,481) is the gateway to the North Umpqua River corridor known for its rugged outdoor recreation areas. The area has significant recovery and revitalization challenges from decades of decline in the timber industry and the impacts of wildfires. Priorities include rebuilding resilience, improving community health, expanding recreation and outdoor access, and creating opportunities for visitors to stop, recreate, and support the local economy. There are currently no public parks or recreation areas in Glide. Former service, light industrial, and forests/wood products properties remain underutilized and constrain reinvestment. Many threatened by wildfire, aging infrastructure, and environmental uncertainty). The 2020 Labor Day Fires destroyed 101 homes, underscoring the need for hazard mitigation planning alongside resilient redevelopment. Brownfield

assessment and reinvestment will reduce environmental uncertainty, support reuse of priority sites for recreation and community-serving facilities and advance community health goals, economic revitalization and wildfire resilience objectives.

**1.b. Description of the Priority Brownfield Site(s):** In 2025 CCD completed a preliminary Development Opportunity Inventory (DOI) of brownfield sites across its service region. Funded by a Business Oregon Integrated Planning grant the DOI includes 50 brownfield properties. To conduct the DOI, CCD implemented a region-wide community outreach process including an online survey distributed to 75 CCD partners, three county-specific virtual public meetings plus supplemental sessions with local leaders. Together, these efforts formed the basis for selecting three Priority Sites (PS) for this application. CCD also considered redevelopment readiness, community benefit, alignment with EPA objectives and alignment with adopted local plans.

**PS-1: Former Courthouse Annex, (TA1),** 1975 McPhearson Ave., North Bend. This 1.89-acre property is occupied by the former Courthouse Annex - an abandoned 54,000 square foot, multi-story facility constructed in the 1940s. The property is strategically located in central downtown in the URD. The owner, North Bend Urban Renewal District (District) has secured over \$29 million to redevelop the property for affordable workforce housing (\$4M- Housing and Urban Development (HUD) grant and \$25M URD tax-increment funding). Although preliminary studies of asbestos, mercury, lead-based paint, and petroleum have been conducted, environmental data gaps exist, and updates are needed to meet specific HUD grant requirements prior to initiating building demolition and redevelopment. Analysis and summary of past sampling results will determine if additional work is required (especially around existing underground storage tanks (USTs)) and will inform cleanup and reuse planning such as an Analysis of Brownfield Cleanup Alternatives (ABCA). A Revitalization Plan will create a transparent project roadmap, and tie environmental steps to redevelopment milestones. CCD selected this site because: it demonstrates likely contamination; is strategically located in an area prioritized for housing and retail revitalization; has community support; and removing environmental uncertainty is essential to leveraging redevelopment funding already secured.

**PS-2: Former Auto Dealership and Repair, (TA2),** 530 Chetco Ave., Brookings. This 2.58-acre former auto dealership and repair operation occupies a central position in the city's primary commercial corridor within the URA. The owner plans to demolish the existing structure and redevelop the site as a boutique hotel and tourist shops. However, the potential presence of asbestos and lead-based paint in existing structures, and likely petroleum releases from auto storage and repair operations create redevelopment barriers. Grant funded assessment will clarify environmental conditions and evaluate cleanup needs. An ABCA will evaluate cleanup alternatives and establish the highest and best reuse scenario for the site. A Site Reuse Assessment will include community input and help the property owner assess market conditions and attract developers. CCD selected this because: it demonstrates likely petroleum and hazardous material contamination; it strategically supports local goals for tourism related economic development; and removing environmental uncertainty is essential to redevelopment.

**PS-3: Former Landfill. (TA3)** This 22.85-acre vacant property (with no known address) is a former designated landfill for bark waste generated by a nearby former lumber mill. The property is comprised of two parcels – R36904 and R36896 located adjacent to the North Umpqua River. The owner is planning to donate the property to Glide Revitalization, a local non-profit, for the purpose of establishing a public recreational area. However, environmental uncertainty is delaying these efforts. Residual bark waste associated with former lumber mill operations may have resulted in localized soil and groundwater impacts from naturally occurring metals, organic acids, and decomposition byproducts. While no wood-treatment or chemical processing was documented, the presence of thick bark deposits currently covered by a soil cap could contribute to acidic conditions, metal mobilization, and methane generation. Secondary petroleum impacts associated with historic equipment use could also be present. Grant supported assessment activities will support property transfer, sampling if necessary, and the development of an ABCA, if cleanup is needed. An EPA-based Site Reuse Vision Plan will help Glide Revitalization integrate public input and reuse goals to identify feasible recreational reuse strategies. CCD selected this site because: it is a large, underutilized former industrial tract with potential contamination; it is a strategic location for recreational use; and has community support. Assessing these properties through the CWA grant will remove long-standing environmental uncertainties, enable community-informed decisions, and catalyze investments that align with local and regional redevelopment strategies. Without EPA assistance, environmental uncertainty will continue to delay redevelopment, and the communities will lose critical opportunities for revitalization (see 2.a.).

**1.c. Identifying Additional Sites:** In addition to sites in the defined TA's, CCD will identify additional brownfield sites for assessment through its ongoing regional engagement and project development work

including updates to the DOI. Throughout the CWA grant and beyond, CCD will revisit the DOI sites and identify others through direct outreach to property owners, coordination with city and county planning staff, and continued engagement with local partners who regularly identify distressed, underutilized, or environmentally challenged properties (see 1.f). Additional sites will be screened using consistent criteria, including contamination potential, redevelopment feasibility, community benefit, and local support. All potential sites will be evaluated for EPA eligibility and site readiness prior to the commitment of EPA funds. This process ensures a steady pipeline of eligible sites allowing CCD to prioritize those that offer the strongest community and economic redevelopment benefits.

**1.d. Revitalization of the Target Area, Reuse Strategy and Alignment with Revitalization Plans:** The following reuse strategies for CCD’s priority sites are community-driven and advance both local land use plans and community related priorities.

**PS-1: Former Courthouse Annex.** Redevelopment of this site will demolish a blighted structure to build 72 affordable workforce housing units in North Bend’s downtown corridor. The 2024 amendment to the city Urban Renewal Plan (1994) directs the URA to transform this property into affordable, diverse housing targeted to essential workers. This strategy aligns directly with the plan’s housing goals to provide increased and varied housing opportunities and improve livability in the URA. It also aligns with the city’s Comprehensive Plan (2019) goals to diversify housing types and meet local housing needs and leverages \$29 million in federal and local funding to address the documented housing shortage in North Bend (see 2a). The projects extensive plans for energy efficient building components and building envelopes along with solar installation (if feasible), meet city Comprehensive Plan (2019) objectives to conserve energy, implement conservation techniques and utilize renewable energy sources. As part of the city URA the project aligns with adopted land use strategies that seek to eliminate blight, expand housing opportunities, and strengthen the city’s economic base. The reuse advances regional economic priorities identified in the counties’ Comprehensive Economic Development Strategy (CEDS 2024-2029.) prepared by CCD, which recognizes housing availability and workforce stability as foundational to economic resilience, workforce retention, and community vitality. The strategy also advances the Coos County Multi-Jurisdictional Natural Hazards Mitigation Plan objectives by directing reinvestment to an existing urban site served by infrastructure, reducing exposure to flood, earthquake, and severe storm hazards supporting the Plan’s mission to create a more disaster-resilient community (Coos County NHMP 2023).

**PS-2: Former Auto Dealership and Repair.** Redevelopment of this site will transform a currently blighted and deteriorating structure into a much-needed boutique hotel and shops in downtown Brookings. The reuse directly aligns with the city’s Urban Renewal Plan (2002) which seeks to promote private development, address blight, and improve commercial conditions within the district, including tourism-oriented areas. The project advances the goals of the Curry County Destination Strategy ROADMAP (2022) to provide high-quality varied places to stay that accommodate a wide range of travel preferences. It aligns with regional economic strategies presented in the CEDS (2024-2029.) which identifies tourism as a key economic driver for Curry County and the Oregon coast. The strategy also advances the Curry County Multi-Jurisdictional Natural Hazards Mitigation Plan objectives by directing investment to an established urban area with existing infrastructure, supporting economic resilience, and integrating hazard awareness into redevelopment planning (Curry Co. NHMP 2022).

**Priority Site 3: Former Landfill.** Redevelopment of this vacant and overgrown site will transform the former landfill into community recreational open space with accessible walking trails featuring phased development of recreational amenities and fire-wise landscape management. The reuse directly aligns with Glide Revitalization’s Plan (2014-2025) strategies to emphasize economic growth through quality-of-life investments that strengthen local vitality and encourage visitors to stop and shop in Glide; childcare and education through safe, accessible spaces; and preparedness for natural hazards while supporting sustainable, place-based growth. The reuse also aligns with the Douglas County Community Wildfire Protection Plan (2023) goals to reduce wildfire risk in the wildland-urban interface through hazardous fuels reduction, defensible space, improved access, and ongoing vegetation management. The reuse aligns with CEDS (2024-2029) goals to leverage natural and recreational assets, support community facilities that enhance quality of life and well-being and integrate resilience planning and mitigation strategies into economic development.

**1.e. Outcomes and Benefits of Reuse Strategy:** By concentrating resources on the PSs and TAs, CCD will catalyze the implementation of actionable redevelopment plans that advance the goals and objectives of local land use plans and community priorities. Currently these plans are held back by the uncertainties and funding issues created by brownfield sites and potential contaminants. At each site, grant assessment activities will remove environmental uncertainty and provide the technical basis needed to advance safe, feasible, and hazard-resilient redevelopment. Assessments will lead to cleanups that catalyze affordable housing, economic

opportunities and recreational opportunities. In TA 1, PS-1 will fill a critical housing gap (see 2.a) by constructing 72 new affordable housing units. In TA 2, PS-2 will help meet an increasing demand for tourist lodging (see 2.a) thus bringing dollars and economic opportunities to the region. In TA 3, PS-3’s public park will fill a void in outdoor recreational opportunities. Planning activities for each priority site (see 1b) will create foundations for successful redevelopment by aligning environmental conditions, community goals, regulatory requirements, and market feasibility into refined implementable reuse strategies that guide assessment, cleanup, and reinvestment decisions. CCD project strategies to incorporate hazard mitigation plans and elements in PS-1 & PS-2 coastal-community projects and the PS-3 wildfire-prone project will result in designs that protect the respective communities from greater than average impacts from storms, earthquakes, and wildfires experienced in Southwest Oregon. Reuse strategies at PS-3 will create a critical buffer at the wildfire urban interface as well as a staging area for future community wildfire response. Ultimate cleanup at each site will eliminate or control public exposure to contaminants, reduce long-term health risks, protect sensitive populations and help return sites to productive use. CCD will maintain momentum by continuing to identify brownfield sites and update its DOI. CCDs community outreach program will encourage community engagement, inform site selection and reuse options, and gain public trust by improving transparency and demonstrating the impact of public participation.

**1.f. Resources Needed for Site Reuse:** Assessment, engagement and clean-up planning work under this CWA grant will strengthen CCD and landowner/developer capacity to pursue and secure the following cleanup and reuse funding sources. Eligibility noted within table.

Funding Source	Description/Purpose/Eligibility	Likelihood*/Expected Funding
Business Oregon Regional Infrastructure Fund	Supports water, sewer, road, and site infrastructure improvements tied to economic outcomes. Purpose = Reuse. Eligibility: PS- 1, 2, & 3 with local government sponsor.	Moderate/\$200,000 ea.
Business Oregon Brownfield Revolving Loan Funds and Grants	Supports additional assessment and/or remediation of eligible brownfield properties. Purpose = Assessment and/or Remediation. Eligibility: PS- 1 & 3 for grants and PS-2 for loan.	Moderate/\$500,000 ea.
USEPA Cleanup Grants	Competitive federal grants for site-specific remediation following assessment. Purpose = Remediation. Eligibility: PS-3 (upon transfer to Glide Revitalization a non-profit)	Moderate/\$500,000 ea.
Travel Oregon Competitive Grants	Supports tourism-related site improvements and visitor amenities. Purpose = Reuse. Eligibility: PS- 1, 2 & 3.	Moderate/\$ varies annually
North Bend and Brookings Urban Renewal Districts	Local tax-increment financing to support infrastructure and redevelopment in renewal areas. Purpose = Reuse. Eligibility: PS -1 & 2. PS-1 has secured \$25 million	Moderate/\$varies annually
Oregon Parks and Recreation Department	Various state funds available for development, improvement and maintenance of outdoor recreation facilities Purpose = Reuse. Eligibility: PS- 3	High/\$40,000 and up

\*Ratings considered eligibility, alignment with program priorities, anticipated competitiveness, and funding availability. Assigned ratings reflect strong site eligibility and alignment with program priorities, however, uncertainty in future funding availability resulted in rating selections of “moderate” for most sources and eligible entities.

**1.g. Use of Existing Infrastructure: PS-1 Former Courthouse Annex.** This workforce housing development project will require significant TA utility capacity upgrades and site connection improvements for water, sewer, stormwater, power, communications and frontage right of way interface. These improvements will be paid for by the \$4 million HUD CPF grant awarded to the North Bend URA. **PS-2 Former Auto Dealership and Repair.** The proposed development of this site as a boutique hotel and shops will be adequately served by existing municipal transportation, water, sewer, stormwater, power and communication systems. **PS-3 Former Landfill.** The reuse of this site as a recreational area is adequately supported by existing roadway access and legacy utility connections (power, water, stormwater). Should future upgrades be necessary as phased recreational development occurs, all public utility services are readily extendable and PS-3 would apply for infrastructure funds mentioned in Table 1.f. Grant assessment and planning activities will help TA communities align cleanup decisions with long-term infrastructure capacity and funding.

**(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**2.a. The Community’s Need for Funding:** Low population density and lower household incomes across the TAs limit local tax revenues and leave local governments struggling to keep up with rising costs to provide even basic services. These constraints arise primarily from the limited taxable income base of small, widely dispersed, low-income populations and state limits on annual tax increment increases. As a result, throughout CCD’s geographic boundaries, the scale and complexity of brownfield sites exceed the financial and technical capacity of small rural communities to address them independently, requiring reliance on state and/or federal

assistance.

Population density across the TA's is roughly 24 people/sq mile compared to 44 people/sq mile for the state (census.gov). In 2023, the median household income in the US was \$78,538—approximately \$14,000 to \$20,000 higher than those in Curry (\$64,769), Coos (\$60,313), and Douglas (\$58,983) Counties (U.S. Census). Incremental tax constraints imposed by Oregon Measures 5 (1990) and 50 (1997) limit annual local tax revenue increases to 3 percent. The lack of a state sales tax further stunts municipal revenue generation. These regional constraints are compounded by local fiscal realities within the project communities. Douglas County (Glide) has experienced decades of declining timber revenue, slow tax base growth, and rising service demands across a large rural geography, requiring limited discretionary funds to be directed toward core services such as law enforcement, public health, transportation, and social services. Similarly, North Bend and Brookings operate with small municipal budgets, aging infrastructure obligations, and increasing climate-related costs, including stormwater management and coastal hazard resilience. Forced to dedicate their meager budgets to essential services only, none of the TA communities can independently fund brownfield assessment or cleanup planning to catalyze reuse. Yet significant needs for redevelopment exist. The North Bend Housing Capacity Analysis (2023) predicts a need for 260 new housing units by 2042 with 48% needed for lower income households (at or below 30% of Area Median Income). In Curry County (Brookings) transient lodging tax revenues increased by 21.4% from 2023 to 2024, indicating a growing tourism demand and lodging utilization (www.oregon.gov/biz). As an unincorporated community, Glide faces significant and unique challenges to mitigate and reduce the risk of wildfire (more than 140,000 acres of land in and around Glide burned in 2020 and 2021).

**2.b. Health or Welfare of Sensitive Populations:** The communities within the TA's serve multiple sensitive populations, including low-income households (see 2.a.), aging residents, and families living and working near legacy industrial sites and aging structures likely containing asbestos and lead based paint. Approximately 35.6%, 27.4%, and 27.1% of the populations of Curry, Coos, and Douglas counties are 65 or older – rates that are at least 10% higher than the state and national averages of 19.9% and 18% (ACS). Within the region, aging populations and working families have limited access to healthcare. According to the US Health Resources and Services Administration the entire population within these counties is medically underserved in the primary health care services category. Approximately 61% of the region's housing stock was built before 1980, increasing risks of exposure to lead, asbestos, and other hazardous building materials (CEDS 2024–2029). In TA 1 & 2 redevelopment will provide new good paying jobs with opportunities for health insurance to help working class community members and their families improve their overall well-being. Redevelopment in TA 1 will eliminate asbestos and lead based paint exposure by providing both low-income working families and aging residents with opportunities to live in new modern housing. Affordable housing in TA 1 will lower displacement risk and free limited household resources for health care, education and basic needs. Because it is located downtown with easy access to convenience stores and healthcare providers, reuse strategies for PS-1 will reduce common transportation barriers for sensitive populations. The new public park for PS-3 will not only increase public safety by creating a strategic community wildfire buffer but will promote exercise and better mental and physical health in a community where sensitive populations continue to struggle to recover from the lingering effects of traumatic wildfire events and the COVID pandemic

**2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:** Data reported in CEDS (2024–2029) and local public health reports demonstrate residents of the tri-counties experience higher-than-normal rates of chronic disease and adverse health conditions including respiratory illnesses, cancer, and other conditions directly linked to environmental and socioeconomic stressors. Adult obesity rates significantly exceed the Oregon statewide average of approximately 28.6%, with Coos County at 38.3%, Curry County at 33.4%, and Douglas County at 32.7%, increasing risk for diabetes, cardiovascular disease, and other chronic conditions (OHSU.gov). Regional health assessments further identify these counties among Oregon's top ten for chronic lower respiratory disease and cardiovascular disease prevalence. More than 60% of adults in Coos County report at least one chronic condition, well above statewide trends (Advanced Health, 2018). Health vulnerability also extends to children and minority populations. In Coos County, approximately 21% of children live in poverty, nearly double the statewide average of about 11%, a known determinant of poorer health outcomes and increased environmental risk exposure (Data.usa). The elevated health burdens on these populations are exacerbated by poor environmental conditions and exposure to contaminants at the priority sites. Grant activities will identify and remediate contaminants on the priority sites and eliminate exposures to contaminants which exacerbate the existing poor health conditions in sensitive populations. New recreational opportunities at PS-3 will promote physical activity to help address obesity rates – resulting wildfire mitigation will improve air quality leading to better respiratory health and reductions in cancer rates.

**2.d. Economically Impoverished/Disproportionately Impacted Populations:** CCD’s service region contains some of Oregon’s most economically distressed communities, with wages consistently below state averages and limited access to capital, broadband, and workforce development resources (CEDs 2024–2029). These rural communities disproportionately bear the environmental burdens of historic industrial activity, commercial abandonment, and long-term underinvestment. Unemployment rates within the TAs are approximately 1.5–2 percent higher than the national average (USAFacts). Per capita incomes in these counties are well below the state average—\$39,769 (Coos), \$39,555 (Curry), and \$37,077 (Douglas) reflecting reduced ability to support government services due to limited discretionary funding (CEDs 2024–2029). Approximately 16% of residents in these counties live below the poverty level, compared to 11.8% statewide and 10.6% nationally (Census.gov). These economic indicators are closely linked to negative environmental consequences resulting from historic industrial, governmental, and commercial land-use decisions. For decades, timber processing facilities, port and marine industries, and auto- and fuel-related commercial uses were promoted and sited in rural and working-class areas where environmental oversight was limited. As facilities declined or closed, contamination in soil, groundwater, and building materials were frequently left unaddressed, transferring long-term environmental liabilities to multiple generations including today’s communities. Persistent exposure risks, degraded environmental conditions, and physical blight have deterred private investment and constrained both job creation and economic diversification. These cumulative conditions contribute directly to the elevated poverty, unemployment, and health vulnerability indicators observed across the TA today. Assessment and reuse planning will clarify site conditions at properties impacted by historic industrial and commercial activity, reducing exposure risks associated with contaminated soil, groundwater, and building materials while lowering barriers to financing and redevelopment. By returning contaminated and underutilized sites to productive use consistent with local land-use plans and regional economic priorities, these strategies support job-generating and community-serving redevelopment, stabilize property values, and improve environmental and public-health conditions in areas that have disproportionately experienced prolonged environmental and economic disinvestment.

**2.e. Community Engagement - Project Involvement 2.f. Project Roles.** CCD will team with the long-time partners shown below to ensure that the input and priorities of community members who are most affected are meaningfully incorporated in the project.

Organization/ Point of Contact	Specific Involvement in the Project
<b>City Administrators:</b> North Bend: David Milliron 541-756-8536 Brookings: Tim Rundel 541-469-1102	David and Tim will help CCD identify and evaluate additional brownfield sites against adopted plans and readiness criteria and seek city council approval of reuse concepts. They will serve as local engagement collaborators to help issue formal public notices; host and support public meetings/open houses/work sessions related to site selection and reuse; and engage city platforms to gather and document community input. David is the primary contact and CCD interface for PS-1.
<b>Urban Renewal Districts:</b> North Bend: Maycie Jaehng 541-469-1126 Brookings: Wendy Giordano 541-469-1126	Maycie and Wendy will help identify and prioritize additional sites ripe for rededvelopment. They will coordinate with CCD and City staff to align brownfield assessment and reuse planning with URA redevelopment and infrastructure investment priorities.
<b>United Way Community Action Network (Douglas Co)</b> Deb Young 541-672-1734	Greater Douglas United Way will distribute project information, surveys, and meeting notices through its partner agency and volunteer networks; assist with facilitating and collecting community input; help communicate redevelopment-related job opportunities and connect Douglas County residents to supportive services that reduce barriers to participation.
<b>Oregon Coast Community Action (ORCCA)</b> Coos and Curry County Kim Brick 541-435-7762	ORCCA will use its case management, client communications, and employment support programs to share information on redevelopment activities and affordable housing and job opportunities, and help collect input from low-income households to inform site reuse prioritization, planning and cleanup alternatives in Coos and Curry County.
<b>Douglas County Parks and Recreation</b> Mark Wall – Parks Director 541-957-7001	Mark will help CCD and the Glide community evaluate and prioritize cleanup and reuse options for PS-3. He will contribute technical expertise in park planning, facilitate community engagement workshops, support surveys to collect resident feedback on park design, and coordinate with county advisory boards to align local and regional recreation goals.
<b>Glide Revitalization</b> Jeana Beam – Executive Director 541-670-0976	As the non-profit prospective recipient of PS-3, Jeana will coordinate site access, engage her organizations community outreach network regarding recreational and hazard mitigation opportunities, provide input to align cleanup planning alternatives and methods with reuse plans, and help determine scope of work for Site Specific Reuse Vision planning.

**2.g. Incorporating Community Input:** Community outreach has been a core function of CCD’s work for more

than 50 years. This task will be led by CCD’s Technical Coordinator, Mr. Lehi Dowell, with support from the Qualified Environmental Professional (QEP) and other contractors as needed for outreach coordination and logistics. Mr. Dowell will implement CCD’s established regional engagement framework to clearly communicate project progress and to meaningfully solicit, consider, and respond to community input throughout the project lifecycle. Outreach activities will include regular project updates distributed through a bi-weekly Constant Contact newsletter reaching approximately 6,000 subscribers, supplemented by posts on CCD’s active Facebook, Instagram, and LinkedIn platforms. CCD will also host a dedicated Brownfields Program webpage within its Community Development section to share project information, milestones, and engagement opportunities; solicit public input; and document how community feedback is addressed. Community input will be gathered using proven engagement methods applied during CCD’s 2024–2029 CEDS process, including facilitated meetings, breakout discussions, visual mapping exercises, and anonymous feedback tools. An online Qualtrics feedback form will provide an ongoing opportunity for public comment. Responses to public input will be summarized on the project webpage and incorporated into project reporting and decision-making. CCD facilitators are trained in trauma-informed and inclusive engagement practices and will ensure accessible meeting locations, varied meeting times, plain-language materials, and multiple participation options, including virtual engagement forums. CD maintains close, ongoing relationships with small and rural governments across the region, including special districts, unincorporated communities, cities, and county governments. CCD’s board includes a County Commissioner from each county, as well as representatives from city managers, mayors, and special districts. CCD will inform and coordinate with these regional partners through regularly scheduled board meetings, enabling partners to extend project outreach through their own public meetings and forums to ensure engagement remains locally appropriate and effective. CCD will work closely with the QEP to translate technical environmental findings into clear, plain-language materials, including flyers, meeting presentations, and social media content that explain project activities, site conditions, potential risks, and redevelopment considerations. The number and frequency of specific outreach activities are described in Section 3.

**(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**Description of Tasks/Activities and Outputs:**

**3.a. Project Implementation 3.b. Anticipated Project Schedule 3.c. Task/Activity Lead 3.d. Outputs**

**Task/Activity 1: Programmatic Support**

**3.a. Project Implementation:** CCD will ensure efficient, compliant implementation of all EPA-funded assessment activities. **CCD Tasks:** Project management of EPA-funded activities; Competitive procurement of contractors including Qualified Environmental Professional (QEP); EPA cooperative agreement oversight; budget management; scheduling and coordinating of subcontractors; staff and team meetings; national and regional conference attendance; oversight and submittal of quarterly reports and ACRES database entries. **QEP Tasks:** monthly meeting attendance, draft quarterly report preparation and ACRES entries. **Non-EPA Resources:** CCD staff support for basic administration (invoicing/drawdowns/recordkeeping), general office functions & supplies.

**3.b. Schedule:** **Months 1 – 48.** CCD activities begin immediately upon award; QEP activities upon procurement completion.

**3.c. Task/Activity Lead(s):** CCD Project Director supported by CCD Technical Coordinator with oversight of QEP assistance.

**3.d Output(s):** Weekly internal CCD staff project meetings/notes (208); Bi-monthly project team meetings and notes (24); quarterly reports (16); ACRES data entry (24); financial records, complete and accurate project information repository; ASAP draws and documentation (as needed); annual reports (4); final closure report (1).

**Task/Activity 2: Community Engagement**

**3.a. Project Implementation:** CCD will develop and execute an equitable community engagement program to incorporate community input into site selection, assessment, and reuse priorities. **CCD Tasks:** oversight of QEP (or other contractor) preparation of documents and technical presentations; facilitation of community engagement meetings throughout the CCD Service Region; social media posts; signage for visible site work. **QEP/Contractor Tasks:** preparation of a Community Involvement Plan (CIP) and technical materials for presentations and outreach materials (postings, flyers), attendance at public meetings. **Non-EPA Resources:** none

**3.b. Schedule:** **Months 3 – 44.** Conduct first engagement meeting within 4 months of award. CIP complete by month 4. Community meetings 3 per year (one in each county); Social media postings at least monthly. Fact sheets and flyers one per county per year.

**3.c. Task/Activity Lead(s):** CCD Project Director and CCD Technical Coordinator with assistance from QEP and/or other contractor(s).

**3.d. Output(s):** Community Involvement Plan (1); meeting presentations (12); notes summarizing meetings and public input (12); outreach factsheets and flyers (12); webpage/social media updates and postings (48); signage for visible site activities (5).

**Task/Activity 3: Site Assessments**

**3.a. Project Implementation** CCD will complete Environmental Site Assessments (ESAs) to characterize sites and inform cleanup and redevelopment decisions. **CCD Tasks:** Maintain and update DOI, coordinate site selection, provide owner/stakeholder communication, site access, direct and review QEP deliverables; coordinate with Oregon Department of Environmental Quality. **QEP Tasks:** Prepare Phase I ESAs (9); develop a Generic Quality Assurance Project Plan (QAPP) (1); prepare Site-Specific

QAPPs (4); conduct Phase II ESAs (5); conduct lead-based paint/asbestos surveys (6); <b>Non-EPA Resources:</b> none.
<b>3.b. Schedule:</b> Phase I ESAs: Months 2–48; Generic QAPP: within first 90 days; Phase II ESAs: Months 12–44; Site-specific QAPPs: Months 12–44; lead based paint and asbestos surveys: Months 6–48
<b>3.c. Task/Activity Lead(s):</b> CCD Project Director with CCD Technical Coordinator overseeing QEP.
<b>3.d. Output(s):</b> Phase I ESAs (9); Generic QAPP (1); Phase II ESAs (5); site specific QAPPs (4); and lead based paint and asbestos surveys (6).
<b>Task/Activity 4: Cleanup and Reuse Planning</b>
<b>3.a. Project Implementation:</b> CCD will complete community-informed plans/visions to guide cleanup approaches and reuse decisions at each Priority Site. <b>CCD Tasks:</b> Coordinate with property owners to confirm PS planning needs, procure contractors to prepare plans as needed, oversee QEP and contractor(s). <b>QEP/Contractor Tasks:</b> QEP prepare 3 ABCAs; <b>Other Contractor(s) Tasks:</b> prepare 1 Revitalization Plan for PS-1; 1 Site Reuse Assessment for PS-2; and 1 Site Reuse Vision for PS-3. <b>Non-EPA Resources:</b> none.
<b>3.b. Schedule:</b> Months 6–40. Drafts by Months 10 - 30; final documents by Months 16 - 40.
<b>3.c. Task/Activity Lead(s):</b> CCD Project Director and CCD Technical coordinator overseeing QEP and other contractors
<b>3.d Output(s):</b> ABCAs (3); Revitalization Plan (1); Site Reuse Assessment (1); and Site Reuse Vision (1)

**3.e. Cost Estimates.** CCD does not plan to issue subawards or include participant costs for this project. Estimated costs are budgeted as shown below. A summary table follows.

**Task 1 – Program Management (Total: \$39,000): Personnel/Fringe costs of \$12,000** for an estimated 240 hours of work by CCD staff to perform tasks listed above at an average rate of \$50/hour. **Travel costs \$7,000** for expenses for two CCD staff to attend one national and one regional brownfields training conference. National conference costs for \$4,000 Estimates include lodging \$1,600 (2 persons x 4 nights x \$200/night); registration \$700 (\$350/person); airfare \$900 (\$450/person); per diem \$600 (2 persons x 4 days at \$75/person/day); and ground transportation (\$200). Regional conference costs \$3,000. Estimates include lodging \$1,400 (2 persons x 4 nights x \$175/night); registration \$400 (\$200/person); airfare or mileage \$600 (\$300/person), and per diem \$600 (2 persons x 4 days x \$75/person/day). **Contractual costs of \$20,000** for 160 hours at \$125/hour for the contracted Qualified Environmental Professional (QEP) to support CCD with program assistance for the duration of the grant including EPA quarterly reports and ACRES database updates.

**Task 2 – Community Engagement (Total: \$52,500): Personnel/Fringe costs of \$14,000** for CCD staff to coordinate and conduct proposed community outreach activities described above at \$50/hour for 280 hours (4 years × 70 hours/year). **Contractual costs of \$35,500** for QEP and other contractor support, including a \$4,000 fixed fee to develop a Community Involvement Plan and \$31,500 for 252 hours at \$125/hour to support community engagement activities, including attending twelve community meetings (one per county per year), meeting planning and material preparation, outreach, focus groups, visioning sessions, and coordination with site owners and potential developers. **Supply costs of \$3,000** will support CCD’s printing of outreach materials, meeting room rentals and postage for engagement activities.

**Task 3 – Site Assessment (Total: \$309,500): Personnel/Fringe costs of \$10,000** for an estimated 200 hours of work by CCD staff to conduct tasks listed above for this task at an average rate of \$50/hour. Contractual costs of **\$295,500** for the QEP to prepare the following: nine ASTM AAI-compliant Phase I ESAs at \$3,500 each total \$31,500; six supplemental lead and asbestos assessments at \$3,000 each total \$18,000; one Generic Quality Assurance Project Plan (\$5,000); four Site-Specific QAPPs at \$4,000 each total \$16,000; and five Phase II ESAs at \$45,000 per site total \$225,000. **Other costs of \$4,000** for Oregon DEQ oversight fees for two sites are estimated at \$2,000 per site.

**Task 4 – Remediation and Reuse Planning (Total: \$99,000): Personnel/Fringe costs of \$6,000** for an estimated 120 hours of work by CCD staff to conduct tasks listed above for this task at an average rate of \$50/hour. **Contractual costs of \$93,000** for the following: \$18,000 for the QEP to prepare three ABCAs at

\$6,000 each; \$35,000 for a contractor to prepare a Revitalization Plan; \$20,000 for a contractor to prepare a Site Reuse Assessment; and \$20,000 for a contractor to prepare a Site Reuse Vision Plan.

Budget Categories	Project Tasks (\$)					Total
	Program Management	Community Engagement	Site Assessment	Planning	Admin. Costs	
Personnel	\$ 8,570	\$ 10,000	\$ 7,140	\$ 4,285	\$ -	\$ 29,995
Fringe Benefits	\$ 3,430	\$ 4,000	\$ 2,860	\$ 1,715	\$ -	\$ 12,005
Travel	\$ 7,000					\$ 7,000
Supplies		\$ 3,000				\$ 3,000
Contractual	\$ 20,000	\$ 35,500	\$ 295,500	\$ 93,000		\$ 444,000
Other			\$ 4,000			\$ 4,000
<b>Total Direct Costs</b>	<b>\$ 39,000</b>	<b>\$ 52,500</b>	<b>\$ 309,500</b>	<b>\$ 99,000</b>	<b>\$ -</b>	<b>\$ 500,000</b>
Indirect Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Budget (Direct+Indirect)</b>	<b>\$ 39,000</b>	<b>\$ 52,500</b>	<b>\$ 309,500</b>	<b>\$ 99,000</b>	<b>\$ -</b>	<b>\$ 500,000</b>

**3.f. Plan to Measure and Evaluate Environmental Progress and Results:** Upon notification of award, CCD will prepare the required Cooperative Agreement Work Plan (WP) establishing a detailed project schedule, budgets, work tasks, benchmarks, and milestones. CCD will utilize Qualtrics a survey and analytics platform to collect, analyze, and document community input, stakeholder feedback, and program outcomes. CCD will use Kintone a configurable workflow and data-management platform to track specific project elements, tasks, budgets, deliverables, and grant-compliance activities. Note these platforms are existing tools CCD uses and are supported with non-EPA funds. Outputs and outcomes and project progress will be documented in quarterly reports, ACRES updates, and regular monthly communication with the EPA Project Manager. Should outputs and outcomes not meet schedules and budgets CCD will inform EPA of any potential issues and implement corrections if necessary to ensure accurate progress and timely completion of all project activities. CCD’s biannual CEDS report will track and measure and workforce indicators, infrastructure and site readiness constraints, investment trends, and measures of economic distress, providing a framework for evaluating how grant funded brownfield redevelopment improves regional economic resilience and community health indicators.

**(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE, Programmatic Capability**

**4.a. Organizational Capacity 4.b. Organizational Structure 4.c. Description of Key Staff**

CCD has more than 50 years of experience managing federal grants. CCD administrates and manages an average of \$65 million in grants annually for multiple clients. CCD is organized into two primary functional departments that provide clear lines of responsibility, management oversight, and continuity of operations: the Finance Department and the Community & Economic Development Department. The organization is led by Theresa Haga, Executive Director, who reports directly to the CCD Board of Directors and oversees the Finance and Accounting functions. The Finance Department includes four staff members responsible for financial management, compliance, and reporting. The Accounting function is housed within this department with Patricia Nelson serving as the primary accounting staff member. Financial duties and institutional knowledge are supported by documented procedures and cross-department coordination to ensure continuity if staffing changes occur. The Community & Economic Development Department is overseen by a Deputy Director, who reports to the Executive Director. Under this department, CCD provides grant administration, labor standards compliance, and environmental review services for cities, counties, special districts, and nonprofit organizations throughout the region. The department includes four staff members (including Lehi Dowell) who support program delivery and compliance, allowing for workload sharing, internal backup, and uninterrupted service if a staff member is unavailable. At the governance level, CCD is guided by a 24-member Board of Directors with equal representation from Coos, Curry, and Douglas counties. This organizational structure provides redundancy, clear supervision, and institutional capacity to manage complex projects, meet compliance requirements, and maintain continuity of operations during periods of high workload or staff transition. The following staff will support this grant.

**Project Director – Theresa Haga, Executive Director:** Ms. Haga has over 25 years of experience in project management, economic development, and program administration. She has been CCD’s Executive Director for 5 years, overseeing departments, regional initiatives, and funding programs. For 22 years she managed CCD’s business finance programs, including multiple Revolving Loan Funds, the SBA 504 Program, and state and local loan programs. She brings extensive experience in outreach, training, and technical assistance critical to directing brownfield assessment activities. Ms. Haga will provide overall leadership for the grant overseeing work plan execution, contractor management, stakeholder coordination, and compliance with EPA program requirements. **Financial Manager – Patricia Nelson, Account Manager;** Ms. Nelson’s experience includes full-cycle fund accounting, budget development, audit preparation, and compliance oversight, supported by 15 years of accounting experience. She manages CCD’s multi-fund financial operations, maintains grant-specific tracking systems, and ensures adherence to federal and state fiscal requirements. She holds a B.A. in Accounting and has strong qualifications for managing EPA grant financials. She will manage all financial operations for the grant, including budgeting, fund tracking, reimbursement processing, and ensuring full compliance with EPA fiscal and reporting requirements. **Technical Coordinator – Lehi Dowell, Deputy Director:** Mr. Dowell has more than 10 years of nonprofit executive leadership and extensive experience in project development, outreach, training, and organizational management. His background includes an additional decade in corporate hotel management, providing strong operational and stakeholder coordination skills. He holds a B.A. in Spanish, an M.S. in Hotel & Tourism Management. He will coordinate day-to-day technical activities, lead all community outreach and engagement efforts, assist with site inventory updates, and ensure efficient communication between staff, QEP and other consultants, and project partners.

**4.d. Acquiring Additional Resources.** CCD will acquire additional resources by procuring a QEP and other planning or technical assistance firms as needed through competitive procurement processes consistent with 2 CFR 200.317–200.326. CCD will publicly advertise Requests for Qualifications or Requests for Proposals, as appropriate for the service type, and will use an evaluation process that complies with all federal, state, and local requirements. This ensures CCD can obtain the necessary environmental, planning, and community engagement expertise in a fair, transparent, and compliant manner to support project implementation.

**4.f. Past Performance and Accomplishments - Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements**

**4.f.(1) Purpose and Accomplishments**

Between 2022 and 2025 CCD was awarded and managed the following grant to provide technical assistance support to local communities and businesses within its service region:

**2022-2025 Business Oregon Technical Assistance for Underrepresented Businesses (BOTAUB): \$300,000**

Through two BOTAUB grant rounds, CCD’s Technical Assistance Program (TAP) expended \$300,000 between January 2022 and June 2025, providing 2,226 hours of technical assistance to 114 small businesses, including existing businesses and 24 startups across Coos (43), Curry (13), and Douglas (82) counties. Additional leveraged funding expanded service capacity in Coos and Curry counties. BOTAUB clients secured \$871,746 in business grants, \$1,570,000 in business loans, and \$48,572 in free professional services, reporting \$14,535,096 in gross revenue and supporting 355 jobs- a 714% return on investment.

**2022-2025 Business Oregon Rural Opportunity Initiative Grant (BOROI): \$209,000** Through two ROI grant rounds, CCD’s TAP expended \$209,000 from January 2022–June 2025, serving 131 small businesses with 1,836 service hours. Clients included 97 existing businesses and 34 startups: 16 in Coos, 43 in Curry, and 72 in Douglas counties. Additional grants were leveraged and allowed CCD to serve more clients in Coos and Curry. ROI clients secured \$571,566 in business grants, \$1,934,000 in business loans, and \$52,000 in free professional services, reporting \$19,351,731 in gross revenue and supporting 402 jobs—a 1,098% return on investment.

**2023-2025 United States Department of Agriculture – Rural Business Development Grant: \$85,000**

Through two USDA RBDG grant rounds, CCD’s TAP expended \$85,000 between July 2022 and March 2025, providing 1,212 hours of technical assistance to 55 small businesses, including existing businesses and startups, across Coos (7), Curry (4), and Douglas (44) counties. Additional leveraged funding expanded service capacity in Coos and Curry counties. USDA RBDG clients secured \$821,000 in business grants, \$250,000 in business loans, and \$7,000 in free professional services, reporting \$7,662,948 in gross revenue and supporting 238 jobs- a 1,061% return on investment.

As a part of its TAP, CCD regularly provides grant management and compliance services on behalf of the grant recipient. Recent examples include: Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program for Douglas County – \$17 million planning and construction grant to upgrade obsolete emergency telecommunications towers countywide. U.S. Department of Housing and Urban Development (HUD) Community Development Block Grants for City of Port Orford – \$1.5 million planning and construction grant for a Community Building designated as an emergency shelter and community kitchen.

**4.f.(2) Compliance with Grant Requirements**

CCD has maintained full compliance with all requirements of the grants listed above, including adherence to approved scopes of work, timely execution of milestones, and strict alignment with federal and state cost principles. For each award, CCD has submitted 100% of required quarterly performance and financial reports on time and has consistently met documentation, procurement, and environmental review requirements without the need for corrective actions. CCD’s annual Single Audits show no findings, no questioned costs, and no internal control deficiencies, reflecting the strength of its financial management systems. In addition, CCD’s established policies for procurement, contracting, and subrecipient oversight fully conform to 2 CFR Part 200, supporting accurate drawdowns, eligibility compliance, and transparent tracking across multi-year cooperative agreements. CCD’s strong compliance history across these concurrent Business Oregon and USDA awards demonstrates our capacity to successfully manage federal requirements for the proposed grant.

## **Threshold Criteria**

### **CCD**

## **FY26 EPA Brownfields Community-wide Assessment Grant**

### **1. Applicant Eligibility**

CCD Business Development Corporation (CCD) operates as a non-profit organization and is the federally recognized and funded Economic Development District for Coos, Curry, and Douglas counties.

CCD affirms its status as a non-profit organization described in section 501(c)(3) of title 26 (the Internal Revenue Code (IRC)) and exempt from taxation under 501(a) of that title. Status documentation is attached.

### **2. Community Involvement**

Community outreach has been a core function of CCD's work for more than 50 years. Community involvement efforts will be led by CDC's Technical Coordinator, Mr. Lehi Dowell, and supported by the QEP (technical support) and other contractors as needed for outreach coordination and logistics. Mr. Dowell will implement CCD's established regional engagement framework to clearly communicate project progress and to meaningfully solicit, consider, and respond to community input throughout the project. Outreach activities will include regular project updates through a bi-weekly Constant Contact newsletter distributed to approximately 6,000 subscribers, supplemented by posts on active Facebook, Instagram, and LinkedIn platforms. CCD will also host a dedicated Brownfields Program webpage under its Community Development section to share project information, milestones, and engagement opportunities, solicit community input and to document how that input is addressed. In addition, community input will be gathered using other proven methods applied during CCD's 2024–2029 CEDS process, such as facilitated meetings, breakout discussions, visual mapping, and anonymous feedback tools. An online Qualtrics feedback form will provide an ongoing opportunity for public comment. Responses to comments will be posted on the project webpage and incorporated into project reports and decisions. CCD facilitators are trained in trauma-informed, inclusive engagement practices and will provide accessible meeting locations, varied meeting times, plain-language materials, and multiple ways (including virtual meeting forums)) to participate. CCD maintains close, ongoing relationships with small and rural governments across the region, including special districts, unincorporated communities, cities, and county governments. Our board includes a County Commissioner from each county, as well as representatives from city managers, mayors, and special districts. CCD will inform and coordinate with these regional governmental partners during regularly scheduled board meetings enabling them to extend project outreach through their own public meetings and forums to ensure engagement remains locally appropriate and effective. CCD will work with the QEP to translate technical environmental findings into clear, plain-language flyers, meeting presentations, and social media posts that explain project activities, site conditions, potential risks, and redevelopment considerations.

Following notice of grant award, the CCD will announce the award and availability of a draft work plan to the community by issuing a press release and posting a notice on the CCD's main and brownfield program web site pages. Electronic and hard copies of project documents will be available at CCD' main office throughout the project for public review. Following work plan approval, CCD will schedule community kick-off meetings in each county to inform the communities about the project, its goals, and opportunities for public input and comment.

**3. Expenditure of Existing Grant Funds**

CCD affirms it does not have an open Assessment Grant or Multipurpose Grant

**4. Named Contractors and Subrecipients**

**Named Contractors** – CCD affirms it has not selected contractors for this grant  
Consistent with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500, CCD will conduct a new competitive procurement process for an FY26 EPA grant, if awarded.

**Named Subrecipients-** CCD affirms it has not named any subrecipients for this grant award.