



City of Oakridge
48318 E 1st Street– P.O. Box 1410
Oakridge, Oregon 97463
Phone: 541-782-2258 Fax: 541-782-1081

Narrative Information Sheet

1. Applicant

City of Oakridge, 48318 East 1st Street, Oakridge, Oregon 97463

2. Website

<https://www.ci.oakridge.or.us/>

3. Funding Requested

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

4. Location

City of Oakridge, Lane County, Oregon

5. Target Area and Priority Site Information

Please see Attachment 2 for the Priority Site Map

Number	Target area	Priority Site Information
1	The Oakridge Industrial Park Log Ponds	76285 Industrial Pk Wy, Oakridge, OR 97463
2	The Willamette Activity Center	47674 School St., Oakridge, OR 97463

6. Contacts

Contact Type	Name	Phone Number	Email Address	Mailing Address
Project Director/City Administrator	James Cleavenger	(541) 782-2258 extension 6	cityadministrator@ci.oakridge.or.us	PO Box 1410 Oakridge, Oregon 97463
Highest Ranking Elected Official/ Mayor	Bryan Cutchen	(571) 451-9630	mayor@ci.oakridge.or.us	48300 Hills St., Oakridge, Oregon 97463

7. Population

3,206



8. Other Factors

Other Factors	Page #
The community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	Not applicable
The priority site(s) is impacted by mine-scarred land.	Not applicable
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1, 2
The priority site(s) is in a federally designated flood plain.	Not applicable
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2, 3, 4
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	1, 2,3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	6,7,8
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	Not applicable

9. Letter from the State

Please see the letter from the Department of Environmental Quality (Attachment 1) immediately following this Narrative Information Sheet.

10. Releasing Copies of Applications

The application does not have confidential, privileged, or sensitive information.



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 Oakridge, Oregon

Dear Terri,

The Oregon Department of Environmental Quality is pleased to acknowledge the Community-Wide Assessment Grant Application from the City of Oakridge. Oakridge is considered a disadvantaged community due to the adverse economic, health, and environmental impacts residents face. The focus of the grant application is on two key sites: the Willamette Activity Center and the Oakridge Industrial Park log ponds. 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 and redevelopment.

Oakridge is requesting \$500,000 in funding for assessments to be accomplished over the 4-year grant period. Oakridge 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 Oakridge with work plan development, provide technical assistance on the DEQ Cleanup process, and on-board projects. DEQ encourages EPA to fund the Oakridge's Community Assessment Grant application. Please contact Mary Camarata, DEQ Western Region Brownfields Coordinator at mary.camarata@deq.oregon.gov, 503-983-2277 if you have any questions.

Sincerely,


Ruth Hyde

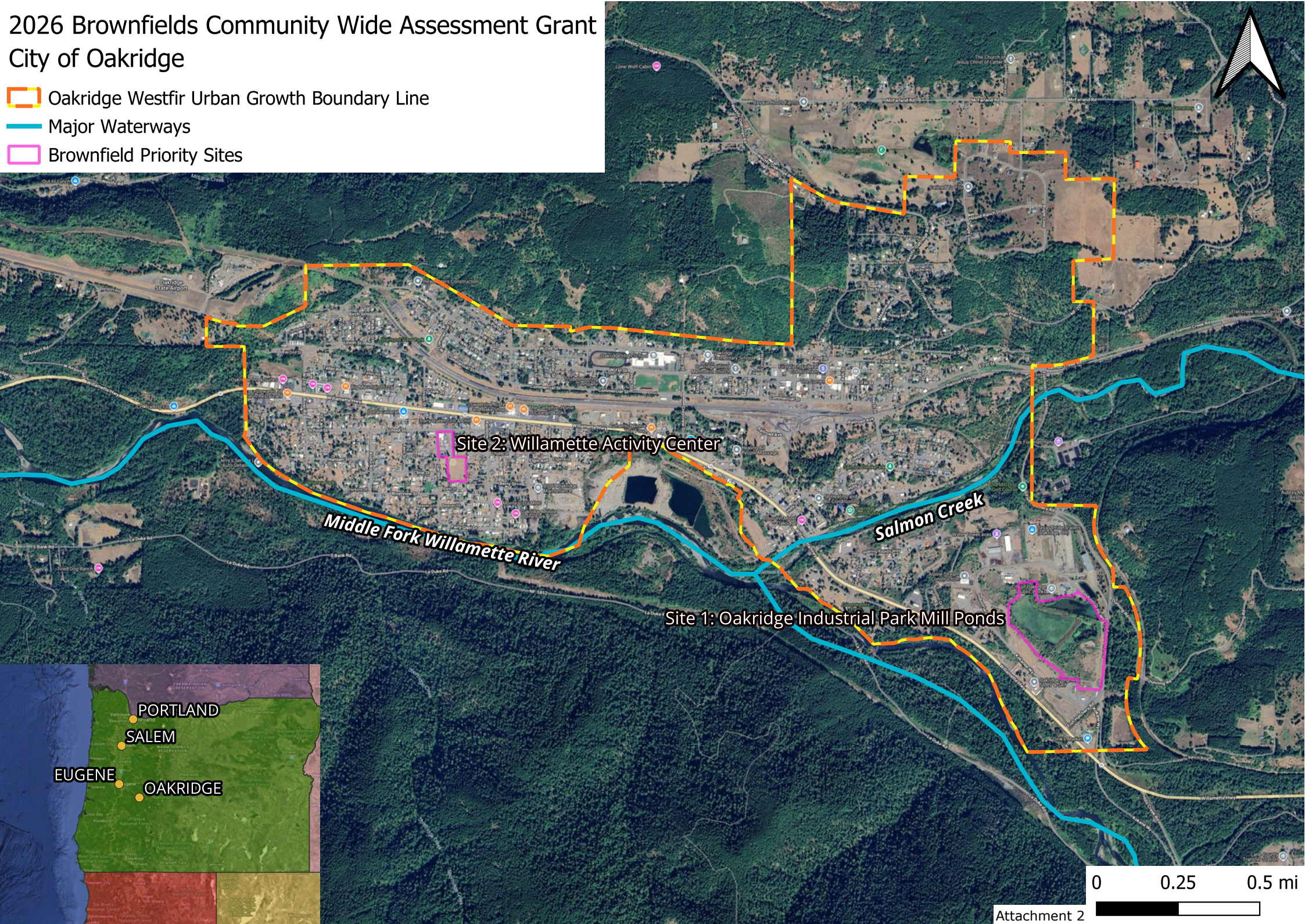
[Ruth Hyde \(Jan 21, 2026 15:54:24 PST\)](#)

Ruth Hyde
Western Region Administrator

ec Bryan Cutchen, mayor@ci.oakridge.or.us,
Guen DiGioia, Community & Climate Resiliency Coordinator, Guen@swfcollaborative.org
Margaret Olson, EPA, olson.margaret@epa.gov
Rebecca Wells-Albers, HQ Brownfields Coordinator, rebecca.wells-albers@deq.oregon.gov

2026 Brownfields Community Wide Assessment Grant City of Oakridge

-  Oakridge Westfir Urban Growth Boundary Line
-  Major Waterways
-  Brownfield Priority Sites



0 0.25 0.5 mi

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target area and Brownfields

1.a. Overview of Brownfield Challenges and Description of Target Areas: The target area, the City of Oakridge (pop. 3,206; Lane County, Census Tract Number: 41039001500), is a rural, micro-community (less than 10,000 people) nestled in Oregon's Cascade foothills, surrounded by the 1.68 million-acre Willamette National Forest (WIF), approximately 45 miles southeast of Eugene. Five rivers converge here: the North Fork and Middle Forks of the Willamette River, Salmon Creek, Salt Creek, and Hills Creek.

In 1930, industrial logging was established, and the largest timber boom in the City of Oakridge (City) occurred after World War II. Employment opportunities abounded, and infrastructure construction followed. In 1991, logging in National Forests was judicially halted and then congressionally limited. Mills closed, and Oakridge has endured economic decline since.

Today, Oakridge has the largest concentration of low-to-moderate income residents among Oregon's rural communities (US Department of Housing and Urban Development [HUD] 2025). This community is disproportionately impacted by environmental and natural hazards and cannot remediate or protect itself without funding interventions.

The forced 2021 closure of the local community center, the Willamette Activity Center (WAC), was due to crumbling infrastructure that contains asbestos, lead, and undocumented underground storage tanks (USTs). The known brownfield at the Oakridge Industrial Park (OIP) Log Ponds contains unknown concentrations of polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), tetrachloroethylene (TCE), dioxins, petroleum, and heavy metals. These ponds and the connecting canal are the most accessible waterways in Oakridge, yet they cannot be accessed for recreation, drinking water, renewable energy, or economic development due to contamination. The WAC closure and OIP Pond contamination have the potential to negatively impact human health, as increasingly frequent extreme weather events increase temperatures.

Hotter and drier conditions have increased wildland fires. Most of the 1.68 M acres of the WIF are an overstocked monoculture threatened by extreme heat, drought, pests, disease, and invasive species. In 2022, the Cedar Creek Fire, fanned by daily summer winds, came within one mile of residents' homes, forcing Level 3 evacuations. Once the threat ceased, shelters closed, and our most vulnerable residents returned to a 24-hour average PM 2.5 concentration above 300 µg/m³: the worst air quality in the world for that year (Lane Regional Air Protection Agency [LRAPA] 2023). Air quality exacerbated the hardships for Oakridge residents with asthma, heart disease, and cancer. Without a cleaner air space at the WAC, citizens could not escape the smoke. The dry, windy conditions evaporate more water from the Mill Ponds, and the contaminated sediments have the potential to become airborne. ***Oakridge seeks Brownfields Community Assessment funding to evaluate contaminated sites, determine community redevelopment concerns and priorities, mitigate environmental and health impacts, and catalyze economic growth.***

1.b Description of the Priority Brownfield Site(s): The City has identified 2 priority sites, both within 1,000-1,500 ft. of impaired streams, that will transform blighted infrastructure, enable renewable energy installation, improve community resilience to natural hazards, and increase economic opportunities.

Site 1– The Oakridge Industrial Park Log Ponds, 76285 Industrial Park Way: The OIP Log Ponds are **within 1000 ft. of Salmon Creek** and encompass approximately 220 acres with 50 acres of partially filled former mill ponds meant to hold logs before processing. Historical operations have left PCBs, PAHs, dioxins, petroleum, and heavy metals. While previous assessments led to "no further action" determinations for 18 industrial lots, the same cannot be said for the log pond sediments. Increasing drought from extreme weather is exposing the contaminated sediments through pond drying and wind erosion, creating urgency for assessment and remediation. A 2013 fish tissue study of the log and wildlife ponds found PCB and dioxin concentrations at levels greater than 40 times above acceptable levels for recreational, subsistence, and tribal fishermen. A “no fishing” sign hangs to deter fishermen, however, as the closest and most accessible waterway in the area, thanks to its relatively flat topography, this does not stop folks from casting their line.

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The site is prioritized due to its large, flat, accessible, waterfront for recreation and fishing, its city ownership, and the potential as a drinking water source access if the canal can once again flow, hydroelectric renewable energy generation, and microgrid behind-the-meter connection. Recreation opportunities already include the grant-funded, Professional Disc Golf Association-rated, Old Mill Disc Golf Course built within 300 ft. of Salmon Creek on OIP property. Walking trails and migratory bird watching already occur and could include trails to fishing and other water sports if ponds were remediated.

The potential **renewable microgrid energy development**, combined with **natural hazard mitigation** through a micro-hydroelectric and drinking water inlet system, **bolsters community resilience and economic development**. In June 2025, the City applied for and is pending a winter storm, disaster-directed Federal Emergency Management Agency (FEMA) Natural Hazard Mitigation Planning Grant. The award would size and scope this combined system energy and water system, utilizing untapped existing surface water rights.

The micro-hydro and water system would increase power and water availability and reliability, the lack of which currently limits industrial development in Oakridge. The Oakridge community currently only has 1 powerline along the 45-mile curving cascade foothills of US-58, which is frequently disrupted by hazards and wrecks. Without nearby backup, the OIP has been passed for industrial siting because industries need reliable, uninterrupted electrons. Reliable water is also required by many industries, and the City has a limited water supply.

Oakridge drinking water relies solely on a groundwater well system despite unutilized municipal surface water rights in hand. Based on a 2025 well study, the water depth and recharge have dropped significantly, and are not sufficient to support the community, along with industrial users. Environmental Site Assessments (ESA) enable the City to evaluate both contamination risks and explore opportunities for mixed recreational and industrial reuse that could provide significant economic benefits to the community. Site 2– The Willamette Activity Center, 47674 School Street: The WAC encompasses 26,500 ft² on an 88,000 ft² lot and **is within 1,500 ft. of the Middle Fork of the Willamette River**. Built as an elementary school in 1952, the known contaminants include lead, asbestos, and an undocumented 8,000-gallon UST. The City purchased the building in 1977 to house essential community services and non-profit organizations. Community members take pride in their history. If asked, they will regale you with their childhood school memories or their favorite Zero Clearance Theater play, which took place in the WAC until roof leaks forced closure in 2020. In response to the closure, the WAC Funding Group (Group) formed to fundraise and reopen this community cornerstone. The Group contracted a consultant for the 2023 Community Survey of 442 residents, which identified top reuse priorities for the site: Community/Social Activities (79%), Emergency/Disaster Response (76%), Human/Social Care (73%), and Health/Medical Care (72%). The site is a priority due to its strong community support for non-profit/social service/health care colocation, central, walkable, and accessible location for vulnerable community members, and overall structural feasibility.

One of the first acts of the Group was securing a 2021 Architectural Feasibility Study, funded by the Oregon Community Foundation. The study informed the City that despite extensive roof leaks that closed the building for use, the structure was fundamentally sound, thanks to the strength of the old-growth timber. This study supported the City in securing the initial \$1.5M from Oregon's Rural Infrastructure Package for a new roof and has since obligated \$3.3M to renovate and relocate the Oakridge-Westfir Food Box, install ADA-compliant ramps and bathrooms, and install a 125kW solar array and a 115kW backup battery system. With the roof funds, the City paid for pre-renovation asbestos, lead paint, and mold surveys in 2023. The new roof was installed in December 2025, and asbestos-containing materials (ACMs) were remediated in the roof membrane. After a January 2026 inspection by LRAPA, the special-district air quality regulator for Lane County, the City was ordered to remediate all remaining ACMs inside the building since many are breaking apart, releasing friable material. To not lose momentum, the City is pending a January 2026 application to Business Oregon's Brownfield Cleanup Grant. However, asbestos is only 1 hazard that currently exists in the building. Funding is needed for a full Hazardous Building Materials Survey for lead paint, vapor intrusion, and UST plume surveys. EPA Brownfield funds are needed before tenants can fully occupy the interior, and

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the generator and stormwater systems can be installed/updated on the exterior. Planned reuse is already slated as a Resilience Hub; 1 of 6 in the Lane County network that receives emergency/disaster support. The WAC Resilience Hub will host an emergency operations center with obligated **renewable solar power and battery backup**, a rural health clinic, and **energy efficiency weatherization** and air sealing. Weatherization will ensure safe refuge during excess heat, smoke, and cold events, **directly addressing community needs to protect against continued disproportionate extreme weather, natural hazards, and respiratory and cardiac health impacts.**

1.c. Identifying Additional Sites: The City will competitively procure a Qualified Environmental Professional (QEP) to support a Brownfield Advisory Committee (BAC), building from the WAC Group. The BAC will facilitate additional site identification, cleanup concerns, reuse priorities, and develop a quantitative scoring criterion. The City will ensure the criteria align with Oakridge's 2026 Strategic Plan and Lane County's Climate Action Plan. Sites will be ranked based on 1) risks posed to public health and the environment, 2) impact on disadvantaged populations, 3) potential for renewable energy development, 4) support for climate resilience, 5) strong redevelopment potential, 6) housing development potential, and 7) job/career development opportunities.

Revitalization of Target Areas

1.d. Reuse Strategy and Alignment with Revitalization Plans: Oakridge's brownfield reuse strategy builds upon the City's first comprehensive strategic plan, developed in 2013 with Ford Family Institute, which established these foundational priorities: beautification, economic development, medical services, youth programming, and organizational capacity. That plan specifically identified the WAC as a critical community asset requiring rehabilitation and envisioned the OIP as central to economic recovery following the timber industry decline. The Oakridge-Westfir Trails Plan (2015) and OIP Mill Park Plan (2019) support the 2013 Plan and provide blueprints for recreational connectivity that remediated brownfield sites can help realize, linking contaminated waterfront areas to existing trail networks and community amenities.

Community surveys conducted over multiple planning cycles consistently identify overlapping priorities: gathering spaces, emergency services, healthcare access, and recreation. This brownfield initiative synthesizes these longstanding community aspirations with contemporary climate resilience imperatives, ensuring site reuse reflects both historical community identity and forward-looking sustainability goals.

Today, the City's current draft 2026-2031 Strategic Plan centers on four organizing principles: *Active Stewardship*, *Place-Based Prosperity*, *Culture of Ownership*, and *Mutual Aid*. Brownfield remediation and reuse planning efforts to utilize natural resources, like the natural areas at the OIP ponds, and existing infrastructure, like the WAC, to ensure community resilience and enable increased economic development, completely align with these guiding principles.

1.e. Outcomes and Benefits of Reuse Strategy: The assessment, identification, and future remediation of contaminated, underdeveloped green spaces at the OIP and infrastructure at the WAC Resilience Hub facilitate economic development, renewable energy, recreation, better health outcomes, and reduce the impacts of extreme weather and natural disaster events. Once the extent is assessed and ~50-acre ponds are remediated, the reuse strategy for the OIP aims to increase energy and water access through renewable hydroelectric energy and surface water access to address industry siting requirements and disaster preparedness. Fulfilling basic industry and community needs increases local employment opportunities. Trails, birding, disc golf, camping, fishing, and other water sports and recreation opportunities increase social well-being. Additionally, the multiple recreation and community plans will be distilled into a cohesive Brownfield Revitalization Plan to ensure success, combining economic development, hazard resilience, and recreation efforts to benefit. The ~2-acre WAC remediation folds into disaster preparedness/recovery with added clinical and public health benefits, which are particularly critical given the increasing wildfire, heat, and smoke risks and their impact on respiratory and cardiac health in the region. By remediating asbestos, another known respiratory risk, and reopening the building, it becomes a cleaner-air shelter, heating and cooling centers, and an emergency operations center, all utilizing already obligated renewable energy funds for solar.

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Progress will be measured through specific metrics, including the number of sites assessed and remediated, square footage of resilient building space created, new emergency response facilities developed, clean air shelter capacity added, renewable energy systems created, and jobs created.

Strategy for Leveraging Resources

1.f. Resources Needed for Site Reuse: The City demonstrates strong leveraging ability, most notably with the WAC project, which began with an initial \$1.5M state award and has grown to \$7M from federal, such as \$500K from the United States Dept. of Agriculture, state, and private sources. However, the \$3.7M EPA grant was cancelled, bringing the net total to \$3.3M. The WAC Group has been pivotal in community engagement, securing funds, and engaging experts. The City will target funds for both sites through:

Location	Private	Local/State	Federal	Purpose
Oakridge Industrial Park	Weyerhaeuser Giving Fund, Ford Family Foundation	Upper Willamette Soil and Water Conservation District, Lane County Economic Development, Oregon Dept. of Energy (ODOE), Business Oregon, Oregon Watershed Enhancement Board, Oregon Parks and Recreation	EPA, Natural Resource Conservation Service, United States Dept. of Agriculture (USDA), FEMA	Capital improvement, recreational, riparian stewardship, renewable energy, utility and economic development
Willamette Activity Center (WAC)	Pacific Source, Trillium, Roundhouse Foundation, Marie Lamfrom, Philanthropy NW	Oregon Health Authority, Business Oregon, ODOE	EPA, FEMA, USDA	Capital improvement, hazard cleanup, renewable energy, disaster resilience, health, and social services

The City's existing Oregon Dept. of Energy (ODOE) solar and battery backup will support renewable energy at the WAC. The City will advance implementation with continued funding opportunities from the ODOE and FEMA for microgrid and secondary water development. Lane County Economic Development will provide technical support with workforce development and grant applications.

1.g. Use of Existing Infrastructure: At the OIP, existing infrastructure includes road access via Industrial Park Way, proximity to the city's fiber optic network, and established connections to the municipal water and sewer systems serving adjacent industrial lots. The site benefits from the grant-funded Old Mill Disc Golf Course with existing walking trails. Assessment will enable development of a renewable hydroelectric system utilizing existing municipal surface water rights, a renewable energy microgrid with behind-the-meter connections and expanded recreational trail networks connecting to Salmon Creek waterfront access. At the WAC, existing infrastructure includes the structurally sound building foundation constructed from old-growth timber, a recently installed roof, and connections to city water and sewer systems. The site's central location provides pedestrian accessibility via existing sidewalk networks. Planned infrastructure development includes a 125kW solar array with 115kW battery backup system (funding obligated through ODOE), ADA-compliant access improvements, emergency generator installation, stormwater connections, and weatherization systems to enable Resilience Hub operations during extreme weather events.

2. COMMUNITY NEED AND ENGAGEMENT

Community need

2.a. The Community's Need for Funding: Oakridge's small population (3,206) and low-income status create an inability to draw on other funding sources for environmental assessment. With a 30% poverty rate and a median household income of \$35,437—less than half the state and national averages—the tax base cannot generate revenue for brownfield work. The City's primary revenue sources, property taxes and fees, are severely constrained by a few properties and low values. Current resources are fully consumed by essential services, resulting in \$200K+ general fund cuts to staffing in FY25 alone. Without federal support, Oakridge lacks the capacity to conduct environmental assessments or cleanup planning necessary for community revitalization.

Socioeconomic Indicators— From the U.S. Census Bureau	Oakridge Average	Oregon Average	National Average
Poverty	30%	12%	12%
Median Household Income	\$35,437	\$85,220	\$81,606
Unemployment	14%	2.60%	2.90%

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Over 25, no high school diploma or equivalent.	15%	7.70%	10%
Underage 5	8%	4.60%	5.40%
Age 65 and over	22%	20%	18%
Women of childbearing age	36%	45%	45%

2.b. Health or Welfare of Sensitive Populations: Oakridge's sensitive populations—elderly, young children, and childbearing women comprising 66% of residents—face compounded health threats from brownfield contamination and natural hazards. During wildfires, contaminated sediments at the OIP ponds risk becoming airborne as drought conditions increase, exposing residents to PCBs, dioxins, and heavy metals alongside wildfire smoke. The community lacks cleaner air shelters due to WAC closure from hazardous building materials. Healthcare access is severely limited: 1 medical provider serves 4,500 people, with the nearest hospital 45 miles away (Oregon Office of Rural Health [ORH] 2026). Federal designations confirm Oakridge as a Health Professional Shortage Area and Medically Underserved community (ORH 2026). This grant directly addresses these threats through OIP sediment assessment to prevent airborne contamination and WAC remediation to establish a Resilience Hub with cleaner air shelter capacity and health services.

2.c. Greater than Normal Incidence of Disease and Adverse Health Conditions: Oakridge has concerning health indicators: asthma, heart disease, and cancer, above the state and national averages, with cancer, heart disease, and chronic lower respiratory disease as the leading cause of death, both making up 50% of the deaths in Oakridge between 2020 and 2024 (ORH 2026, U.S. Census Bureau 2024). Oakridge, as a disadvantaged community, faces elevated environmental and disaster risks from chemical contamination, lead exposure, PM2.5 from air quality non-attainment & wildfires, and drinking water non-compliance.

Health Indicators —From the Centers for Disease Control & Prevention (CDC)	Oakridge Average	Oregon Average	National Average
Heart Disease	11%	6.90%	6.40%
Asthma	14%	6.90%	9.80%
Chronic Obstructive Pulmonary Disease	14%	8.40%	6.20%
Cancer	11%	10%	7.90%
Person with Disabilities	43%	33%	30%

2.d. Economically Impoverished/Disproportionally Impacted Populations: All of Oakridge (Census Tract Number: 41039001500) and the surrounding areas are economically and disproportionately impacted communities. Oakridge is impacted by low-income status, unemployment, high school education status, asthma, heart disease, and transportation barriers (CDC, US Census Bureau, & ORH 2026). Overall, the brownfield funding allows for contaminated site assessments and subsequent cleanup in places like the WAC. The WAC improves emergency response capabilities, creates cleaner air & cooling shelters, and houses social services like the Food Box, health center, and Headstart to protect impacted and sensitive populations during increasingly frequent climate events and addresses a critical service gap. The OIP work supports economic development, recreation accessibility, renewable energy development, and improves community resilience while reducing environmental burdens. The project emphasizes engaging vulnerable populations in cleanup and reuse planning to ensure their needs are prioritized. By addressing the needs of low-income residents, the project advances goals through tangible improvements.

Community Engagement

2.e. & 2.f. Project Partners and Project Partner Roles: The City will lead community outreach and establish a Brownfield Advisory Committee (BAC) composed of City staff, community members, local non-profits, and regional stakeholders. Confirmed stakeholders & their Project Involvement (2.e.), Project Roles (2.f.), are listed:

Partner Name	Contact	Specific Role in Project
South Willamette Solutions (SWS)	Guen DiGioia, guen@southwillamettesolutions.org	Role: Is already integrated air quality liaison with LRAPA & Lane County Public Health. Will participate & may help facilitate the Brownfield Advisory Committee (BAC), support the community

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		involvement plan, and share community handouts, press releases, and other materials.
The Oakridge-Westfir Food Box	Bev McCulley, [REDACTED]	<u>Role:</u> Participate in the BAC, aid outreach to most sensitive and vulnerable populations. Currently does and will provide process handouts and updates directly to Food Box recipients.
RAIN Catalyts	Jude Anderson, jude@raincatalysts.org	<u>Role:</u> Economic development resources will engage with current and future businesses about development opportunities once brownfield assessments and remediation occur.
Lane County	Jason Harris, Economic Development, jason.harris@lanecountyor.gov; Kristen Lee, Administration–Policy & Grants, kristen.lee@lanecountyor.gov; Jo Rodgers, Public Health, Joanna.RODGERS@lanecountyor.gov	<u>Role: All:</u> Engage and support BAC, ensure county-wide awareness and integration of assessments and eventual cleanup. <i>Economic Development & Administration:</i> provide technical assistance for grant writing, business development, and emergency supply support for WAC. <i>Public Health:</i> Public health and air quality impacts data monitoring/support.
City of Westfir	Mayor Rick Watson, mayor@ci.westfir.or.us	<u>Role:</u> Participate in BAC, provide outreach via press releases, water bills, and council meetings.

2.g. Incorporating Community Input: The City successfully engages the community through established partnerships and proven outreach methods: Direct communication includes community presentations hosted at multiple accessible locations with hybrid virtual options to increase participation. The City reaches senior and vulnerable populations through flyers at local businesses, health facilities, and the post office, supplemented by handouts at the Food Box distribution center. To maximize reach while minimizing costs, the City includes informational inserts in monthly water bills. Digital engagement occurs through SWS online newsletters, Letters to the Editor in the Highway 58 Herald, social media updates, and announcements on two strategically placed reader boards located at the high school and fire station. The BAC will build upon the successful WAC Group while conducting additional outreach to ensure broader engagement. The BAC will have bi-monthly hybrid meetings (in-person and online) to implement a three-phase collaborative process. The first phase, *learning sessions*, provide community education on brownfields, their impacts, and remediation benefits; The second phase, *facilitated discussions*, allow for multidirectional learning and the qualitative scoring criteria development; the third phase, documenting *zones of agreement (ZOAs)*, for the scoring criteria, site identification, cleanup concerns, and reuse priorities. This structured approach ensures meaningful community input shapes project decisions while maintaining transparency throughout the process. All feedback will be documented and incorporated into the City's future Strategic Plans and planning efforts.

3. TASK DESCRIPTION, 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, and **3.d.** Outputs. The EPA-funded activities to address priority sites and identify additional sites are described below:

Task 1: Programmatic– Feb. 2027 - March 2030	<u>c. Lead:</u> City with QEP support
<p>a. Project implementation: <i>EPA-funded tasks:</i> The City oversees grant obligations and hires a Qualified Environmental Professional (QEP) following 2 CFR 200 requirements. The City & QEP manage and adhere to budget requirements. The QEP enacts the project scope, monitoring, and implementation. The City supports community engagement, education, direct-on-the-ground assistance, reviews quarterly reporting, and ensures project delivery. Travel to the EPA National Brownfield Conference(s) is included.</p>	
<p>b. Anticipated project schedule: Programmatic work occurs Feb. 2027 - Feb. 2030; First, a Request for Proposals for QEP after the grant announcement. City & QEP meet monthly after procurement for three months (April - July 2027) to ensure project clarity, then bimonthly thereafter.</p>	
<p>d. Outputs: Program meeting notes for the 20 anticipated meetings, 15 quarterly progress reports, 3 annual reports, and 1 final closeout report that includes federal financial reports; all reporting data will be entered into the ACRES EPA reporting database.</p>	
Task 2: Community Engagement– Feb. 2027 - March 2030	<u>c. Lead:</u> City with QEP advising

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a. Project implementation: EPA-funded tasks: The City oversees a Brownfield Advisory Committee (BAC) where QEP provides expert project updates. The QEP or a local community non-governmental organization (NGO) may be contracted to facilitate the BAC. The City oversees and approves of a Community Involvement Plan (CIP) developed by QEP or a local NGO. The CIP will outline an outreach plan for community events, surveys, and BAC support. Community-wide, engagement events (one kick-off and 2 annual updates (2027-2029), 1 community survey for each priority site (3 total), and bimonthly BAC meetings (2027-2029, 18 total). Other outreach entails updated reports to Oakridge City Council by City staff (quarterly through 2027-2030, 12 total). The BAC-derived ZOAs to be presented by QEP to the City to inform any additional community engagement and survey development. Identified site inventory and ZOAs available on the City website.

b. Anticipated project schedule: Community engagement occurs Feb. 2027 - Dec. 2029; First, the City reports grant award results to the City Council with quarterly updates thereafter. After QEP is hired, the first BAC meeting occurs April 2027 as a community introduction to the QEP, and bimonthly meetings continue thereafter until 2029. The CIP will be delivered Summer 2027. The first annual outreach kick-off occurs Summer/Fall 2027 and will occur annually until 2029.

d. Outputs: CIP (1), press releases (2-3), factsheets (2-3), community-scale events (3), quarterly newsletter updates (12), quarterly City Council updates (12), bimonthly BAC meetings (18), meeting handouts, notes, ZOAs, quantitative scoring criteria, Brownfield inventory.

Task 3: Site Assessments– July 2027 - May 2028	c. Lead: City & QEP
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a. Project implementation: EPA-funded tasks: The QEP first completes (1) community-wide Quality Assurance Project Plan (QAPP) that accounts for potential site-specific Sampling and Analysis Plans (SAPs) that may coincide with Phase II Environmental Assessments (ESAs). Once complete, the QEP completes (3) Phase I ESAs and up to (3) Phase II ESAs, depending on the outcome and complexity of the sites. The City ensures site eligibility with the EPA before ESAs occur. The Phase I ESAs will follow all EPA Appropriate Inquiry Rules (AAIs), and American Society for Testing and Materials (ASTM) standards E1527 & E2247 as applicable. The QEP shares findings and next steps with the City, property owners, stakeholders, and community members. If any Phase II ESAs identify human health threats, the Oregon Department of Environmental Quality (ODEQ), Lane County Public Health, and the Oregon Health Authority are to be notified.

b. Anticipated project schedule: Site Assessments occur July 2027 - Feb. 2030; QAPP completed by June 2028, SAPs, and ESAs through 2030.

d. Outputs: applicable environmental and SHPO forms, 1 overarching QAPP, 3 Phase I ESAs, up to 3 Phase II ESAs with 3 site-specific QAPPs.

Task 4: Planning–Remediation & Reuse–April 2028 - Feb. 2030	c. Lead: City with QEP & BAC support
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a. Project implementation: EPA-funded tasks: For Phase II sites, the Oakridge Industrial Park (OIP) Mill Ponds, Willamette Activity Center (WAC), and (1) other priority site, (3) Analysis of Brownfield Cleanup Alternatives (ABCAs) are developed to ensure preparedness for cleanup grants. Reuse planning priorities for priority sites are determined through the BAC collaborative process. With BAC-prioritized objectives, (1) Brownfields Revitalization Plan (BRP) & (1) Renewable Microgrid Feasibility Study are developed for priority site(s). The City provides oversight on a BRP incorporating land use zoning, natural resources surveys, infrastructure, and utilities, and aligns planning with permitting requirements at priority sites. Working with DEQ allows the City & QEP to post and share ABCAs, land use changes, plans, and studies for public comment after local outreach utilizing the BAC and outreach methods.

b. Anticipated project schedule: Planning for Remediation & Reuse occurs April. 2028 - Feb. 2030; Cleanup/reuse planning begin after the BAC learning sessions, likely Spring/Summer 2028.

d. Outputs: 3 ABCAs, 1 Brownfield Revitalization Plan, 1 Site-Specific Renewable Energy Feasibility Study.

3.e. Cost Estimates: The City requests \$500,000 in Brownfield Community-Wide Assessment funding. **Site assessments make up 40%** of the request while **planning for site reuse is over 30%**. The budget was developed based on City's experience and staff costs, Oregon Dept. of Environmental Quality (ODEQ) recommendations, and an environmental project manager input.

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Budget Categories		Project Tasks (\$)					Total
		Task 1: Programmatic	Task 2: Community Engagement	Task 3: Site Assessments	Task 4: Planning	Administrative Costs	
Direct Costs	Personnel	\$16,884.40	\$2,715.05	\$5,205.00	\$3,512.97	\$0.00	\$28,317.42
	Fringe Benefits	\$8,938.60	\$1,503.13	\$2,947.80	\$2,031.80	\$0.00	\$15,421.33
	Travel	\$5,065.25	\$0.00	\$0.00	\$0.00	\$0.00	\$5,065.25
	Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Contractual	\$11,960.00	\$23,136.00	\$203,600.00	\$187,500.00	\$0.00	\$426,196.00
	Construction	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Direct Costs		\$42,848.26	\$27,354.18	\$211,752.80	\$193,044.76	\$0.00	\$475,000.00
Indirect Costs		\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00
Total Budget (Total Direct Costs + Indirect Costs)		\$42,848.26	\$27,354.18	\$211,752.80	\$193,044.76	\$25,000.00	\$500,000.00

Task 1–Programmatic support (\$42,848.26)

- Personnel & Fringe–\$16,884.40 Personnel & \$8,938.60 Fringe for Project Director (Personnel: 340 hours @ \$49.66; Fringe: 340 hours @ \$26.29) for QEP RFP development & procurement; consultation with EPA and other local, County, State, & Federal governmental staff; programmatic reporting tasks.

- Travel– \$5,065.25 for 2027 National Brownfield Conference in Salt Lake City; 2 attendees

- \$790 for registration (2 registrations @ \$395/registration).
- \$2,135.25 for flights (2 roundtrip tickets @ \$1,067.63/ticket).
- \$1,420 for a hotel (5 nights/person @ \$142/night).
- \$720 per diem (5 days/person @ \$60/first & last day [240 total] + \$80 per regular day [480 total]).

- Contractual– \$11,960 (130 hours @ \$92) for communications/assistance with quarterly/annual reporting, ACRES updates, and project coordination.

Task 2– Community Engagement (\$27,354.18)

- Personnel & Fringe– \$2,715.05 for Personnel & \$1,503.13 for Fringe (Personnel: Project Director: \$1,613.95 for 32.5 hours @ \$49.66 + Project Manager: \$1,101.10 65 hours @ \$53.84; Fringe: Project Director: \$854.43 for 32.5 hours @ \$26.29 + Project Manager: \$684.70 for 65 hours @ \$19.96) to host program meetings, hybrid BAC meetings, and annual meetings, store and share community input, share relevant information with QEP, and report out to Oakridge City Council meetings.

- Contractual–\$4,000 for CIP & \$19,136 (208 hours @ \$92/hr) for implementation of CIP, BAC education, facilitation, qualitative selection criteria, and ZOA development, and community and council presentation of ZOAs. Technical facilitation and support during community and BAC meetings.

Task 3– Site Assessments (\$211,752.80)

- Personnel & Fringe– \$5,205.00 for Personnel & \$2,947.80 for Fringe (Personnel: Project Director: \$1,986.40 for 40 hours @ \$49.66 + Project Manager: \$3,218.60 for 95 hours @ \$53.84; Fringe: Project Director: \$1,051.60 for 40 hours @ \$26.29 + Project Manager: \$1,896.20 for 95 hours @ \$19.96) for QAPP, ESA Phase I, & II information gathering, sharing, inventory development, management, site visits, and site selection management.

- Contractual– \$6,500 for (1) generic QAPP; \$8,000 for (1) Regulated Building Material Survey; \$16,500 for Phase I (3 @ \$5,500); \$18,000 for Site Specific QAPP (3 @ \$6,000); \$150,000 for Phase II (3 @ \$50,000 depending on site size and complexity) & \$4,600 (50 hour @ \$92) for hourly consultation regarding QAPP, Regulated Building Materials Survey, Phase I, Phase II, and Site Specific QAPP deliverables.

Task 4– Planning: Remediation & Reuse (\$193,044.76)

- Personnel & Fringe– \$3,512.97 for Personnel & \$2,031.80 for Fringe (Personnel: Project Director: \$633.17 for 12.75 hours @ \$49.66 + Project Manager: \$2,879.80 for 85 hours @ \$53.84; Fringe: Project Director: \$335.20 for 12.75 hours @ \$26.29 + Project Manager: \$1,696.80 for 85 hours @ \$19.96) for ABCA, BRP, and Renewable Energy Microgrid Feasibility reviews for compliance with relevant laws, permitting, and land use.

- Contractual– \$22,500 for ABCA (3 @ \$7,500); \$65,000 for (1) Brownfield Revitalization Plan for ABCA, BRP, and Renewable Energy Microgrid Feasibility creation; \$100,000 for (1) Renewable Energy Microgrid Feasibility Study.

Administrative

- Indirect– \$25,000 for Financial Director to track the financial records associated with personnel, fringe, contractual, and travel costs, invoices, bills, and financial reporting for the Brownfield Community Assessment project.

3.f. Plan to Measure and Evaluate Environmental Progress and Results: The overarching brownfield assessment outputs will be tracked, documented, and reported. The City, with support from the QEP, will

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evaluate and document process effectiveness and ensure comprehensive quarterly, annual, and closeout reports, all of which will be entered into the ACRES EPA reporting database. If project delays occur, the City, EPA Project Officer, and QEP will implement countermeasures. At a minimum, the City will track these specific outputs: 1) # of identified sites, 2) # approved sites, 3) # program/community meetings, 4) # Phase I EAs, 5) # Phase 2 EAs, 6) # ABCAs and CAPs, 7) # Feasibility Studies. The short and long-term outcomes tracked will be 1) # sites and acreage assessed, 2) total acreage and/or building square footage ready for remediation, 3) acres of recreation/green space/public space created, 4) total leveraged funding, 5) # kilowatt power generation, 6) # new business and job creation, 7) increase in tax revenue, 8) # affordable housing units created, 9) # acres of reuse for air and water quality climate solutions, 10) # acres stewarded habitat restoration. The City will review these outcomes quarterly with a report to the City Council and the ACRES beyond the 4 years of performance to ensure outcomes are captured as priority brownfields are redeveloped.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

4.a.-c. Organizational Capacity, Organizational Structure, Description of Key Staff: The City maintains lean but experienced staff who have successfully managed complex, multi-year federal and state grants while maintaining compliance across multiple funding sources.

James Cleavenger, JD, LLM, City Administrator, leads grant oversight as Project Director. Mr. Cleavenger provides overall grant oversight and serves as the primary liaison with federal and state agencies. He is a practicing attorney licensed in Oregon and Washington State with extensive experience writing and administering grants across federal, state, and private funding sources. He is responsible for QEP procurement, EPA consultation, programmatic reporting, and overall grant compliance. **Melody Cornelius, the Finance Director, fulfills the Finance Coordinator role.** Ms. Cornelius ensures fiscal compliance, fund segregation, and timely financial payments, invoicing, and reporting. **The currently open position of City Planner will be aided by Mayor Bryan Cutchen, and will serve as Project Manager.** Mayor Cutchen provides grant oversight support with significant federal budget management experience. As a pilot and Navy Rear Admiral, he managed a \$4B budget across multiple appropriations, including \$400M in contracts. Mayor Cutchen will ensure City Planner hiring is based on extensive planning, development, infrastructure, and economic development administration experience. The Project Manager ensures grant deliverables are met through day-to-day operations, QEP communications, and oversight. For every task, program area, and performance measure, a templated reporting spreadsheet that feeds into EPA quarterly reporting ensures compliance with EPA guidelines and best accounting practices. The City and QEP will evaluate project aspects quarterly to ensure benchmarks are attained through meetings, shared information, and performance check-ins throughout the Brownfield process.

4.d. Acquiring Additional Resources: The City will follow federal procurement requirements at 40 CFR 200 for all grant-funded contracts. Oakridge has established partnerships with qualified professionals, including Wilson Architecture for WAC architectural design and remediation planning. Drawing on experience managing infrastructure contractors through solar array and generator installation projects, the City will ensure proper oversight and compliance through formal RFP processes, qualifications evaluation, and contracts with appropriate oversight provisions.

4.f. Has Not Received an EPA Brownfield Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements

(1) Purpose and Accomplishments: Over the past 8 years, the City of Oakridge has successfully secured and managed over \$11 million in grants, demonstrating its ability to manage complex federal and state funds and its commitment to community resilience and infrastructure improvement. Notable grants include a 2021 FEMA Hazard Mitigation Assistance Grant & the 2023 & 2024 ODOE Community Renewable Energy Grants.

—FEMA Hazard Mitigation Assistance Grant (HMGP-DR-4432-15-R-OR)

—Awarding agency—FEMA subaward through the Oregon Department of Emergency Management (OEM)

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— Start & Closeout Dates – Start: 2022; Closeout: 06/15/2025

— Funding amount– \$113,922.01 (75% Federal share: \$85,441.51; Non-federal match: \$28,480.50)

— Purpose–Following the devastating 2019 winter storm that isolated the community from the outside world for two weeks, this grant funded the installation of backup generators at critical community facilities to ensure emergency services continuity during future disasters.

— Accomplishments–The City completed the installation of backup generators at two critical locations: the Oakridge Fire Department and the lift station at Green Waters Park. The project required the City to bid two separate construction projects for each generator and its connection to the lift stations. Despite significant administrative transitions during the grant period—including 4 City Administrators and 3 Finance Directors over 5 years—the City maintained project continuity and successfully executed all grant requirements. This demonstrates organizational resilience and institutional capacity to manage federal grants through staffing changes while maintaining compliance.

ODOE Community Renewable Energy Grant Program

— Awarding agency–ODOE

— Start & Closeout Dates–Feasibility Start: 08/08/23, Closeout: 02/07/24; Implementation start:10/01/25, Closeout: 12/31/26

— Funding amount– Feasibility: \$30,000; Implementation: \$332,500

— Purpose–This two-phase grant program supports natural hazard resilience thanks to renewable solar with battery backup energy development at the WAC, including a feasibility study followed by design and construction of a solar photovoltaic array with battery backup system.

— Accomplishments–The City completed the required feasibility study phase in 2023, which was a prerequisite for the implementation grant. In 2024, the City was awarded \$332,500 for a solar array and generator backup installation at the Willamette Activity Center. The City completed a competitive procurement process, with the RFP closed and a design-build contractor selected to install the 125-kW solar array with 115-kW generator backup. This project directly supports the WAC’s planned reuse as a Resilience Hub with renewable power and emergency operations capabilities. The successful progression from feasibility to implementation demonstrates the City’s ability to manage phased grant programs and meet all required milestones.

(2) Compliance with Grant Requirements: FEMA Hazard Mitigation Assistance Grant–The City maintained full compliance with all FEMA grant requirements throughout the project period. Quarterly reporting began April 30, 2022, with final reporting completed July 16, 2025. The City completed all required progress reports on time, successfully procured and managed two separate construction contracts, installed generators at both designated locations as specified in the workplan, maintained appropriate financial documentation and fund segregation, and submitted all required closeout documentation. The project was completed within the approved budget and performance period, despite managing the grant through multiple staff transitions, directly demonstrating the City's capacity to manage multi-year federal cooperative agreements.

ODOE Community Renewable Energy Grant–The City has maintained compliance with all ODOE grant requirements, including successful completion of the feasibility study phase, timely submission of all required reports, and completion of a compliant competitive procurement process resulting in the selection of a qualified design-build contractor. The implementation project is currently open, with progress made and reported toward achieving expected results, installing a 125kW solar array with 115kW battery backup, within the approved timeline; For implementation, the period of performance is 10/01/2025 through 12/31/2026. Both grants demonstrate the City's proven ability to manage federal and state financial assistance agreements, comply with complex reporting requirements, maintain fiscal accountability, and achieve project outcomes that benefit the community.

Threshold Criteria Response
Oakridge, OR Community-Wide Assessment Grant

III.B.1. Statement of Applicant Eligibility: The City of Oakridge is an incorporated city local and eligible entity as defined under 2 CFR § 200.64.

III.B.2. Description of Community Involvement: The City and its community partners have demonstrated successful community engagement through recent efforts like the ongoing WAC Fundraising Committee and the 2023 community survey (442 respondents). The City will expand these efforts through:

The City will support the expansion of the WAC Fundraising Committee to form a Brownfields Advisory Committee (BAC). This group will have bi-monthly hybrid meetings (in-person and online), to implement a three-phase collaborative process. The first phase will be learning sessions to provide community education on Brownfields, their impacts, and remediation benefits; The second phase will be facilitated discussions to facilitate multidirectional learning and develop qualitative scoring criteria; and the third phase will be documenting zones of agreement (ZOAs) for the scoring criteria, site identification, cleanup concerns, and reuse priorities. To expand the original committee and evolve the process, multiple communication channels will be utilized including:

Direct outreach through community presentations, with hybrid meeting options to increase accessibility. Regular updates will be distributed through water bill inserts, local business postings, and the Food Box distribution center. Digital engagement occurs through community partner newsletters, the Highway 58 Herald, social media, and strategically placed community reader boards.

III.B.3. Expenditure of Existing Grant Funds: The City of Oakridge does not have an open EPA Brownfields Assessment Grant and has not received an EPA Brownfields Assessment Grant. The City received Brownfield Revolving Loan funds through Business Oregon in the early 2000-2012, but have all since closed.

III.B.4. Named Contractors and Subrecipients: N/A. No contractors or subrecipients are named in this application. A qualified environmental professional will be selected through a competitive procurement process in compliance with 2 CFR Part 200 and 2 CFR Part 1500 upon grant award.