



101 NE FIRST STREET SUITE 100
ENTERPRISE, OR 97828
541-426-3598

R10-26-A-013

**FY2026 EPA Brownfields Assessment Coalition Grant Application
Application Information Form**

1. Applicant Identification:

Northeast Oregon Economic Development District (NEOEDD)
101 NE 1st Street, Suite 100
Enterprise, Oregon 97828

2. Website URL:

NEOEDD: <https://neoedd.org/>
Baker City: <https://www.bakercity.com/>
La Grande: <https://www.cityoflagrande.org/>
Enterprise: <https://www.enterpriseoregon.gov/>

3. Funding Requested:

- a. Assessment Grant Type: Assessment Coalition
- b. Federal Funds Requested: \$1,500,000

4. Location:

The geographic boundaries covered under the application includes the three NEOEDD-member counties. These include Baker, Union, and Wallowa counties.

5. Target Area and Priority Site Information:

- Target Areas:
 - Lead coalition member (NEOEDD) Target Area (TA) is the City of Union located in Union County. Union covers an area of 2.5 square miles and has a population of 2,123. Its historic downtown is struggling with a high vacancy rate and blighted buildings
 - The TA for non-lead coalition member La Grande is the Railroad District in City of La Grande (pop. 13,058), located in Union County. La Grande is the largest city in the project area and the economic engine for the region. The Railroad District covers an area of 65 acres including a portion of downtown and an adjoining blighted former light industrial area.
 - The TA for non-lead coalition member Baker City (pop. 10,135) is its downtown, which covers an area of approximately 95 acres, and includes a designated historic district. The City of Baker City is located in Baker County and is the second largest project area city.
 - The TA for non-lead coalition member Enterprise is the entire City of Enterprise, which covers an area of approximately 1.5 square miles and has a population of 2,083. The City of Enterprise is the county seat and largest city in Wallowa County.

- Addresses of Priority Brownfield Sites:
 - NEOEDD TA: 1) Former Gas Station – 1151 Main Street, Union; 2) Historic Downtown Building – 118 Main Street, Union; 3) Former Lumber Mill and Bulk Terminals – 878 and 883 Arch Street, Union
 - La Grande TA: 1) Former Del Monte Warehouse – 1621 N. Spruce Street, La Grande; 2) Former Miller’s Home Center – 217 Greenwood Street, La Grande; 3) Bohnenkamp Building – 1301 Adams Avenue, La Grande
 - Baker City TA: 1) Former Oddfellows Hall – 1976 Valley Street, Baker City; 2) Former Ridgefield Gas Station – 135 Bridge Street, Baker City; 3) Antlers Hotel Building – 1925 Washington Street, Baker City
 - Enterprise TA: 1) 1st and Greenwood – 106 SW 1st Street, Enterprise; 2) Depot and Greenwood – 103 SW Depot Street, Enterprise; 3) Prairie Creek Property – 402 SW 2nd Street, Enterprise
 - Other Priority Sites not within a TA: 1) Former Wingville Lime Plant, Wingville; 2) Historic Commercial Buildings – Huntington; 3) Wallowa Union RR Authority, Elgin; Former Bates Lumber Mill, Wallowa
- A map that visually depicts the three-county project area and TAs is provided as **Attachment A**.

6. Contacts:

(a) Project Director:

Name: Sara Miller, Deputy Director

Phone: (541) 426-3598 ext. 2 | Email: saramiller@neoedd.org

Mailing Address: 101 NE 1st Street, Suite 100, Enterprise, OR 97828

(b) Chief Executive/Highest Ranking Elected Official:

Name: Lisa Dawson, Executive Director

Phone: (541) 426-3598 ext. 1 | Email: lisadawson@neoedd.org

Mailing Address: 101 NE 1st Street, Suite 100, Enterprise, OR 97828

6. Population:

- Total Population of Member Counties: **50,075**
 - Union County, Oregon: 26,078
 - City of Union, Union County, Oregon: 2,123
 - City of La Grande, Union County, Oregon: 13,058
 - Baker County, Oregon: 16,596
 - City of Baker City, Baker County, Oregon: 10,135
 - Wallowa County, Oregon: 7,401
 - City of Enterprise, Wallowa County, Oregon: 2,083

7. Other Factors:

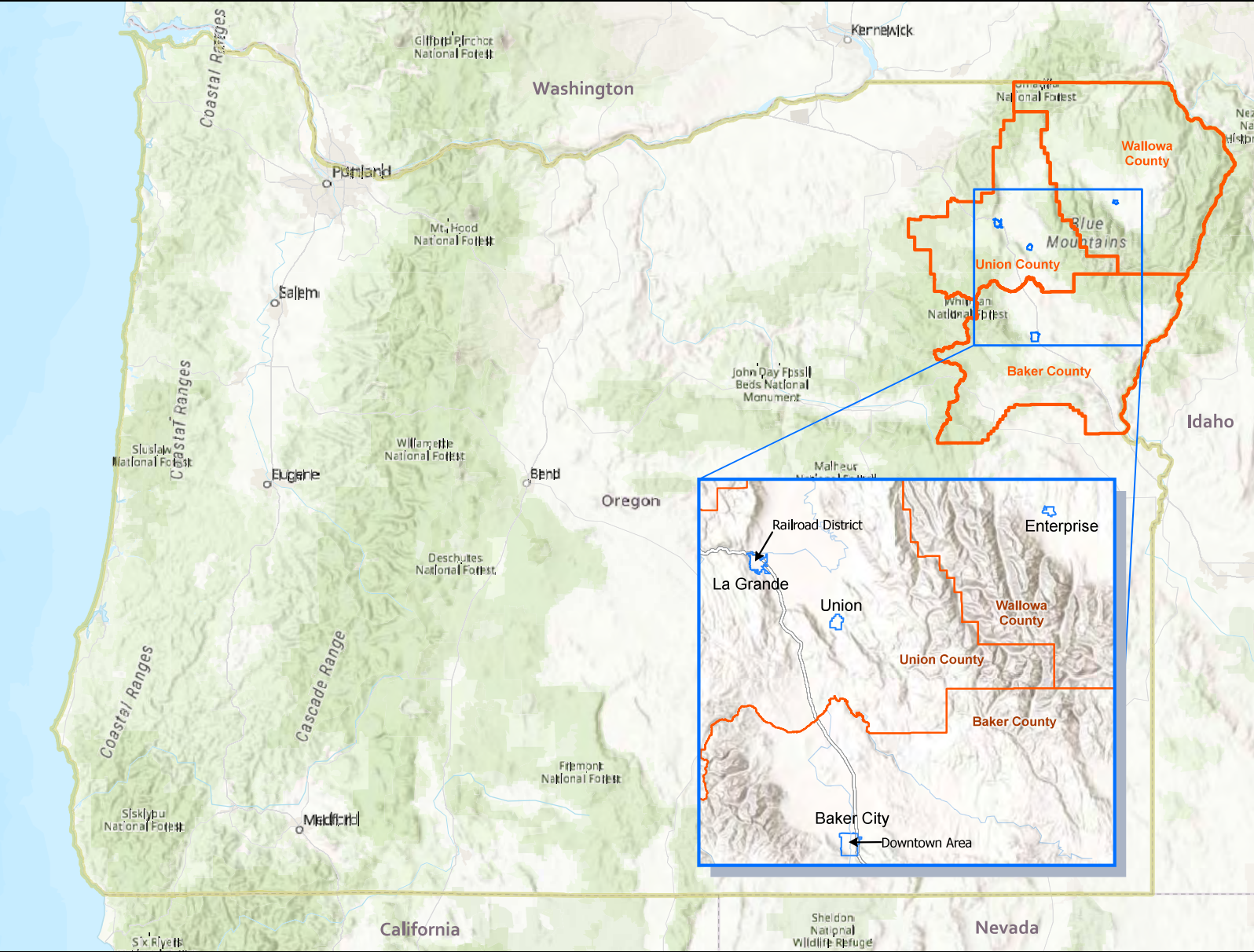
Other Factors	Page #
Community population is 15,000 or less.	1 (All 4 Target Area communities have pop. of <15,000)
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	-
The priority site(s) is impacted by mine-scarred land.	-
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	-
The priority site(s) is in a federally designated flood plain.	-
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	-
The reuse of the priority site(s) will incorporate energy efficiency measures.	-
The reuse strategy or project reuse of the priority site(s) will incorporate energy efficiency measures.	-
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	-
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.e, for priority sites within the target areas.	-
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	-

8. Letter from the State or Tribal Environmental Authority:

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

9. Releasing Copies of Applications:

Not Applicable



Esri, CGIAR, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, USGS, Geographic Information Services Unit (GIS), Oregon Department of Transportation (ODOT)

ATTACHMENT B
OREGON DEQ LETTER OF SUPPORT



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Eastern Region

400 E. Scenic Drive, Suite 307

The Dalles, OR 97058

(541) 298-7255

FAX (503) 229-6945

TTY 711

January 22, 2026 *via electronic delivery*

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

Re: FY2026 – EPA Assessment Coalition Grant Application for Northeast Oregon Economic Development District

Terri,

The Oregon Department of Environmental Quality (DEQ) acknowledges and supports the FY26 EPA Brownfields Community Wide Assessment Coalition Grant application for the Northeast Oregon Economic Development District (NEOEDD). NEOEDD formed a coalition with three local government agencies (City of La Grande; City of Baker City; and City of Enterprise) to address brownfields within NEOEDD's three member counties (Baker, Union, and Wallowa). The focus of this grant application includes former wood products mill sites and smaller urban brownfields 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 that would provide opportunities such as job creation and development of workforce and affordable housing.

NEOEDD is requesting \$1.5 million in EPA Brownfields Coalition Assessment funding to assess and plan for reuse and redevelopment over the 4-year grant period. NEOEDD anticipates performing 14 Phase I Environmental Site Assessments (ESAs), 14 Phase II ESAs, 8 regulated building material surveys, and 9 reuse plans.

DEQ recognizes the vital role brownfield redevelopment plays in promoting economic stability and the protection of human health and the environment. Thus, DEQ supports NEOEDD's application for the EPA Brownfield Grant. Please contact Allen Clements, DEQ's Eastern Region Brownfields Coordinator, at 503-806-0713 or via email at allen.clements@deq.oregon.gov if you have any questions.

Sincerely,

Ann M. Farris

Ann Farris, Eastern Region Cleanup Manager

ecc: Lisa Dawson, NEOEDD
Margaret Olson, EPA R10 Project Officer
Allen Clements, DEQ Eastern Region Brownfield Coordinator

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Coalition Members, Target Areas and Brownfields; 1.a. Coalition Members: The Northeast Oregon Economic Development District (NEOEDD, coalition lead and applicant), a regional unit of local government and nonprofit, has formed a coalition with three local government agencies (City of La Grande; City of Baker City; and City of Enterprise) to address brownfields within NEOEDD’s three member counties (Union, Baker, and Wallowa), located in the northeastern corner of Oregon.

As is typical of rural areas with low median income (24.6% below state average) and associated low tax revenues, the non-lead coalition members and counties lack capacity to complete even statutorily required projects such as comprehensive plans and therefore do not have the capacity to apply for or manage an EPA Brownfield Grant. For example, only Baker County and City of La Grande employ economic development staff. Further, local government agencies in the region have very limited staff with the experience or capacity to apply for or manage a federal grant. Each of the counties and cities within the three-county project area are struggling to maintain their existing levels of basic public safety services (e.g., police and fire). Limited access to other brownfield grant resources is available for specific sites through the Oregon Department of Environmental Quality and Business Oregon, but there is no access to programmatic brownfield grant resources to address project area sites.

1.b. Overview of Brownfield Challenges and Description of Target Areas: Project area counties are rural in nature, covering an area of 8,279 square miles and having a total population of 50,075 (population density of 6 people per square mile). Union, Baker, and Wallowa counties have populations of 26,078, 16,596 and 7,401, respectively. The region’s brownfield challenges relate largely to a transition from the area’s past, largely natural resource-based employment (wood products). In 1986, the three-county project area timber harvest totaled 305,314 thousands of board feet (MBF). By 2003, only 63,653 MBF were harvested, a decline of 79%^b.

Employment Sector	Jobs	Wage
Government	3,838	\$54,198
Education & Health Services	3,089	\$46,158
Retail	2,554	\$31,318
Manufacturing	2,028	\$44,833
Leisure & Hospitality	1,776	\$20,652

Table 1 summarizes information for the five largest employment sectors in the project area today. The absence of a large manufacturing sector illustrates the demise of the wood products industry. It also illustrates that the wood products jobs that remain no longer provide living wages. For example, according to Indeed.com, an entry level production worker at the Woodgrain Mill in La Grande (the largest single-site wood products employer in the project area) earns an average full-time annual wage of \$33,100. The decline in the timber industry resulted in mill (several former mills are listed in Section 1.c as priority brownfields) and supporting business (truck/equipment maintenance and repair) closures leaving behind brownfields. Low wages associated with a reduced demand for timber workers or with the jobs that replaced lost timber industry jobs resulted in less disposable income and spending, causing shrinkage of the economy, lower tax receipts, and the emergence of brownfields. EPA brownfield grant funding will help address these challenges by: 1) turning former wood products mill sites into reusable employment land, thereby creating opportunities for living-wage traded sector jobs; and 2) revitalizing smaller urban brownfields into mixed commercial/office/residential projects, creating jobs with short commutes and providing much needed clean and modern, workforce and affordable housing.

The Target Areas (TAs) for each coalition member are: **NEOEDD TA:** The City of Union (pop. 2,123, Union County) covers an area of 2.5 square miles. Its historic downtown is struggling with a high vacancy rate and blighted buildings. Its residents earn only 72% of the statewide median income and it has a poverty rate nearly double the state rate (Table 3). **La Grande TA:** The Railroad District in the City of La Grande, located in Union County. La Grande (pop. 13,058) is the largest city in the project area and the economic engine for the region. The Railroad District covers an area of 65 acres including a portion of downtown and an adjoining blighted former light industrial area. **Baker City TA:** The City of Baker City (pop. 10,135) is located in Baker County and is the second largest city in the project area. The Baker City TA is its downtown, which covers an area of approximately 95 acres and includes a designated historic district. **City of Enterprise TA:** The City of Enterprise (pop. 2,083) is the county seat and largest city in Wallowa County. The City of Enterprise TA is the entire city, which covers an area of approximately 1.5 square miles.

^a NEOEDD Comprehensive Economic Development Strategy – 2023-2028

^b Oregon’s Timber Harvests: 1894-2004, Oregon Department of Forestry

1.c. Description of the Priority Brownfield Sites: Within the three-county project area, approximately 245 brownfields ranging in size from less than an acre to 50+ acres have been identified through the conduct of windshield surveys and review of publicly available environmental and historical records. The highest priority project area brownfields, selected based on their ability to aid in achieving the goals listed in Section 1.d of this application, are described in Table 2.

Table 2: Priority Site Name & Address	Size	Site Description & Environmental Concerns	Contaminants of Concern (COCs)	Funding Needs
City of Union (NEOEDD Target Area)				
Former Gas Station 1151 Main Street	1 Parcel 0.92 acres	This former retail gas station has never been assessed, and it is unknown whether its underground tanks have been removed. It is located adjacent to affordable housing.	Petroleum, Solvents, Waste Oil	Phase I/II ESA
Historic Downtown Building 118 Main Street	1 Parcel 0.11 acres	This vacant 2-story former retail/office building was constructed in 1898 and is a downtown landmark. The building's second-story has been vacant for decades.	Petroleum (heating oil), Asbestos	Phase I ESA, RBM Survey
Former Lumber Mill and Bulk Terminals 878 & 883 Arch Street	3 Parcels 27.6 acres	This large tract of land is unimproved except for a residence and shed. It formerly was occupied by two bulk terminals and a lumber mill.	Petroleum, Hydraulic Oil, Heavy Metals, Wood Treating Chemicals	Phase I/II ESA, Reuse Planning
Railroad District in La Grande (La Grande Target Area)				
Former Del Monte Warehouse 1621 N. Spruce Street	1 Parcel 3.63 acres	Prime employment parcel, currently vacant/for sale with 5 buildings totaling 29,200 ft ² . Open DEQ database listing.	Petroleum, Waste Oil, Heavy Metals, Pesticides, Asbestos	Phase I/II ESA, RBM Survey
Former Miller's Home Center 217 Greenwood Street	3 Parcels 0.48 acres	Former cabinet making operation. Vacant/for sale with 14,450 ft ² built in 1910. Two parcels are surface lot, one vacant lot with food truck. Underutilized. Ideal location for mixed use affordable housing.	Petroleum (heating oil), Paint Thinner and Lacquer (VOCs)	Phase I/II ESA, RBM Survey
Bohnenkamp Building 1301 Adams Avenue	1 Parcel 0.10 acres	The upper three stories of this historic building built in 1900 are vacant and in disrepair. It would be an excellent candidate for residential units.	Asbestos	RBM Survey, Reuse Planning
Downtown in Baker City (Baker City Target Area)				
Former Oddfellows Hall 1976 Valley Street	1 Parcel 0.24 acres	Built in 1907, this historic building has been vacant and for sale for multiple years. It is located in historic district.	Heating Oil, Asbestos	Phase I/II ESA, RBM Survey, Reuse Planning
Former Ridgefield Gas Station 135 Bridge Street	1 Parcel 0.32 acres	Listed on DEQ database as a former gas station. Currently an unimproved asphalt-paved lot.	Petroleum, Waste Oil, Solvents, Heavy Metals	Phase I/II ESA, Reuse Planning
Antlers Hotel Building 1925 Washington Street	1 Parcel 0.23 acres	This former 4-story historic hotel's upper three stories are currently vacant and would be an excellent candidate for residential units.	Asbestos	RBM Survey, Reuse Planning
City of Enterprise (Enterprise Target Area)				
1st and Greenwood 106 SW 1 st Street	2 Parcels 0.55 acres	Underutilized, with only one 4,200 ft ² commercial building built in 1947 recently for sale but taken off market. Former location of a gas station (1917 Sanborn Map).	Petroleum, Waste Oil, Solvents, Heavy Metals, Asbestos	Phase I/II ESA, RBM Survey
Depot and Greenwood 103 SW Depot Street	4 Parcels 0.75 acres	Adjacent unimproved (used for surface parking) lots in downtown Enterprise. Former location of gas station (1917 Sanborn Map).	Petroleum, Waste Oil, Solvents, Heavy Metals	Phase I/II ESA, Reuse Planning
Prairie Creek Property 402 SW 2 nd Street	1 Parcel 0.8 acres	This vacant and unimproved site has received much interest for redevelopment as affordable housing or a park. It was historically a dumping ground.	Petroleum and Metals	Phase I/II ESA
Other Priority Brownfields				
Former Wingville Lime Plant Baker County, Wingville, OR	1 Parcel 66 acres	This former lime processing facility property contains an estimated 300,000 cubic yards of waste material. An investor has expressed interest in building a graphene plant (manufacture of super-strong conductive material used in batteries, electronics, etc.) on the property in the next 2-3 years.	High Alkalinity, Heavy Metals	Phase I/II ESA
Historic Commercial Buildings Baker County, Huntington, OR	3 Parcels 0.34 acres	In 2019, three buildings occupied by businesses vital to the community were destroyed by fire. The City has been working to rebuild these parcels for years.	Metals, Heating Oil, Asbestos	Phase I/II ESA, RBM Survey, Reuse Planning
Wallowa Union RR Authority Union County, Elgin, OR	1 Parcel 5 acres	This property is the origin point for an excursion train. Some property buildings are blighted and the railroad authority is working to make improvements.	Petroleum, Solvents, Heavy Metals, Asbestos	Phase I/II ESA, RBM Survey, Reuse Planning
Former Bates Lumber Mill Wallowa County, Wallowa, OR	1 Parcel 47 acres	A lumber mill operated on this property from 1911 until 1964. No buildings remain on the property. The property is the most important employment land in the City of Wallowa, OR.	Petroleum, Hydraulic Oil, Heavy Metals, Wood Treating Chemicals	Phase I/II ESA, Reuse Planning

Notes: ESA = environmental site assessment; RBM = regulated building material; DEQ = OR Department of Environmental Quality

1.d. Identifying Additional Sites: For the first year of the project, NEOEDD will focus on identifying brownfield sites for eligible activities within identified TAs. Provided sufficient funding remains after this first year of the project, NEOEDD will expand its focus to the greater project area (NEOEDD's three-county area). Prioritization criteria/project goals have been developed to aid in selecting additional brownfield sites outside the TAs, and that will disproportionately and positively impact disadvantaged members of project area communities. These criteria include:

- Living-wage job creation
- Proximate to or in high poverty areas
- Social service facilities
- Basic services (e.g., grocery, pharmacy, etc.)
- Housing, particularly affordable housing
- Health care facilities
- Childcare and early learning facilities
- Recreational spaces

Revitalization of the Target Areas; 1.e. Reuse Strategy and Alignment with Revitalization Plans: The reuse strategy for the project area, as detailed in the *2023-2028 NEOEDD Comprehensive Economic Development Strategy* (CEDS), is to:

1. Increase the inventory, quality, and affordability of housing to attract and retain a workforce.
2. Create living wage jobs.
3. Build and expand facilities and opportunities for training of area youth that aligns with area jobs.
4. Increase availability of childcare, which is lacking, to attract and retain a workforce.

A recent buildable land inventory completed by the City of La Grande^c determined that to keep up with anticipated growth, 90 acres of industrial land and 35 acres of commercial land is needed. An urban growth boundary (UGB) expansion analysis^d was completed by La Grande in January 2025. The study did not recommend moving forward with UGB expansion. Thus, La Grande is dependent upon infill development to meet its growth needs and many of the available infill properties were formerly occupied by operations with a high potential for hazardous substance releases. Neither Baker City nor any of the other 18 incorporated cities or three county governments in the project area have had the capacity or funding resources to complete comparable studies. However, the issues identified in the La Grande studies are known to exist in smaller project area communities as well.

An inadequate supply of quality attainable housing burdens the project area in several ways: 1) 25.3% of all project area households are severely housing cost burdened^e (paying more than 50% of income on housing); 2) the housing supply in the region is older on average than in Oregon and the US impacting community health through poor indoor air quality including exposure to asbestos and lead in paint (see data presented in Section 2.b); 3) housing prices are forcing residents to move further afield of larger project area cities where they work, increasing commute times for low-income residents; and 4) employers in the region have indicated that attracting and retaining employees is challenging due to housing cost/quality and availability. Infill housing projects on brownfields will serve to alleviate the region's shortage of attainable housing. Infill housing will also provide vibrant walkable neighborhoods in our larger cities—a feature highly desired by the emerging workforce.

A survey-based study completed by the Oregon Main Street Program^f documented an upper floor vacancy rate of 47% in downtown buildings, and that more than 50% of vacancies were due to a need for repairs. A total of 78% of survey respondents reported that their communities support upper story redevelopment projects. Upper story downtown vacancy is a substantial issue in La Grande and Baker City, as well as in smaller project area cities. These vacant upper story spaces present a significant opportunity for infill housing. This type of infill housing will further local planning initiatives to increase the vibrancy of downtowns, improve community livability, and attract a talented workforce that desires lively and walkable neighborhoods.

1.f. Outcomes & Benefits of Reuse Strategy: The primary economic development outcomes and benefits of the proposed project will include: 1) development of attainable workforce housing in all project area communities; and 2) resolving environmental barriers on employment/industrial land for new/expanding businesses with living-wage jobs. Project outcome goals include overcoming brownfield barriers for:

^c Goal 9: Economic Opportunities Analysis and Buildable Lands Inventory for City of La Grande

^d La Grande Goal 14 Urban Growth Boundary Expansion Study

^e NEOEDD Comprehensive Economic Development Strategy, 2023-2028

^f What's Up Downtown? A Playbook for Activating Oregon's Upper Stories

- 25 acres of industrial land. Assuming a typical industrial employment density of 8 jobs per acre^g, this would facilitate the creation of 200 living-wage jobs throughout the project area.
- 10 acres of urban land for mixed-use or housing development. Assuming a typical commercial employment density of 14 jobs per acre, this has the potential to create up to 140 retail or office jobs, and/or assuming a housing density of 20 units per acre^h, up to 200 units of workforce housing.

A project goal is to also see that the most economically challenged members of our communities benefit the most from this reuse strategy. To accomplish this, we will strive to 1) locate new jobs near areas where our low-income residents live, shortening commute times; and 2) ensure that many of the new units of housing are affordable. A secondary project outcome goal is to implement projects that will further local resilience to extreme weather events and natural disasters by encouraging resilience center construction as a potential redevelopment outcome.

Revitalization plans as conceived will not cause the displacement of residents or businesses. All the priority brownfields identified are either severely underutilized, occupied by blighted vacant buildings, or are undeveloped. If a business is displaced, we intend to work closely with that business to either relocate them to a mutually agreeable site or provide them with the option to be located on the same parcel after redevelopment has been completed.

Strategy for Leveraging Resources; 1.g. Resources Needed for Site Reuse: Oregon has a state brownfield program that provides grant (non-profits and public agencies only) and loan (all applicants) funding for both brownfield assessment and cleanup. EPA brownfield assessment grant funding will aid in leveraging assessment and cleanup funding from this program. This is a critical element of brownfield redevelopment in the region and will allow the redevelopment of projects where contamination requiring cleanup is identified to not be delayed due to lack of funding for cleanup.

A number of incentives which NEOEDD, its coalition partners, and developers can access for brownfield redevelopment projects include: 1) use of Enterprise Zones to incentivize new business investments through property tax incentives (all or part of 3 of the 4 project TAs are located within areas designated as Enterprise Zones); 2) Oregon law allows local governments to provide property tax exemptions of up to 75% of high-priority brownfield site cleanup costs; 3) the Oregon Brownfield Properties Revitalization Fund provides forgivable loans to private parties for up to 50% of brownfield cleanup costs; 4) the Oregon Department of Land Conservation and Development has multiple grant offerings that align with brownfield revitalization initiatives such as Transportation and Growth Management grants of up to \$350K; 5) NEOEDD offers direct business loans to help launch or expand businesses including land/building redevelopment; 6) Oregon Main Street Programs offer grants of up to \$400K to rural cities for downtown revitalization planning. Historic preservation-related grant funds can be tapped into for projects that involve historic building renovation/restoration including the following: 1) the National Trust for Historic Preservation offers grants of up to \$15K; 2) Ford Family Foundation offers grants of up to \$20K for programs that promote community, education, or family values; and 3) \$20K Preserving OR and Diamond in the Rough grants offered by OR State Parks.

We will use EPA grant funds expended in assessing high-profile brownfields to stimulate both private and public investment. Redevelopment of the high-priority brownfields will have a ripple effect in each community where successes are achieved.

1.h. Use of Existing Infrastructure: All TAs are fully served by existing utilities, bridges, culverts, roads, trails, parks, and stormwater management infrastructure. In the last decade, significant investment in broadband access has made high-speed internet service available in all but the most remote Northeastern Oregon communities. No additional public infrastructure is known to be needed to facilitate the accomplishment of reuse strategy outcome goals listed in Section 1.d. Communities in the region are actively making infrastructure improvements as well.

Should additional infrastructure needs or upgrades key to revitalization of priority sites be identified, NEOEDD, as an economic development agency, will utilize its well-established pipeline of infrastructure funding sources to assist project area communities in overcoming any infrastructure improvement funding challenges. For example, City of La Grande is currently utilizing the Oregon Water/Wastewater Financing program to fund the upgrade of approximately 5 miles of aging water and sewer lines in the City's eastside.

^g OR Department of Land Conservation and Development Industrial and Other Employment Lands Analysis Guidebook

^h City of Minneapolis Twin Cities Metropolitan Council

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT - Community Need; 2.a. The Community's

Need for Funding: The TAs are small, rural, and low-income with limited economic opportunity. This grant will help meet the demand for living wage jobs, housing, and basic services by removing environmental barriers and developing actionable reuse plans. Infill brownfield reuse will increase affordability by shortening work commutes and supporting new workforce housing in existing communities. This area's long-standing economic distress and small, slow-growing economies significantly limit developer interest leaving idle and underused properties stuck in place, despite clear community needs. The EPA Brownfield Grant will enable critical steps in preparing these sites for reuse for business retention and expansion and attracting additional investment and opportunity.

The EPA Brownfield Program considers each of the Target Areas "small" (<15,000) or "micro" (<10,000) communities.ⁱ In 2025, Business Oregon classified each of the project area counties as "economically distressed".^j Due to small populations and low incomes, tax revenues that could fund revitalization projects are constrained. There is no state or local sales tax and a statewide 3% increase cap on assessed property value increases limits property tax revenues. Union, Baker, and Wallowa counties average annual property tax bills are \$800-\$1,600, which is well below the statewide median.

Indicator	Union	Baker City	La Grande	Enterprise	OR	US
Median Household Income	\$56,757	\$58,125	\$56,409	\$56,975	\$80,426	\$78,538
Poverty Rate	20.1%	12.8%	21.4%	10.8%	11.9%	12.4%

Source: 2023 American Community Survey 5-yr data (obtained from data.census.gov)

Over 40% of TA residents are housing cost burdened, spending >30% of income on housing.^k The area's lower incomes and housing cost pressures result in less spending, restricting local business revenues, which results in less investment in brownfield development, making external resources essential to revitalization.

NEOEDD revenue is primarily sourced from contracts for economic development services and federal/state grants for specific, limited uses. These revenue sources cannot be diverted from their statutory/contractual purposes to tackle brownfield redevelopment. NEOEDD and the coalition partners must rely on grants like an EPA Brownfield Grant to address underutilized, contaminated properties.

2.b. Health and Welfare of Sensitive Populations: Sensitive populations in the TAs include children, seniors, people with disabilities, and residents living in poverty (Tables 3 and 4). Most of the TAs have disproportionately high numbers of children and elderly residents, and poverty rates for both groups exceed state and national levels (Table 4).

	Union	Baker City	La Grande	Enterprise	OR / US
Over Age 65	15.9%	26.5%	18.2%	24.5%	18.6% / 16.8%
Senior Poverty	11.5%	11.8%	11.0%	13.8%	9.4% / 10.4%
Under Age 18	22.1%	19.8%	22.9%	23.2%	20.2% / 22.2%
Child Poverty	20.6%	9.2%	26.4%	2.4%	12.9% / 16%
Disabled persons	17.4%	22.6%	18.2%	23.0%	15.1% / 13%
Bachelors Degree or Higher (age 25+)	11.4%	29.1%	25%	38.4%	35% / 36.2%
Housing built prior to 1980	65%	70.9%	65.7%	74.5%	49.8% / 50.5%

Source: 2023 American Community Survey 5-yr data (obtained from data.census.gov)

Over 65% of TA residents live in housing built prior to 1980 and 38%-48% of housing was built before 1950. Older housing often contains lead, asbestos, radon, mold, and other health hazards. Children and the elderly are especially vulnerable to the health impacts of these hazards due to their developing or weakened bodies.

ⁱ EPA Fiscal Year 2026 FAQ Brownfield MARC Grants

^j Business Oregon : Distressed Areas in Oregon : Reports, Publications, and Plans, website accessed 01/2026

^k 2023 American Community Survey 5-yr data (obtained from data.census.gov)

	Union (CT9702)	Baker City (CT9502)	La Grande (CT9708)	Enterprise (CT9603)
Fine Particulate Matter	0.88	0.88	0.89	0.87
Extreme Heat Days	0.78	0.75	0.80	0.80
Wildfire Smoke	1.00	0.98	0.96	0.99
Drought Frequency	0.70	0.73	0.62	0.62

Source: ATSDR Place and Health Geospatial Research, Analysis, and Services Program, accessed December 2025

Extreme weather events and wildfire also disproportionately impact the TAs, contributing to extreme heat events, drought, and hazardous air quality. Table 5 shows TA percentiles for disproportionate impacts of several of these risk factors relative to the rest of the US. TA

census tracts have worse wildfire smoke impacts than over 96% of the country. They also experience more extreme heat days and drought conditions. Sensitive TA residents who are living in the area’s older deteriorating housing which may be poorly sealed and lack insulation or modern HVAC are at risk of severe health impacts from extreme heat and hazardous air quality both indoors and out.

This grant will help identify and evaluate contamination risks to these sensitive populations, and plan for their removal or mitigation. The grant will spur redevelopment that generates new jobs and workforce training opportunities for project area youth, positioning properties for uses that provide living-wage employment with healthcare benefits. Sites will be made ready to house medical offices, grocery stores, and code-compliant, safe, workforce housing free of asbestos and lead paint and with effective HVAC, air filtration, and insulation, which will directly address local health, welfare, and economic challenges.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: TA residents face high rates of disease and adverse health conditions. All three project area counties have higher rates of asthma and cancer than national rates (Table 6). According to the National Institutes of Health: Wallowa County has a higher breast cancer rate than the US or Oregon; Union County has the second highest leukemia rate of all OR counties; and Baker County has a higher pancreatic cancer rate than the US or Oregon.^l These physical conditions can be worsened by mental depression, which is prevalent in the project area (Table 6). Depression is linked to a higher likelihood of developing a range of physical illnesses such as endocrine, musculoskeletal, and heart conditions, and can intensify the overall burden of disease.^m

	Union County	Baker County	Wallowa County	US
Asthma (adults)	12.4%	12.2%	12.1%	9.8%
Cancer	7.7%	7.7%	7.8%	6.6%
Stroke	3.1%	3.0%	2.7%	2.9%
Heart Disease	6.0%	5.9%	5.2%	5.3%
Depression	28.7%	28.0%	28.4%	20.7%

Source: U.S. Centers for Disease Control and Prevention PLACES Database, accessed 12/2025

These outcomes are tied to multiple welfare challenges (Section 2.b) and environmental risk factors (Table 5), exacerbated by the brownfields in these communities. Local brownfield contaminants are known or suspected to include carcinogens and other toxic substances including asbestos, polychlorinated biphenyls, petroleum constituents, wood treating chemicals, solvents, and heavy metals. TA residents may be exposed to contamination from soil and lead/asbestos from deteriorating buildings that may become airborne. Subsurface contaminants in soil and groundwater may generate hazardous vapors that concentrate inside buildings.

This grant will help identify and plan for the removal of these contaminants from the community. It will prepare brownfields for community-serving uses including medical offices, safe and affordable housing, and opportunities for job training and social connection. It will also ease stress and depression by easing economic stressors, reducing blight, and enhancing livability.

2.d. Economically Impoverished/Disproportionately Impacted Populations: The project area’s economic and physical health has been strained by its long, slow transition from natural-resource-based industries. Decades of industrial decline, paired with limited retraining and economic diversification opportunities, have resulted in lower incomes and higher poverty rates than statewide or national rates (Tables 3 and 4). The impacts of these challenges include a lack of medical facilities, and employer-provided health insurance. Wallowa and Union Counties have medically uninsured rates well above the

^l National Institutes of Health - [Statecancerprofiles.cancer.gov](https://statecancerprofiles.cancer.gov), accessed 01/2026

^m Association Between Depression and Physical Conditions Requiring Hospitalization, [Journal of the American Medical Association](#), May 3, 2023

state averageⁿ and each project area county is federally designated as medically underserved.^o In 2023, Baker County’s only birth center closed, creating a maternity-care desert that forces families to travel 40 miles for services.^p These economic constraints often leave residents choosing between essential expenses and basic healthcare.

The region’s economic stagnation also limits the availability of local businesses, including those offering healthy, affordable food. Areas of Union and Baker City are federally designated food deserts, leaving residents over 10 miles from a supermarket. As a result, many families rely on convenience stores or fast-food outlets (which rarely provide nutritious options) for their meals.^q

Historically limited broadband access has also had disproportionate negative impacts on the project area’s economy and health. Government policies have significantly shaped the slower broadband rollout in the project area. Prior to establishing the Oregon Broadband office in 2018, there was less investment in bringing high speed internet to this rural area than in urban areas. Areas with broadband access reap annual economic benefits of over \$1,850 per household.^r Lack of broadband has restricted access to telehealth in the rural, medically underserved project area. This digital divide has compounded economic challenges, limiting access to education, remote jobs, new business attraction, and essential services.^s

Project area communities bear the legacy of historical extractive and industrial operations that left long-term environmental burdens. In Wallowa County, the Joseph Forest Products site was previously listed on the EPA National Priorities List for heavy metal contamination. Baker County still faces risks from legacy mining, including the Balm Creek/Poorman Mine Complex, which the EPA classifies as an active site with heavy metal contamination. Union County contains several archived or active contamination sites tied to historical industrial and rail-related activities, reflecting persistent environmental burdens.^t

This grant will help get properties ready for reuse with jobs, businesses, and amenities that directly address community needs. New living wage jobs in businesses established on former brownfields will address this community’s challenges in obtaining healthcare and access to clean, modern housing. Vacant and underused sites in these neighborhoods will be prepared for use as grocery stores, addressing food access concerns, and job training facilities that can leverage recent broadband improvements to help the project area catch up to its urban counterparts. The grant will help remove contaminants that may be contributing to this community’s high rates of asthma, cancer, and other diseases and health conditions.

Community Engagement; 2.e. Project Involvement/2.f. Roles: The table below identifies community partners that will assist with project performance. These partners and their participation in the project are viewed as key to a successful brownfield program, particularly in community outreach. NEOEDD’s discussions with these partners have all met with strong affirmation of the importance of addressing brownfields in the project area. The coalition will engage with the community partners listed below to identify community priorities on which site selection will be based and solicit input on brownfields that these organizations believe will further their goals and the members of the communities that they serve.

Table 7: Partner Name	Entity Mission	Point of Contact	Project Role
Wallowa Resources	Empower rural communities to create strong economies and healthy landscapes	Nils Christoffersen – 541.426.8053, nils@wallowaresources.org	These economic development and workforce organizations will advise the project team regarding business recruitment, expansion, and retention
Regional Solutions	Advance economic development by bringing together the public, private, and civic sectors	Courtney Crowell – 503.689.2436, courtney.crowell@oregon.gov	

ⁿ U.S. Census Bureau: Small Area Health Insurance Estimates (SAHIE) Program: June 2025; rates for people under age 65

^o <https://data.hrsa.gov/topics/health-workforce/shortage-areas/mua-find>

^p [KTVB 7 “Maternity desert: One rural Oregon county fights to restore labor and delivery care with federal funding” 11/25/2025](#)

^q <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas>

^r [Broadband for All Oregonians – Closing our Digital Divide](#)

^s [Business Oregon Broadband Equity, Access and Deployment Program](#)

^t [EPA Superfund Site Information Search](#)

Table 7: Partner Name	Entity Mission	Point of Contact	Project Role
OR Frontier Innovation Hub	Supporting entrepreneurship by bringing together investors and entrepreneurs	Carter Gudell - 860. 899.8395, cgudell@revcenter.org	These economic development and workforce organizations will advise the project team regarding business recruitment, expansion, and retention
Baker Technical Institute	Provide a "next-generation education" and partner with employers to create thriving local communities	Doug Dalton – 208.861.2749, doug.dalton@bakersd.org	
Rural Engagement and Vitality Center	Cultivate vibrant and prosperous rural communities in Eastern Oregon	Grace Donovan – 541.962.3012, gdonovan@revcenter.org	Provide guidance and support in improving the vibrance and prosperity of the project area
Wallowa County Rural Regional Main Street Program	To empower economic vitality, local businesses, and sustainable tourism through community-first initiatives	Jennifer Piper – 541.426.4622, director@wallowacounty.org	Connect the project team with other regional Main Street Programs and promote downtown vitality
Business Oregon Brownfield Program	Use state and federal funding sources to advance brownfield redevelopment	Jerry Sorte – 971.345.7401, jerry.sorte@biz.oregon.gov	Provide monetary (including cleanup funding) and technical support to the project
Community Connection of NE Oregon	Advocate for senior citizens, children, low-income and disabled persons in attaining basic human needs	Connie Guentert – 541.963.3186, connie@ccno.org	These social service agencies will represent and advocate for the sensitive residents in the project area communities that they serve
NE Oregon Network	To collectively promote equity, health, and wellbeing at home and beyond	Liberty Avila – 541.910.1929, lavila@neonoregon.org	
Working Homes	Advance economic vitality through investments in workforce housing	Kelsey Juve – 541-426-8053, kjuve@workinghomesllc.org	Advocate for expansion of the affordable and workforce housing inventory and connect the project team with those planning housing construction projects
NE Oregon Housing Authority	Improve the self-sufficiency of individuals by providing quality affordable housing	Sarah Parker – 541.963.5360, sparker@neoha.org	
OR Dept. of Environmental Quality (DEQ)	To protect and enhance the quality of Oregon's air, land, and water	Allen Clements – 503.806.0713, allen.clements@deq.oregon.gov	Provide petroleum eligibility letters and regulatory oversight through its VCP program

Non-lead members are viewed as key to the success of the project and equal partners to NEOEDD in project performance. As such, they will be involved in all site selection decisions and in determining the scope of work and grant funds budgeted for each site. Coalition partners will work closely with NEOEDD and a competitively procured (pursuant to 2 CFR 200) Qualified Environmental Professional (QEP) on all aspects of projects within their jurisdiction.

2.g. Incorporating Community Input: Project progress will be communicated and community input solicited using the following means:

- Create a webpage on the NEOEDD website within 3 months of project initiation. Information posted on the website will include the following: 1) project-specific informational fact sheets; 2) a project schedule; 3) links to other websites such as the EPA website; and 4) setting up cross-referencing website links with non-lead member websites.
- Hold a minimum of four public meetings (see Section 3.a for schedule) which will be attended by all coalition partners. These meetings will include a presentation regarding project information and progress, and interactive exercises intended to encourage sharing of attendee ideas regarding the brownfield program.

- The brownfields program topic has already been widely discussed at meetings in the region, such as NEOEDD’s monthly board meetings (NEOEDD’s board strongly supports establishing a regional brownfield program) held in September and December 2025.
- Use of local print/online/social media to report project progress and announce public meetings.
- Attend and present information regarding the project at trade group and club meetings (Chamber of Commerce, Kiwanis, Rotary, Lions, etc.) at a frequency of 1-2 meetings per year over the life of the project.
- Annual end of fiscal year updates by NEOEDD provided to each coalition member, also to be posted on the NEOEDD brownfield web page for public consumption.

To ensure that community input is considered, responded to, and in many cases adopted, the following actions will be taken: 1) the results of meeting data gathering efforts and other input received will be published online to ensure transparency amongst stakeholders; 2) enhancement of the leadership capacity of community members and groups will be encouraged to better empower them to meaningfully participate in brownfield revitalization; and 3) how project decisions were affected by community input will be described, and how this input positively influenced the economic, social, and environmental successes of the project explained. At all meetings, special accommodations will be made available to ensure the participation of people with disabilities and non-English speakers, as needed.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS - a. Project Implementation; c.

Task/Activity Lead: Tasks/activities proposed to be funded under this grant are described below along with identification of Task/Activity Lead. Schedule and Outputs are described following the table below.

Task/Activity 1: Cooperative Agreement Oversight and Reporting (CA O&R)
<u>Project Implementation:</u> Task 1 will include the following: 1) general CA compliance oversight; 2) QEP procurement; 3) quarterly progress reporting; 4) annual federal financial report (FFR) reporting; 5) Property Profile Form (PPF) submissions and updates in the EPA’s Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database; and 6) a final report summarizing accomplishments, expenditures, outcomes, outputs, lessons learned, and resources leveraged.
<u>Task/Activity Lead:</u> NEOEDD with support from QEP.
Task/Activity 2: Community Engagement (Comm. Eng.)
<u>Project Implementation:</u> The community engagement task will include the following: 1) preparation of a public involvement plan; 2) outreach material development; 3) solicit, consider, and respond to community input, including an estimated 8-12 public/stakeholder meetings; and 4) coordinate meetings with property owners to encourage brownfield reuse and project participation.
<u>Task/Activity Lead:</u> NEOEDD with support from coalition and community partners and the QEP.
Task/Activity 3: Site Selection, and Phase I and II ESAs (SI & ESAs)
<u>Project Implementation:</u> NEOEDD will meet with coalition partners during the first project quarter and determine program site selection priorities and goals. Phase I ESAs will be completed at up to 30 high priority brownfield sites. Intake of a property will be immediately followed by completion of an eligibility determination form and access agreement. Phase I ESAs will be performed in accordance with the All Appropriate Inquiries (AAI) Final Rule and the ASTM International (ASTM) E1527-21 Phase I ESA standard. A completed AAI checklist will be completed for each Phase I ESA report. A comprehensive quality assurance project plan (QAPP) will be prepared to govern Phase II ESA quality control. It will conform to both EPA and DEQ requirements. Phase II ESAs will be completed in accordance with the ASTM 1903-11 Phase II ESA standard at up to 20 sites. Regulated building material (RBM) surveys will be completed at up to 10 sites. Each Phase II ESA/RBM survey will include the following: 1) a Sampling and Analysis Plan (SAP), 2) compliance with federal National Historic Preservation Act (NHPA) and Endangered Species Act requirements, and 3) a 29 CFR §1910.120 compliant site-specific health and safety plan.
<u>Task/Activity Lead:</u> QEP will complete all technical deliverables with oversight from NEOEDD.
<u>Outputs:</u> Phase I ESA reports (30); 1 QAPP; Phase II ESA reports (20); RBM survey reports (10); SAPs/NHPA screens/HSPs (25).
Task/Activity 4: Remedial, Reuse, and Area-Wide Planning (Planning)
<u>Project Implementation:</u> Up to eight site-specific remedial action or reuse plans and three area-wide plans (AWPs), one in each county, will be completed.
<u>Task/Activity Lead:</u> NEOEDD staff will lead reuse/AWP planning. The QEP will lead remedial planning.

3.b. Anticipated Project Schedule: The graphic below demonstrates timely project implementation during the 4-year period of performance.

Task No.	Task Name	Description	FY2026		FY2027				FY2028				FY2029				FY2030				FY31	
			Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	
	Funding Decision & Cooperative Agreement	Funding Announcements	+																			
		Prepare CA Work Plan		+																		
		Cooperative Agreement Issued			+																	
	QEP Procurement	Prepare Request For Proposal			+																	
		Proposal Evaluation/QEP Selection				+																
		Contract Execution					+															
1	CA Oversight & Reporting	Quarterly Reporting																				
		Annual FFR Reports																				
		ACRES Database Submittals			An ACRES entry will be submitted as each site where a Phase I and/or II ESA is completed.																	
		Final Report																				
2	Community Engagement	Public Involvement Plan																				
		Public/Stakeholder Meetings																				
		Webpage Updates																				
3	Site Selection and ESAs	QAPP Prep. & Approval																				
		Site Selection																				
		Phase I ESAs																				
		SAPs & NHPA/T&E Species																				
		Phase II ESAs																				
		RBM Surveys																				
4	Planning	Remedial and Reuse Planning																				
		Area-Wide Planning																				

3.c. Task/Activity Lead: Identified along with task/activity descriptions above.

3.d. Outputs: Task outputs are identified and quantified (as appropriate) in the table below.

<p>Task 1 – CA Oversight and Reporting</p> <ul style="list-style-type: none"> • QEP Request for Proposal (1) • Quarterly reports in ACRES (16) • Annual FFR report (4) • Final project closeout report (1) • ACRES PPFs (approx. 35 created and updated with completion of each project element) 	<p>Task 3 – Site Selection, and Phase I and II ESAs</p> <ul style="list-style-type: none"> • Eligibility forms and access agreements (~35) • Phase I ESA reports (30) • EPA-approved QAPP (1) • NHPA and endangered species screens (30) • Site-specific health and safety plans (30) • Phase II ESA/RBM reports (30)
<p>Task 2 – Community Engagement</p> <ul style="list-style-type: none"> • Public Involvement Plan (1) • Public/Coalition/ prop. owner mtg notes (~12) • Project webpage (~8 updates) • Press releases, fact sheets educational materials 	<p>Task 4 – Remedial, Reuse and AWP Planning</p> <ul style="list-style-type: none"> • Remedial action plans (e.g., Analysis of Brownfield Cleanup Alternatives) (4) • Site-specific reuse plans (4) • Area-wide plans (3)

3.e. Cost Estimates: Project cost estimates are provided by task below. NEOEDD programmatic personnel costs are based on an average hourly labor rate of \$64/hour (\$58 salary, \$6 fringe). Administrative/indirect costs are calculated using an indirect rate of 52% determined during a recent annual audit of NEOEDD operations. QEP costs are based on an average labor rate of \$150/hour.

Task 1 - CA Oversight and Reporting (\$77,512): Personnel/Fringe: **\$25,600** (400 hours for conference attendance, technical and financial management, and reporting). Travel: **\$7,000** (two NEOEDD/coalition partner personnel attend one national and one regional brownfield conference [airfare to conferences \$550/person = \$2,200; travel to airport, hotel, meals, ride share [3-4 days per conference per person, 12 days total = \$300-\$400/day or \$4,800 total). Other (conference registration fees): **\$1,600** (2 national and 2 regional conferences @ \$400 per conference). Contractual: **\$30,000** (200 hours for reporting and project management). Indirect costs (52% of P+F): **\$13,312**.

Task 2 - Community Engagement (\$84,640): Personnel/Fringe: **\$32,000** (500 hours for meeting planning, attendance, and input evaluation; outreach material preparation; and website construction and maintenance). Contractual: **\$36,000** (240 hours for meeting planning, attendance, input evaluation, and outreach material preparation). Administrative Fees (52% of P+F): **\$16,640**.

Task 3 – Site Identification, and Phase I and II ESAs (\$973,936) Personnel/Fringe: **\$16,000** (250 hours for site prioritization/selection and ESA oversight). DEQ VCP Fees: **\$25,000**. Contractual: **\$924,616** (Phase I ESAs [including eligibility form and access agreement] \$165,000 [30 x \$5,500/each]), (QAPP \$4,500 [30 hours]), (Phase II ESAs including SAPs/Eligibility Determinations \$635,116 [20 x \$31,755.80 including 125 hours labor, \$5,000 lab testing and \$8,005.80 for drilling, utility locates, and investigation-derived waste

disposal]), and (RBM Surveys – 10 x \$12,000 each [72 labor hours + \$1,200 lab testing]. Administrative Fees (52% of P+F): **\$8,320**. A total of 65% of grant funding has been budgeted for Phase I and II ESAs.

Task 4 - Cleanup/Reuse/AWP Planning (\$363,912): Personnel/Fringe: **\$25,600** (400 hours for NEOEDD planning oversight). DEQ VCP Fees: **\$25,000**. Contractual: **\$300,000** (Cleanup and/or Reuse Plans - 8 plans x \$15,000 ea. or \$120,000 total [100 hours x 8 plans = 800 hours], AWP – 3 plans (one in each county) x \$60,000 each or \$180,000 total [400 hours x 3 plans = 1,200 hours]). Administrative Fees (52% of P+F): **\$13,312**.

Budget Categories		Project Tasks (\$)					Total
		Task 1 CA O & R	Task 2 Comm. Eng.	Task 3 SI & ESAs	Task 4 Planning	Admin. Cost	
Direct Costs	Personnel	\$23,200	\$29,000	\$23,200	\$23,200	\$0	\$89,900
	Fringe	\$2,400	\$3,000	\$2,400	\$2,400	\$0	\$9,300
	Travel	\$7,000	\$0	\$0	\$0	\$0	\$7,000
	Other (Conf. Reg. Fees)	\$1,600	\$0	\$0	\$0	\$0	\$1,600
	Other (DEQ VCP Fees)	\$0	\$0	\$25,000	\$25,000	\$0	\$50,000
	Contractual	\$30,000	\$36,000	\$300,000	\$300,000	\$0	\$1,290,616
Total Direct Costs		\$64,200	\$68,000	\$965,616	\$350,600	\$0	\$1,448,416
Indirect Costs (52% of P+F)		\$13,312	\$16,640	\$8,320	\$13,312	\$0	\$51,584
Total Budget (Direct Costs + Indirect Costs)		\$77,512	\$84,640	\$973,936	\$363,912	\$0	\$1,500,000

The budget for equipment, supplies, and construction is \$0.

3.f. Plan to Measure and Evaluate Environmental Progress and Results: The coalition has established a detailed Microsoft Excel methodology to measure and evaluate project progress in achieving outputs and outcomes. On a quarterly basis coincident with completion of quarterly progress reports, the following will be completed: 1) compare output/outcome goals to those achieved (see table below); and 2) evaluate the sufficiency of remaining budget and time to complete remaining goals. By tracking results beginning at project inception, the achievement of project goals will be monitored in an efficient manner and corrective actions taken early should results be noted to be lagging and if achieving expected outputs and outcomes is at risk. All final outputs and outcomes will be reported in the ACRES database throughout the project, and in the Closeout Report prepared at the end of the project.

OUTPUT Categories	Work Plan Goal	# this Quarter	# to Date	# Outstanding	Next Steps / Corrective Measures
Phase I ESAs	30				
Phase II ESAs/RBM Surveys	25				
Cleanup/Reuse/AWP Plans	4 / 4 / 3				
Number of Stakeholder Meetings	8				
Number of Community Meetings	4				
OUTCOME Tracking Categories				Result	
Number of Properties/Acres Made Ready for Reuse					
Number of Real Estate Transactions Facilitated					
Square Feet of Buildings Repurposed					
Square Feet of New Buildings Constructed					
Number of Acres of Park/Natural Areas Created					
Number of Jobs Created					
Amount of Funding Leveraged					

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE - Programmatic Capability; 4.a. and 4.b. Organizational Capacity and Structure: NEOEDD is a nonprofit organization that was established in 1985 by an intergovernmental agreement between Baker, Union, and Wallowa counties. It is governed by a 14-member board composed of city, county, higher education and private sector representatives. A majority of its board members are appointed by the Boards of Commissioners for Baker, Union and Wallowa counties.

NEOEDD has four professional staff who are involved in the economic development/planning activities performed by the organization led by Executive Director Lisa Dawson who has been with NEOEDD for more than 30 years. Collectively, they have the depth and breadth of experience to manage all programmatic, administrative, and financial brownfield program requirements. NEOEDD routinely provides technical support to its member organizations in managing a myriad of federal and other grants. For example, NEOEDD recently completed the administration of a \$2,622,259 combined Community Development Block Grant and Oregon Water Fund grant and loan to expand the City of Richland's water system to serve the unincorporated area of New Bridge.

4.c. Description of Key Staff: Sara Miller, Deputy Director, NEOEDD. Ms. Miller will manage all day-to-day programmatic aspects of NEOEDD's brownfield program. In this role she will direct the QEP and coordinate closely with all coalition partners. Ms. Miller has been with the NEOEDD from 1993 to present. During her time with NEOEDD, she has written and managed multiple complex and multi-faceted federal and state grants. For example, Sara assisted in administering multiple federal and state grants for COVID-19 small business relief in 2020-2021 including: 1) \$537,863 US Department of Treasury, Corona Virus Relief Fund, used in Wallowa, Union and Baker counties; and 2) a \$150,000 Business Oregon Forgivable Loan to NEOEDD for individual businesses in Baker, Union and Wallowa counties. **Lisa Dawson, Executive Director, NEOEDD.** Ms. Dawson will directly support Ms. Miller as a senior technical resource. She also will complete all funding drawdowns. Ms. Dawson has been with NEOEDD for 36 years and worked with Ms. Miller for 32 years. As the Executive Director, she supervises the team at NEOEDD and provides the strategic direction for the organization. Ms. Dawson managed all programmatic aspects of NEOEDD's FY2012 EPA Brownfield Grants and thus has first-hand experience that will aid the NEOEDD team in managing this grant. **Erin Donovan, Fiscal Officer, NEOEDD.** Ms. Donovan's role for the project will be to record all financial transactions related to NEOEDD's brownfield program. Ms. Donovan manages NEOEDD's finance and accounting activities and administers the benefits and employee compensation program. Ms. Donovan came to NEOEDD more than 12 years ago and has been its principal fiscal officer ever since.

4.d. Acquiring Additional Resources: NEOEDD has internal procurement systems and policies in place if the project requires additional resources. NEOEDD posts all requests for bids on its website and follows all industry standard procurement guidelines. NEOEDD routinely receives federal grant funding, and as such, is familiar with federal fair and open competition requirements in 2CFR Part 200 and 2CFR Part 1500. Procurement staff also abide by the National Institute of Governmental Purchasing code of ethics, which ensures a level playing field in contractor selections and avoids conflicts of interest.

Past Performance & Accomplishments; 4.e. Currently Has or Previously Received an EPA Brownfields Grant: NEOEDD received a FY2012 \$400K EPA Brownfield Community-Wide Assessment (CWA) Grant (BF-00J66901). All funding was utilized through the grant duration (originally 36 months) that through extensions was 51 months in length. The extension was needed due to the lingering effects of the Great Recession and because NEOEDD chose to work with the OR DEQ in implementing its grant, which slowed output completion.

(1) Accomplishments: CWA outputs included six Phase I ESAs, five Phase II ESAs, and one remedial planning project. All EPA reporting requirements were completed on time. Project FY2012 EPA brownfield grant outcome highlights achieved by NEOEDD included: a) Four properties (251 acres) of property made ready for anticipated reuse; b) a project that supported the opening of a new business, Side A Brewing, in La Grande, OR that currently employs approximately 20 people; c) a project that led to the opening of the Wallowa History Center in 2019, a community asset in Wallowa, Oregon that had been a vacant former USDA Forest Services facility gifted to the City of Wallowa; and d) a project that led to the creation of a land conservation easement, the first of its kind in Wallowa County, protecting valuable Wallowa River fish and wildlife habitat. All project accomplishments were described in a project close-out report and have been entered into the ACRES database.

(2) Compliance with Grant Requirements: NEOEDD successfully complied with all aspects of its CA work plan and CA terms and conditions. All quarterly and annual reporting was completed on schedule, and all project ACRES database reporting was completed timely. Project close-out was completed within 90 days of December 30, 2016, the end date of the project period, with no deficiencies identified.

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

4.g. Never Received Any Type of Federal or Non-Federal Financial Assistance Agreements: Not Applicable

Northeast Oregon Economic Development District Threshold Criteria for FY2026 EPA Assessment Coalition Grant Proposal

1. ELIGIBILITY OF LEAD AND NON-LEAD COALITION MEMBERS

a. Lead Coalition Member: Northeast Oregon Economic Development District (NEOEDD)

NEOEDD is a general-purpose unit of local government established by authority of Oregon Revised Statute 190.003. Documentation regarding NEOEDD eligibility is provided in **Attachment A**.

Non-Lead Coalition Member #1: Baker City, Oregon

NEOEDD affirms that as an incorporated city that has never received its own EPA MARC brownfield grant, Baker City is eligible for funding.

Non-Lead Coalition Member #2: La Grande, Oregon

NEOEDD affirms that as an incorporated city that has never received its own EPA MARC brownfield grant, La Grande is eligible for funding.

Non-Lead Coalition Member #3: Enterprise, Oregon

NEOEDD affirms that as an incorporated city that has never received its own EPA MARC brownfield grant, Enterprise is eligible for funding.

- b. Neither NEOEDD nor any of its three coalition members are exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. TARGET AREAS

- Lead coalition member (NEOEDD) Target Area (TA) is the City of Union located in Union County. Union covers an area of 2.5 square miles and has a population of 2,123. Its historic downtown is struggling with a high vacancy rate and blighted buildings
- The TA for non-lead coalition member Baker City (pop. 10,135) is its downtown, which covers an area of approximately 95 acres, and includes a designated historic district. The City of Baker City is located in Baker County and is the second largest project area city.
- The TA for non-lead coalition member La Grande is the Railroad District in City of La Grande (pop. 13,058), located in Union County. La Grande is the largest city in the project area and the economic engine for the region. The Railroad District covers an area of 65 acres including a portion of downtown and an adjoining blighted former light industrial area.
- The TA for non-lead coalition member Enterprise is the entire City of Enterprise, which covers an area of approximately 1.5 square miles and has a population of 2,083. The City of Enterprise is the county seat and largest city in Wallowa County.

3. NON-LEAD MEMBERS THAT NEVER RECEIVED AN EPA MARC GRANT

All three non-lead coalition members identified in this application have never received an EPA MARC Grant.

Northeast Oregon Economic Development District

Threshold Criteria for FY2026 EPA Assessment Coalition Grant Proposal

4. LEGAL AUTHORITY TO EXPEND GRANT FUNDS ON BEHALF OF NON-LEAD COALITION MEMBERS

- a. NEOEDD attests that it has legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.
- b. NEOEDD's geographic boundary encompasses the geographic boundaries of all non-lead coalition members.

5. COALITION AGREEMENT

Signed letters to NEOEDD in which each non-lead coalition member agrees to be part of the project coalition are provided in **Attachment B**.

6. COMMUNITY INVOLVEMENT:

Project progress will be communicated and input solicited from the local community using the following means:

- Create a webpage on the NEOEDD website within 3 months of project initiation. Information posted on the website will include the following: 1) project-specific informational fact sheets; 2) a project schedule; and 3) links to other websites such as the EPA website and non-lead member websites.
- Hold a minimum of four public meetings (see Section 3.a for schedule) which will be attended by all coalition partners. These meetings will include a presentation regarding project information and progress, and interactive exercises intended to encourage sharing of attendee ideas regarding the brownfield program.
- The brownfields program topic has already been widely discussed at meetings in the region, such as NEOEDD's monthly board meetings held in September and December 2025.
- Use of local print/online/ social media to report project progress and announce public meetings.
- Attend and present information regarding the project at trade group and club meetings (Chamber of Commerce, Kiwanis, Rotary, Lions, etc.) at a frequency of 1-2 meetings per year over the life of the project.
- Annual end of fiscal year updates by NEOEDD provided to each coalition member, also to be posted on the NEOEDD brownfield web page for public consumption.

To ensure that community input is considered, responded to, and in many cases adopted, the following actions will be taken: 1) the results of meeting data gathering efforts and other input received will be published online to ensure transparency amongst stakeholders; 2) enhancement of the leadership capacity of community members and groups will be encouraged to better empower them to meaningfully participate in brownfield revitalization; and 3) how project decisions were affected by community input will be described, and how this input positively influenced the economic, social, and environmental successes of the project explained. At all meetings, special accommodations will be made available to ensure the participation of people with disabilities and non-English speakers, as needed.

7. EXPENDITURE OF EXISTING GRANT FUNDS

Neither NEOEDD nor any of its identified coalition members have an open EPA MARC Grant.

**Northeast Oregon Economic Development District
Threshold Criteria for FY2026 EPA Assessment Coalition Grant Proposal**

8. CONTRACTORS AND NAMED SUBRECIPIENTS

NEOEDD has not selected a contractor that will be compensated with EPA funds made available under this Notice Of Funding Opportunity. NEOEDD chooses to not name any subrecipients at this time.