



January 26, 2026

Terri Griffith
 U.S. EPA Region 10 Headquarters
 1200 Sixth Avenue, Suite 155
 Mailstop: ECL-133
 Seattle, Washington 98101

Re: FY2026 USEPA Brownfields Assessment Coalition Grant Proposal
 Thurston Regional Coalition, Washington

Dear Ms. Griffith:

The Port of Olympia is submitting the enclosed application for a USEPA Brownfields Assessment Coalition Grant. The Port of Olympia is a recognized special purpose district in the State of Washington. The following applicant information is provided as specified in the Grant Guidelines. A vicinity map is included as Attachment A to this Application Information Sheet.

1. Applicant Identification	Port of Olympia 606 Columbia Street NW, Suite 300 Olympia, Washington 98501
2. Website URL	https://portolympia.com/
3. Funding Requested	a. Assessment Grant Type: Assessment Coalition b. Federal Funds Requested: \$1,491,168
4. Location	Thurston Economic Development Council (EDC) Lacey, Thurston County, Washington Thurston Conservation District (TCD) Tumwater, Thurston County, Washington Thurston County, Washington is the Coalition boundary (see Attachment A).
5. Target Area and Priority Site/Property Information	Port of Olympia Target Area: Downtown Rochester Core Priority Sites: Former Triangle Gas Station (10412 James Rd SW) Former Faber & Sons Scrap Metal Recycler (10033 180 th Way SW)

	<p>Thurston Economic Development Council (EDC) Target Area: Downtown Rainier Core Priority Sites: Lindstrom and Handforth Lumber Mill (300 Block of Centre Street) Vacant Dumping Site (309 Binghampton Street)</p> <p>Thurston Conservation District (TCD) Target Area: Downtown Tenino/Bucoda Corridor Priority Sites: Former Bucoda Auto Garage (111 N Main Street) Former Tenino Gas Station (100 block of McClellan Street N)</p>	
6. Contacts	<p>Project Director Mike Reid Community and Economic Development Director 606 Columbia Street NW Suite 300 Olympia, WA 98501</p> <p>MikeR@PortOlympia.com (360) 764-5395</p>	<p>Highest Ranking Official Alex Smith Executive Director – Port of Oly 606 Columbia Street NW Suite 300 Olympia, WA 98501</p> <p>AlexS@PortOlympia.com (360) 528-8001</p>
7. Population	<p>Thurston County: 299,003 (2023 ACS) City of Rochester: 6,025 (2023 ACS) City of Rainier: 2,499 (2023 ACS) City of Tenino: 1,965 (2023 ACS) / City of Bucoda: 511 (2023 ACS)</p>	
8. Other Factors	<p>The Other Factors Checklist is provided below.</p>	
9. Letter from the State Environmental Authority	<p>A current letter from the Washington Department of Ecology is included as Attachment B to this Narrative Information Sheet.</p>	
10. Releasing Copies of Application	<p>N/A – Application does not have confidential, privileged, or sensitive information.</p>	

Other Factors Checklist

Applies	Other Factors	Page #
X	The community population is 10,000 or less.	1, 6, 7
X	The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	1, 7, 8
X	The priority site(s) is impacted by mine-scarred land.	1, 7
X	The priority site(s) is adjacent to a body of water.	2, 7
X	The priority site(s) is in a federally designated flood plain.	2
X	The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3, 4, 5

X	The reuse of the priority site(s) will incorporate energy efficiency measures.	3, 4, 5
X	The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
	30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities for priority brownfield site(s) within the target areas.	
	The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	

Thurston County has a rich history and many positive attributes, while at the same time facing extraordinary economic challenges. The Port, with support from the EDC and TCD, have the strategic foundation to put the plan into action, a highly capable team, and a track record of leveraging successful projects. With EPA’s support, we will address the area’s challenges by facilitating new investment and cleaning up our environment in rural parts of the County.

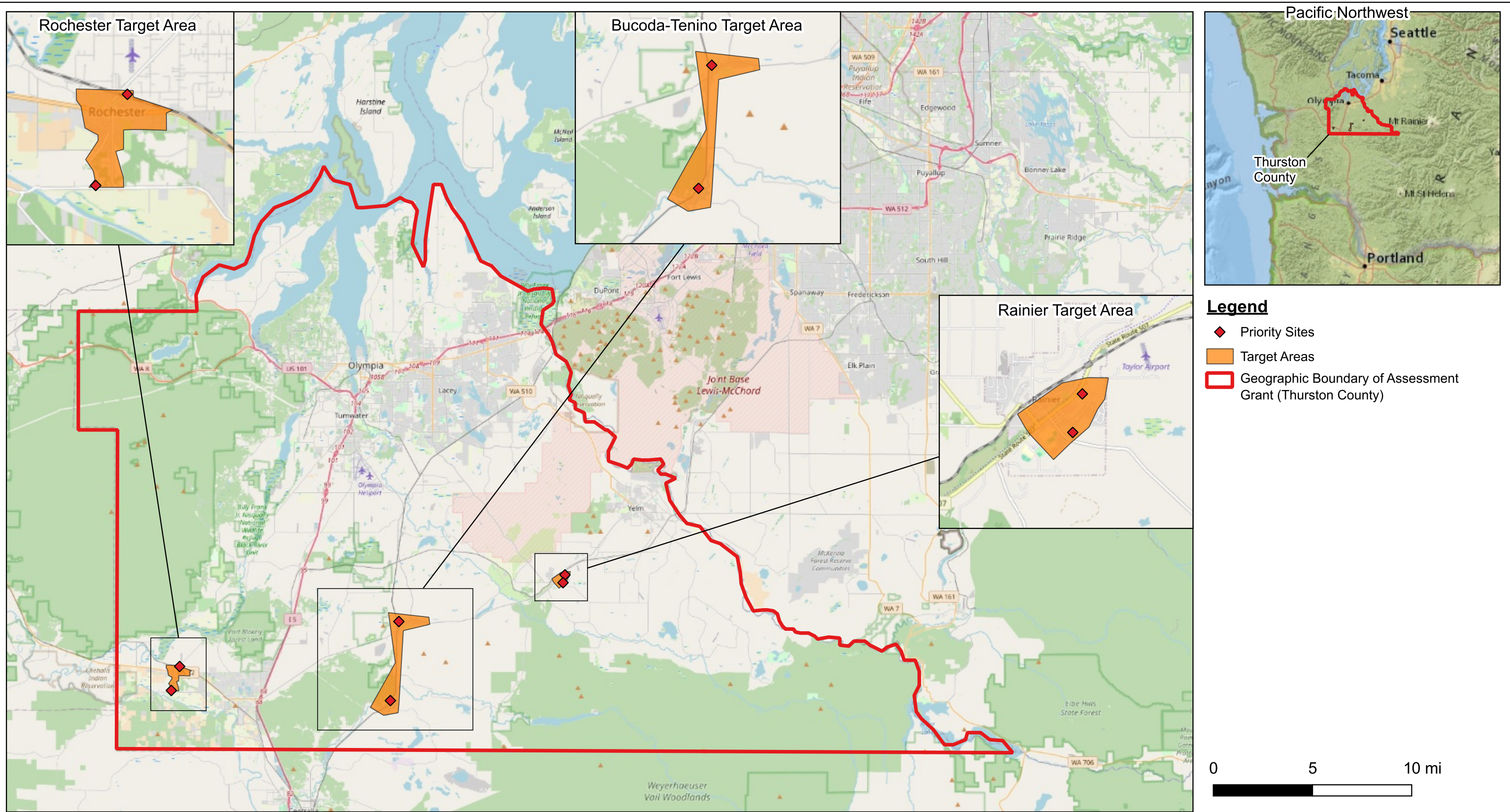
Very truly yours,



Mike Reid, Community and Economic Development Director
Port of Olympia

Attachments:

- Attachment A – Vicinity Map Depicting Project Area
- Attachment B – Letter from the State Environmental Authority (WA Dept. of Ecology)
- Attachment C – Grant Narrative
- Attachment D – Threshold Criteria



Vicinity Map
Thurston Regional Coalition, Washington

ATTACHMENT B



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47600, Olympia, WA 98504-7600 • 360-407-6000

January 9, 2026

Mike Reid
Director of Community & Economic Development
Port of Olympia
606 Columbia St NW, Suite 300
Olympia, WA 98501

RE: Ecology Support for the Port of Olympia's Application for an FY26 Assessment Coalition Grant

Dear Mike Reid:

The Washington Department of Ecology (Ecology) acknowledges that the Port of Olympia (Port) will submit an application to the U.S. Environmental Protection Agency (EPA) for an Assessment Coalition Grant under the Fiscal Year 2026 Brownfields Program grant cycle. If awarded, the Port and their coalition partners, the Thurston Conservation District and Thurston Economic Development Council, intend to use the funds to conduct assessments in rural communities throughout Thurston County.

As a requirement of the application, the Port has informed Ecology of their plans to apply for this Assessment Coalition Grant. Ecology is very supportive of these efforts, and this letter is provided to recognize that the Port has fulfilled their notification requirement. The Ecology contact for the potentially affected sites is Marian Abbett in Ecology's Southwest Region Office. Her email address is Marian.Abbett@ecy.wa.gov.

For questions regarding this letter or general Brownfields questions, please contact me at (509) 655-0538 or ali.furmall@ecy.wa.gov.

Sincerely,

Ali Furmall
Brownfields Lead
Toxics Cleanup Program
Washington Department of Ecology

cc: Meredith Lightbody, EPA Region 10
Sarah Frederick, EPA Region 10
Marian Abbett, Ecology

1. Project Area Description and Plans for Revitalization

1.a. Coalition Members

The Port of Olympia (Port) will serve as the lead member of the coalition being referred to as the Thurston Regional Coalition or “TRC.” Members of the TRC include the Thurston Economic Development Council’s Center for Business & Innovation (EDC; a regional planning organization and 501(c)3 with 6 full time employees (FTE)) and the Thurston Conservation District (TCD; a special unit of state government with 20 FTEs). Given their small size and limited staff and resources, the EDC and TCD are unable to manage an EPA brownfields grant on their own. However, their joint expertise and outreach will strengthen the overall grant program with the Port. The EDC brings regional planning expertise, while the TCD provides community-based insight into rural areas. The Coalition approach allows the EDC to leverage its economic development strengths and the TCD to leverage its community outreach strengths and focused local knowledge, while relying on the Port to manage the technical and administrative aspects of the grant.

1.b. Overview of Brownfield Challenges and Description of Target Area

Nestled at the southern tip of Puget Sound, approximately 60 miles south of Seattle, in northwestern Washington, the geographic boundary of this grant is Thurston County (County; Est. 1852, pop. 306,305). **The Target Areas (TA) of this grant are three small communities within rural southern Thurston County: the Tenino/Bucoda Corridor, Downtown Rainier, and Downtown Rochester (see Vicinity Map).** Tenino (pop. 1,965) became famous for its sandstone quarries, Bucoda (pop. 511) contained coal mines and housed one of the state's largest lumber mills, Rainier (pop. 2,499) processed millions of feet lumber from the surrounding foothills, and Rochester (pop. 6,025) strip mined the plethora of sand and gravel deposits beneath its feet, which have permanently scarred the land surface. Brownfield sites in these rural areas are a direct legacy of mill/mine operations: soil saturated with diesel and heavy oils from machinery, wood-treating chemicals like creosote and pentachlorophenol, and ash from burn piles laden with heavy metals. At least 200 mills and 7 mines were present within the County, contaminating more than 500 acres of land; 95% have closed. A prime example was the Tono Mill near Tenino/Bucoda in 2006, resulting in the loss of 600 jobs. Hazardous chemicals, solvents, heavy metals, and petroleum products were routinely used, stored, and disposed of in supporting businesses, with practices now known to be profoundly damaging. Abandoned mill ponds and log yards became repositories for this pollution, which then seeped into groundwater and nearby waterways. In areas reliant on private wells, the fear of contaminated groundwater is a constant, low-grade concern. While many documented sites are under monitoring or cleanup, the uncertainty erodes a fundamental sense of security. Contaminants from these sites have leached into the delicate Puget Sound ecosystem, impacting shellfish beds, salmon habitat, and the traditional fishing grounds of the Squaxin Island Tribe, damaging both a vital food source and a deep cultural heritage. Waters within the County drain to the Puget Sound and the Pacific Ocean. For millennia, the land was stewarded by Coast Salish peoples, including the Nisqually, Squaxin Island, and Chehalis tribes, who thrived on its rich estuaries, prairies, and forests.

The physical scar of derelict, contaminated sites often occupy the most central, historically valuable land in town, e.g., strip mines adjacent to Rochester TA residences and the dumping ground in the center of Rainier (see Priority sites below). In Tenino/Bucoda, Rainier, and Rochester, these blighted properties depress local morale and deter the very small-business investment these towns need to thrive, perpetuating a cycle of economic stagnation long after the mill’s closure. Contamination has severed communities from their natural assets. Streams and riverbanks near brownfield sites can be impaired, affecting fishing and recreation, which is a significant loss in rural areas where outdoor access is a cornerstone of life. For Indigenous communities, including the Nisqually Tribal Reservation, this pollution further degrades culturally vital ecosystems and treaty-protected resources. Today, the challenge for these rural towns is not just remembering their industrial history, but remediating its enduring physical remains. Grants for brownfield assessment are a first, critical step toward turning "problem properties" back into community assets, perhaps as parks, affordable housing, or new commercial spaces. The process is a difficult but necessary reckoning, aiming to heal the land that once fed these communities, so it may do so again without the hidden perils of the past.

1.c. Description of Priority Brownfield Sites

A total of 476 toxic cleanup program sites are within the County, including 110 listed as Cleanup Started and 68 as Awaiting Cleanup (Washington’s Toxic Cleanup Program GIS mapping software). A total of 34 sites are

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located specifically in the TAs. Historical maps and visual surveys of the TAs identified at least 25 others with current or past petroleum storage activities (e.g., gas stations, truck depots, and auto sales), and at least 35 others with likely hazardous substance impacts (e.g., mills, manufacturers, and railyards). Asbestos, lead paint, petroleum, pesticides, metals, PAHs, PCBs, and chemical byproducts (e.g., dioxin and furans) are widespread on brownfields in the TAs and are negatively impacting the health of sensitive populations (described in Section 2). The TRC has identified an initial **six Priority Sites** with near term redevelopment opportunities that will help local communities’ needs (see Section 1.e for reuse plans/strategies).

TA	Priority Site	Description	Location / Ownership	Former/ Current Land Use	Environmental Concerns (ECs) / Contaminants of Concern	Funding Needs
Rochester	Faber & Sons Scrap Metal Recycler (FSR)	3.2-acres and adjoins a residential area. The site sits atop the Scatter Creek Aquifer, which is used for drinking water.	10033 180th Way SW Private	Former scrap metal operator. Vehicles and debris were spread across site pre-1996 to at least 2011. Primarily vacant since 2012.	Illegal dumping of oils/gasoline on ground and odors emanating from the Site. Documented stained soil throughout. No assessment completed / Petroleum, VOCs, PAHs, PCBs, metals	Ph I/II Environmental Site Assessment (ESA) / Cleanup Action Plan / Reuse Plan
	Triangle Gas Station (TGR)	1.6-acres and adjoins a residential area; wetland immediately to the northwest and it is 1/3 mile from Chehalis River	10412 James Rd SW Private	Former gas station with three underground storage tanks (USTs). UST presence unknown. Currently vacant.	Additional characterization is needed to develop a cleanup plan and address/remove many assumptions and uncertainties around the extent of contamination / petroleum, VOCs, PAHs, metals	Ph I/II ESAs / Cleanup Action Plan / Reuse Plan Limited 2004 Ph II ESA showed contamination.
Tenino	Former Gas Station (GST)	0.4-acre site adjacent to Scatter Creek and residences. Located in 100-year flood plain.	100 block of McClellan St. N Private	Gas station vacant since at least 1990s. No record of assessment.	Locals say release occurred and it was ‘quite a mess.’ Details on the severity are unclear / petroleum, and volatile organics (VOCs), lead	Ph I/II ESAs / Cleanup Action Plan
Bucoda	Bucoda Auto (BAT)	0.1-acre site adjoins the village playground, across from fire station/residence, 1/4 mile from preschool / Chehalis River. Located in 100-year flood plain.	107 N Main St. Publicly owned	Former auto repair shop operated between ca. 1900 and 1940 / Currently vacant.	Leaking fuel tanks, leaking vehicles, spills during auto fueling or auto repair / no record of assessment. Petroleum, VOCs, polynuclear aromatic hydrocarbons (PAHs), PCBs, metals.	Ph I/II ESAs
Rainier	Lindstrom Handforth Lumber Mill (LHR)	5.7-acres and adjoins a residential area S of downtown	300 Block of Centre St. Private	Sawmill pre-1900 to at least 1930 included rail lines, a fire refuge area, bulk fuel tanks, a black smith, lumber planers, and areas marked as ‘burned by fire.’ Vacant.	Concerns due to past activities detailed in column to left. No record of assessment / heavy metals, petroleum products, pentachlorophenol (PCP), PAHs, dioxins, and PCBs	Ph I/II ESAs / Reuse Plan
	Vacant dumping (VDR)	5.1-acres in downtown core on main corridor. Currently for sale.	309 Binghampton St. SE Private	Illicit dumping and scattered debris and soil piles of unknown origin since pre-1996. Currently vacant.	Concerns associated with dumping. No record of assessment / petroleum, VOCs, PAHs, PCBs, metals	Ph I/II ESAs

1.d. Identifying Additional Sites

Given the rural nature of the TA, outreach with the community through the EDC and TCD will be key. As part of this grant application, drive-by surveys of the TA and discussions with communities within the geographic

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footprint identified approximately 40 potential brownfield sites. The TRC, combined with local governments, community members, and stakeholders (Section 2), will use established relationships with the rural community to create an even more robust inventory of sites to assess and redevelop. Education of brownfields, contamination, and the grant purpose will be key for these rural communities. The TCD is the key piece to reaching the most rural communities within the TRC geographical boundary. Many of the sites will only be known by word of mouth, given that records for many rural areas are not available.

If grant funds remain after addressing the Priority Brownfield Sites, priority will be given to sites that are the most development ready based on the potential to: 1) attract redevelopment, 2) enhance existing communities, 3) promote equitable housing options, 4) promote public and/or environmental health, 5) address socioeconomic disparities, 6) align redevelopment with planning efforts; and 7) leverage redevelopment resources. Known property owner willingness to provide access will also be a site selection criterion, to ensure site access and to plan for redevelopment of brownfields within the project timeframe. EDC's and TCD's extensive work throughout its service area in delivering programmatic support to community and economic development planning, affordable housing, employment growth, and resiliency planning across the last 75 years (since establishment of the TCD in 1948) has established the knowledge base and relationships to facilitate the Brownfields program. The EDC/TCD will continue to solicit input from the community throughout the site identification and prioritization process. Brownfields sites are routinely brought to our attention through these engagements and will be assessed throughout the grant lifecycle.

Revitalization of the Target Area

1.e. Reuse Strategy and Alignment with Revitalization Plans

The Port's reuse strategy for rural sites, based on its Vision 2050 Action Plan (Vision 2050), created in 2019, is to act as a rural economic enabler and infrastructure provider, focusing on supporting resource-based industries, investing in targeted utilities and transportation, and protecting environmental assets, all in direct alignment with the County's land use plans and the expressed priorities of rural communities to maintain their economic viability and character. Vision 2050 represents the Port's most comprehensive public engagement initiative to date and is the result of a 14-month engagement process that included 10,000+ comments submitted by 1,700 residents. Vision 2050 specifically lists goals of sustaining legacy pollution clean-up projects and creating and supporting small and emerging businesses in the TAs. **The FSR and TGR priority sites in Rochester**, which are nestled in low-density residential areas, **are planned to be mixed-use residential/corner markets** (i.e., small and emerging businesses). Vision 2050 also aims to create sustainable agricultural activities, evaluate and pursue green energy production, and support and invest in regional economic development of the TAs. The Port's rural site management goals include environmental cleanup, habitat projects, and siting new industries away from sensitive resources in the TAs.

The EDC's 2017 Strategic Plan outlines its goals to 1) revitalize agribusiness in the area, 2) provide rural development support and funding, 3) enhance value-added food manufacturing. The **planned reuse of the LHR site in Rainier will be value added food manufacturing to support local farm to table operations**. This is also in line with Vision 2050 goals of creating sustainable agricultural activities and small and emerging businesses.

In 2026, the TCD updated their Strategic Plan (2026-2030), which focuses on efforts to conserve and restore soil, water, and other natural resources. **Two priority sites have planned reuses as parks (BAT and GST)**, which aligns with the TCD's focus on natural resources: 1) expansion of the adjacent town park in Bucoda onto the adjoining BAT site; and 2) creation of a pocket park for the GST site in Tenino adjacent to Scatter Creek. The proposed parks are adjacent to rivers and creeks, which provides resilience from increased flows during extreme weather events. Among the natural resource priorities are climate change adaptation and mitigation, water quality, soil conservation and health, protecting and restoring ecosystems. Goals of the TCD's Five-Year Plan include 1) increase restoration of degraded habitat, 2) collaborate with partners to restore and protect critical habitat, and 3) reduce surface and groundwater impacts from urban and rural land uses. The TCD also intends to use grant funds to develop a Site Inventory of rural disposal sites, which aligns with their Strategic Plan goals.

The South Thurston Economic Development Initiative (STEDI) was the brainchild of the Port, EDC, and Thurston Regional Planning Commission. **STEDI is a consortium focused on long-range economic and community development in rural Thurston County, specifically the TA communities** in this grant application.

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Much of the rural portions of the County's cultural, community, economic, and social history are tied to agriculture (as well as mills/mines). STEDI connects the collective strengths and resources of the rural communities with our strategic community partners (see Section 2) to identify and implement efforts that will meet South Thurston's economic and community development goals. **The FSR and TGR priority sites in Rochester**, which are nestled in low-density residential areas, **are planned to be mixed-use residential/corner markets. The VDR site in Rainier has a planned reuse as a community meeting space for veterans** and those who support them. These three reuse plans align with STEDI's overarching purpose to provide economic opportunities to local businesses and residents to better their lives. The redevelopment of each of the six priority sites aligns with the vision of these guiding documents as discussed above and will generate opportunities to revitalize the TA properties. The priority sites each have revitalization purposes centered on their community and will offer an opportunity for their disadvantaged residents to celebrate, share, and preserve their history; gather and meet as a community; access free Wi-Fi; build the framework for new businesses; and spend quality outdoor time with family. The redevelopment of these sites will also create a much cleaner and healthier environment.

1.f. Outcomes/Benefits of Reuse Strategy

In recent decades, the County has become a leader in proactive brownfield assessment and remediation, leveraging state and EPA grants to investigate and clean sites for new uses like housing, parks, and its renowned 50-yr old Olympia Farmers Market. However, most of this progress has occurred in the urban cores of Olympia, Lacey, and Tumwater. The negative impacts to rural Thurston County from industrial development remain. This grant seeks to redirect the County's focus on brownfield cleanup to rural areas.

Each of the Priority Sites is highly visible at the gateways to the TA communities and are the first thing visitors/residents see upon arriving. By redeveloping these parcels, it will change the perception of communities and facilitate more investment. Focusing the reuse strategy on greenspace (planned reuse of GST and BAT sites) and job creation is the best way to improve the communities. Expansion of the Bucoda town park onto the BAT site and creation of a pocket park at the GST site will provide opportunities for all to enjoy a cleaner and safer environment. The value-added food-manufacturing facility in Rainier (LHR site) and the mixed-use residential/corner markets in Rochester (planned reuse of FSR and TGR sites) will boost the economy, add jobs, remove blight, and restore the environment, all key aspects of the TRC members' guiding plans. Studies have shown that the average redevelopment project in which jobs are created appears to yield about 10 jobs per acre (EPA National Center for Environmental Economics 2007). Based on this metric, approximately 160 jobs could be created from only the six priority sites (16 acres).

The community space in Rainier (planned reuse of VDR site) will fill a need given the high percentage of veterans across Thurston County (13%), double the national rate (6%; ACS 2023). Vulnerable groups (seniors, poor, unhoused) would also have the opportunity to access the redeveloped spaces to shelter them from flooding, heat, and poor air quality, all of which are expected to be exacerbated by climate change.

Lastly, TRC members will require incorporating green building and infrastructure practices such as the use of bioswales, solar panels, and the pursuit of LEED certifications in development. These communities follow the Washington State Energy Code, which includes specific provisions for renewable energy generation and solar readiness in new construction. The code aims to incrementally reduce energy consumption and move towards zero fossil-fuel greenhouse gas emissions in new buildings by 2031. Solar panels would provide renewable energy and limit non-renewable energy cost and use for the new residences.

Strategy for Leveraging Resources

1.g. Resources Needed for Site Reuse

The Port is positioned to leverage the Assessment Grant as the foundational investment for a multi-phased funding strategy: 1) Securing state cleanup funds (e.g., from the WA Dept. of Commerce RLF Program and the WA Dept. of Ecology [ECY] Brownfields Program) for remediation, and 2) most critically, stimulating market-driven private investment to achieve our ultimate goal: transforming legacy industrial sites into vibrant new residential neighborhoods and parks. Both Commerce's RLF loans/subgrants and ECY's Remedial Action Grants require a definitive understanding of the contamination extent and a formal cleanup plan. The Assessment Grant will provide the necessary data to meet these application requirements, making subsequent requests to Commerce and ECY highly compelling and actionable. The Assessment Grant effectively secures the local

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match component for larger state cleanup awards. Phase II ESAs and cleanup planning enabled by the Assessment Grant will transform brownfield sites from blighted liabilities into bankable real estate assets. With a clear environmental roadmap in hand, the Port can confidently enter into agreements with developers, leveraging their equity and construction financing to complete projects. By using EPA funds to cover the high-risk, early-phase technical work, it ensures that subsequent public (state) and private funds are spent efficiently and effectively, obtaining knowledge of site conditions. This layered funding strategy stretches every public dollar and attracts maximum private co-investment.

The Port has a proven track record of working with ECY and obtaining ECY cleanup grants and will leverage the Assessment Grant to push sites towards reuse. Community Development Block Grants and tax increment financing will also be used to fund redevelopment projects in future years. The Rochester TA (as well as Olympia, within Thurston County) has a federal Opportunity Zone designation, which the Port will use to incentivize redevelopment.

1.h. Use of Existing Infrastructure

The TAs are urban islands within rural areas and the priority sites are infill properties connected to roads, sidewalks, and utilities (sewer, power, and communications/internet), with police/EMS/Fire stations, health clinics, and libraries nearby. All sites have access to existing infrastructure. On-site improvements will vary based on final site redevelopment plans and will be the responsibility of individual developers (incentivized with tax increment financing). The new on-site utilities will conform to local and state green infrastructure codes and will allow for the upgrading of new development to conform to the new codes. Utility stubs already exist at the roadway entrances and on-site from previous developments at Priority Sites and will be reused, resulting in cost and efficiency savings. Infrastructure needs at the BAT and GST priority sites would be minimal, as they are envisioned as community park space. Use of existing infrastructure results in savings to our local government budgets.

2. Community Need and Community Engagement

Community Need

2.a. The Community's Need for Funding

Without grant assistance, Coalition members and their TAs are disproportionately affected by the inability to draw on other local sources to carry out environmental assessment/remediation, impacting their ability to subsequently reuse the underutilized properties due to small populations and low-income prevalence. The EDC and TCD both have small staffs with very limiting funding, mostly via state/county funding, member dues, and donations intended to keep their organizations afloat. The County faced significant budget shortfalls in 2025, leading to deep cuts and project deferrals, impacting the overall financial environment for regional partners including the EDC and TCD. As a result, both organizations addressed the budget deficit through cost-cutting and project deferrals in 2025-2026, but have no funding for brownfield projects. Their budget depends on grants, contracts, and regional assessments.

Although the Port is larger, they are funded by finite tax levies and operating income from marinas, airports, and rental properties, the vast majority of which is used to cover salaries, capital projects, and public amenities. The Port's 2026 statutory budget is \$28.4MM, 100% of which is allotted to existing projects). There is no money in the budget, without the requested grant funding, for brownfield redevelopment projects. Mike Reid of the Port stated: *"Often we see our small towns, cities, and rural communities struggle to compete in obtaining some of the same economic development tools and grants that that larger nearby cities are able to pursue. Their funding is much more limited than the larger counterparts. I believe that the EPA grant can be a valuable tool that our rural communities can utilize to address challenging redevelopment sites and attract new investment, which will better their economic opportunities."*

Stephanie Bishop of the TCD stated: *"TCD's annual budget is comprised largely of grant funding restricted to identified projects, initiatives, geographic locations, or landscape types. None of our current funding sources focus on the environmental assessment and remediation included in this grant request. This funding would provide a unique and, as of yet, unexplored way for TCD to support the community. In particular, this funding will support local agricultural viability by assisting with assessment and cleanup for local farmers whose profit margins are so slim. This is an exciting way to further our mission, connect with more community members, and provide assistance to a broader swath of the county."*

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Award of an Assessment Grant to the TRC will provide critical supplemental services, including overall strategy, inventory, planning, assessment, redevelopment and cleanup planning, and public outreach. Redevelopment of identified Priority Brownfield Sites in the TAs will spur the region’s economic growth, provide impoverished residents with much-needed employment opportunities, create recreational areas and meeting space, and increase the property and income tax bases, which in turn may provide funding for future brownfield projects in a sustainable cycle.

2.b. Health and Welfare of Sensitive Populations

As illustrated in the table below, all TAs exhibit disproportionately high numbers of sensitive populations, including higher rates of poverty (1.5 to 3x higher), high food insecurity (SNAP benefits 1.5-2.5x higher), and significantly lower per capita income (1.5-3x) compared to the County, State, and US (1.5 to 3x higher); children are especially entrenched in poverty (2-3x County, WA, and US rates). A high percentage of veterans also reside in the TAs and County as a whole. Lastly, over 17% of the County population has a disability, more than 1.5x the rate for WA and the US.

Demographics (All ACS 2023)	Rochester	Rainier	Tenino	Bucoda	County	Washington	USA
Population	6,025	2,499	1,965	511	299,003	7,812,880	334,914,880
Per Capita Income	\$34,053	\$33,934	\$34,460	\$26,594	\$44,646	\$51,493	\$43,313
% poverty	15%	14%	12%	30%	10%	10%	13%
% children Poverty	32%	26%	12%	40%	12%	12%	16%
SNAP Benefits	16%	15%	18%	29%	14%	13%	13%

The countywide homeless population rose by 33% from 661 in 2022 to 883 in 2025 and includes 22 homeless veterans and 123 children (Thurston County Homeless Census 2025). Approximately 44% are unsheltered. There has been a 141% increase in homelessness since 2015 in the County; the number one cause of homelessness was job loss, per the survey of homeless individuals. The high concentrations of homeless and low-income individuals would be benefitted by the increase in job opportunities provided by redevelopment of the priority sites. Brownfield redevelopment presents opportunities to reduce imminent threats and provide solutions to improving quality of life by eliminating exposure to contaminated sites, expanding affordable housing, and providing jobs at new redevelopment projects.

2.c. Greater than Normal Disease Incidence Rates/Adverse Health Conditions

Rural communities within the County (e.g., the TAs) have poorer health outcomes and less access to services than urban areas due to a lack of nearby health clinics and hospitals. Travel time to the nearest hospital from all the TAs at least 30 minutes. Per the 2025 County Health Rankings, adults throughout the TAs reported that their physical health was not good on 4.4 of the previous 30 days, which is 13% higher than WA or the US. Specific health conditions include:

- Asthma rates in the County are among the highest in WA (10.6%). TA-specific stats are not available. The national asthma rate is only 7.7% (CDC 2025). The proximity to the heavy traffic on the Interstate 5 corridor and the historic employment in coal mines contributes to these percentages, along with wildfire smoke which is becoming more prevalent.
- High incidence rates of lung cancer and leukemia (15% and 20% higher than WA averages, respectively (WA State Cancer Registry 2022).
- Due to a lack of healthy food (three different USDA food deserts within the County including two TAs) and recreation options in rural portions of the County, diabetes incidence rates are 10.7%, 4th highest among WA counties.
- Lead exposure risk is at the highest vulnerability threshold¹ in the State relative to other areas due to the prevalence of old structures, which likely contain asbestos and lead paint, especially in the Tenino/Bucoda TAs. A total of 43% of homes in the TA were built prior to 1950, compared to only 13% in the county, 21% in WA, and 25% in the US (ACS 2023).

¹The rankings, provided by the State of WA, help compare health and social factors that contribute to disparities in a community. Health disparities are differences in health outcomes across population groups. Social determinants of health are social, economic, and environmental factors that impact health outcomes.

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Several of the priority brownfield sites (TGR, GST, BAT) adjoin or are close to creeks, wetlands, and rivers, and one is directly above a regional aquifer (FSR). Due to contamination from these and others sites, fish and shellfish consumption advisories are prevalent in the TAs (EPA Advisories Webpage). These advisories are disrupting a tradition for the Squaxin Island Tribe (People of the Water) and Nisqually Tribe. Signs noting sediment/surface water contamination also litter the shores of County water bodies, tainting what was once an unparalleled resource for the tribes and recreators.

The Assessment Grant will provide funds to evaluate the priority brownfields, determine the extent of the suspected contamination, and identify exposure pathways. The assessment data will be used to develop remediation plans to control airborne particulate exposures, vapor intrusion exposures, contaminated stormwater runoff, and groundwater migration, improving the health of both residents and natural resources. Additionally, the planned park space and corner markets will encourage and support area residents with access to recreation opportunities and fresh and healthy foods, all of which will help to increase the quality of life for community members.

2.d. Economically Impoverished/Disproportionately Impacted Populations

Currently, residents of the TAs have extremely depressed housing values, limiting property equity as time passes (see table below). Additionally, with the closure of mills and mines (e.g., 600 jobs lost from Tono Coal Mine in 2006), quality employment has been hard to obtain, especially locally. Until 2006, the Bucoda TA experienced a significant amount of traffic associated with the Tono Coal Mine. Although the road continues to serve as an important truck route, traffic volumes have decreased significantly since the mine ceased operations. The average travel time to work for TA residents is 33 minutes, 27% higher than the average for the County, WA, and US (ACS 2023). A lack of college degrees also limits employment opportunities (% of population with a bachelor degree in TAs is 2-3x lower than County, WA, or US). By redeveloping priority sites in the TAs, local employment could be obtained, including permanent quality manufacturing jobs at the LHM site and corner market jobs at the FSR and TGR sites. Creating local employment opportunities will increase the local tax base and increase property values, allowing more time for disproportionately impacted population to recreate and exercise, improving health/happiness metrics (due to less time spent driving to distant jobs).

Demographics (All ACS 2023)	Rochester	Rainier	Tenino	Bucoda	County	Washington	USA
% Bachelor Degree	15%	20%	19%	13%	41%	39%	36%
Travel time to work	31.7	35.2	33.9	31.8	26.3	27.0	26.8
Median Home Value	\$391,600	\$388,900	\$333,100	\$219,000	\$451,500	\$519,800	\$340,200

Community Engagement

2.e. and 2.f. Project involvement and Project Roles

The purpose of this section is to assign a leader and stakeholder participants for the development and implementation of a community engagement process to provide guidance on the site assessment process. Given the rural nature of the area, community outreach and engagement is an especially important part of the project and will be accomplished with the "brownfield roadshow" events in each community. The TRC members will contribute their expertise and success in engaging the community to ensure public involvement in each stage of the brownfields assessment, planning, and redevelopment planning process. The EDC and TCD have established deep inroads within the communities and will be key to connecting with rural community partners. From our earlier work in surveying communities about their brownfields sites and challenges, through previous grant application efforts and ongoing work in our service area, we have assembled a Brownfields Advisory Committee (BAC) of member communities, supported by the following partners:

Partner Name	Point of Contact / Title	Specific Role in Project
Thurston Regional Planning Council	Allison Osterberg, Planning Manager 360.741.2513	Lead reuse planning and visioning; assist with mapping and GIS needs; public engagement through existing relationships; assist in finding funding sources.
Town of Bucoda	Callie Carpenter, Mayor 360.278.3525	Assist project team with researching site histories, identifying sites, and advocating for specific reuses most desired in their community; connecting to local residents and their historical knowledge; posting news of grant award and draft Work Plan;
City of Tenino	David Waterson, Mayor 360.264.2368	

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City of Rainier	Tami Justice, City Clerk 360.446.2265	<i>continued from previous page:</i> facilitating access to sites; providing meeting space for community meetings and brownfield roadshow (see Section 3.a for description) to discuss grant award and potential sites.
City of Rochester	Donna Weaver, President of Ground Mound/Rochester CoC 360.273.0707	
City of Olympia	Jennica Machado, Community and Eco. Dev. Dir. 360.753.8591	
Squaxin Island Tribe	Leila Whitener, Squaxin Natural Resources Director 360.426.9781	Provide outreach to the community on eliminating sources of contamination to the Puget Sound and its ecosystems; assist project team with site identification and reuse planning; consult on cultural resources and inadvertent discovery plans.
Nisqually Tribe	Brad Beach, Nisqually Historic Preservation Officer 360.528.1084	
Thurston County Chamber of Commerce	David Schaffert, President 360-357-3362	Host community forums and assist with marketing, communication, site identification, and outreach to residents and businesses in the community.
Capitol Land Trust	Dave Winter, Exec. Director 360-943-3012	Attend meetings; provide input on sites; educate community on protecting the area and the impact of brownfields on the environment.
Timberland Regional Library / Olympia Historical Society	Cheryl Heywood, Exec. Director 360-352-0595	Assist project team with researching site histories and identifying sites; post news of grant award and draft Work Plan.
Thurston County Health Department	Dr. Barbra Villona, Health Officer 360-867-2500	Provide health/hazard data; assist with public engagement; educate the community on hazards of brownfield sites to the public and the environment.

2.g. Incorporating Community Input

Public engagement was key in developing the Port’s Vision 2050 Action Plan: a 27-person Task Force analyzed 10,000+ ideas submitted by nearly 1,700 individuals and developed a set of proposed actions under ten umbrella goals. The broader community was then invited to review action proposals via an open house and online survey. The Task Force used input from more than 1,000 community review survey respondents to delineate three tiers of community priorities in the Action Plan. Participation in community events was a key way to engage local residents. The Port will apply the same model to this grant.

The Port will provide monthly project updates, using methods that provide equal access to project information for sensitive populations and the underserved. At least 2 weeks in advance, the Port will provide notices for outreach events at public locations, like libraries, schools, and recreation centers, and provide project updates through the Port’s (and EDC/TCD’s) webpage, social media, and email listservs. Community partners will also post information and solicit input on potential sites and other ideas to make this project successful. Interactive social media pages will be maintained monthly to involve the community. For non-English speaking individuals, grant materials will be translated as needed. Community meetings will be held at ADA-compliant facilities and locations to ensure access to members of the TAs’ sensitive populations. Meeting summaries will be posted on the project-specific webpages following meetings and meetings will be recorded. Comments from community members will be directly addressed in person during meetings or via telephone/email within two weeks of being received; comments will be incorporated into the project plans. Virtual options will be provided.

3. Task Descriptions, Cost Estimates, and Measuring Progress

Description of Tasks/Activities and Outputs

Outreach is a huge component of this grant and a crucial part of success given the rural nature of the TAs.

3.a. Project Implementation, 3.b. Anticipated Project Schedule, 3.c. Task Lead, 3.d. Outputs

Task 1 – Grant Management (\$53,760)	c. Lead: Port with support from QEP
a. Implementation: 1) Cooperative Agreement (CA) oversight; 2) develop grant Work Plan; 3) competitively procure (pursuant to 2 CFR §§ 200.318 through 200.327) and oversee QEP and the cleanup contractor; 4) quarterly progress reports (QR) and annual	

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<p>federal financial report (FFR) reporting; 5) entries in the Assessment, Cleanup and Redevelopment Exchange System (ACRES) database; 6) Grant Closeout Report with accomplishments, expenditures, outcomes, outputs, lessons learned and resources leveraged; and 7) Port participation in brownfield conferences prior to/during cleanup activities. In-kind effort beyond \$53.7k.</p>	
<p>b. <u>Schedule</u>: Award anticipated in 10/2026; begin competitive procurement process by first quarter 2027 and retain QEP by spring 2027. Port attend brownfield conferences as available and feasible (2027 EPA national conference). Monthly drawdowns once activities commence, quarterly progress reports via ACRES, annual FFR reports, a final report at the end of or termination of the CA, ACRES updates as applicable and any other required EPA reporting will be completed as directed. Anticipated project completion: 9/2030.</p>	
<p>d. <u>Outputs</u>: 1 Work Plan; 16 QRs; 1 grant closeout report; 3 annual/1 final FFRs; ACRES updates (ongoing); 2 staff to attend up to 2 state/national brownfields conferences.</p>	
<p>Task 2 – Community Outreach / Inventories (\$395,808)</p>	<p>c. <u>Lead</u>: Port with support from EDC, TCD, QEP, Community Groups</p>
<p>a. <u>Implementation</u>: Community Outreach: One unique aspect to our vision is to have a <i>brownfield roadshow in each rural community</i> to announce the grant and what it can do for the communities. At these meetings, we would also have visioning sessions to determine community needs/wants and solicit sites. The TRC already engaged with stakeholders to identify the priority sites and that process has helped identify preferred solutions for development (see Section 1.c). The TRC is working to evaluate community priorities for other sites in the TAs and to engage stakeholders/community partners in identifying brownfield opportunities that will support other near-term revitalization projects. We will communicate with property owners and community members about technical and financial tools available to support and complete brownfield redevelopment. Activities are anticipated to include: 1) Public Involvement Plan (PIP); 2) fact sheets & press releases; 3) project webpage; 4) brownfield roadshows; and 5) up to 20 community education and stakeholder meetings. In-kind effort by local communities/stakeholders. Inventories: Community meetings, ECY and federal databases, and word of mouth will be used to create Site Inventories. Given the rural nature of the TAs, site records are likely minimal and word of mouth/knowledge of local history will be key. Two inventories are planned. The first is an inventory of brownfield sites of all types within rural Thurston County communities. The second is tailored to a specific TCD goal: creation of a separate inventory of unlicensed rural solid waste disposal sites. Site Selection: The site selection criteria will address specific community needs. Priority Sites take precedence over other sites. Point values will be assigned to the criteria, and sites will be scored. Criteria may include the site’s potential to: 1) attract redevelopment, 2) enhance existing communities, 3) promote equitable housing options, 4) promote public and/or environmental health, 5) address socioeconomic disparities, 6) align redevelopment with planning efforts; and 7) leverage redevelopment resources. Known property owner willingness to provide access will also be one of our site selection criteria, to ensure we can assess and plan for redevelopment of brownfields within the project timeframe. As part of the ongoing site selection process, the TRC will continually survey project partners, local developers, real estate brokers, and other stakeholders for potential sites, and conduct desktop studies and windshield surveys to verify existing site conditions. Access to several vacant brownfields owned by local communities will be possible immediately. The TRC will develop an access agreement letter outlining the purposes of proposed assessments and establishing guidelines including notification periods, minimizing interference with operations, restoring property impacted by the assessment, and other relevant information.</p>	
<p>b. <u>Schedule</u>: Brownfield roadshow to announce award once QEP selected (2Q/27) and annually thereafter; outreach materials (1Q/27) + updates; respond to input via email, social media, etc. within two weeks of solicitation. Ongoing community outreach.</p>	
<p>d. <u>Outputs</u>: 20+ community meetings held to identify and prioritize sites and reuses, 4 annual meetings held, and notes/presentation materials developed; 2-3 project fact sheets/signs; regular updates on TRC member’s websites/social media; recorded presentations; 1 robust inventory of 40+ sites throughout the County; 1 specific inventory of 10+ rural solid waste disposal sites.</p>	
<p>Task 3 – Site Assessment (\$647,850)</p>	<p>c. <u>Lead</u>: QEP with Port oversight</p>
<p>a. <u>Implementation</u>: The Site Assessment budget will focus on performing assessments, especially Phase II ESAs, to determine the nature and extent of the contamination at Priority Sites. Sites will be evaluated through performance of Phase I and/or II ESAs (conducted in accordance with All Appropriate Inquiries [ASTM Standard E1527-21]) and, when appropriate, according to WA regulations. If health threats are identified during Phase II ESAs, ECY and Thurston County Health will be notified and health monitoring may be completed. Assessments will adhere to local, state, and federal requirements; EPA data quality objectives; and rely on approved standards, regulations and guidance. A generic grant-wide EPA-approved Quality Assurance Project Plan (QAPP) and Inadvertent Discovery Plan (IDP), site-specific Sampling and Analysis Plans (SAPs), and Health and Safety Plans (HASPs) will be completed prior to conducting Phase II ESAs. Hazardous Materials Assessments (HMAs) will also be completed as needed based on asbestos/lead. This task will include preparation of property eligibility determination (PED) forms and AAI Forms.</p>	
<p>b. <u>Schedule</u>: Year 1: 1 grant-wide QAPP, 1 IDP, 4 PEDs, 2 Phase I ESAs, 2 Phase II ESAs; Year 2: 5 PEDs, 3 Phase I ESAs, 2 Phase II ESAs, 2 HMAs; Year 3: 6 PEDs, 3 Phase I ESAs, 2 Phase II ESAs, 2 HMAs; Year 4: 4 PEDs, 2 Phase I ESAs, 2 Phase II ESAs.</p>	

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d. <u>Outputs</u> : 1 QAPP, 1 IDP, 25 PED Forms, 10 Phase I ESAs, 1 grant-wide QAPP, 8 HASPs, 8 SAPs, 8 Phase II ESAs, 4 HMAs. 40 temporary or permanent jobs (5 per site for 8 sites including construction jobs).	
Task 4 – Cleanup Planning (\$393,750)	c. <u>Lead</u> : QEP with Port oversight
a. <u>Implementation</u> : Cleanup and redevelopment planning will occur where redevelopment is imminent and such activities will facilitate redevelopment. This may include preparation of Remediation Work Plans (RWPs), Feasibility Studies (FSs), assessment of brownfields cleanup/ redevelopment alternatives (ABCAs), evaluations of institutional and engineering controls. Reuse planning such as market feasibility studies, infrastructure evaluations, visioning sessions, and proformas will also be completed to facilitate redevelopment. The plans will factor in reuse costs, feasibility, and establish environmental objectives at the sites in accordance with applicable cleanup regulations. The Port will work with public health officials (and local communities) to find the appropriate course of action to protect human health and the environment for each site.	
b. <u>Project Schedule</u> : Reuse plans & visioning sessions/proformas begin 1/28 and will continue throughout the grant as needed.	
d. <u>Outputs</u> : Up to 4 ABCAs, 6 vision sessions, 4 Site Reuse Assessments, 3 Proformas/Market Studies, 3 Infrastructure Evals.	

3.e. Cost Estimates

The Port is seeking \$1.49MM in EPA grant funding. The budget was developed with input from environmental and planning contractors to make it as realistic as possible. A total of 67% of funding is allocated towards assessments and planning. Given the rural nature of outlying communities, a large portion is used for community education and outreach (25%) in order to ensure the project is a success and most helps sensitive populations. The remaining funds are budgeted for grant management (3%) and indirect admin costs (5%).

Budget Categories	TRC FY2026 Coalition Assessment Grant Budget Tasks				
(all direct costs)	Task 1 Grant Management	Task 2 Community Engagement and Site Inventory	Task 3 Site Assessment (PHI/PHII ESAs, HMAs)	Task 4 Cleanup/Reuse Planning	Total Budget
Personnel	\$30,000	\$300,000	\$0	\$15,000	\$345,000
Travel	\$9,200	\$1,960	\$0	-	\$11,160
Contractual	\$10,000	\$50,000	\$617,000	\$350,000	\$1,027,000
Other (PSCs/ECY/Conf.)	\$2,000	\$25,000	\$0	\$10,000	\$37,000
Total Direct Costs	\$51,200	\$376,960	\$617,000	\$375,000	\$1,420,160
Total Indirect Costs¹	\$2,560	\$18,848	\$30,850	\$18,750	\$71,008
Total Cost	\$53,760	\$395,808	\$647,850	\$393,750	\$1,491,168

Note: ¹Indirect administrative costs will be 5% of the grant to cover TRC member expenses.

Task 1: Grant Management (\$53,760)

Personnel: \$30,000 (200 hrs. at \$150/hr) towards developing the Work Plan, coalition staff meetings, contracting a QEP, and coordinating with EPA. *Additional personnel costs will be provided in-kind.*

Travel: \$9,200 for two staff to attend 2 national brownfield conferences (each conference: airfare [\$1,000], 4 nights hotel [\$200/night, \$800 total], 5 days per diem [\$100/day, \$500 total], \$2,300 total x 2 conferences x 2pp).

Contractual: \$10,000 (50 hrs @ \$200/hr) for grant reporting (e.g., quarterly/annual reports).

Other: \$2,000 (conference fees [\$500] for 2 people for 2 conferences).

Indirect: 5% of \$51,200 (\$2,560)

Task 2 Community Engagement and Outreach (\$395,808)

Personnel: \$300,000 (2,000 hrs at \$150/hr [1/4 FTE over four-year period]) for extensive community meetings, public outreach with rural communities, advisory council meetings, development of materials/preparation, identifying sites, site visits with developers/stakeholders, and creation of two site inventories (rural disposal sites, other brownfields). Funding will support door to door outreach and travel time throughout all towns.

Travel: \$1,960 (700 miles of travel per year for meetings, outreach, site visits at \$0.7/mile x 4 yrs)

Contractual: \$50,000 (250 hrs @ \$200/hr) for time spent conducting community outreach and stakeholder meetings and assisting with inventory creation/maintenance.

Other: \$25,000. This includes 1) \$20,000 in participant support costs (PSCs) to cover for time, loss of wages (as attendees may need to skip work), and other incentives and/or costs associated with meeting attendance including transportation, and 2) \$5,000 (50 hrs @ \$100/hr) for a dedicated child care provider for residents

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attending community meetings which are usually after-hours. The TRC will obtain prior approval from EPA before paying out PSCs and will track disbursements.

Indirect: 5% of \$376,960 (\$18,848).

Task 3 Site Assessments (\$647,850)

Contractual: \$617,000. The costs for completing Phase I/II ESAs will vary depending on the complexity and whether ECY is involved. The grant budget is based on 1 QAPP at \$7k, 11 Phase I ESAs at \$6k each (\$66k total), 9 SAPs at \$4k each (\$36k total), 9 Phase II ESAs at \$50k each (\$450k total), and 4 HMAs at \$14.5k each (\$58k total). These are averaged costs used for budgeting, based on past experience.

Indirect: 5% of \$617,000 (\$30,850).

Task 4 Cleanup/Redevelopment Planning (\$393,750)

Personnel: \$15,000 (100 hrs @ \$150/hr) for time spent creating redevelopment planning/market studies.

Contractual: \$350,000 for cleanup planning by QEP (\$250,000 [1,250 hrs @ \$200/hr]; e.g., FS/ABCAs [700 hrs], cleanup action plans [550 hrs]) and reuse planning consultants (\$100,000 [500 hrs @ \$200/hr]; e.g., reuse visioning sessions [150 hrs], proformas [200 hrs], infrastructure evaluations [150 hrs]).

Other: \$10,000. \$5,000 in PSCs to cover community member costs to participate in visioning sessions, surveys, and charrettes who may be unable to afford to participate otherwise. \$5,000 for ECY review of reports and oversight as needed if sites enter state oversight programs.

Indirect: 5% of \$375,000 (\$18,750).

3.f. Plan to Measure and Evaluate Environmental Progress and Results

Progress in completing the anticipated outputs will be tracked and reported to EPA through completion of ACRES and quarterly reports as well as on the TRC members' websites. TRC will track and document on a quarterly basis: 1) number of potential brownfield sites prioritized, 2) number of Phase I and Phase II ESAs performed, 3) number of sites for which remedial planning is performed, 4) number of area-wide and/or site-specific reuse plans developed, and 5) number of community meetings held and number of persons attending. Sites assessed will be linked to parcel identification numbers to allow parcels, associated acreage, documents, and environmental assessment status to be tracked more effectively. Internal PM tracking will occur using MS Excel and OneNote software. TRC will document, track and evaluate the following overall project results and eventual outcomes quarterly via the ACRES database and quarterly reports for brownfield sites on which assessment funding is utilized: 1) number of sites assessed, 2) number of sites for which offsite risks have been identified, 3) number of sites and acres of land set for redevelopment 4) acres of parks or other greenspace created, 5) amount of private investment leveraged, 6) amount of other funding leveraged for redevelopment projects, 7) number of jobs created or retained associated with redevelopment projects, 9) increased property and sales tax revenue generated post-redevelopment, and 10) increased property values achieved post-redevelopment. If the timelines for advancing one or more phases of work within the TAs are not well aligned with the EPA grant project period, TRC will work with EPA PM to adjust the approach to maintain progress on achieving the project outcomes.

4. Programmatic Capability and Past Performance

4.a. Organizational Capacity, 4.b. Organizational Structure and 4.c. Key Staff

The Port has the capacity to manage the grant and is led by Executive Director Alex Smith and five elected Port Commissioners. The Port has overseen millions of dollars of recent grant and loan funding (federal, State, and local) and has an annual budget of \$28.4MM. **Governance Structure:** Immediately following notice of grant award, the Port will execute a Memorandum of Agreement (MOA) with the Coalition members – the EDC and TCD. The MOA will document the roles and responsibilities of each Coalition member and specify that grant funds will be used to conduct assessments at a minimum of one priority site within the jurisdiction of each member. The Port will use a collective governance that includes facilitating monthly check-in calls with all Coalition members to ensure each community is meaningfully involved in all aspects of the project and clear internal objectives are established in support of successful expenditure of grant funds.

Mr. Mike Reid, the Port's Community and Economic Development Director, will serve as project director, and all staff and procured contractors will report to him. Mr. Reid was previously the project director on two successful EPA brownfield assessments grants in Region 10 for different entities in previous roles. He is directly responsible for formulating and recommending policies and programs to advance economic

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development initiatives for the Port. He has over 16 years of experience in economic development, grant management, community development, and real estate development. Mr. Reid has directly been engaged in numerous brownfield redevelopment projects under previous FY19 and FY22 EPA grants. Mr. Reid has valuable experience facilitating meetings and community visioning in the arena of community redevelopment.

Mr. Shawn Gilbertson, the Port’s Environmental Planning and Programs Director, will support Mr. Reid and help coordinate activities. He has over 30 years of environmental management experience, including significant work identifying, assessing, and remediating contaminated sites. He has been involved with implementing numerous environmental grant awards, including from state and federal funding sources.

Mr. Jonathon Wolf, the Port’s Environmental and Grant Manager, has extensive experience in both applying for and managing state and federal grants. In his role, he will ensure timely completion of the required reporting, ACRES database updates, financial documents, reimbursement requests and drawdowns in ASAP. The Port’s key staff will manage the grant, supported by a contracted QEP who will assist with project activities, including assessments and cleanup planning.

4.d. Acquiring Additional Resources

The Port routinely procures for contractors and has written established equal opportunity procurement procedures for ensuring an open and fair bidding process adhering to 2 CFR 200. The Port strives to procure local contractors whenever possible and strongly encourages developers to hire employees locally. The Port will competitively procure a QEP to assist with grant implementation activities through a competitive bid process. The Port has the management and procurement procedures in place to secure these services through a competitive qualification evaluation and/or bidding process. The Port also has the expertise to recruit qualified replacements for any key project staff that depart. The Port is also continuously tracking additional opportunities to pursue funding resources that align with our vision and those of the communities we serve.

4.e. The Port has never received an EPA Brownfields Grant

4.f. (1) Purpose and Accomplishments: Neither the Port nor the other coalition members have ever been a recipient of an EPA Brownfields grant, but the Port has extensive experience managing federal and non-federal assistance agreements, including the recent example below:

Grant	Amount	Purpose	Outcome	Measurement Success
ECY Remedial Action Grant (2025)	\$6.25MM (open)	Support reaching the next steps of the Budd Inlet (Puget Sound) sediment cleanup project	Ongoing; Collected 300+ sediment samples, completed data gaps work plan and summary report, created engineering design plan for cleanup	Successful sampling and reporting ensures preparation for the next phase of the project: sediment cleanup, which will improve the aquatic ecosystem of the Puget Sound.
Federal NOAA Pacific Coastal Salmon Recovery Grant (2006-2023)	Annual awards ranging from \$150k-\$300k per year (closed)	Support the fishing management and recovery of salmon in Puget Sound	Created steelhead reintroduction program, fishing surveys, fry collection.	Allowed for annual harvest of both treaty and non-treaty salmon, recovery of listed summer chum and steelhead
US Dept of HHS Administration for Native Americans Grant (2010-current)	\$200k (open)	To create an invasive species eradication plan	Creation of an invasive species eradication plan for the Skokomish River estuary; hiring of specialized biologist	Increased wetland habitat by almost 1k acres; removal of Japanese knotweed and invasive aquatic plant species like Spartina, reed canary

(2) Compliance with Requirements: The Port’s grant managers complied with the workplans, grant terms and conditions, financial tracking, reporting requirements (including quarterly/final status reports), submitting technical documents, documenting project progress, and auditing requirements for each of the listed grants in accordance with their schedule; there were no audit concerns. The Port has the procedural knowledge to successfully disburse assessment grant funds and track assessment grant expenditures.

ATTACHMENT D - Threshold Criteria Responses

2.B.1.a. Applicant Eligibility: The Port of Olympia is the lead entity for the Thurston Regional Coalition (TRC). The Port is a special district of governmental/quasi-governmental agency in the State of Washington. ***Letters of commitment and eligibility from the Coalition members to the Port are appended*** (see Threshold Criteria Attachment D-1).

2.B.1. b. Lobbying: The Port nor any of the non-lead members' organizations are exempt from Federal taxation under section 501(c)(4) of the IRC.

2.B.2. Target Areas: The target areas for each coalition member are distinct areas in different municipalities and do not overlap (see Application Information Sheet and narrative for identification of the lead member's target area and the target area of each non-lead member).

2.B.3. Non-lead Member(s) that Never Received an EPA MARC Grant

None of the coalition members (lead or non-lead) have ever been awarded an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant. The Port was a coalition member (non-lead) during a FY2019 EPA Brownfield Coalition Assessment Grant.

2.B.4. Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members: The Port has legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities. The geographic boundary for the Port of Olympia (which is Thurston County) encompasses the geographic boundaries of the non-lead members.

2.B.5. Coalition Agreement: Signed letters from the Thurston EDC and Thurston Conservation District to the Port are attached (see Threshold Criteria Attachment D-1).

2.B.6. Community Involvement: The TRC understands the importance of community involvement in planning. Following notice of an Assessment Grant award, the TRC will announce the award and the availability of the draft Work Plan to the community through a press release to the local newspaper (The Olympian), social media, and/or by posting a notice on the Coalition members' websites. TRC will send written or electronic notices to local business leaders (bankers, real estate brokers, developers). TRC will include instructions on how to reach these internet forums in the initial press release. Hard copies of the draft Work Plan will be made available at the TRC members' offices and local public libraries for access by those without computer access. The public will be able to provide comments verbally to TRC staff, electronically on social media, and in writing by email or letters to the Port of Olympia. The comments will be discussed during a public kickoff meeting hosted by the TRC. The draft Work Plan will be modified in response to relevant comments. To ensure the targeted communities are engaged, the project team will canvass target neighborhoods with the meeting announcements and risk awareness educational materials. Kick-off meetings will be recorded and posted online for citizens who cannot attend. Meeting materials/minutes will be posted on social media and TRC members' websites with hard copies available at locations described above. TRC will present the reasoning for site selection at public meetings and solicit feedback. TRC will use community comments and project viability as metrics to access grant funds. Following Work Plan approval, the TRC will schedule a public kick-off meeting to acquaint the community with the project and its goals. The public will be asked to identify brownfields they feel are impacting community health and welfare, which will be added to the inventory. After completing an assessment, information will flow outward to the community, notifying local stakeholders of results, and explaining health and environmental impacts. Assessment results will be posted on TRC members' websites, social media, with hard copies available as previously described. If health threats are identified, written notices will be sent to impacted citizens and the Thurston County Health Department will be contacted. When cleanup and/or redevelopment planning is initiated, explanations of plans and solicitation of comments on those plans, will be implemented. Updates will be provided at public meetings and the project

team will attend community organization meetings to discuss projects results. At project close, TRC will hold a final public meeting to discuss the project outcomes.

2.B.7. Expenditure of Assessment Grant Funds: The Port of Olympia is not a current recipient of EPA Brownfield Assessment Grant Funds, nor are the coalition members.

2.B.8. Contractors and Named Subrecipients: No named contractors or subrecipients are included in the grant application. A qualified environmental professional will be selected upon award of grant funds in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500.

Threshold Criteria Attachments

D-1 – Support Letters from Coalition Members and Eligibility