

1. Applicant Identification

Port of Whitman County (Port)
 302 N. Mill Street
 Colfax, Washington 99111

2. Website URL

<https://www.portwhitman.com/>

3. Funding Requested

A. GRANT TYPE

U.S. Environmental Protection Agency – Assessment Coalition Grant

B. FEDERAL FUNDS REQUESTED

\$1,500,000.00

4. Location

Cities: Malden, Pullman, Tekoa, Palouse, and Colfax
 County: Whitman County
 State or Reservation: Washington

5. Coalition Members’ Target Areas and Priority Site Information

Census tracts of the Coalition’s Target Areas (TAs) are presented below, along with the priority site addresses in each area. See also the attached Site Map.

Coalition Lead: Port of Whitman County Target Area: City of Malden Census Tracts: 53-075-0009.00 (CT9) Priority Site Address: NE Moreland Street, Malden, WA 99149	Non-Lead Member: Innovia Foundation (a non-profit) Target Area: City of Pullman Census Tracts: 53-075-0004.00 (CT4) Priority Site Address: 420 E. Main St. Pullman, WA 99163
Non-Lead Member: City of Tekoa Target Area: City of Tekoa Census Tracts: 9 Priority Site Address: Whitman County parcels 18000000000037 and 818050000000173 Tekoa, WA 99033	Non-Lead Member: City of Palouse Target Area: City of Palouse Census Tracts: 53-075-0007.00 (CT7) Priority Site Address: 605 E. Main St. Palouse, WA 99161
Non-Lead Member: City of Colfax Target Area: City of Colfax Census Tracts: 53-075-0008.00 (CT8) Priority Site Address: 1009 S. Mill St., Colfax, WA 99111	

6. Contacts

A. PROJECT DIRECTOR

Name: Kara Riebold, Executive Director
 Phone: 509.397.3791, ext. 4
 Email: Kara@portwhitman.com
 Address: 302 N. Mill Street, Colfax, WA 99111

B. CHIEF EXECUTIVE/HIGHEST RANKING ELECTED OFFICIAL

Name: Kara Riebold, Executive Director

Phone: 509.397.3791, ext. 4

Email: Kara@portwhitman.com

Address: 302 N. Mill Street, Colfax, WA 99111

7. Population

Population of Whitman County: 45,512

Population of TA Towns/Cities*:

- Town of Malden: 102
- City of Tekoa: 714
- City of Colfax: 2,785
- City of Palouse: 1,131
- City of Pullman: 32,863

*Reflective of the American Community Survey 2023 5-year data.

8. Other Factors

Sample Format for Providing Information on the Other Factors	Page #
Community population is 15,000 or less.	N-1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N-2
The priority site(s) is in a federally designated floodplain.	N-4
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N-4, N-5
The reuse of the priority site(s) will incorporate energy efficiency measures.	N-4, N-5, N-6
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	N-4, N-5
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority sites within the target areas.	N-11, N-12
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority

Attachment: Letter from the Washington State Department of Ecology Authority Acknowledging Assessment Activities

10. Releasing Copies of Applications

N/A



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

January 13, 2026

Kara Riebold, Executive Director
Port of Whitman County
302 N Mill St
Colfax, WA 99111

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

Dear Kara Riebold:

The Washington Department of Ecology (Ecology) acknowledges that the Port of Whitman County (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 Cities of Palouse, Tekoa, and Colfax and the Innovia Foundation, intend to use the funds to conduct assessments in target areas throughout Whitman County. Priority sites include a machine shop in Palouse, a former Union Pacific Railroad round house in Tekoa, and the former St. Ignatius Hospital in Colfax.

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 Nick Acklam in Ecology's Eastern Region Office. His email address is nicholas.acklam@ecy.wa.gov.

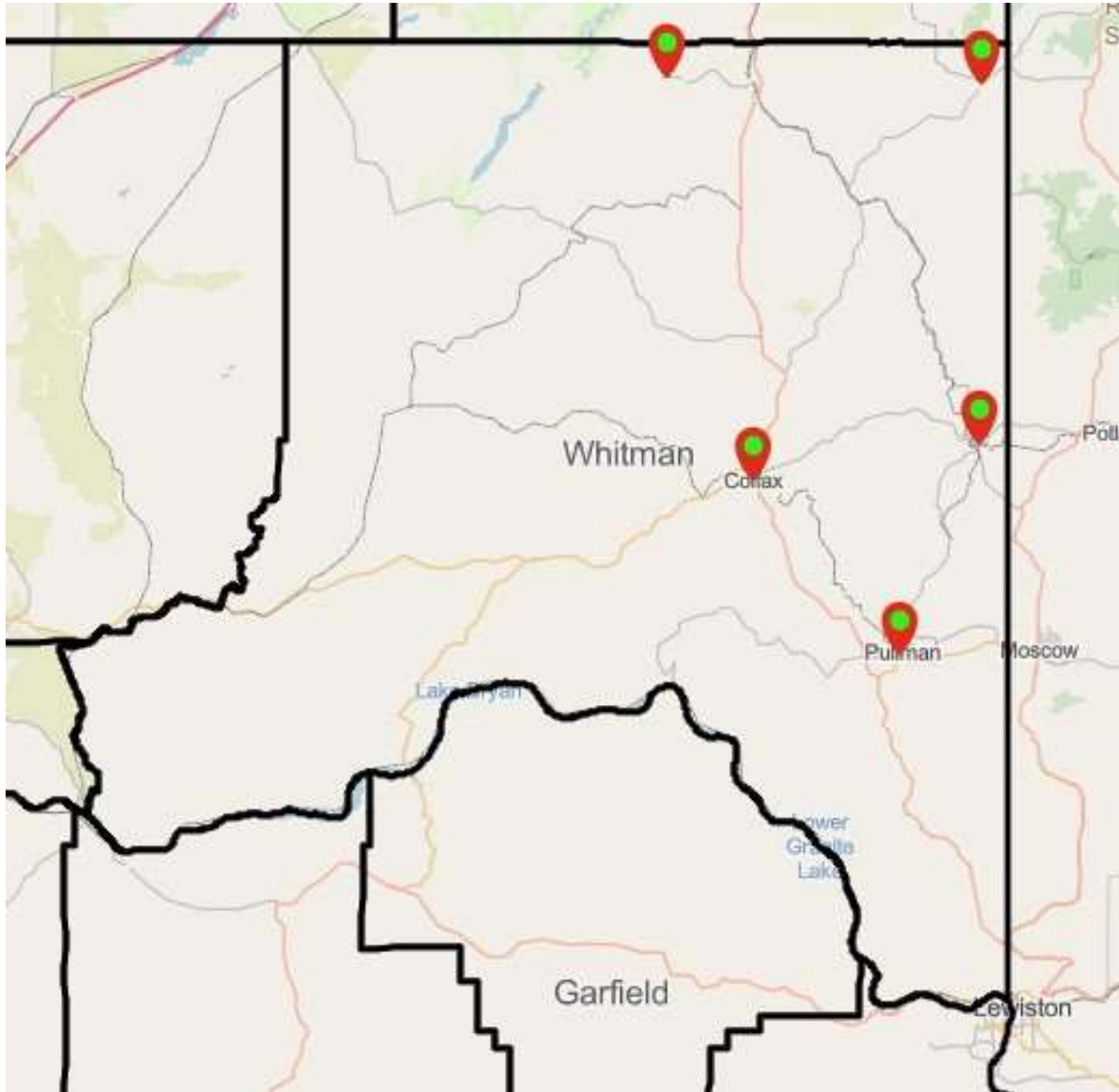
For questions regarding this letter or general Brownfields questions, please contact me at (509) 655-0538 or ali.furmall@ecy.wa.gov.

Sincerely,

Ali Furmall
Brownfields Lead
Toxics Cleanup Program
Washington Department of Ecology

cc: Meredith Lightbody, EPA Region 10
Sarah Frederick, EPA Region 10
Nick Acklam, Ecology

Map of Port of Whitman Brownfields Assessment Coalition Target Areas



NARRATIVE

Narrative Criteria



**Port of
Whitman
County**

NARRATIVE CRITERIA

1. Project Area Description and Plans for Revitalization

COALITION MEMBERS, TARGET AREAS, AND BROWNFIELDS

1.a. Coalition Members

The Port of Whitman County (Port), Washington is the lead member of the Whitman County Brownfields Coalition (the Coalition), providing the administrative, technical, and grant management capacity necessary to implement the proposed assessment activities. The Port is the lead state-designated economic development entity for Whitman County (the County) and has experience coordinating and supporting assessment and County-wide redevelopment efforts through its successful implementation of two active EPA Brownfields grants (4.e.). The Port will use assessment results from these grants to prioritize redevelopment sites, align projects with market and community goals, and support cleanup planning, infrastructure coordination, due diligence, partner engagement, and follow-on funding to advance reuse. Non-lead coalition members are the rural cities of Tekoa (pop. 714), Palouse (pop. 1,131), Colfax (pop. 2,785), and the non-profit Innovia Foundation (Innovia), which funds small community revitalization grants across eastern Washington and northern Idaho. Each non-lead member serves a brownfields-impacted community with aging infrastructure. Palouse has 6 staff. From 2003-2023, Palouse redeveloped a former fuel depot into a brewery and vet clinic and can serve as a capable coalition partner to help coordinate implementation and share lessons learned. The former Mayor is a major supporter of brownfield redevelopment (2.e-f) and Palouse's past experience positions it to be a peer coach to other brownfields-impacted communities. However, Palouse faces significant infrastructure maintenance requirements and lacks the capacity to seek an EPA grant on its own. Malden, Tekoa, and Colfax are small, rural communities with 3 to 10 city staff members each. They lack the financial and staff capacity to independently apply for, manage, and implement grants or to hire additional personnel to do so. They struggle to maintain basic functions, have taken on significant debt to support infrastructure maintenance, and have no discretionary budget to support brownfields assessment. Innovia is a small-community, non-profit foundation based in Spokane, Washington with limited grantmaking capacity. Its approximately 30 staff cover 20 counties, and just one staff member serves southeast Washington, including the County. Because it manages grantmaking funds at the direction of donors, Innovia's discretionary grantmaking capacity is extremely limited, and it leverages its convening power to drive community change. Innovia supports community-driven projects that require brownfields work; for example, its Community Heart & Soul Program is a facilitated process that seeks to engage entire communities in conversations about revitalization goals. Tekoa and Pullman (1.b) are participating, and the Heart & Soul process will run parallel to assessments conducted using this grant in these communities. Innovia will support community engagement for this grant, but due to its existing staff and budgetary constraints, Innovia lacks the staff capacity to independently apply for, manage, or implement a brownfields grant.

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

In 2023, the Port was awarded a \$500,000 Community-wide Assessment (CWA) Grant (4.e.), which it used to establish a County-wide brownfields program and complete four Phase I Environmental Site Assessments (ESAs), seven Phase II ESAs, two Analysis of Brownfield Cleanup Alternatives (ABCAs), and one reuse plan. The Port's success under the 2023 CWA built local capacity, increased awareness about brownfields within the County, and identified significantly more brownfields than it had the resources to address (92 sites to date), reinforcing the need for sustained program funding. The Port won a \$500,000 FY25 EPA Brownfields Cleanup Grant in October 2025 to move one of the assessed properties into cleanup (4.e), but many more sites need further assessment and planning to repeat this success. The Whitman County Brownfields Coalition was developed in response to substantial need for additional funding to continue brownfields assessment, cleanup planning, and redevelopment efforts throughout the County.

The County is part of the Palouse, a distinct geographic region spanning southeast Washington and parts of western-central Idaho that is known for its agricultural productivity. The County is predominantly rural with approximately 48,000 residents, 70% of whom live in Pullman (pop. 33,600), while the remaining 14,400 are spread among 23 small, underserved rural communities of fewer than 3,000 residents. The County's brownfield challenges are rooted in its historical role as a remote, rail-connected agricultural production and processing hub beginning in the 1880s. Agricultural processing facilities, fuel depots, rail lines, and petroleum-powered farm equipment relied on hazardous substances that have left a legacy of contamination, including pesticides, petroleum, metals, and hazardous building

materials. As changes in the agricultural industry led to consolidation in the late 20th century, the County's small processing and treatment facilities closed, and rail service and economic activity declined. Agricultural jobs decreased from 21% of County jobs in 1970 to only 5% in 2022.¹ This shift left behind vacant, blighted properties ranging from rural crop processing and seed treatment facilities to auto shops, gas stations, and farm equipment repair shops on main streets County-wide. Today, the County is a leading U.S. producer of wheat, lentils, dried peas, and barley, but it has never been able to replace the agriculture jobs it lost, especially in rural, underserved communities. Due to blight and the lack of jobs and housing, these communities struggle to attract new residents and maintain local economies. Brownfields are one of the biggest impediments to local economic recovery and revitalization because they limit the availability of developable land, constrain private investment, pollute soil and groundwater, and pose risks to human and environmental health. However, the rural Coalition communities lack funding to extend new infrastructure to greenfields, and agriculture is still the County's third-largest industry by revenue, so preserving agricultural land is a local priority; therefore, brownfields are the only option for any new development. This grant can support revitalization and rural vitality by opening scarce, available land for much-needed housing and industrial/commercial development to support local job creation, while also reducing the risk of exposure to contamination by protecting soil and groundwater and abating hazardous building materials.

Under this grant, each Coalition member has identified one Target Area (TA; see map). The Port's TA (TA1) is the Town of Malden (pop. 102; 0.67 sq. mi.), which is bounded by Pine City and wheat fields to the north, farmland to the east, and Cache Creek to the south and west. Tekoa's TA (TA2) is the City of Tekoa (pop. 714; 1.23 sq. mi.), which is primarily bounded to the north and west by farmland, Idaho to the east, and Hangman Creek to the south. Palouse's TA (TA3) is the City of Palouse (pop. 1,131; 1.08 sq. mi.), which is bounded by farmland to the north and south and the Palouse River and farmland to both the east and west. Colfax's TA (TA4) is the City of Colfax (pop. 2,785; 3.8 sq. mi.) which is bounded to the north, east, west, and south by farmland. The Palouse River flows through town adjacent to Main Street (also State Highway 195). Innovia's TA (TA5) is Census Tract 53-075-0004.00 (CT4) in Pullman. Pullman borders farmland to the north, west, and south and Idaho to the east, and CT4 is located in downtown Pullman. It is generally bounded to the north by Rose Creek Road, to the east by Idaho, to the south by M. Druffel Road, and to the west by Kamerrer Road. Each TA was selected because it aligns with community priorities and has strong potential for near-term reuse to meet local needs.

1.c. Description of the Priority Brownfield Sites

The Port maintains a brownfields inventory that lists 92 brownfields in the County, and five priority brownfields sites with near-term redevelopment opportunities for assessment under this grant. Priority sites in Tekoa and Colfax were identified under the FY23 CWA Grant due to community interest and strong near-term redevelopment potential, but competing time-sensitive opportunities on other sites meant that grant funds were fully expended before work on these sites could progress. The site in Malden is a priority to support disaster recovery following the 2020 Babb Road Fire, which destroyed 85% of the town. Sites in Palouse and Pullman are priorities due to community interest and strong near-term redevelopment potential, including existing infrastructure and proximity to employment centers. The Port's priority brownfield site is the **0.21-acre Old Nesqually Church** located at Northeast Moreland Street in Malden, county Parcel No. 105800015240000. It is owned by the Town of Malden. The site is bounded by a Broadway Avenue to the north, vacant property to the east, Moreland Avenue to the south, and vacant property to the west. Possible petroleum, coal, and regulated building materials (RBMs) like asbestos contamination from historical heating operations and building materials are suspected. There are no structures on the site. The church was likely built in the early 1900s and had been vacant for 20 years at the time of the 2020 Babb Road Fire. Tekoa's priority site is the **10.5-acre Former Union Pacific Railroad (UPRR) Roundhouse**, a historical regional rail maintenance facility that operated from 1910 to 1986. Abandoned for decades, with no remaining structures, the site includes Whitman County parcels 18000000000037 and 818050000000173. The site is bounded to the north by Railroad Avenue, to the east and south by Hangman Creek, and to the west by a stretch of the Palouse to Cascades Trail (PTCT), a 251-mile trail that is a state park property and a significant tourist attraction. UPRR owns the site, has granted site access, and has indicated an interest in collaboration. A Phase I and Phase II ESA were conducted at this property between 2012 and 2018, and identified petroleum, metals, and polycyclic aromatic hydrocarbons (PAHs) in soil. However, data gaps require

¹ US Economic Development Administration, National Economic Resilience Data Explorer, 2025.

additional assessment. Colfax’s priority site is the **2.5-acre St. Ignatius Hospital and Boiler House**, located at 1009 S. Mill Street in Colfax. The site is bounded to the north by S. Mill Street, to the east and west by residential properties, and to the south by vacant land and farmland. The hospital was the region’s first, and operated from 1893 to 1968. It was used intermittently until the early 2000s. The site is not in use, except for occasional ghost tours, and the 40,000-square-foot (sq. ft.), four-story brick hospital building and associated smaller structures—including a 1,700-sq-ft. former boiler house, nursing school, laundry, morgue, and storage shed—remain on the property. The site is privately owned, and the owner has authorized site access and is interested in collaborating to support redevelopment. Under the 2023 grant, the Port conducted a Phase I ESA and a reuse plan for the property. The Phase I ESA identified that the former boiler house is suspected to contain the original underground storage tank used to store heating oil/fuel. Legacy contamination from RBMs, petroleum, metals, PAHs, polychlorinated biphenyls (PCBs), and VOCs are suspected at the site. Palouse’s priority site is the **0.5-acre City Maintenance and Machine Shop**, located at 605 E. Main Street in Palouse, which contains a 1,100-sq.-ft. welding and machine shop on downtown’s Main Street, adjacent to the Palouse River. The site is bounded by E. Main Street to the north, S. River Road to the east, the Palouse River to the south, and an old city pumphouse to the west. The shop is operational and services the region via welding and mechanical services for agricultural equipment. No previous assessments have been conducted; it is suspected that legacy contamination includes RBMs, petroleum, metals, and VOCs. Innovia’s priority site, the **0.4-acre Mimosa site** located at 420 E. Main Street in Pullman (CT4), is a commonly known former restaurant. The site is located downtown and is bounded by the South Fork of the Palouse River to the north, commercial businesses to the east, E. Main Street and new student housing to the south, and small businesses to the west. It contains a 2,500-sq.-ft. building that has been vacant since at least 2004 and is a subject of intense community reuse interest. No prior assessments exist; due to age and past use, it is suspected to be contaminated with RBMs, petroleum, and metals. Each of these sites is prominently located, the subject of significant community interest, and is well-positioned for near-term reuse, which can meet local demands for jobs, housing, and other amenities (1.c.). Additionally, addressing and remediating these contaminants will protect public health and improve County safety and livability. The contaminants pose risks to sensitive populations like children and the elderly, who are particularly vulnerable to exposure from lead and asbestos in RBMs. Petroleum and VOCs can affect indoor and outdoor air quality, potentially causing respiratory or neurological effects.² Metals and solvents in soil and groundwater may also contribute to long-term health risks. Many residents of these areas have low incomes and limited access to healthcare (2.c.,2.d.), so are at increased risk for these negative effects over time.

1.d. Identifying Additional Sites

If grant funds remain after addressing the TAs and priority sites, the Coalition has established processes and criteria for identifying additional sites in the TAs, which it will codify in a memorandum of agreement (MOA) upon award. Through its FY23 CWA Grant, the Port has already established a Brownfield Advisory Committee (BAC) to conduct community outreach for site identification, prioritization, and reuse planning (2.g.). The Coalition will utilize the existing BAC to continue to help identify additional sites for assessment and reuse planning, using the site nomination form developed by the Port that is available to the community on the Port’s brownfields webpage. At least quarterly, the Coalition will use site nominations to update the brownfields inventory. The Coalition will also develop a rubric to evaluate and prioritize sites. Rubric scoring will be based on threats to public and environmental health, community interest, alignment with local plans and priorities, market interest and redevelopment feasibility, ability to support resilience to extreme weather, and public or private investment available to leverage for cleanup or reuse.

REVITALIZATION OF THE TARGET AREAS

1.e. Reuse Strategy and Alignment with Revitalization Plans

The envisioned reuse for the **Old Nesqually Church** is a small business incubator to support long-term recovery by re-establishing Malden’s local economy after the devastating 2020 Babb Road Fire. This aligns with Malden’s 2021 Comprehensive Plan, which notes the Town’s extreme need for economic development, especially in its center. Reuse

² U.S. Environmental Protection Agency (EPA). *Lead and Human Health. EPA Superfund Program. Lead exposure is particularly harmful to children and can cause neurological, developmental, and cognitive impairments; adults and the elderly may experience cardiovascular, kidney, and nervous system effects.* | EPA. *Asbestos and Health Effects. Inhalation of asbestos fibers is associated with serious respiratory diseases, including asbestosis, lung cancer, and mesothelioma, with increased risk among vulnerable populations.* | EPA. *Volatile Organic Compounds’ Impact on Indoor Air Quality. VOCs, commonly associated with petroleum products and building materials, can degrade indoor and outdoor air quality and may cause respiratory irritation, neurological symptoms, and other health effects.*

plans for the **Former UPRR Roundhouse** include mixed recreation with a campground, park, and extension to the local trail system. The site is partially within a federal floodplain, and this reuse aligns with the feedback received from the community, stressing the importance of more greenspace and facilities to encourage recreation-based economic development. Reuse for the **St. Ignatius Hospital and Boiler House** envisions a local destination with small-scale, mixed-use retail or commercial space, including a hotel and a brewery at the boiler house. Downtown Colfax is struggling to support long-term business, and the St. Ignatius Hospital is a historic icon within the community, currently known for its participation in an annual ghost tour event. This reuse vision aligns with Colfax's 2035 Comprehensive Plan, which seeks to preserve and activate historic resources and downtown locations as key elements of community character and economic development, and encourage compatible reuse of historic structures to strengthen local identity and support small businesses. Reuse plans for the **City Machine Shop** in Palouse include elevated affordable housing with design measures to account for the portion of the site within a federally designated floodplain. This aligns with Palouse's 2014 Comprehensive Plan, which identifies the need for 25 to 50 new housing units to support population growth. The envisioned reuse for **The Mimosa site** is a mixed-use commercial space developed to accommodate the site's location in a federal floodplain and to support local artists and growers in the area to contribute to downtown Pullman revitalization efforts. This aligns with Pullman's 2020 Downtown Master Plan, which identifies E. Main Street, where the Mimosa site sits, as the heart of downtown, and recommends significant streetscape and bike/pedestrian upgrades in this area. The Pullman's 2024 Comprehensive Plan contains multiple goals that identify downtown as an area for promoting mixed-use development, events, and attracting local traffic and tourism. Reuse plans for all priority sites align with the Port's 2026-2030 Strategic Plan, where Goal #1 is to achieve economic vitality by increasing the Port's inventory of properties through redevelopment/reuse (objective 1) and business retention and expansion (objective 2). Reuse plans also all align with the County's 2022 Comprehensive Plan, where Goal #1 is to diversify the County's economic base for long-term stability of its cities and towns.

1.f. Outcomes and Benefits of Reuse Strategy

Reuse of the **Old Nesqually Church** could support economic development by creating multiple full- and part-time jobs in a town of 102 by helping formalize and launch small businesses, several of which are already operating on a limited basis. No local services are available in Malden; the Town is a U.S. Dept. of Agriculture-designated food desert, and a vending machine outside the Community Center is the only place to buy food within 6.5 miles.³ Food-based businesses have low barriers to entry, and a commercial kitchen is available at the Malden Community Center. Malden is adjacent to the PTCT (1.c), and new businesses that launch from the incubator could serve locals as well as several thousand hikers and cyclists who use the trail each year. This could help make Malden a more attractive place for PTCT users to camp, using the Town's free campground and publicly accessible showers that are attached to the Community Center and were built specifically to accommodate recreational tourists. Reuse of the **Former UPRR Roundhouse** will stimulate economic development by providing a safe, accessible public outdoor space that will add up to 6 tent sites and 12 full-service RV sites along the PTCT, addressing the current regional shortage of accommodations for recreational tourists. This reuse will also expand the local greenway adjacent to a stretch of Hangman Creek by up to 1,800 feet, supporting recreational reuse and water access for locals and tourists. A reuse feasibility analysis performed under the Port's FY23 CWA Grant projects that reuse of the **St. Ignatius Hospital and Boiler House** will generate 5 full-time hotel jobs and an additional 10 to 15 jobs related to small businesses that locate in the retail and bar spaces. By encouraging tourism, reuse would also support broader local economic development. The **City Machine Shop** would create space for up to 6 desperately needed affordable multifamily units and provide walkable access to a grocery store, bus stop, school, and greenways. Between 2013 and 2023, Palouse observed a 5.5% increase in population, but lack of affordable, safe housing creates serious hardships for families. Reuse of the **Mimosa site** in Pullman will provide roughly 3,400 sq. ft. of commercial retail space projected to create at least 2 full-time and potentially several part-time jobs. This will create an additional 11,000 sq. ft. of usable space for commercial, office, or light industrial uses that support local employment, business growth, and downtown revitalization. For sites at least partially in flood zones (the City Machine Shop, Mimosa site, and the Tekoa Former UPRR Roundhouse), reuse will improve resilience to extreme weather impacts by reducing the risk of contaminants entering rivers and creeks, which reduces the risk of exposure to fish and humans (via water contact or fish

³ US Dept. of Agriculture, 2025. Food Access Research Atlas. February 20.

consumption). All buildings constructed or redeveloped with this grant will incorporate Washington State Code energy efficiency measures. Because reuse will require state funding, and any building that receives state funding must comply with LEED Silver standards,⁴ energy efficiency measures are likely to be substantial. Reuse at all sites will consider integrating solar energy production and battery storage to enhance resilience to extreme weather events.

STRATEGY FOR LEVERAGING RESOURCES

1.g. Resources Needed for Site Reuse

Per Table 1, Coalition members have secured or are eligible for several state and federal resources to leverage/support brownfields reuse. Secured funds are listed in Table 1 and proof of leverage is attached. For remediation, Coalition members will pursue EPA Brownfields Cleanup Grants, Washington State Dept. of Ecology (Ecology) Remedial Action Grants, and grants and loans from the Washington State Dept. of Commerce (Commerce) Brownfields Revolving Loan Fund. For reuse, Coalition members will pursue grants from the Washington State Community Economic Revitalization Board, which support planning and construction of buildings and all varieties of public infrastructure to catalyze private investment and business growth. Coalition members will also seek grants and loans for sewer and stormwater upgrades from Ecology’s Clean Water State Revolving Fund, and for electricity, solar efficiency, or broadband from Commerce, which offers grants funded by the state’s Climate Commitment Act. Grants from the State Recreation and Conservation Office can support greenway development and improvements.

Table 1. Resources to Leverage

Name of resource	Assess/Remed./ Reuse (Secured or Unsecured)	Additional Details or Information
Washington State Dept. of Ecology (Ecology) Brownfields Grant	Assessment (Unsecured), Port is eligible	The Port applied for \$50,000 from the Ecology to start Phase II Environmental Site Assessment activities on the St. Ignatius Hospital Boiler House. A decision is expected by March of 2026.
Riparian Planting Grant from Ecology	Remediation (Secured)	The City of Tekoa received a \$499,000 Riparian Planting Grant from Ecology for Riparian Restoration of Hangman Creek within city limits, including at the Former UPRR Roundhouse. To be implemented July 2026 to 2029.
Economic Development Administration (EDA) Grant	Redevelopment (Unsecured), all Coalition members eligible	The Port submitted a grant application earlier in 2025 for \$13 million from the Economic Development Administration (EDA) to construct a 32,000-sq.-ft. Technology Transfer and Commercialization Scaling Facility in Pullman, Washington. A decision is expected in March 2026.
Colfax City Improvements	Redevelopment (Secured)	The City of Colfax is investing up to \$57,000 for a new water main for the St. Ignatius Hospital and Boiler House in 2026/2027 to improve water quality and flow for emergency services (fire).
		The City of Colfax is also investing in Fairview Road improvements in 2026, replacing old, degraded water, sewer, and storm lines and installing a new curb, sidewalk, and street surface on the main road to the St. Ignatius Hospital.

1.h. Use of Existing Infrastructure

Reuse of priority sites will leverage existing buildings, water, power, telecommunications, and sewer infrastructure, as well as roads when possible. The **Old Nesqually Church** and the **Former UPRR Roundhouse** have road access and will leverage adjacent public water and electrical connections. Sewer upgrades will be needed, and the Coalition members will leverage the resources identified in Table 1. The **St. Ignatius Hospital and Boiler House** will use existing building and electrical connections. Colfax will be investing in improvements to the property’s water and sewer infrastructure as identified in Table 1 above. In 2025, Colfax and the property owner installed a new sewer main to the facility and made several road improvements to arteries near the site. The **City Machine Shop** will leverage existing water and power infrastructure. The **Mimosa site** will leverage the existing building and water, power, and sewer infrastructure. For all sites, potential on-site solar upgrades will leverage Commerce Climate Commitment Act grants.

2. Community Need and Community Engagement

COMMUNITY NEED

2.a. The Community’s Need for Funding

Without this grant, Coalition members lack the financial capacity to fund environmental assessments, remediation, and redevelopment due to small populations, low incomes, and limited tax bases. **The Port is the County’s state-**

⁴ Washington Dept. of Enterprise Services. (Jan. 2016). “Energy Life-Cycle Cost Analysis: Guidelines for Public Agencies in Washington State.”

designated lead economic development entity, and while it is the only County-wide organization with the capacity and experience to lead this grant, its budget relies on limited County property taxes and service fees that require ongoing investment in competitive infrastructure and facilities. Given the County’s small size and low income, the Port’s budget is too small for brownfields assessment without EPA assistance. Innovia is a small foundation with limited discretionary resources (1.a) and a massive service area spanning 20 mostly rural, high-need counties in Washington/Idaho. Malden, Palouse, Tekoa, and Colfax also lack funding and staff for cleanup/reuse. For example, Palouse has 6 staff members and the Mayor works 3 jobs. These cities are already burdened with maintenance and critical infrastructure investments to protect public safety and maintain basic services, leaving no discretionary funds for additional staff or brownfields redevelopment. Additionally, state law limits cities to 1% property tax increases per year, which inflation far outpaces, leaving Palouse, Tekoa, and Colfax with extremely restricted budgets.

Agriculture dominates the County’s rural landscape, but County agricultural employment declined by 76% from 1970 to 2022 (1.b.). With limited remaining employment options, the Coalition members experience far less growth than Washington state. Populations remained stagnant or even declined from 2013 to 2023, as observed in Colfax (-2%) and Malden (-45%). Small, older populations who are less likely to work are one reason why local tax bases are limited, making it more difficult for Coalition members to conduct assessment without assistance.

Per Table 2, median incomes in Tekoa and Malden are approximately 50 to 70% lower than the state average, and poverty rates in Tekoa, Colfax, Malden, and CT4 range from 12 to 20%, with Malden and CT4 more than double the state average. The County is the only Washington county designated as a persistent poverty county, with poverty rates exceeding 20% since 1990.⁵ Food insecurity is widespread, with SNAP participation ranging from 7 to 53% across the TAs, while unemployment rates reach up to 44.4%. Educational attainment gaps persist, with up to 34% of young adults lacking a high school diploma. These indicators underscore the Coalition members’ limited financial capacity. In Malden, community members have personally paid for Community Center supplies, such as toilet paper and soap.

Table 2. Economic and Population Data in the TAs

Indicator	Palouse	Tekoa	Colfax	Malden	CT4	Whitman County	Washington	United States
2013 Population	1,072	698	2,840	182	3760	45,512	6,819,579	311,536,594
2023 Population	1,131	714	2,785	102	4181	47,042	7,740,984	332,387,540
Percent Change in Pop. (2013-2023)	5.5%	2.3%	-1.9%	-44%	+11.2%	3.4%	13.5%	6.7%
Median Age	43.1	57.4	39.7	49.4	37.1	26.1	38.2	38.7
Median HH Income	92,875	47,083	56,929	27,321	60,000	52,893	94,952	78,538
Below Poverty Level	2.9%	11.9%	12.6%	22.5%	20.9%	23.7%	9.9%	12.4%
% households receiving SNAP	7.0%	25.5%	18.0%	53.5%	8.9%	10.1%	11.4%	11.8%
Unemployment Rate	1.4%	4.3%	4.6%	44.4%	3.2%	6.5%	5.0%	5.2%
% 18-24 less than a HS graduate	N/A	34.4%	31.5%	N/A	1.8%	2.2%	12.7%	11.6%

Notes: Shading indicates disparities compared to the County, state, or the U.S. Data Source: U.S. Census, 2023 American Community survey 5-year estimates (2019-2023). N/A = Not Available, HH = household, SNAP = Supplemental Nutrition Assistance Program (Food Stamps), HS = High School.

2.b. Health or Welfare of Sensitive Populations

Table 3 shows that all Coalition TAs are disproportionately home to sensitive populations compared to the County, Washington, and the U.S. Due to economic, health, and mobility challenges, these populations are more vulnerable to environmental hazards. Per Table 3, seniors (age 65+) range from 16.7 to 37.5% of the TAs’ populations, and poverty in this group ranges from 11.6 to 17.4%. Children under 18 range from 15.1 to 23.7% within the target areas, and 5 to 20.3% live below the poverty line. Children are especially susceptible to lead, asbestos, and other toxins that can impair development and cause lifelong health issues. Women of childbearing age (15 to 44) account for 58.5% of the County’s population—well above the state average of 40.3%—increasing risks of prenatal exposure to hazardous substances that can affect maternal and infant health. Colfax, Tekoa, and Malden are also listed in the 90th percentile for lower life expectancy at birth.⁶ Disability prevalence in Tekoa, Colfax, and Malden at 33.1%, 20.0%, and 19.6%, respectively, is higher than state and national levels (around 13%), which may increase vulnerability to contaminated environments due to limited income and mobility, and pre-existing conditions. For example⁷, Colfax, Palouse, Tekoa, and Malden are in the 80 to 100th state percentile for mobile homes, which are often older and more likely to contain

⁵ Census Poverty Status Viewer.

⁶ WA Dept. of Health, 2025. Washington Tracking Network Information by Location Map; Okubo et al. (2025). “Adherence to Healthy Prepregnancy Lifestyle and Risk of Adverse Pregnancy Outcomes.”

⁷ WA Dept. of Health, 2025. Washington Tracking Network Information by Location Map.

lead and hazardous substances compared to newer housing. This grant will help identify and assess contaminated sites, reducing exposure risks for these vulnerable groups. Planned reuse strategies prioritize safe redevelopment, such as affordable housing and community facilities, and provide improved access to essential services. By addressing contamination and planning for protective reuse, the project will mitigate threats to seniors, children, women of childbearing age, and people with disabilities, safeguarding public health and welfare County-wide.

Table 3. Sensitive Populations

Indicator	Palouse	Tekoa	Colfax	Malden	CT4	Whitman County	Washington	U.S.
Age Above 65	16.7%	37.5%	21.0%	22.5%	20.0%	11.6%	16.3%	16.8%
Age Above 65 Below Poverty	11.6%	17.4%	16.1%	17.4%	17.2%	11.0%	8.5%	10.4%
Age Under 18	23.7%	15.8%	21.6%	19.6%	15.1%	15.7%	21.6%	22.2%
Age Under 18 Below Poverty	N/A	18.6%	15.6%	5.0%	20.3%	11.0%	11.9%	16.3%
Persons with Disability	12.6%	33.1%	20.0%	19.6%	11.9%	13.1%	13.3%	13.0%

Notes: Shading indicates higher sensitive populations in the target area compared to County, state, or US. Data Source: U.S. Census, 2023 American Community survey 5-year estimates (2019-2023)

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

The TAs experience disproportionately high rates of chronic disease compared to County and national averages, and several of these conditions may be associated with exposure to hazardous substances, pollutants, contaminants, or petroleum. Cancer prevalence in all TAs averages around 8.26% compared to the County (7.7%) and the nation (6.6%). Asthma rates range from 11 to 13% in the TAs, much higher than the national level of 9.8%.⁸ Colfax is in the 70th state percentile and parts of Pullman immediately adjacent to CT4 are in the 80 to 100th state percentile for low birth weight, which is correlated with an increased risk of birth defects. These elevated health burdens often occur alongside multiple environmental risk indicators that can increase the likelihood of exposure. The Census Tracts that comprise the TAs rank in the 80 to 100th percentiles statewide for ozone concentration, lead exposure from aging housing, proximity to Risk Management Plan facilities, and transportation expense.⁹ Brownfield redevelopment presents an opportunity to reduce these potential health burdens by eliminating sources of contamination, such as heavy metals, asbestos, and petroleum residues that may remain in soil, air, and water. Remediation and safe reuse will lower exposure potential risks for residents, particularly those with vulnerabilities like poverty, advanced age, and disability, and will support improved community health over time.

2.d. Economically Impoverished/Disproportionately Impacted Populations

Several Coalition TAs are economically impoverished. Median household incomes are far below the Washington state average and poverty rates are more than double the state level (2.a.). Malden faces extreme hardship, with over 53% of households receiving SNAP benefits and an unemployment rate of 44.4% (Table 2). All TAs rank in the 80 to 100th state percentile for lead exposure due to housing and for transportation burdens. In Colfax and Tekoa, over 30% of people ages 18 to 24 lack a high school diploma, severely limiting employment opportunities and earning power (Table 2). As of 2023, the number of residents who both live and work in Coalition communities is extremely low (Table 4). By opening up land for local job creation, brownfield reuse with this grant can create jobs that do not impose a transportation burden and will boost tax revenue and increase economic vitality. Disproportionate environmental risks from commercial and industrial operations compound these challenges, as the TAs rank in the 80 to 100th state percentiles for proximity to hazardous facilities, and in the 60 to 90th state percentiles for people age 19 to 64 with no health insurance. These conditions disproportionately affect low-income residents by reducing worker productivity and contributing to persistent poverty.¹⁰ This grant will support brownfield reuse for housing, jobs, and community facilities, reducing exposure risks and creating opportunities to raise TA population incomes.

Table 4. Residents Who Live and Work Locally per TA

Indicator	Palouse	Tekoa	Colfax	Malden	Pullman (whole City)	Whitman County
# residents employed	93	77	1,089	37	8,064	10,801
# residents working and living locally	7	4	261	0	3,287	5,694
% residents living/working locally	7.5%	5%	24%	0%	41%	53%

Note: Source: US Census, 2023. <https://onthemap.ces.census.gov/>

⁸ CDC PLACES Data, 2022.

⁹ WA Dept. of Health, 2025. Washington Tracking Network Information by Location Map.

¹⁰ WA Dept. of Health, 2025. Washington Tracking Network Information by Location Map. Source of all information in this paragraph

COMMUNITY ENGAGEMENT

2.e. Project Involvement and 2.f. Project Roles

Table 5 shows potential partners and roles. All Coalition members will participate in monthly meetings and quarterly BAC meetings. The Coalition will invite project partners to BAC meetings, provide at least quarterly updates on project progress/needs, and will solicit and incorporate feedback on site prioritization, cleanup, and reuse (2.g.).

Table 5. Project Partners and Roles

Name of Organization/Entity /Group/ Mission	Point of Contact (name/email)	Specific involvement or assistance provided
Whitman County Brownfields Advisory Committee <u>Mission:</u> Support the redevelopment of brownfields in the County and grow local brownfields redevelopment capacity. Includes the County's 16 Mayors, including Mayors of Tekoa, Palouse, Colfax, and Malden.	Kara Riebold, Port of Whitman Exec. Director; kara@portwhitman.com	Serve as project champions, driving engagement to advance brownfield redevelopment. Facilitate community input, refine and prioritize the Coalition's brownfield inventory, advise on site cleanup/reuse plans, and assist with outreach to property owners/impacted communities.
Avista Foundation <u>Mission:</u> Invest in communities served by Avista Corp. (utility) to help residents grow and prosper	Paul Kimmel; Paul.kimmell@avistacorp.com	Support community outreach and share information about meetings and grant updates; attend community meetings; advise on integrating alternative energy into brownfield reuse.
City of Palouse <u>Mission:</u> Provide direct experience with rural town brownfield redevelopment, and funding opportunities to advance project and reuse.	Micheal Echanove Chair, Washington State Community Economic Revitalization Board (CERB) and former City of Palouse Mayor (2001-2019); echanove@palouse.com	Having facilitated redevelopment of a contaminated fuel depot (now a brewery/vet clinic) when Mayor, will serve as a brownfields mentor. Advise on site prioritization, cleanup funding, reuse strategies, and conducting community engagement/capacity building.
City of Malden <u>Mission:</u> Rebuild Malden and its economy	Chandelle Frick, Town Clerk [REDACTED]	Hosting community meetings, sharing information, providing feedback on reuse.
SEWEDA: Southeast Washington Economic Development Association <u>Mission:</u> Promote tourism/business recruitment.	Erika Stricker, Executive Director director@seweda.org	Liaise with property owners and developers and advise Coalition on site prioritization/cleanup/reuse potential. Share project updates with private sector entities, assist with business recruitment for reuse.
Friends of the Tekoa Trestle <u>Mission:</u> Secure funding necessary to convert rail lines to signature features in rural communities.	Pete Martin, President [REDACTED]	Facilitate community outreach/engagement and advise on cleanup/reuse plans for Tekoa Former UPRR Roundhouse, especially integrating trail development.
Whitman County Historical Society <u>Mission:</u> Promote awareness of historical sites in Whitman County and advocate for preserving culturally significant locations within rural communities.	Val Gregory, Director wchsdirector1@gmail.com	Share project updates, advise on site prioritization for assessment/cleanup and advise on reuse planning and related funding to support historical preservation. Contribute to Section 106 process.
Whitman County Rural Library District <u>Mission:</u> Community's number one resource for education, information, recreation, and discovery.	Christy "CC" Hughes, Executive Director 509.397.4366	Share information about project updates and meetings in all rural communities, host community meetings. Advise on site prioritization, cleanup/reuse plans based on knowledge of community needs.
City Chambers of Commerce <u>Mission:</u> To support and advocate for local businesses while fostering economic growth, community engagement, and cross-cultural connections that strengthen the social and economic vitality of the community.	Tekoa: Jennifer Olson, President, 509.284.3861; Palouse: Erika Newman, President, President@visitpalouse.com ; Colfax: Rachel Schad, Exec. Dir., 509.397.3861; Pullman: Pete Chittenden, Exec. Dir., pete@pullmanchamber.com	Liaise with local communities, share project updates and meeting information, advise on site prioritization/cleanup/reuse plans. Assist with business recruitment for reuse, and advise on reuse plans for Malden business incubator. Malden is served regionally rather than having its own commerce and any inquiries are directed to the Palouse Chamber of Commerce.
Washington State Dept. of Ecology <u>Mission:</u> Understanding, preservation, and restoration of the environment	Ali Furmall, Brownfields Lead afur461@ecy.wa.gov	Advise on site prioritization, cleanup, and reuse; community outreach and messaging; available state funds and stacking/leveraging opportunities; share best practices; connect the Coalition with learning and capacity building opportunities, including from other EPA Brownfields grantees.

2.g. Incorporating Community Input

Upon award, the Port will convene the Coalition to develop a MOA and a Public Involvement Plan (PIP) to guide community involvement throughout the assessment process and incorporate feedback from partners in Table 5 on the PIP. Coalition members will meet monthly to prioritize sites, identify/address community outreach needs, review

funding, and track progress. The Port will actively work to keep members engaged and informed at every project stage, and will share at least quarterly written project updates with non-lead members, who will share this information with their networks. Non-lead members will also support site prioritization, cleanup review, and reuse strategies through workshops, public forums, and targeted outreach.

The BAC will meet quarterly and will provide input on site prioritization, feedback on next steps at priority sites, and assistance with outreach to property owners and directly affected communities. They will champion this project in their communities, leveraging local knowledge and influence to build support, foster collaboration, and ensure redevelopment strategies align with community needs. BAC members will play a critical role in incorporating community input into decisions and advocating for additional site assessments and planning resources.

The Port will solicit feedback via public notice boards, factsheets, and comment cards at libraries, senior and community centers; neighborhood meetings; articles in local newspapers; and word-of-mouth spread by community leaders and organizations. The Port will post project updates and electronic outreach on the brownfields webpage and partners’ social media and e-newsletters, and will add an online portal to collect public comments. Outreach materials will be available in English and other languages as needed and will note that people may request alternative formats or accommodations. The Port will also use proven engagement methods, including walking tours, bus tours, and pop-up stands at parks, libraries, and community festivals.

The Port will lead community engagement through up to 8 community outreach meetings and direct outreach to people who are most impacted by brownfields sites. Where appropriate, the Port will leverage the Heart & Soul Program in Tekoa and Pullman in coordination with Innovia. Meetings will be held at times that are convenient for the target attendees at ADA-compliant facilities and will encourage ride-sharing to assist those who depend on public transit. Meetings will provide a remote attendance option for those who are unable to attend in person. Translation and accessibility services will be provided as needed to provide equal access to project information. The Port will track feedback received electronically, on paper, and through community meetings and will respond to questions and concerns in a timely manner. The Port will incorporate feedback into project decisions and transparently share what feedback it could incorporate and what it could not and why.

3. Task Descriptions, Cost Estimates, and Measuring Progress

DESCRIPTION OF TASKS/ACTIVITIES AND OUTPUTS

3.a.–3.d. Anticipated Project schedule, Tasks/Activity Lead, Outputs

Table 6. EPA-Funded Tasks, Activities, and Outputs Tables

<p>Task 1 – Project Management</p> <p><u>Project Implementation:</u> Procure a Qualified Environmental Professional (QEP) in compliance with 2 CFR 200.317-200.326. Monthly Coalition coordination meetings. Progress and compliance reporting (final report, quarterly ACRES updates, monthly financial reports, etc.) Travel to National Brownfields Conference and state brownfields conferences. Measure and assess environmental results at least quarterly.</p> <p><u>b. Anticipated Project Schedule:</u> Ongoing October 1, 2026 to September 30, 2030. Procure QEP by Nov. 30, 2026.</p> <p><u>c. Task/Activity Lead:</u> Port with support from the Coalition partners and QEP.</p> <p><u>d. Outputs:</u> Procure QEP, 48 monthly Coalition coordination meetings, 48 monthly financial reports, 16 quarterly progress reports and ACRES updates, 4 annual financial reports, 1 final report. 5 Coalition representatives will attend 1 national conference and 2 state conferences.</p>
<p>Task 2 – Community Engagement</p> <p><u>a. Project Implementation:</u> Prepare PIP with feedback from Coalition partners. Prepare informational materials about priority sites; update as milestones are reached. Update site nomination form. Update project webpage with informational materials, meeting dates/minutes, and feedback portal for regular monitoring/response. Convene quarterly BAC meetings. Hold 8 community outreach meetings at accessible hours with a virtual option for maximum participation. Conduct direct outreach to property owners and community stakeholders, including priority site neighbors. The Port will update its Commission quarterly and share materials so non-lead members can update their leadership. Tabulate public input, review and incorporate into decision-making, and publish on project website. Update existing site inventory quarterly.</p> <p><u>b. Anticipated Project Schedule:</u> October 1, 2026 to March 31, 2027 (PIP development, site nomination form, update webpage, and develop informational materials), then ongoing until September 30, 2030.</p> <p><u>c. Task/Activity Lead:</u> Port with assistance from QEP. Coalition members will update their leadership. The Port will update its Commission and coordinate with Coalition members to help lead all public outreach. Project partners will assist with all public outreach.</p> <p><u>d. Outputs:</u> 1 PIP, and other informational materials about priority and other sites as needed (digital/print; translated as requested). One project webpage; 16 BAC meetings; up to 8 community outreach meetings, outreach materials, notes; 16 Commission updates and related materials to share with Coalition.</p>

Task 3 – Environmental Site Assessments (ESAs)

- a. **Project Implementation:** QEP to prepare QAPP, site eligibility forms, and access agreements for private property. QEP to complete up to 14 Phase I ESAs consistent with All Appropriate Inquiries Final Rule and latest ASTM standards, and up to 11 Phase II ESAs, SAPs, and HASPs, prioritized based on Phase I ESAs and public input. QEP to complete up to 4 RBM surveys.
- b. **Anticipated Project Schedule:** Prepare QAPP October 2026 to March 2027. Phase I ESAs April 2027 to August 2030, with Phase II ESAs scheduled as Phase I ESAs are completed, and public input solicited/incorporated into the decision-making process.
- c. **Task/Activity Lead:** Port with QEP support, and technical support from EPA/Ecology.
- d. **Outputs:** 1 QAPP, up to 14 Phase I ESAs, up to 11 Phase II ESAs, up to 11 SAPs, up to 11 HASPs, and up to 4 RBM Surveys.

Task 4 – Cleanup and Reuse Planning

- a. **Project Implementation:** Port oversee QEP. QEP prepare up to 5 cleanup plans to evaluate cleanup alternatives, cost, determine remediation/reuse planning to reduce health/environmental risks, and position site for preferred reuse. QEP coordinate review of cleanup plans and risk-based cleanup options with Ecology. Solicit public comment at community open houses, and tabulate/review/incorporate into decision-making process. Prepare up to 5 reuse plans (may involve market assessments for reuse, physical site plans, or implementation strategy for funding/risk management, depending on site specifics and needs). Prepare up to 5 ABCAs which comply with EPA guidance and evaluate green remediation options. Conduct reuse visioning processes for 5 sites. Port conduct closeout reporting with QEP support.
- b. **Anticipated Project Schedule:** October 1, 2027 to September 30, 2030.
- c. **Task/Activity Lead:** Port with assistance from QEP. EPA and Ecology to provide guidance. Where applicable, EPA to review to ensure technical and QA/QC consistency.
- d. **Outputs:** Up to 5 cleanup plans, up to 5 site reuse plans, 5 community revisioning processes, and up to 5 ABCAs

3.e. Cost Estimates

Tables 7 and 8 show the anticipated budget, which includes 64% of funds to support ESAs (Task 3), and 31% to support cleanup and reuse planning (Task 4). The Port will not issue subawards using EPA funds, but it will use participant support costs (PSC) to support non-lead Coalition members’ travel to conferences. In coordination with its EPA Project Manager, the Port will develop a PSC schedule before making any payments. PSC will be paid according to actual costs, reviewed for consistency with the approved budget and federal cost principles, and applied uniformly; any exceptions will require written justification and prior approval. PSC payments will be tracked separately and supported by participant files documenting authorization to participate and proof of payment. Before issuing payments, the Port will verify allowability and confirm costs do not duplicate other support through participant non-duplication attestations.

Cost estimates were developed by the Port based on its experience managing its FY23 CWA Grant, the number and magnitude of projects the Port’s FY23 CWA Grant was unable to fund, and the number of brownfields sites that exist in the County, some of which are large and complex and are anticipated to require more funds for assessment. Through the FY23 CWA Grant the Port identified the need for a Phase I ESA and a Phase II ESA to fill data gaps at the Former UPRR Roundhouse, and a Phase II ESA and RBM assessment at the St. Ignatius Hospital and Boiler House.

Table 7. Proposed Budget

Budget Categories		Project Tasks (\$)				
		Task 1: Project Management	Task 2: Community Outreach & Site Selection	Task 3: ESAs	Task 4: Cleanup & Reuse Planning	Total
Direct Costs	Personnel	\$ 6,120.00	\$ 6,840.00	\$ 4,230.00	\$ 5,400.00	\$ 22,590.00
	Fringe	\$ 1,040.40	\$ 1,162.80	\$ 719.10	\$ 918.00	\$ 3,840.30
	Travel	\$ 5,100.00	\$ -	\$ -	\$ -	\$ 5,100.00
	Supplies	\$ -	\$ 969.70	\$ -	\$ -	\$ 969.70
	Contractual	\$ 14,800.00	\$ 15,800.00	\$ 953,500.00	\$ 460,000.00	\$ 1,444,100.00
	Other	\$ 23,400.00	\$ -	\$ -	\$ -	\$ 23,400.00
Total Direct Costs		\$ 50,460.40	\$ 24,772.50	\$ 958,449.10	\$ 466,318.00	\$ 1,500,000.00
Indirect Costs						
Total Budget (Direct + Indirect)		\$ 50,460.40	\$ 24,772.50	\$ 958,449.10	\$ 466,318.00	\$ 1,500,000.00

Table 8. Cost Basis and Assumptions

Task	Cost Basis: Port = \$45/hr + 17% Fringe = \$52.65/hr; QEP = \$200/hr)
Task 1 - Project Management	<p><u>Personnel and Fringe Total = \$7,160.40 (Personnel = \$6,120 + Fringe (17%)= \$1,040.40)</u> Review QEP-prepared quarterly reports (16 x \$52.65/hr = \$842.40; Attend 48 team meetings, monthly (48 hrs x \$52.65/hr = \$2,527.20); Generate annual Federal Financial Reports (2hr/yr x 4yrs x \$52.65/hr = \$421.20); Review QEP-prepared quarterly ACRES updates (16 hrs x \$52.65/hr = \$842.40); Financial management, monthly (48 hrs x \$52.65/hr = \$2,527.20) <u>Travel Costs: \$5,100.</u> Port staff travel to National Brownfields Conference (1 conference x 1 person x \$3,100/person = \$3,100); Port staff travel to state brownfields conferences (2 conferences x 1 person x \$1,000/person = \$2,000) <u>Contractual: \$14,800.</u> QEP prepare 16 quarterly reports (1hr/qtr x 16 qtrs x \$200/hr = \$3,200); Attend 48 team meetings (1hr/mo x 48 mos x \$200/hr = \$9,600); Draft final report (10 hrs x \$200/hr = \$2,400) <u>Other: \$23,400.</u> Port staff registration for Nat'l Brownfields Conf. + 2 state confs. (1 staff x \$200/conf. x 3 conf. = \$600). <u>Participant Support Costs: \$22,800.</u> Non-lead member registration for Nat'l Brownfields Conf. and 2 state confs. (4 people x \$200/conf. x 3 conf. = \$2,400); non-lead member travel to Nat'l Brownfields Conf. (1 conf. x 4 ppl x \$3,100/person = \$12,400); non-lead member travel to state brownfields confs. (2 confs. x 4 ppl x \$1,000/person = \$8,000)</p>
Task 2 - Community Outreach and Site Selection	<p><u>Personnel and Fringe Total = \$8,002.80 (Personnel = \$6,840 + Fringe (17%) = \$1,162.80)</u> Review PIP (8 hrs x \$52.65/hr = \$421.20); Plan/attend 8 community outreach meetings (3hrs/mtg x 8 meetings x \$52.65/hr = \$1,263.60); Quarterly articles/media updates (16 updates x 2 hrs/update x \$52.65/hr = 1,684.8); Website updates (16 hrs x \$52.65/hr = \$842.40); Port staff conduct direct outreach to property owners and community stakeholders, including priority site neighbors (48hrs x \$52.65/hr = \$2,527.2; Attend quarterly BAC meetings (16 mtgs x 1.5h/mtg x \$52.65/hr = \$1,263.60) <u>Supply Costs: \$969.70.</u> Supplies for community meetings/engagement activities, including pens, flip charts, sticky notes, name tags, markers (8 meetings x \$50/meeting = \$400 + \$569.70 for additional supplies as needed) <u>Contractual: \$15,800.</u> Draft and revise Public Involvement Plan (3 hrs x \$200/hr = \$600); Attend 8 community outreach meetings (2hr/mtg x 8 meetings x \$200/hr = \$3,200); Support direct outreach to key constituencies (16 hrs x \$200/hr = \$3,200); Draft and revise Powerpoint slide decks and other materials for BAC meetings (16 presentations x 1hr/presentation x \$200/hr = \$3,200); Attend quarterly BAC meetings (16 meetings x \$200/hr = \$3,200); Attend property owner meetings (12 hrs x \$200/hr = \$2,400)</p>
Task 3 - Environmental Site Assessments	<p><u>Personnel and Fringe Total = \$4,949.10 (Personnel = \$4,230 + Fringe (17%) = \$719.10)</u>. Review Phase I and Phase II ESA reports (2h/ESA x 25 ESAs x \$52.65/hr = \$2,632.5); Review RBM survey reports (3h/rpt x 4 reports x \$52.65/hr = \$631.80); Review site workplans (11 workplans x 2.91h/workplan x \$52.65/hr = \$1,685.3) <u>Contractual: \$953,500.</u> Prepare QAPP (50hrs x \$200/hr = \$10,000); Phase I ESAs (14 x \$6,500 = \$91,000); Phase II ESAs (3 x \$75,000 = \$225,000); Phase II ESAs (4 x \$50,000 = \$200,000); Phase II ESAs (4 x \$30,000 = \$120,000); RBM surveys (4 x \$15,000 = \$60,000); Prepare SAPs (11 x 60hr/SAP x \$200/hr = \$132,000); Prepare HASPs (11 x 50hr/HASP x \$200/hr = \$110,000); Section 106 consultation/federal cross-cutting requirements (2.5h/Phase II x 11 Phase IIs x \$200/hr = \$5,500)</p>
Task 4 - Cleanup and reuse planning	<p><u>Personnel and Fringe Total = \$6,318 (Personnel = \$5,400 + Fringe (17%)= \$918)</u>. Oversee QEP, site visits, provide feedback on ABCAs, cleanup, and site-specific reuse plans. Support reuse visioning processes (72hrs x \$52.65/hr = \$3,790.80); Closeout reporting, regulatory communication and correspondence (48 hrs x \$52.65/hr = \$2,527.20) <u>Contractual: \$460,000.</u> QEP develop cleanup plans (5 plans x 195 hrs x \$200/hr = \$195,000); Site-specific reuse plans (5 plans x 100 hrs x \$200/hr = \$100,000); ABCAs (5 ABCAs x 100hrs x \$200/hr = \$100,000); Community-driven reuse visioning processes (5 visions x 60 hrs x \$200/hr = \$60,000); Support Port with closeout reporting, regulatory communication (\$200/hr x 25 hrs = \$5,000)</p>

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

The Coalition will measure outputs monthly and report quarterly through EPA progress reports and ACRES reporting. It will use Excel to track schedule and milestones, such as finalization of PIP and completion of ESAs. Outcomes will include properties ready for reuse; acres made available; transactions facilitated; jobs created and retained; funding leveraged; increased tax revenue and property values; and value of infrastructure upgrades. Should additional needs of the sites exceed the funds of this grant, the Port and Coalition members will prioritize remaining funds with BAC support, in collaboration with the EPA Project Manager. The Port will report results in the grant close-out report.

4. Programmatic Capability and Past Performance

PROGRAMMATIC CAPABILITY

4.a – 4.c. Organizational Capacity, Organizational Structure, and Description of Key Staff

As lead Coalition partner, the Port will administer this grant while building the capacity of non-lead members to understand grant requirements and promote brownfield reuse. Upon award, the Port will execute a MOA with all Coalition members, documenting roles/responsibilities and specifying that grant funds will assess at least one priority site in each member’s TA. The Port will facilitate monthly Coalition meetings to ensure each member is meaningfully involved in all project aspects. The BAC (see 2.g.) will include each Coalition member, meet quarterly, and will inform

site prioritization and amplify stakeholder outreach. Coalition governance will be by consensus, and the Port will work with non-lead members to establish clear objectives for the successful and timely expenditure of funds.

The Port has 7 staff and its Finance, Project Management, Community Outreach, and Communications departments are experienced with all aspects of EPA Brownfields grant implementation. The Port will use the same structure, process, and team that is successfully managing its FY23 CWA Grant (4.e.) to manage this grant. Key Port grant staff are led by **Kara Riebold, the Port's Executive Director**, who will serve as the day-to-day project and grant manager. Kara reports to the Port's three-member elected Board of Commissioners and supervises the Port's 7 staff members. She will oversee all aspects of program implementation, QEP coordination, and communication with EPA and the public. Kara has 14 years' experience with the Port and over 20 years' experience in public administration. **Rebekah Huber, Media and Community Outreach Manager**, will support Kara with public outreach. Rebekah has 3 years' experience and leads the Port's economic development outreach and partnerships with stakeholders within the County, organizing events, meetings, and facilitating interlocal agreements. **Regan Meyer, Communications Director**, will support public outreach with 4 years of communications experience. Regan oversees the Port's communication efforts, including production of press releases, social media posts, presentations, and other public-facing materials that pertain to the Port's brownfields work. **Gabe Conley Natividad, Program Manager**, is the project manager for the Port's current EPA-funded brownfields cleanup at the St. Johns site (4.e.) with 1.2 years of experience and will support Kara with reporting, QEP coordination, and project budget and timeline management. **Fletcher Aukerman, Finance Director**, will work closely with Kara to support financial management of the grant. He has 5 years' experience in public finance, including grant management/reporting and federal single audits. He will support accounting, reimbursements, financial reporting, and will be responsible for compliance with federal audit requirements.

4.d. Acquiring Additional Resources

The Port has the staff and procedures to successfully acquire services to complete the grant through a competitive, qualifications-based process compliant with 2 CFR 200.317-200.326. From 2022 to 2025, the Port has received 14 federal grants totaling \$8,663,735 from the Federal Aviation Administration, the Department of Treasury, and EPA and has repeatedly demonstrated its ability to successfully adhere to federal procurement rules. The Port's existing systems will also support efficient staff transitions should unforeseen events arise, which will eliminate project delays and maintain the implementation team's qualifications.

PAST PERFORMANCE AND ACCOMPLISHMENTS

4.e. Currently Has or Previously Received an EPA Brownfields Grant

4.e.(1) Accomplishments. The Port is successfully managing a \$500,000 FY2023 EPA Brownfields Assessment Grant (CA #02J49301) to support assessment throughout the County. Outputs to date include: six sites nominated by the community; four Phase I ESAs and seven Phase II ESAs completed; two ABCAs; and two cleanup plans and one site reuse plan. The Port has developed a project website, issued three press releases and 19 social media posts, and conducted 12 property owner meetings. It has conducted two of four anticipated public meetings and has updated its Commission 3 times. Outcomes include the Port's purchase of two assessed sites to facilitate cleanup/reuse; award of a \$75,000 grant from the Washington Community Economic Revitalization Board in September 2024 to support reuse planning for one of these sites; and award of a \$500,000 FY25 EPA Brownfields Cleanup Grant in October 2025 (BC #03J15401) for the other. For BC #03J15401, EPA approved the Port's work plan in December 2025, and to date, the Port has procured a QEP in keeping with its project schedule, published one press release and one social media post, and is finalizing its cleanup plan. Anticipated outcomes include transforming a former gas station into a rural health clinic. All outputs and outcomes of CA #02J49301 and BC #03J15401 are accurately reflected in ACRES and will continue to be updated quarterly.

4.e.(2) Compliance with Grant Requirements. The Port has successfully complied with the terms and conditions of CA #02J49301. The grant period is October 1, 2023 to September 30, 2027. As of January 15, 2026, all funds have been expended and drawdown will be complete by February 28, 2026. The Port is also complying successfully with the terms and conditions of BC #03J15401 and coordinates monthly with its EPA Project Manager. No corrective measures have been required for either grant. All deliverables have been completed on schedule, and both grants are achieving or are on track to achieve the anticipated results. ACRES reporting is updated and will continue quarterly. Through diligent grant management, the Port is meeting project goals and metrics per its approved work plan.

THRESHOLD CRITERIA

1. Eligibility of Lead and Non-Lead Coalition Members

Lead member is the Port of Whitman County.

Non-lead members are Innovia Foundation, and the Cities of Tekoa, Palouse, and Colfax.

A. APPLICANT TYPES

The Port of Whitman County (Port) affirms that as a special district and general purpose unit of local government, it is eligible for EPA Brownfields funding. It affirms that all non-lead members (three cities and the nonprofit Innovia Foundation) are eligible for funding.

Attached: Eligibility Documentation for the Port and Innovia Foundation. As cities, Tekoa, Palouse and Colfax do not require eligibility documentation.

B. EXEMPTION FROM FEDERAL TAXATION UNDER SECTION 501(C)(4)

The Port is not exempt from taxation under Section 501(c)4, nor are any non-lead members.

2. Target Areas

The lead applicant and all non-lead members have identified non-overlapping target areas as follows:

- The Port (lead applicant): Census Tract: 53-075-0009.00 (CT9)
- Innovia Foundation (non-lead member): Census Tract: 53-075-0004.00 (CT4)
- City of Tekoa (non-lead member): Census Tract: 53-075-0009.00 (CT9)
- City of Palouse (non-lead member): Census Tract: 53-075-0007.00 (CT7)
- City of Colfax (non-lead member): Census Tract: 53-075-0008.00 (CT8)

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

- Innovia Foundation
- City of Tekoa
- City of Colfax

4. Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members

The Port attests that it has the legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.

5. Coalition Agreement

See attached Coalition Members Letters of Commitment. All Coalition members will generate a Memorandum of Agreement (MOA) upon grant award.

6. Community Involvement

Upon award, the Port will convene the Coalition to develop a MOA and a Public Involvement Plan (PIP) to guide community involvement throughout the assessment process and incorporate feedback from project partners. Coalition members will meet monthly to prioritize sites, identify/address community outreach needs, review funding, and track progress. The Port will actively work to keep members engaged and informed at every project stage, and will share at least quarterly written project updates with non-lead members, who will share this information with their networks. Non-lead members will also support site prioritization, cleanup review, and reuse strategies through workshops, public forums, and targeted outreach.

The BAC will meet quarterly and will provide input on site prioritization, feedback on next steps at priority sites, and assistance with outreach to property owners and directly affected communities. They will champion this project in their communities, leveraging local knowledge and influence to build support, foster collaboration, and ensure redevelopment strategies align with community needs. BAC members will play a critical role in incorporating community input into decisions and advocating for additional site assessments and planning resources.

The Port will solicit feedback via public notice boards, factsheets, and comment cards at libraries, senior and community centers; neighborhood meetings; articles in local newspapers; and word-of-mouth spread by community leaders and organizations. The Port will post project updates and electronic outreach on the brownfields webpage and partners' social media and e-newsletters, and will add an online portal to collect public comments. Outreach materials will be available in English and other languages as needed and will note that people may request alternative formats or accommodations. The Port will also use proven engagement methods, including walking tours, bus tours, and pop-up stands at parks, libraries, and community festivals.

The Port will lead community engagement through up to 8 community outreach meetings and direct outreach to people who are most impacted by brownfields sites. Where appropriate, the Port will leverage the Heart & Soul Program in Tekoa and Pullman in coordination with Innovia. Meetings will be held at times that are convenient for the target attendees at ADA-compliant facilities and will encourage ride-sharing to assist those who depend on public transit. Meetings will provide a remote attendance option for those who are unable to attend in person. Translation and accessibility services will be provided as needed to provide equal access to project information. The Port will track feedback received electronically, on paper, and through community meetings and will respond to questions and concerns in a timely manner. The Port will incorporate feedback into project decisions and transparently share what feedback it could incorporate and what it could not and why.

7. Expenditure of Existing Grant Funds

The Port (lead applicant) has an open FY23 EPA Brownfields Community-wide Assessment Grant. As of October 1, 2025, at least 70% of funding had been drawn down.

Attachment: EPA Assessment Grant Drawdown

8. Contractors and Named Subrecipients

CONTRACTORS

N/A

NAMED SUBRECIPIENTS

N/A

Attachment List

Question	Attachment Name
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| 1a | Eligibility Documentation for Innovia and the Port |
| 5 | Letters of commitment from each coalition member |
| 7 | Financial record certifying at least 70% drawdown of cooperative agreement funds |