Port of Whitman County
302 N. Mill Street
Colfax, WA 99111
T/ 509-397-3791
www.portwhitman.com

R10-26-C-010

APPLICATION INFORMATION SHEET

1. Applicant Identification

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

2. Website URL

https://www.portwhitman.com/

3. Funding Requested

3.A. GRANT TYPE

Single Site EPA Brownfield Cleanup Grant

3.B. FEDERAL FUNDS REQUESTED

$4,000,000

4. Location

City: Colfax

County: Whitman

State: Washington

5. Property Information

308 E. 3rd Street
Colfax, Washington
Consisting of Whitman County Parcel Numbers 801950000000368 and 801950000000371
See attached map.

6. Contacts

6.A. PROJECT DIRECTOR

Kara Riebold, Executive Director
Port of Whitman County
509.288.0179
kara@portwhitman.com
302 N. Mill Street, Colfax, Washington 99111

6.B. CHIEF EXECUTIVE/HIGHEST RANKING ELECTED OFFICIAL

Kara Riebold, Executive Director
Port of Whitman County
509.288.0179
kara@portwhitman.com
302 N. Mill Street, Colfax, Washington 99111

7. Population

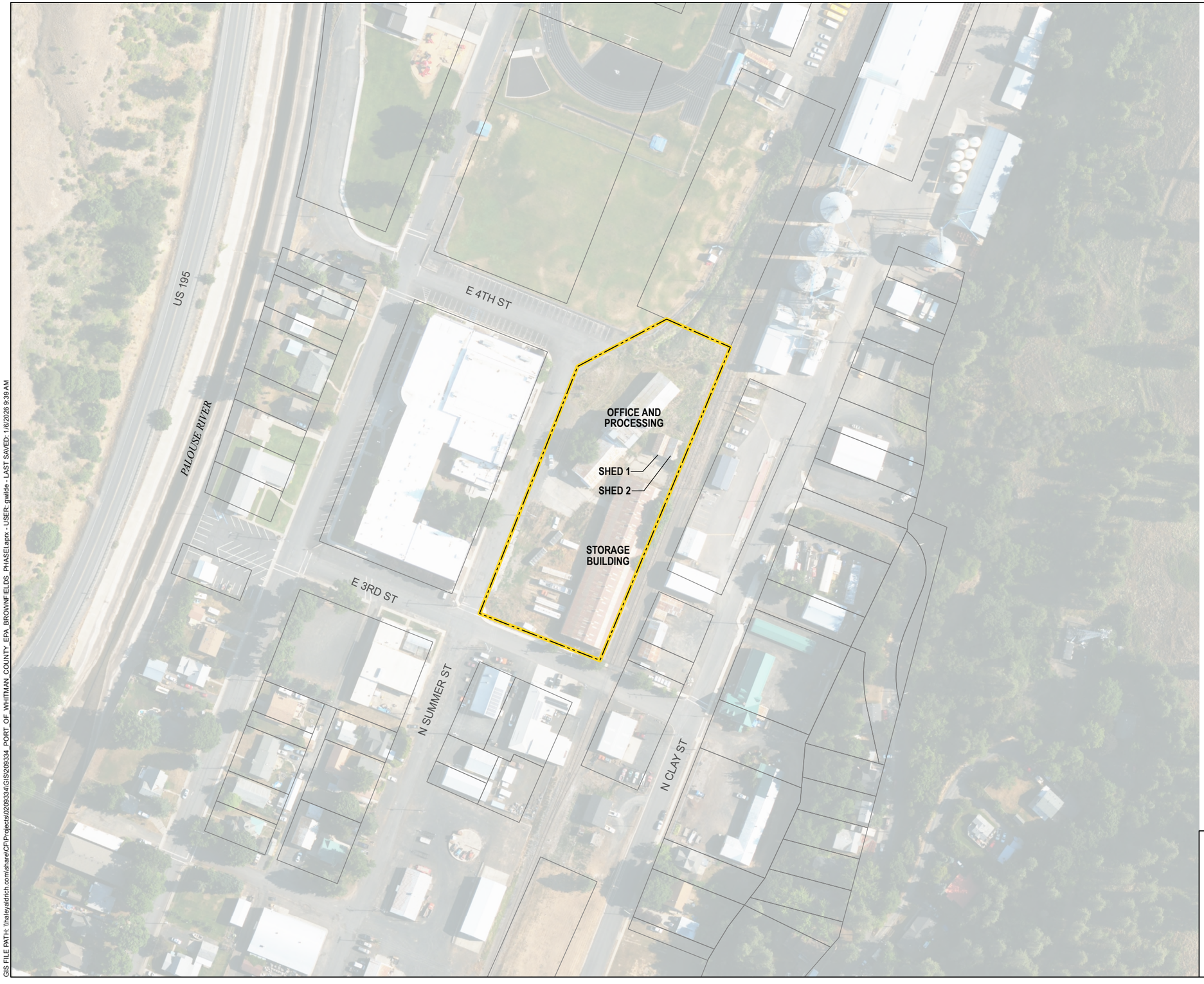
Colfax: 2,785

8. Other Factors

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 proposed brownfield site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	N-5, N-8
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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/A
The proposed site(s) is in a federally designated floodplain.	N/A
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N-3
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	N-3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	N-1, N-3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Releasing Copies of Applications

N/A



LEGEND

SITE BOUNDARAY

PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: WHITMAN COUNTY
3. AERIAL IMAGERY SOURCE: HEXAGON IMAGERY PROGRAM, JULY 1, 2023

N

0 150 300

SCALE IN FEET

HALEY ALDRICH

PORT OF WHITMAN COUNTY
ROGERS BROTHERS SEED COMPANY PROPERTY
308 EAST 3RD STREET
COLFAX, WASHINGTON

SITE PLAN

JANUARY 2026

FIGURE 2

GIS FILE PATH: \\haleyaldrich.com\share\CP\Projects\0209334\GIS\209334_PORT_OF_WHITMAN_COUNTY_EPA_BROWNFIELDS_PHASEI.aprx - USER: gwilde - LAST SAVED: 1/6/2026 9:39 AM

NARRATIVE CRITERIA

1. Project Area Description and Plans for Revitalization

TARGET AREA AND BROWNFIELDS

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

The Port of Whitman County (Port) requests a $4,000,000 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant to remediate a contaminated site in the City of Colfax (the City, 3.8 square miles, population 2,785), located in Census Tract 8 (population 3,509; 137 square miles) in rural Whitman County, Washington (County, population 47,042).[1] The City, referred to herein as the target area (TA), is the second largest municipality in the County and serves as a hub for services and retail to the County's rural residents.

The County and the TA are part of the Palouse, an agricultural region that is the U.S.'s top producer of wheat, legumes, and dried peas. From the late 1800s, small agricultural communities grew throughout the County, including the TA. As environmental regulations and technology evolved, and industrial-scaled agriculture expanded in the 20th century, small farms and processors throughout the County closed, taking with them agricultural jobs that the County has struggled to replace. Agriculture accounted for 21% of County jobs in 1970, but only 5% by 2022.[2] **As agricultural employment declined County-wide, businesses in the TA closed and brownfields sites contaminated with petroleum, pesticides, and metals, including lead and arsenic, multiplied. Brownfields in the TA range from large former agricultural facilities to smaller commercial downtown sites.** These sites sit idle, threaten public health, attract camping and dumping, and make the TA a blighted, less-attractive place to live and invest, further reducing its economic vitality. Between 2013 and 2023, the TA lost nearly 2% of its residents, in sharp contrast to population growth observed nationally (+7%) and statewide (+14%).[3] Declines in the TA's working-age population, combined with lack of jobs and low household incomes, have contributed to lost tax revenue, reducing revenues available for public services and infrastructure. **Compounding these economic challenges, the TA has experienced an increased frequency and intensity of extreme weather over the last decade, such as wildfires.** Fires disproportionately impact the County, where the wheat harvest coincides with peak fire risk. County wheat is only 8% water at harvest, roughly one-half that of other varieties, and burns rapidly.[4] In 2020, a wildfire threatened the TA and burned several homes. Wildfires compound the threat posed by brownfields in the TA, as they risk mobilizing contaminants through airborne ash and dust, which disproportionally **increases the risk of exposure to the TA's significant populations of individuals with disabilities, older adults, and children (see 2.b.).** Grant funds will support cleanup of a significant contaminated site in the TA's downtown with catalytic redevelopment potential. Paired with proposed reuse as a childcare facility serving 88 children and a multipurpose community gathering space, this cleanup will transform a health hazard and eyesore into a facility that will support local needs for expanded childcare, safe gathering places for youth, workforce participation, and economic development.

1.b. Description of the Proposed Brownfield Site(s)

This grant will remediate a 2.3-acre site at 308 E. 3rd Street in downtown Colfax (the Site). The Site is surrounded by Colfax High School to the west, the Colfax Track and Football Field to the north, and commercial properties to the south/east. There are 4 structures on the Site, including a 8,000-square-foot (sf) steel construction building, 14,000-sf steel construction building, and 2,600-sf and 480-sf sheds. Since the 1980s, the Site has been used to store cars and miscellaneous items, including beds for the local hospital.

From the 1940s to 1980s, the Site operated as a seed processing and storage facility. Beginning in 1990, environmental investigations identified pesticide and petroleum contamination in soil and groundwater. Subsequent cleanup efforts resulted in the removal of approximately 6,980 cubic feet of pesticide-contaminated soil and the installation of 9 groundwater monitoring wells. Investigation and remediation activities at the Site lapsed in the 2000s, until Phase I and Phase II activities in 2025 confirmed the presence of pesticides (including dieldrin) and petroleum in soil and groundwater. **Due to the Site's location adjacent to the local high school, the Site presents a potential trespassing temptation to children and is a suspected location for drug use by students and people**

[1] U.S. Census Bureau, 2023. American Community Survey 5-Year Estimates: data.census.gov.
[2] Headwaters Economics, 2023. Economic Profile System – Whitman County Socioeconomic Trends.
[3] Headwaters Economics, 2023. Economic Profile System – Whitman County Socioeconomic Trends.
[4] Interview with Washington State Grain Commission, October 16, 2024.

experiencing homelessness. Evidence of unauthorized use, including camping and students smoking, have been observed in and around Site buildings. The Port took ownership of the Site on January 26, 2026 and intends to erect a fence by February 2026. However, the potential for unauthorized entry to the property (i.e., hopping the fence or using bolt cutters) poses a risk of contaminant exposure to the community.

REVITALIZATION OF THE TARGET AREA

1.c. Reuse Strategy and Alignment with Revitalization Plans

The Site reuse strategy envisions a childcare facility with adjacent gathering spaces for youth. This aligns with the robustly publicly informed plans in Table 1. For years, TA residents and institutions have identified local childcare as a top community need through public events, electronic channels, and in informal conversations with local leaders. **Between 2012 and 2024, the County's childcare capacity dropped from 21 care facilities with a capacity for 1,038 children, to just 12 care facilities with a capacity for 872 children.**[5] As of 2024, the County had 6,046 children under age 15, approximately 2,000 of which were under age 5. Current childcare slots can accommodate only 14% of children under age 15 and 44% of children under age 5.

Lack of childcare constrains the TA's labor force, which declined 9% in 2020 and has not recovered to pre-pandemic levels.[6] While 76% of TA households have children, only one childcare center serves the TA. It offers limited capacity and hours and does not serve children under the age of 3. Consequently, 36% of households rely on informal arrangements with parents or close friends/family for childcare. Due to lack of childcare, the Whitman Hospital & Medical Clinic (WHMC), the TA's largest employer, and the school district consistently operate at staffing deficits due to difficulties recruiting and retaining employees. A limited labor force ultimately constrains basic service delivery, economic development and business growth in the TA, compounding the impacts of brownfields.

Limited childcare in the TA reflects the high cost of constructing facilities that meet the State's stringent childcare licensing and building code requirements. The TA is a rural community with an aging building stock (2.d.), and retrofitting existing buildings for childcare is financially infeasible. Due to its rural location and small size, the TA struggles to attract private developers with the capital to fund new construction.

The Port will construct the proposed childcare facility and lease it to the Colfax School District, which will hire a provider. The facility is expected to serve 88 children. Per Washington State code, it will have at least 35 sf of indoor and 75 sf of outdoor play space per child, or at least 3,080 sf indoors and 6,600 sf outdoors. The outdoor space will support safe, age-appropriate activities, and subject to appropriate security controls, may be made accessible for public use outside of operating hours. **The Port will also evaluate reuse of an existing structure for lease as a year-round multipurpose community space.** The TA has limited options for recreation and gathering, with no bowling alley, movie theater, or gathering space outside of church and local high school sporting events. Reuse of this structure will provide a venue for year-round entertainment, recreation, and social connection. This is an appropriate use for a site that is not in a federally designated floodplain.

Site cleanup will convert a nuisance and health hazard into a community asset that is suitable for childcare in a rural community with limited options. This reuse strategy will support families and local employers by reducing barriers to workforce participation, improving outcomes for children (especially in low-income households), and making the TA a more attractive place to live and work.

Table 1. Reuse Strategies and Alignment with Revitalization Plans

Entity	Plan	How Project Pertains
Whitman County	2022 Whitman County Comprehensive Plan	Identifies workforce availability and local employment as critical economic development issues; supports land use policies that encourage long-term economic health and development.
Port of Whitman County	Port of Whitman Strategic Plan 2021-2025	Identifies increasing the Port's inventory of reuse-ready sites and supporting local business development/retention/expansion as strategic priorities.
Port of Whitman County	Colfax Childcare Feasibility Study	Identifies childcare as a critical community need, reflects community desire for local childcare options, and identifies impacts related to inadequate childcare.
Port of Whitman County	Site Reuse and Revitalization Program (EPA Brownfield Assessment Grant)	Identifies potential brownfield properties in Whitman County for redevelopment to reduce health and environmental hazards, strengthen the local economy, and create new jobs and community resources.

[5] Child Care Aware of Washington, 2024. Child Care in Whitman County. March.

[6] Whitman County Trends – Economic Vitality: (https://whitmancountytrends.org/graph.cfm?cat_id=2&sub_cat_id=4&ind_id=3).

Table 1. Reuse Strategies and Alignment with Revitalization Plans

Entity	Plan	How Project Pertains
Southeast WA Econ. Dev't Assn.	Comprehensive Economic Development Strategy: 2023-2027	Aligns with goals to increase the quality of life, foster regional collaboration, and enhances/promotes the region's attractiveness to residents, businesses, workers, and visitors.

1.d. Outcomes and Benefits of Reuse Strategy

Increased access to quality childcare will stimulate economic development and expand economic opportunity for TA residents of all ages, especially those that are economically impoverished (2.d.). Workforce participation in the TA has not recovered from pre-pandemic levels, and community feedback indicates that lack of childcare is a contributing factor. Research shows that high-quality early childcare can both improve outcomes for kids and families[7] and increase workforce participation, especially among low-moderate income women.[8] This can raise incomes, reduce financial stress, and enhance wellbeing. Via increased workforce participation, childcare can also facilitate economic development and commerce: employers, including the TA's only pharmacy, struggle to retain employees. In some cases, businesses have cut hours or closed due to staffing shortages. For example, a restaurant incubator funded with $1 million in state grants opened in the TA in August 2024, but closed a year later due to staffing struggles.[9] **Childcare access also impacts WHMC's staffing, as some employees travel over 60 miles per day for daycare and must leave early or arrive late, adding cost burdens, reducing family time, and increasing exposure to rural travel risks (see 2.d.)**. Expanding local childcare options will reduce these barriers and bolster workforce participation by reducing the need to leave the TA for childcare. The proposed facility will consider expanded hours of operation to accommodate shift workers and service for children under age 3.

The facility will be used for non-profit purposes, and the potential multipurpose community space would create a new recreational property in the TA. Because reuse is anticipated to require state funding, the facility will incorporate robust energy efficiency measures and will be built to at least LEED Silver standards, which typically uses 10-20% less energy.[10] The Port will also consider the installation of solar power to facilitate resilience to extreme weather and support the facility's ability to function as a community resilience hub, serving as a warming center, cooling center, and/or cleaner air center at times of extreme cold, extreme heat, or wildfire smoke events. **Because the nearby elementary school does not have an advanced HVAC system, the facility could provide support for students and teachers during wildfire smoke events or other poor-air-quality days, addressing a significant health issue for a sensitive population (2.b.).**

STRATEGY FOR LEVERAGING RESOURCES

1. e., f., g. Resources for Site Characterization, Remediation, and Reuse

The Port's existing Assessment Grant funded a Phase I and Phase II Environmental Site Assessment (ESA). The Port does not anticipate additional assessment funding needs, but if required, the Port will seek the sources described in Table 2. This grant will complete Site remediation (3.b). If costs increase, the Port will pursue resources in Table 2. It will also pursue reuse resources in Table 2. Via its $75,000 Washington State Department of Commerce grant, the Port recently issued a request for proposals (RFP) for childcare providers to operate at the proposed facility. The RFP closed January 23rd, and the Port received three responses from local, regional and national providers.

Table 2: Potential Resources for Site Characterization, Remediation, and Reuse

Name of Resource	Resource Designation	Secured or Unsecured?	Additional Details or Information About the Resource
WA State Dept. of Commerce Childcare Partnership Grant	(1.g.) Reuse	Secured	$75,000 to foster partnerships, planning, and capacity-building activities that address the community childcare shortage.
WA Dept. of Commerce Early Learning Facilities Grant	(1.g.) Reuse	Unsecured, eligible	Can support costs for pre-design, design, and construction of a childcare facility with no upper limit on potential award size.
WA Dept. of Transportation	(1.g.) Reuse	Secured	$50,000 for engineering of a new sidewalk in front of the Site.

[7] Transforming the Workforce for Children Birth Through Age 8: A Unifying Foundation. 2015.
[8] U.S Department of the Treasury, 2021. The Economics of Child Care Supply in the United States. September.
[9] Pullman Radio. (July 24, 2024). "Colfax Restaurant Incubator Set To Open With Wild Ember Kitchen."
[10] Washington Dept. of Enterprise Services. (Jan. 2016). "Energy Life-Cycle Cost Analysis: Guidelines for Public Agencies in Washington State."

Table 2: Potential Resources for Site Characterization, Remediation, and Reuse

Name of Resource	Resource Designation	Secured or Unsecured?	Additional Details or Information About the Resource
2026-2029 Transportation Alternatives Set-Aside Program		Unsecured, eligible	Can support costs of new sidewalk construction.
WA Dept. of Ecology Flexible Brownfields Funding and EPA Community-wide Assessment Grant	(1. e.,f.,g.) Assessment, Remediation, Reuse	Unsecured, eligible	State grants to support additional Site assessment or remediation (Flexible Brownfields Funding) or additional reuse planning (EPA Community-wide Assessment Grant for States).
WA State Dept. of Commerce Brownfields Revolving Loan Fund	(1.f.) Remediation	Unsecured, eligible	Can provide partially forgivable loans to support eligible cleanup costs.
WA Dept. of Ecology Clean Water State Revolving Fund	(1.g.) Reuse	Unsecured, eligible	Provides low-interest loans to support wastewater and stormwater infrastructure if upgrades are required for reuse.
WA Dept. of Health Drinking Water State Revolving Fund	(1.g) Reuse	Unsecured, eligible	Provides low-interest loans to support drinking water infrastructure if upgrades are required for reuse.
WA State Dept. of Commerce Climate Commitment Act Funding	(1.g) Reuse	Unsecured, eligible	Provides grant funding to support solar energy infrastructure.

1.h. Use of Existing Infrastructure

The Site is located in the TA's downtown with road access and has water, sewer, stormwater, electrical, and broadband infrastructure in place. The sidewalk along the western side of the Site, abutting the high school, is in disrepair. The Port has secured funds for sidewalk design and will seek funds for sidewalk construction per Table 2. If infrastructure upgrades are required to support reuse, the Port will seek funding listed in Table 2.

2. Community Need and Community Engagement

COMMUNITY NEED

2.a. The Community's Need for Funding

The County is the only county statewide that is federally designated as experiencing persistent poverty.[11] Median household incomes (MHI) in the County are 44% below state and 32% below national levels, and TA MHI is 38% below state and 27.5% below national levels (Table 3). The TA's already small population declined 1.9% from 2013 to 2023, shrinking the tax base and increasing per-household service costs. As a result, the TA and County lack funding for site cleanup and reuse. **While the TA has historically had access to limited County funding for emergent needs and gap funding, in 2025, the County suspended this access due to its own financial constraints.**[12] The TA struggles to fund necessary infrastructure for maintenance and upgrades and is relying on a state-provided $6 million loan for critical water infrastructure improvements, with an additional $7 million in unfunded upgrades. With only 17 full-time municipal employees, the TA lacks the capacity to manage large cleanup projects or hire additional staff, and private investors are reluctant to fund cleanup in a rural market with higher costs and lower returns. **The Port is the County's state-designated lead economic development entity**. While the Port is the only County-wide organization with the capacity and experience to lead Site cleanup and reuse, it depends on a portion of County property taxes for its budget. Given the County's small size and low income, the Port's budget is too small to absorb a multimillion dollar cleanup and reuse project without EPA assistance. Without this grant, Site cleanup and reuse will remain stalled.

Table 3. Economic and Population Data

Indicator	United States	Washington	Whitman County	Colfax (TA)
2013 Population	311,536,594	6,819,579	45,512	2,840
2023 Population	332,387,540	7,740,984	47,042	2,785
Percent Change in Population (2013-23)	6.7%	13.5%	3.4%	-1.9%
Median Age	38.7	38.2	26.1	39.7
Median Household Income	78,538	94,952	52,893	56,929
Below Poverty Level	12.4%	9.9%	23.7%	12.6%
Unemployment Rate	5.2%	5.0%	6.5%	4.6%

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).*

2.b. Health or Welfare of Sensitive Populations

The TA is home to sensitive populations that may be more vulnerable to adverse health outcomes and pollutant exposure due to age, compromised immune systems, pre-existing conditions and socioeconomic stressors. Per

[11] The 2023 American Community Survey defines persistent poverty as poverty levels that exceed 20% for the past 30 years.

[12] This funding, called ".09 Funding," refers to .09% of sales taxes, which rural counties can use to support economic development.

Table 4, more adults 65+ and people with disabilities live in the TA compared to the County, State, and U.S. The TA is home to 81% more people 65+ compared to the County, and 29% more compared to the State. It is home to 50-53% more people with disabilities compared to the County, State and US. The TA is also home to 38% more children compared to the County, and the proportion of children living in poverty exceeds County and State levels by 42% and 31%, respectively. **Health and welfare concerns for these groups include risk of exposure to contamination like the kind found at the Site.**

CT 8 ranks in the 90th percentile statewide for proximity to hazardous waste facilities like the Site (Table 6), which formerly stored pesticides and petroleum and poses risks to the TA's vulnerable populations through direct contact via soil, groundwater, or dust inhalation. These populations—especially children—also experience elevated poverty (Table 3) **and limited access to safe, affordable housing compared to the rest of the State.** 57% of County households spend 30% or more of income on rent compared to 41% at the State level.[13] The median year built for structures in the TA is 1950, 30 years older than the U.S. average.[14] Older structures and mobile homes can increase exposure risk for lead and asbestos, and per Table 6, Census Tract 8 (CT 8), which includes the TA and the surrounding area, ranks in the 80th state percentile for mobile homes and the 100th state percentile for housing with lead risks (Table 6). Poverty and lack of access to transportation (2.d.) may also limit the ability to move away from contamination or to seek healthcare. **Site cleanup will reduce health risks for sensitive groups by eliminating direct exposure risk to Site contamination via soil, groundwater, dust, ash, or erosion. Site reuse for childcare will also improve welfare by increasing access to essential services.** Limited childcare hinders WHMC, the TA's largest employer, from attracting and retaining healthcare workers, which can impact service provision. **Improved access to childcare can increase workforce participation, which can increase incomes, ease housing cost burdens, reduce poverty, improve healthcare access and improve sensitive groups' health and welfare.**

Table 4. Sensitive Populations in the Target Area

Indicator	U.S.	Washington	Whitman County	Colfax (TA)
Age Above 65	16.8%	16.3%	11.6%	21.0%
Age Above 65 Below Poverty	10.4%	8.5%	11.0%	16.1%
Age Under 18	22.2%	21.6%	15.7%	21.6%
Age Under 18 Below Poverty	16.3%	11.9%	11.0%	15.6%
Female Ages 15-44	38.9%	40.3%	58.5%	35.1%
Persons with Disability	13.0%	13.3%	13.1%	20.0%

Notes: *Shading indicates higher sensitive populations in the target area compared to county, state, or US. Females ages 15-44 are females of reproductive age. 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

Per Table 5, adults in in the TA are 20% more likely to experience cancer, 24% more likely to experience asthma, 4% more likely to experience chronic obstructive pulmonary disease (COPD), and 34% more likely to experience depression than the average U.S. adult. These conditions may be associated with exposure to hazardous substances like those at the Site, including dieldrin, which is a possible human carcinogen (1.b.).[15] Table 6 shows CT 8, which contains the TA, is in the 90th state percentile for both premature death and lower life expectancy at birth, and the 70th percentile for low-birth-weight babies, which can be a marker for increased risk of birth defects and longer-term health risks.[16] In a rural context where poverty and lack of transportation (2.d.) may limit access to healthcare, these health disparities contribute to poorer physical and mental health, reduced workforce participation, and elevated poverty rates. They also put TA residents at greater risk of serious health impacts from increasingly frequent wildfire smoke events (1.a.). Site cleanup will reduce the potential for exposure to contaminants that may aggravate existing chronic

Table 5. Inequitable Health Burdens

Health Measure	City of Colfax (TA)	Whitman County	U.S.	% Difference, TA v. U.S.
Cancer (non-skin) among adults (age-adjusted %)	7.9%	7.7%	6.6%	20%
Asthma among adults (age-adjusted%)	12.1%	11.9%	9.8%	24%
COPD among adults (age-adjusted%)	5.5%	6.2%	5.3%	4%
Depression among adults (age-adjusted%)	27.8%	27.1%	20.7 %	34%

Note: *2022 CDC PLACES Data.*

[13] Whitman County Public Health, Community Health Needs Assessment, 2021-2022.
[14] American Community Survey, 2023.
[15] Agency for Toxic Substances and Disease Registry. (Oct. 6, 2011). "Public Health Statement for Aldrin/Dieldrin."
[16] Zolfizadeh, F. et al. (2022). "Factors associated with infant mortality due to congenital anomalies: a population-based case-control study."

disease or increase risks of developing adverse health conditions, potentially helping reduce disease incidence over time. By increasing local access to childcare, reuse will also increase workforce participation, which can raise incomes, lower poverty, improve access to healthcare, and enhance the wellbeing of TA residents who are more likely to experience disease or adverse health conditions.

2.d. Economically Impoverished/Disproportionately Impacted Populations

Poverty levels in the TA exceed state levels by 27%. This grant reduces threats to impoverished populations by increasing local access to childcare, which will increase workforce participation, raise incomes and reduce poverty while also reducing transportation burdens associated with having to travel for childcare. CT 8, which includes the TA, ranks in the 90th state percentile for households without access to private vehicles and the 100th state percentile for transportation costs (Table 6). The closest community with additional health and childcare services is 32 miles away round trip, and limited vehicle access and lack of public transportation make this prohibitive for many households, especially those with lower incomes. **Driving for childcare also increases the risk of motor vehicle-related deaths. The County Health Needs Assessment reports 12 deaths per 100,000 people compared to the State's 9—a 30% disparity.** Nationally, rural drivers face an increased risk of fatalities; nearly one-half of all fatal crashes happen on rural roads, despite only 19% of the U.S. population living in these areas. In 2020, the risk of dying in a crash on rural roads was 62% higher than the risk on urban roads for the same trip length[17]. Locally accessible childcare will help reduce these threats. Site cleanup and reuse for childcare will improve the economic and health outcomes of the disproportionally impacted population by removing contamination, increasing workforce participation, supporting small business development (1.a.) and making the community more attractive to prospective employees of essential services like the hospital and schools.

Table 6. Environmental, Health, and Social Vulnerability Indicators

Indicator	Census Tract 8 - State Percentile
Lead Risk from Housing (%)	100th
Transportation Expense	100th
Sensitive Populations	100th
Population 65+ (%)	100th
Population with a Disability	100th
Proximity to Hazardous Waste Facilities	90th
No Access to a Private Vehicle (%)	90th
Cancer Deaths - all	90th
Lower Life Expectancy at Birth (Years)	90th
Premature Death	90th
Death from Cardiovascular Disease	80th
Mobile Homes (%)	80th
Low birthweight	70th

Notes: *1) Data source: Washington Tracking Network's Information by Location (IBL) 2) Shading indicates that the target area ranks in the 80th percentile or above among impacted areas.*

COMMUNITY ENGAGEMENT

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

Table 7 below provides a list of organizations involved in this project and their specific roles. Each will be informed and engaged throughout the project, and meaningfully involved in cleanup and Site reuse (2.g.).

Table 7. Organizational Involvement and Roles

Name of Organization/ Entity /Group and Mission	Point of Contact	Specific Involvement/ Assistance Provided
Colfax School District & Parent Teacher Organization Mission: Provide the highest quality education by creating life-long learners.	Jerry Pugh Jerry.pugh@csd300.org	Facilitate community outreach, especially to Site neighbors. Host community meetings, share project updates, provide input for reuse planning.
Whitman Hospital & Medical Clinics Mission: Enhance the County's health & welfare.	Hank Hanigan Hank.hanigan@whmc.org	Host community meetings, share project updates. Outreach to patients and staff for cleanup/reuse planning.
Colfax Chamber of Commerce Mission: Protect/promote commercial, industrial, civic, agricultural & community interest.	Rachel Schad, Executive Director 509.397.3861	Host community meetings, share project updates, provide input for cleanup and reuse planning.
Colfax Downtown Association Mission: Promote a vibrant and inclusive downtown community.	Whitney Bond colfaxdowntown@gmail.com	Distribute information specific to business that are seeking childcare solutions, provide input for cleanup and reuse planning.
INNOVIA (regional community foundation)	Joshua Kaiel JKaiel@innovia.org	Share project updates, support/assist with community meeting facilitation, advise on grants

[17] Governors Highway Safety Association, 2022. America's Rural Roads: Beautiful and Deadly. September.

Table 7. Organizational Involvement and Roles

Name of Organization/ Entity /Group and Mission	Point of Contact	Specific Involvement/ Assistance Provided
Mission: Ignite generosity that transforms lives & communities.		for reuse from larger national philanthropies and local fundraising/capital campaigns.
Palouse Empire Recreation Organization Mission: Engaging our community by bringing access to regional sports and recreation opportunities.	Sara Golden palouserec@gmail.com	Provide input on cleanup and reuse planning, including daycare and after school activities.
Colfax High School Associated Student Body Mission: Represent interests of the student body.	Aaron Lippy [redacted]	Facilitate youth engagement & education, support information sharing, advise on reuse planning.

2.g. Incorporating Community Input

Upon award, the Port will develop a public involvement plan (PIP) to engage a broad spectrum of stakeholders, including adults age 65+, people without internet, young families, youth, residents living outside the TA who may use its childcare facilities, small business owners, renters, and local elected and community leaders. To support PIP implementation, the Port will leverage the Brownfield Advisory Committee (BAC) established under its current EPA Assessment Grant (4.d.), which consists of the County's 14 mayors, and will expand the BAC to include partners in Table 7. BAC members will serve as project champions. They will share information and advertise meetings throughout the TA using websites, social media, and flyers. The Port anticipates holding 8 community meetings: one post-award (estimated December 2026), 6 during cleanup planning and execution (estimated July and October 2027, 2028, and 2029), and 1 post-cleanup (estimated September 2030). All meetings will be in-person and virtual for maximum participation. The Port will update its Commission and the community at least quarterly and will simultaneously share updated materials with the BAC. Via its website and office and those of BAC members, the Port will solicit comments at and between each community meeting. The Port will record and respond to comments throughout the project and report what was incorporated, what was not, and why. The Port will refer technical questions to its qualified environmental professional (QEP) and questions about community welfare and needs to the appropriate BAC members (Table 7). All meetings will be in English, with interpretation available on request. Meetings will take place in ADA-compliant, accessible locations, and the Port will support transportation to and from meetings if requested using Port funds. The Port will also meet with communities living closest to the Site and will work to attend BAC members' organizational meetings to directly share information about cleanup progress.

3. Task Descriptions, Cost Estimates, and Measuring Progress

a. Proposed Cleanup Plan

The Port's preferred cleanup alternative is Alternative 2 in the attached ABCA, which will remove surface and subsurface contaminated soil posing the greatest human health risk. The Port will conduct building surveys and abatement of any hazardous materials, and demolish three on-Site structures using non-EPA funding (3.b.). Building demolition is expected to occur prior to the onset of soil cleanup activities. To facilitate cleanup, the Port will engage an environmental earthwork contractor to excavate on-Site soils where contaminants of concern exceed Washington State's Model Toxics Control Act (MTCA) Method A soil screening levels. During excavation, the Port's selected contractor will either temporarily stockpile the soil on Site at a designated containment area (pending analytical results for disposal) or immediately transport the excavated material to an appropriate disposal facility. Soils with dieldrin contamination exceeding MTCA screening levels will be transported off Site for incineration at a permitted hazardous waste disposal facility. After the excavation, the Port's selected QEP will collect bottom and sidewall confirmation samples to confirm that excavation limits removed on-Site soils that exceed MTCA soil screening levels. After the excavation is complete, the contractor will backfill the excavated area with imported backfill to the surrounding ground surface elevation. An estimated 31,600 cubic feet (ft^3) of soil is expected to be removed from the Site and disposed. Project components include: (1) Hazardous waste subsurface soil excavation; (2) Contained-in subsurface soil excavation; (3) Excavation of petroleum contamination; (4) Soil excavation along the eastern rail line; (5) Repository construction; (6) Building materials abatement; and (7) Reporting.

3.b., c., d., e. Project Implementation, Anticipated Project Schedule, Tasks/Activity Lead, Outputs

Task 1 – Project Management
i. Project Implementation, EPA-funded tasks: Port will monitor schedule and budget, report on activities and accomplishments to stakeholders. It will procure a QEP in compliance with 2 CFR 200.317-326 and all applicable EPA guidelines and best practices.

Port will oversee QEP and review documentation/reporting. Port and QEP will meet monthly. Two Port staff will attend one National Brownfields Training Conference and 2 state/regional conferences.
b. Anticipated Project Schedule: Ongoing throughout the grant period. Work will begin upon completion of the EPA-approved work plan, assumed October 1, 2026, and will continue until project closure, anticipated no later than September 30, 2030.
c. Task/Activity Lead: Port, Assist: QEP
d. Outputs: Up to 48 monthly project team meetings, 16 quarterly reports and ACRES updates, 4 annual Federal Financial Reports, and one close-out report detailing grant activities, cleanup progress, and any remaining needs.
Task 2 – Community Engagement
a. Project Implementation, EPA-funded tasks: Develop PIP and conduct 8 community meetings at key project milestones. Establish project website. Update Port's Commission quarterly; provide update materials to project partners to share. Work with BAC to conduct direct outreach to impacted neighbors/stakeholders. Share updates at least quarterly via social media/website/flyers.
b. Anticipated Project Schedule: October 1, 2026, to September 30, 2030. Community meetings in December 2026 (pre-construction and cleanup plan development), July and October 2027, 2028, and 2029 (mobilization and cleanup), and March 2030 (post-cleanup). Other meetings as needed until project closure, anticipated on September 30, 2030.
c. Task/Activity Lead: Port, Assist: QEP
d. Outputs: One PIP, 16 Port Commission updates, 8 community open houses and notes/attendance/recordings, 16 press releases/blogs/website updates/social media posts, and community outreach notes/summaries.
Task 3 – Cleanup Planning
Project Implementation, EPA-funded tasks: Hold 30-day public review and comment period of draft ABCA; finalize ABCA to incorporate comments from public/regulatory review and obtain R10 EPA Project Manager approval; secure all permits/regulatory approvals; develop Site cleanup plans including HASP, QAPP, and SAP; complete 100% remedial design documents; prepare bid documents for soliciting cleanup contractors and complete bidding process.
b. Anticipated Project Schedule: October 1, 2026 to December 31, 2029.
c. Task/Activity Lead: Port, overseeing QEP.
d. Outputs: 1 final ABCA; 1 HASP, QAPP, SAP; 1 cleanup plan; 100% remedial design documents; 1 set of bid documents.
Task 4 – Site Cleanup
Project Implementation, EPA-funded tasks: Port will competitively procure a remediation contractor in compliance with 2 CFR 200.317-326, which Project Manager will oversee with QEP assistance. Contractor/construction cleanup activities will include building abatement, excavation of contaminated soil, removal to disposal facility, incineration, backfilling with imported soil, and analysis. QEP will support Port to ensure cleanup meets City, State, and federal regulations and that cleanup is certified complete. Project Implementation, Non-EPA funded tasks: Demolition ($800,000, Port funds); additional offsite soil disposal and incineration of 382 tons ($1,016,194, Port funds). Total leverage is $1,816,194.
b. Anticipated Project Schedule: July 1, 2027 to December 31, 2029.
c. Task/Activity Lead: Port, overseeing QEP and contractor.
d. Outputs: Progress toward No further action (NFA) determination, grant close-out report detailing cleanup progress and anticipated next steps.

3.f. COST ESTIMATES

Cost estimates were developed based on time-use data from the Port's existing EPA Community-wide Assessment Grant and EPA Cleanup Grant. The Port's fringe rate is 32% and was developed based on a review of 2 CFR 200.431. It includes Social Security, Medicare, Retirement, and Worker's Compensation Insurance. The Port does not plan to make subawards or issue participant support costs using grant funds. Cost estimates in Table 9 were developed based on a Port staff average rate of $45/hour + 32% fringe = $59.40/hour, a QEP rate for project management in Tasks 1-4 of $150/hr, and a QEP rate for construction oversight in Task 4 at $138/hr).

Table 8. Budget Table

The budget does not include subawards, participant support costs, or indirect costs.

Budget Categories		Project Tasks ($)				
		Task 1: Project Management	Task 2: Community Outreach	Task 3: Cleanup Planning	Task 4: Site Cleanup	Total
Direct Costs	Personnel	$9,000	$7,920	$10,800	$10,800	$38,520
	Fringe Benefits	$2,880	$2,534	$3,456	$3,456	$12,326
	Travel	$12,000	-	-	-	$12,000
	Contractual	$45,600	$18,750	$108,200	$312,011	$484,561
	Construction	-	-	-	$3,452,593	$3,452,593
	Total Direct Costs	**$69,480**	**$29,204**	**$122,456**	**$3,778,860**	**$4,000,000**
	Indirect Costs	-	-	-	-	-
	Total	**$69,480**	**$29,204**	**$122,456**	**$3,778,860**	**$4,000,000**

Table 9. Cost Estimate Table

Task	Cost Basis and Assumptions
1. Project Management	**Personnel and Fringe Total: $11,800 (Personnel= $9,000 + Fringe (32%) = $2,880)** Review QEP-prepared quarterly report (1hr/report x 16 reports = 16 hrs x $59.40/hr = $950); Attend 48 monthly team meetings (1hr/meeting x 48 meetings = 48 hrs x $59.40/hr = $2,851); Review annual reports (2hr/set of reports x 4 sets = 8 hrs x

	$59.40/hr = $475); Financial management and reporting (2hr/mo x 48 months = 96 hrs x $59.40/hr = $5,702); Review QEP reports in ACRES (2hr/quarter x 16 quarters = 32 hrs x $59.40/hr = $1,901) **Travel Costs for Two Port staff: $12,000** National Brownfields Training Conference (1 conference, estimated at $3,000/conference x 2 people = $6,000) Washington State or other Regional Brownfields Conference (2 conferences, estimated at $1,500/person x 2 people = $6,000) **Contractual Costs: $45,600** 48 monthly project team meetings (48 months x $150/hr x 1 hr/meeting = $7,200); 16 quarterly reports (16 reports x $150/hr x 2 hrs = $4,800); Prepare annual reports (8hr/year x 4 years x $150/hr = $4,800); 1 final summary report ($150/hr x 128 hr = $19,200); ACRES updates (16 quarterly updates x $150/hr x 4 hr = $9,600)
2. Community Outreach	**Personnel and Fringe Total: $10,454 (Personnel= $7,920 + Fringe (32%)= $2,534)** Develop PIP (16 hrs x $59.40/hr = $950); Plan/attend 8 community outreach mtgs (2 hours attendance x 8 mtgs = 16 hrs x $59.40/hr = $950); Qtly articles/website/Commission updates (16 quarters x 4hr/quarter = 64 hrs x $59.40/hr = $3,802); Direct community outreach/engagement outside meetings (80 hrs x $59.40/hr = $4,752) **Contractual Costs: $18,750** QEP contributions to Public Involvement Plan (5 hrs x $150/hr = $750); QEP support at community outreach meetings (5hrs/meeting x 8 meetings = 40 hrs x $150/hr = $6,000); Support qtly articles/media updates (2hr/quarter x 16 quarters = 32 hrs x $150/hr = $4,800); Support Port with direct outreach and engagement with key constituencies outside of community meetings (24 hrs x $150/hr = $3,600); Interpretation and translation (20 hrs x $150/hr = $3,000); Printing ($600)
3. Cleanup Planning	**Personnel and Fringe Total: $14,256 (Personnel = $10,800 + Fringe (32%) = $3,456)** Review ABCA, coordinate with QEP (40 hrs x $59.40/hr = $2,376); review remedial design documents (40 hrs x $59.40/hr = $2,376); support for permitting (80 hrs x $59.40/hr = $4,752); review site workplans (40 hrs x $59.40/hr = $2,376); review final design documents, review RFP for contractor services, review bids and select contractor with support from QEP (40 hrs x $59.40/hr = $2,376) **Contractual: $108,200** Cleanup Plan and Design (333.33 hrs x 150/hr = $50,000); Site Excavation Bid Specification (200 hours x $150/hr = $30,000); Remedial Oversight Preparation—Develop Quality Assurance Project Plan (QAPP), Health and Safety Plan (HASP) and Sampling and Analysis Plan (SAP) (108 hours x $150/hr = $16,200); ABCA Finalization (80 hrs x 150/hr $12,000)
4. Site Cleanup	**Personnel and Fringe Total: $14,256 (Personnel = $10,800 + Fringe (32%) = $3,456)** Oversee QEP, including site visits, meetings and correspondence (120 hrs x $59.40/hr = $7,128); closeout reporting, regulatory communication, correspondence (120 hrs x $59.40/hr = $7,128) **Contractual: $312,011** Soil Excavation Oversight and Sampling (180 hrs x $138/hour = $24,840); Soil Placement Oversight and Compaction Testing (150 hours x $138/hr = $20,700); Analytical Services-organochlorine pesticides, moisture content and pH (48 samples x $132 = $6,336); Analytical Services-volatile organic carbons (VOCs), total petroleum hydrocarbons (TPH), moisture content, pH, TerraCore Kit (6 samples x $220 = $1,320); Analytical Services-RCRA 8 metals, PAHs, Moisture Content, pH (20 samples x $281/sample = $5,620); Photo Ionization Detector (PID) (2 week x $1,000/week = $2,000); Oversight Equipment (4 weeks x $200/week= $800); Field Truck and Fuel (33 days x $95/day = $3,135); Lodging and Per Diem (33 days x $220/day = $7,260); Building Material Abatement (1,449.27 hrs x $138/hr = $200,000); Completion Report (266.66 hrs x $150/hr = $40,000) **Construction: $3,452,593** Mobilization (100.3 hrs x $138/hr = $13,843); Soil Excavation (6075 yards x $10/yard = $60,750); Trucking Contaminated Soil to Incinerator (1260 tons x $300/ton = $378,000); Off-Site Incineration of Contaminated Soil (1044 tons x $2,660/ton = $2,777,040); Placement of Contaminated Material in Repository (1800 yards x $5/yard = $9,000); Backfill Materials Delivered (1050 yards x $26/yard = $27,300); Backfill Materials Placed (4275 yards x $5/yard = $21,375); Excavation Field Truck and Fuel (33 days x $175/day = $5,775); Excavation Labor (330 hours x $75/hour = $24,750); Excavation Lodging and Per Diem (33 days x $220 = $7,260); Geomembrane Liner Installation (51000 sf x $2.50/sf = $127,500)
Notes: *Hr = hour, meetings = mtgs, quarterly = qtly, RCRA = Resource Conservation and Recovery Act, ABCA = Analysis of Brownfields Cleanup Alternatives, HASP = Health and Safety Plan, QAPP = Quality Assurance Project Plan, SAP = Sampling and Analysis Plan*	

3.g. PLAN TO MEASURE AND EVALUATE ENVIRONMENTAL PROGRESS AND RESULTS

The Port will use Excel to track monthly progress, coordinate with its QEP and contractor. Milestones will be set and tracked, and outcomes will be discussed during monthly meetings. Measurement will compare quarterly achievement to output/outcome goals so that progress can be evaluated and deviations can be identified and corrected as they occur. The Port will document project outputs, outcomes, and results in the quarterly progress reports to EPA and in EPA's ACRES database. Anticipated outputs include building abatement and demolition, removal and disposal of approximately 31,600 ft^3 contaminated soil, removal of the threat posed to humans and the environment, protection of groundwater and soil from contamination spread, and preparation of the completion report and grant close-out report. Anticipated outcomes include improved local access to childcare, increased workforce participation, reduced poverty and increased economic development and small business establishment.

4. Programmatic Capability and Past Performance

PROGRAMMATIC CAPABILITY

4.a., b. Organizational Structure and Description of Key Staff

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. To manage this grant, the Port will use the same structure and team that is successfully managing its two existing EPA grants (4.d.). Key Port grant staff are **Kara Riebold, the Port's Executive Director,** who will serve as the project director 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, organizing events, meetings, and facilitating interlocal agreements. **Regan Meyer, Communications Director,** will support public outreach with 4 years' experience. Regan oversees the Port's communication efforts, including production of press releases, social media posts, presentations, and other public-facing materials related to the Port's work with brownfields. **Gabe Conley Natividad, Program Manager,** is the project manager for the Port's current EPA-funded brownfields cleanup (4.d.). He has 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. He has 5 years' experience in public finance, including grant management and federal single audits. He will support accounting, reimbursements, financial reporting, and will be responsible for compliance with federal audit requirements.

4.c. Acquiring Additional Resources

The Port has the staff and administrative 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. As a small team, the Port has protocols to support efficient staff transitions, maintain the project team's qualifications, and eliminate project delays should unforeseen events arise.

4.d. Past Performance and Accomplishments - Currently Has/Previously Received an EPA Brownfields Grant

(1) Accomplishments

The Port is successfully managing a $500,000 FY2023 EPA Brownfields Community-wide Assessment Grant (CA #02J49301). Outputs to date include: 6 sites nominated by the community; 4 Phase I ESAs and 7 Phase II ESAs completed (including several supplemental Phase II ESAs); 2 ABCAs completed; 2 cleanup plans and one site reuse plan completed. The Port has developed a project website, issued 3 press releases and 19 social media posts, and conducted 12 property owner meetings. It has conducted 2 of 4 anticipated public meetings. Outcomes include the Port's purchase of 2 assessed sites to facilitate cleanup and reuse; award of a $75,000 grant from the Washington Community Economic Revitalization Board in September 2024 to support reuse planning for 1 of these sites; and award of a $500,000 FY25 EPA Brownfields Cleanup Grant (CA #03J15401) to support cleanup of the other. EPA approved the Port's work plan for CA #03J15401 in December 2025, and the Port has procured a QEP in keeping with its project schedule, published 1 press release and 1 social media post, and is in the process of finalizing its cleanup plan. All outputs and outcomes of CA #'s 02J49301 and 03J15401 are accurately reflected in ACRES.

(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. The Port expects to expend all funds by March 30, 2026. The Port has adhered to the budget, timeline, activities, and outputs/outcomes stipulated in the approved grant work plan and will complete close-out reporting. The Port is also complying successfully with the terms and conditions of CA #03J15401 and coordinates monthly with its EPA Project Manager about both grants. No corrective measures have been required for either grant. All deliverables to date have been completed on time, and both grants are achieving or are on track to achieve the anticipated results. ACRES reporting is up to date and will continue quarterly. Through careful administration and oversight of grant funds, the Port is meeting project goals and metrics.

THRESHOLD CRITERIA

1. Applicant Eligibility

1.A. APPLICANT TYPE

a) The Port of Whitman County (the Port) is eligible to apply for an EPA Brownfield Cleanup Grant as a qualified community development entity.

Attachment: Eligibility Document

1.B. EXEMPTION FROM FEDERAL TAXATION

The Port is not exempt from taxation under Section 501(c)4 of the Internal Revenue Code.

2. Previously Awarded Cleanup Grants

The Port affirms it has not received any previous EPA Brownfield Cleanup Grants for this site.

3. Expenditure of Existing Multipurpose Grant Funds

The Port affirms it does not have a current EPA Brownfield Multipurpose Grant.

4. Site Ownership

The Port acquired the two parcels that comprise the Site on January 26, 2026.

5. Basic Site Information

a) Site Name: Former Roger Brothers Seed Company Brownfield Site

b) Site Address: 308 E. 3rd Street, Colfax, Washington 99111 (Whitman County Parcel Numbers 801950000000368 and 801950000000371)

6. Status and History of Contamination at the Site

a) Site contamination status (hazardous or petroleum): The Site is contaminated with hazardous substances and petroleum. Hazardous substances include organochlorine pesticides (mainly dieldrin), heavy metals and polycyclic aromatic hydrocarbons (PAHs). Both hazardous substances and petroleum are in soil at concentrations greater than applicable screening levels. These contaminants of concern have also impacted groundwater at select locations at the Site.

b) Operational history and current use(s) of the site: The Site was formerly operated by Roger Brothers Seed Company for pea seed processing and storage from the 1940s to 1980. Closure of the Site under the Resource and Recovery Act (RCRA) began in 1990, leading to a series of environmental investigations and cleanup efforts. Cleanup efforts included excavation and removal of pesticide-contaminated soils and removal of a leaking underground storage tank (LUST) containing pesticide rinsate. From the 1990s to 2025, the Site was used for storage of cars, motorboats, hospital beds and miscellaneous items. The Site is currently vacant.

c) Site environmental concerns: Environmental concerns at the Site include pesticide, petroleum, and metal contamination in soil and groundwater.

d) Site contamination origin, nature, and extent: Pesticide contamination in soil and groundwater likely resulted from infiltration of pesticide rinsate into the subsurface in areas of historical application, as well as a LUST that contained pesticide rinsate. The LUST was removed from the property in 1990. Pesticide contamination has been identified in areas south of the former milling and packaging building and north of the former seed storage building. The

source of potential petroleum contamination at the Site likely originated from a historical petroleum operation at the site.

7. Brownfield Site Definition

a) The Port affirms the site is not listed or proposed for listing on the National Priorities List.

b) The Port affirms the site is not subject to unilateral administration orders, count orders on consent, or judicial consent decrees issued to or enter into by a party under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

c) The Port affirms the site is not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications

Description of environmental assessments conducted at the Site: The Site was subject to several environmental investigations in the 1990s, leading to removal of approximately 6,980 cubic feet of contaminated soil, installation of nine monitoring wells, and removal of a LUST. A Phase I Environmental Site Assessment (ESA) in conformance with the ASTM E1527-21 Standard was performed by Haley & Aldrich and finalized on January 8, 2026. The Phase I ESA identified six recognized environmental conditions (RECs), including the former use of pesticides in the pea seed process and potential subsurface petroleum impacts.

Date of Phase II or equivalent: Haley & Aldrich completed Phase II field work between August and November 2025.

9. Site Characterization

Option b, for non-State/Tribal Environmental Authority eligible for voluntary cleanup.

Attachment: Letter from the State certifying environmental cleanup program status and petroleum site eligibility.

10. Enforcement or Other Actions

The Port affirms that there are no known ongoing or anticipated environmental enforcement or other actions related to the Site.

11. Sites Requiring a Property-Specific Determination

The Port affirms that it does not need a property-specific determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

12.A. PROPERTY OWNERSHIP ELIGIBILITY – HAZARDOUS SUBSTANCE SITES

12.a.i. Exemptions to CERCLA Liability

N/A

12.a.ii. Exceptions to Meeting the Requirements for Asserting an Affirmative Defense to CERCLA Liability

N/A

12.a.iii. Landowner Protections from CERCLA Liability

1. Bona Fide Prospective Purchaser Liability Protection

a) Information on Property Acquisition: The Port purchased the Site on January 26, 2026, from the former owner, Juaal, Inc. The Port is the sole owner of the Site and possesses a fee simple title. The Port is not liable in any way for contamination at the Site and is not affiliated with any other person potentially liable for the contamination.

b) Pre-Purchase Inquiry: A Phase I ESA using the ASTM E1527-21 standard practice was performed for the Site, prepared for the Port by Haley & Aldrich, and finalized on January 8, 2026. The Phase I ESA was performed by an Environmental Professional (as defined in 40 CFR § 12.10) and the required declaration by the Environmental Professional is included in a written report (per 40 CFR §312.21(d)). Appropriate updates to the original Phase I ESA were made within 180 days of acquisition of the property by the Port.

c) Timing and/or Contribution Toward Hazardous Substances Disposal: Disposal of hazardous substances at the Site occurred before acquisition of the Site by the Port. The Port affirms that it has not contributed to any release of hazardous substances at the Site. The Port affirms that it has not, at any time, arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site.

d) Post-Acquisition Uses: The Site has been vacant since acquisition of the Site by the Port.

e) Continuing Obligations: The Port affirms that it has taken reasonable steps to stop any continuing releases, prevent any threatened future release, and prevent or limit exposure to any previously released hazardous substance. The Port plans to install a fence. The Port is complying with any land use restrictions and not impeding the effectiveness or integrity of any institutional controls associated with response actions at the Site. The Port is providing full cooperation, assistance, and access to authorized persons. The Port is complying with any CERCLA information requests and administrative subpoenas and is providing all legally required notices with respect to the discovery or release of any hazardous substances found at the Site.

12.a.iv. Sites with Hazardous Building Material That Is Not Released into the Environment

A good faith survey and paint chip analysis conducted by a Washington State-licensed subcontractor confirmed that vacant buildings on the Site contain asbestos-containing material and lead-based paint. A universal waste inventory conducted by the subcontractor also identified universal waste (i.e., mercury-containing light fixtures) that likely require specific disposal protocols during demolitions/renovation. There has been no release of hazardous materials, and there is no threat of release of hazardous materials from building materials into the outdoor environment based on site conditions.

12.B. PROPERTY OWNERSHIP ELIGIBILITY – PETROLEUM SITES

12.b.i. Information required for a Petroleum Site Eligibility Determination

(1) **Current and Immediate Past Owners:** The current Site owner is the Port, and the immediate past owner is Juual, Inc..

(2) **Acquisition of Site:** The Port acquired the Site by purchase on January 26, 2026.

(3) **No Responsible Party for the Cleanup of the Site:** The immediate past owner of the property did not dispense or dispose of petroleum or petroleum product contamination and did not exacerbate the existing petroleum contamination at the Site, nor did they own the Site when any dispensing took place. The immediate past owners took reasonable steps regarding the contamination at the Site.

(4) **Cleaned Up by a Person Not Potentially Liable:** The Port did not dispense or dispose of petroleum or petroleum product contamination and did not exacerbate the existing petroleum contamination at the Site, nor did they own the Site when any dispensing took place. The Port took reasonable steps regarding the contamination at the Site.

(5) **Judgments, Orders or Third-Party Suits:** No responsible party (including the Port) is identified as potentially liable for cleaning up the Site through either a judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or cleanup the Site; or an enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the Site; or a citizen suit, contribution action, or other third-party claim brought against the current or immediate past owners of the Site.

(6) **Subject to RCRA:** The Site is not subject to any order under §9003(h) of the Solid Waste Disposal Act.

(7) **Financial Viability of Responsible Parties:** The Port and the immediate past owners do not have the financial capacity to satisfy their obligations under federal or state law to assess, investigate, or clean up the Site.

Attachment: Letter from the State certifying environmental cleanup program status and petroleum site eligibility.

13. Cleanup Authority and Oversight Structure

a. Description of cleanup oversight: The Port plans to work with the Washington State Department of Ecology to oversee cleanup at the Site via its Voluntary Cleanup Program. The Port will acquire technical expertise in the form of a Qualified Environmental Consultant, in compliance with the competitive procurement provisions of 2 CFR Sections 200.317-327.

b. If applicable: plan to acquire access to neighboring properties: Based on the available assessment data, access to properties other than the Site is not necessary to complete the cleanup.

14. Community Notification

a. Draft ABCA

The Port provided the community with an opportunity to comment on the proposed grant application and a draft ABCA, in compliance with all EPA requirements. Notification was posted

January 8, 9, and 15, 2026 and a community meeting took place January 20, 2026. Please see Appendix A for required attachments.

Attachment: draft ABCA.

b. Community Notification

Attachment: newspaper ad and online ads soliciting comments.

c. Public Meeting documents

Attachment: notes/summary of public meeting.

Attachment: meeting sign-in sheet/participant list.

15. Contractors and Named Subrecipients

CONTRACTORS

N/A

NAMED SUBRECIPIENTS

N/A

Attachment List

Question	Attachment Name
1a	Eligibility document
9b	State letter certifying environmental cleanup program status
12b	State determination letter regarding petroleum site eligibility
14a	Draft ABCA
14b	Newspaper ad or equivalent
14b	Comments from the public and applicant's responses to them
14c	Public meeting notes/summary
14c	Public meeting sign-in sheet/participant list

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
PO Box 47600, Olympia, WA 98504-7600 • 360-407-6000

January 16, 2026

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

RE: Ecology Support for the Port of Whitman County's Application for a Brownfields Cleanup Grant for Roger Brothers Seed Treatment site

Dear Kara Riebold:

The Washington Department of Ecology (Ecology) acknowledges that the Port of Whitman County (Port) plans to conduct the cleanup of a brownfield site and is applying for an FY26 EPA Brownfields Cleanup Grant.

The Port has developed an application requesting site-specific federal Brownfields Cleanup funding for the Roger Brothers Seed Treatment site located at 308 E 3rd St in Colfax, Washington.

Ecology affirms that:

i. The Port of Whitman County will request State oversight for the site through the Voluntary Cleanup Program;
ii. The site is eligible to be overseen by a State program; and
iii. Additional assessment is needed to sufficiently characterize the site for the remediation work to begin. Ecology will provide an updated letter after reviewing documentation of additional site characterization.

For any questions regarding this letter, 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
Terri Griffith, EPA Region 10
Nick Acklam, Ecology