



R10-12-A-012

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November 28, 2011

Susan Morales
EPA Region 10
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Ms. Susan Morales:

On behalf of the City of Eugene (pop. 156,185), enclosed is a proposal for the US Environmental Protection Agency (EPA) FY12 Brownfields Assessment Grant funding for use on a community-wide basis for both hazardous substances and petroleum contamination. We are partnering with the City of Springfield (pop. 59,403) and Lane County (pop. 351,715) in joint effort to obtain Coalition Assessment funding for FY12. The attached proposal for \$680,200 in Coalition Assessment funding aims to provide our three Coalition Partners with adequate means to inventory suspected sites, prioritize the list with the community, and enter into contractual arrangements with third-party consultants to conduct Phase I and Phase II assessments.

Our Coalition Partners are national leaders in sustainable planning and recipients of a 2011 federal Housing and Urban Development Sustainable Communities Regional Planning grant. This grant established the Lane Livability Consortium—a ground-breaking partnership for steering regional planning efforts towards federal Livability Principles.

Running parallel to this regional effort at sustainable planning is "Envision Eugene," a City of Eugene planning effort that has involved an extensive, year-long period of community engagement to arrive at a draft of "seven pillars" for how best to accommodate an additional 34,000 persons in the City over the next twenty years. Likewise, the City of Springfield's plans for an area known locally as Glenwood are undergoing an intensive refinement and update. Additionally, all Coalition Partners are active participants in the Joint Elected Officials Regional Prosperity Economic Development Plan and we believe redevelopment of brownfields will be critical to implementing the Plan's comprehensive vision. These regional efforts strongly complement one another and are centerpieces of local policies which will build our future in a more environmentally responsible manner.

However, the city and regional efforts need additional assessment funding from the EPA so these locally and federally funded redevelopment plans will succeed. Federal funding to create a complete inventory of brownfields will remove a cloud of uncertainty and a redevelopment obstacle. Furthermore, the financial inability to conduct Phase I or Phase II assessments on the extent or types of contamination in

areas where planning for mixed-use developments or employment centers are being considered prevents informed discussion with the public about project feasibilities.

The great recession is accelerating long-term trends in the composition of local industry towards high-tech, cleaner companies. The most recent shock to timber and forest products will leave behind a cluster of firms and businesses stronger than before, but that is not all the recessions will leave behind. In the aftermath of closures there will also be environmental degradation and pollution to mediate and clean. Creating an inventory of brownfields and starting a process of assessing contamination dangers is a necessary next step to the reuse of this land and an opportunity to reinvent our industrial mix as cleaner and more competitive.

Grant funds will be used in the context of implementing the aforementioned city and regional sustainability projects (Lane Livability Consortium, Envision Eugene, and the Glenwood Refinement Plan Update Project). Brownfield assessments are crucial to executing tasks of these various plans and key to achieving Livability Principle objectives such as enhancing economic competitiveness, coordinating policy and leveraging investment, and valuing communities and neighborhoods.

The City of Eugene, Lane County, and the City of Springfield would greatly appreciate your support of this grant application. We are requesting \$340,100 in funding for hazardous substances and \$340,100 for petroleum sites to expend over the three year anticipated period of the project. If you have any questions about the grant application or need additional information related to the proposed project, please contact Mike Sullivan, the Community Development Manager and project manager for this proposal, at (541) 682-5448, mike.c.sullivan@ci.eugene.or.us, mailing address 99 W. 10th Ave Eugene, OR 97401.

Sincerely Yours,


Jon R. Ruiz
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Applicant Duns #: 9312673010000

Special Considerations:

- Applicant is a recipient of a HUD/DOT/EPA Partnership for Sustainable Communities Grant (Lane Livability Consortium)
- Community is experiencing significant economic disruption
- Community population is 10,000 or less (the community of Goshen in Lane County)
- Community demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts of funding in the proposal

Community Need

Since the historic basis of the local economies are in timber and forest-related products typically used in the construction industries, Coalition Partners experienced traumatic economic disruption due to the recession and collapsing national demand for housing. There are legal constraints on future land use for industry and desire within the community and in planning agencies to reuse brownfields for future job growth, yet little data to inform feasibility of these plans. The main gaps in the implementation of plans to reuse existing industrial land are a comprehensive brownfields inventory and a formalized process for conducting Phase I and Phase II assessments to understand site redevelopment suitability. Furthermore, industry placement in West Eugene, Glenwood and Goshen areas, either caused by zoning or necessary for access to infrastructure—such as the Union Pacific railway—has been continuous for nearly a century. Future plans are very likely to continue to recommend industry placement in these same areas near rail tracks and other infrastructure.

Table 1: Coalition Partners have Lower-Income than Oregon or the United States

2010	City of Eugene	City of Springfield	Lane County	Oregon	USA
Median Household Income	\$40,090	\$37,738	\$42,852	\$49,033	\$51,425
<small>U.S. Census Bureau, ACS 2005-09, Table B19013 Median household income in the past 12 months (in 2009 inflation-adjusted dollars)</small>					
Per Capita Income	\$23,710	\$19,137	\$23,256	\$25,893	\$27,041
<small>U.S. Census Bureau, ACS 2005-09, Table B19301 B19301. PER CAPITA INCOME IN THE PAST 12 MONTHS (IN 2009 INFLATION-ADJUSTED DOLLARS) - Universe: TOTAL POPULATION</small>					
% Minority (non-white, non-Hispanic population)	10.2%	7.4%	7.9%	9.8%	19.9%
<small>U.S. Census Bureau, Census 2010, Table P5</small>					
% Hispanic or Latino	7.8%	12.1%	7.4%	11.7%	16.3%
<small>U.S. Census Bureau, Census 2010, Table P5</small>					
% Households in Poverty	20.9%	18.3%	16.2%	13.6%	13.5%
<small>U.S. Census Bureau, ACS 2005-09, Table B17017 B17017. POVERTY STATUS IN THE PAST 12 MONTHS BY HOUSEHOLD TYPE BY AGE OF HOUSEHOLDER - Universe: HOUSEHOLDS</small>					

However, there are neighborhoods and communities living in close proximity and adjacent to these industrial areas who are becoming increasingly aware of polluter effects on their health and well-being. In response, groups like the West Eugene Community Action Group, Madres para la Salud, Centro Latinoamericano, and Beyond Toxics (formerly Oregon Toxics Alliance – IRS 501-C-3 acknowledgement on 11/2011) are organizing and speaking to neighborhood associations like Active Bethel Citizens and members of the Trainsong Neighborhood. Although concern is increasing about industrial pollution and brownfields, diagnostic information remains spotty and checkered since the state’s Department of Environmental Quality (DEQ) records of brownfields are based upon voluntary clean-up information and are not more pro-active in identifying sites. Existing lists are woefully out-of-date and may include sites as contaminated that have since been cleaned-up. There is often no means of confirmation except to revisit property owners for interviews. As Coalition Partners are facing fiscal difficulties and cutting budgets, the ability to ascertain the extent and prevalence of contamination is even further curtailed. Working together as a coalition to uncover and share information about brownfields will improve other federally funded regional planning efforts, such the Lane Livability Consortium (a regional planning effort of Coalition Partners to realize federal livability principles), reduce cost burden on individual departments, and enable participation of smaller communities like the unincorporated area of Goshen.

There are 2,263.7 acres of industrial land in West Eugene, 739.6 in Glenwood, and 421.8 in Goshen on 1,086 tax-lot properties. Our best estimate of the number of brownfields in the communities West Eugene, Glenwood, and Goshen is between **100 – 140 sites**. The size range of potential brownfields is **1 - 65 acres** with an average approximate size of **3.3 acres**.

Health, Welfare and Environment

The effects of the logging and wood product industry on forest ecosystems are well-known with many of the trade-offs understood. A balance is currently struck in the region between the economic and environmental realities—partly because the industry’s decline in relative importance to the local economy. What is less well-understood, and only now beginning to be documented, are the effects of these and complementary industries, such as paint manufacturers, in adjacent neighborhoods upon human health. The Centro LatinoAmericano and Beyond Toxic’s West Eugene Industrial Corridor Environmental Health Project report, funded by a 2010-2011 and 2011-2012 EPA Environmental Justice Small Grant, is drawing attention to the health and welfare impacts on many West Eugene residents and the several environmental justice issues that exist both in the City of Eugene and among Coalition Partners.

These organizations’ recent surveys into the health impacts on West Eugene residents revealed that “1 out of 3 respondents said they developed a respiratory or heart problem since moving to the West Eugene Industrial Corridor” and higher rates of asthma. The survey also showed that sixty percent of all households canvassed “detect air pollution.” This should be unsurprising if, as the community organization Beyond Toxics reports, ninety-seven percent of Eugene’s air toxics are emitted in West Eugene. According to the City of Eugene’s “Toxics Right to Know” program and data collected by the fire marshal, of the 544,190 pounds of hazardous substance listed as “environmentally released” in all of Eugene in 2010, 534,171 pounds were released in the zip code 97402—which roughly corresponds to our targeted West Eugene community. This figure does not account for idling trains in the rail yards that are also located in West Eugene and are themselves a brownfield leaching pollution into groundwater, nor the elevated pollution emanating from car emissions along the busy West 11th traffic corridor.

The pollution in West Eugene has spurred other community members, with the outreach and coordination of Centro LatinoAmericano and Beyond Toxics, to meet and organize. Groups such as the West Eugene Community Action Group and Madres para la Salud gather regularly to talk about improving community health and bring to fore issues of environmental health risk.

Table 2: Target Communities have Lower Incomes, Greater Poverty Compared to City, County Average

Target Community	% Households in poverty	Low Income Rate	Median Income	% Minority & Hispanic Population	% Disabled	% Elderly (65 and over)
West Eugene Target Area in City of Eugene	25.9%	56.3%*	\$18,843-\$58,696	19.7%	n/a	7.5%
Glenwood in City of Springfield	32.9%	64.6%*	\$19,139	16.3%	60%*	22.2%
Goshen in Lane County	4.5%	31.7%*	\$56,821-\$83,188	10.5%	n/a	19.9%
City of Eugene	20.9%	40.9%	\$40,090	18.0%	11.9%	12.6%
City of Springfield	18.3%	48.2%	\$37,738	19.5%	17.2%	11.6%

***Low Mod Data:** Low income rate includes non-entitlement areas of lane county. Data is HUD FY 11 Low Moderate split block group data
 * **% Disabled:** Source is City of Springfield Glenwood Existing Conditions Report, 2009, available on City of Springfield website.
Households in poverty: U.S. Census Bureau, ACS 2005-09, Table B17017. Poverty status in the past 12 months by household type by age of householder - Universe: households
Median Household Income: U.S. Census Bureau, ACS 2005-09, Table B19013 Median household income in the past 12 months (in 2009 inflation-adjusted dollars)
Minority and Hispanic Population: U.S. Census Bureau, Census 2010, Redistricting Data, table p7; Census 2010, Table P5
Population with Disability: U.S. Census Bureau, ACS 2010, Table S1810
Elderly Population: U.S. Census Bureau, Census 2010, Table P12; Census 2010 QT-P1
 N/A: Data not available in the recent census at lower geographies

Our second target area, Glenwood, is likewise disadvantaged and suffering from unknown quantities of brownfields—hazmat maps from fifteen years ago are sufficient to create concern, but are insufficient to fully understand the scope of the problem. Within the Glenwood area of Springfield the majority of residents is disabled, considerably older, and almost 65% of the population’s income qualifies as “low income.” According to the City of Springfield’s Glenwood Refinement Plan Existing Conditions Report from 2009, within the eight manufactured dwelling parks the average home value is \$6,881. The City of Springfield’s Glenwood Existing Conditions Report also reports that over 60% of residents are disabled, and the majority of those fall within the age bracket of 16 to 64. By contrast, the same report cites Eugene and Springfield with disabled percentages of 28% and 34%, respectively. Approximately 26% of Glenwood’s population is below the poverty line. According to the report median household income was \$23,000 (Eugene and Springfield are \$35,850 and \$33,031).

Approximately one square mile in area and located in a sensitive riparian environment encapsulated by Willamette River bend, walled off by Interstate 5 (I-5), and dissected by the Union Pacific railway, Glenwood is known as a district with unrealized scenic potential—as well as a legacy of contamination. A wellhead protection inventory done by the City of Springfield in 1999 revealed the following list of potential contaminants: spills, registered hazardous waste generators, underground storage tank locations, leaks and cleanups, and hazardous material handling incidents. The majority of these potential sources of contamination are located in adjacent industrial zones between the Willamette River and the Union Pacific Railroad. However, this drinking water study did not list brownfields, is incomplete, and out-of-date. Reconciling records of possible contamination from the fire marshal, the Department of Environmental Quality, and retracing of original source material is a large task in itself and would by necessity be part of the proposal for a larger community-wide inventory of brownfields.

Goshen, a geographical area within the jurisdiction of Lane County, has an elementary school (with an approximate enrollment of around 80 students) that is part of the Springfield School District. Characterized for a long time by several large industrial sites near the I-5 freeway that is also within very close proximity to the Goshen Elementary School, the unincorporated area is believed to contain brownfields. A small, unincorporated community, Goshen would not be able to apply for brownfields funding on its own. The Envision Eugene process began talk of Goshen as an opportunity site for a new employment center, but the suspected petroleum contamination places bounds and prevents deeper conversation. The population of the Census blocks of the Goshen unincorporated area is only 256—too small a population to advocate effectively for itself. Also, Goshen has a much higher percentage of its population classified as elderly compared to either the rest of City of Eugene or City of Springfield.

Economic Turbulence and Source of Environmental Justice Concerns

Although the City of Eugene and its Coalition Partners are working to diversify their local economies into cleaner industries with higher-wages, the rate of local unemployment has remained high into August 2011. The unemployment rate was 8.7% in the City of Eugene, 9.5% for all of Lane County, and 10.5%

for the City of Springfield as compared to the 9.3% statewide rate. Compounding the problem of high unemployment is the wage differential between the Coalition Partners and state and national norms. According to the Oregon Employment Department, average pay in 2010 in Lane County was \$35,889 compared to the statewide average of \$41,669. Low-wages and high unemployment, joined with population growth and other factors, results in a housing market unaffordable to large segments of the local populace—the average price for a home in 2008 was \$246,400 (Source: Eugene Chamber of Commerce).

Housing which is attainable for disadvantaged groups tend to be closer to industrial areas where there is strong suspicion of environmental contamination and known adverse health impacts caused by industrial pollution. Spanish-speaking residents living in West Eugene have less access to important health information regarding environmental risk. Children, the elderly, and the disabled from poorer households are among the other groups with low mobility who, by reasons of economic condition, must live close to industrial polluters in all three jurisdictions. The extent of risk posed by brownfields on these disadvantaged groups is not completely understood—according to the Beyond Toxics and Centro LatinoAmericano’s Industrial Corridor Environmental Health Project report, West Eugene residents complain of symptoms and worry about eating food from their gardens, but true scientific study to confirm or deny is absent. A brownfield assessments grant immediately begins a process to uncover and address these uncertainties and concerns coming from disadvantaged and impoverished communities living in West Eugene and in Glenwood.

Financial Need

The City of Eugene is in the process of cutting six million dollars from its general fund as net revenue declines 2.7% from FY2011 to FY2012—mostly due to changes in evaluation of industrial property (Source Eugene FY12 Adopted Budget). The City of Springfield likewise experienced total general fund reduction in revenues of approximately \$700,000—largely due to significant reductions in industrial property tax revenue (Source: Springfield FY12 Adopted Budget). Lane County’s FY11-12 proposed budget of \$96 million is 10.1% less than the previous year due to lower tax revenues (Lane County Budget Committee). The latest forecasts for state of Oregon tax revenue indicate all of the reserve fund of \$310 million will be exhausted, and even cuts to already approved spending must occur. The Coalition Partners financial difficulties are purely a reflection of the economic distress of the wider region and resulting effects on revenues. Although Coalition Partners will retain their highly qualified personnel and fully staffed offices to oversee this proposal’s implementation, the jurisdictions are unable to provide any additional funding necessary to perform assessment, inventory, community engagement on brownfields, or enter into contracts with environmental service firms without grants from the federal government.

The economic impact of removing uncertainty from properties in West Eugene, Glenwood and Goshen on the existing communities will be immense. It will allow for economic and community development plans to progress, spur job growth not just for environmental services firms who will perform the Phase I and Phase II assessment, but as properties are cleaned then recycled into productive use there will be additional job creation from the construction and new employment by industry and service businesses. By contrast, continuing uncertainty about the extent of contamination jeopardizes economic recovery, inhibits business expansion or recruitment, and constrains long-term growth for the whole of the region.

Project Description and Feasibility of Success

Project Deliverables

If awarded, the Coalition Partners will be able to undertake the following actions:

- Inventory and mapping of suspected and known brownfield sites into shared GIS system
- Conduct a process that includes the community in prioritizing assessment of properties
 - Examines human health impact on target communities and redevelopment potential for improving economic health of Coalition Partners
 - Invitation to property owners to participate in future site investigations
 - Community outreach and education program that will also solicit and identify other potential brownfield sites for investigation
 - Stakeholder Steering Committee to finalize criteria for ranking inventoried sites
- Hire licensed environmental professionals to prepare Phase I site investigations
 - Eighty anticipated
- Hire licensed environmental professionals to prepare Phase II site investigations
 - Six anticipated

Example assessment sites include:

- Sixty-five acres at the “Murphy Hardwoods Site” at corner of Irving Rd and Hwy 99 in West Eugene. Property home to a mill pond filled-in with treated logs, the site is unstable and strongly suspected to be contaminated.
- Twenty-two acres at W 1st & Seneca Rd in West Eugene—one of the largest tax lots in all of Eugene—it was a former mill pond filled with wood waste to stabilize the ground.
- Former EWEB Steam Plant properties: local municipal utility properties associated with the recently decommissioned steam power plant. Buildings include vehicle service structures and date to the 1930s. They are suspected of generations of petroleum spills, but are also part of a riverfront revitalization plan eligible for urban renewal funds.
- Several properties that proximate to the Union Pacific rail yards brownfield and adjacent to expanding businesses, like the Oakshire Brewing Company.
- Former Rexius Inc. wood product property which is under review for proposed mixed-use and affordable housing redevelopment.

Coalition Partners are proposing to create a comprehensive inventory of brownfield sites from throughout the larger Eugene-Springfield metropolitan area. After an inventory is established, a community outreach and engagement process will be initiated utilizing the reports and input of several community based organizations to prioritize sites for assessment and monitor health. Coalition Partners will contract with licensed environmental professionals to conduct Phase I and Phase II assessments and will target disadvantaged communities in the areas of **West Eugene, Glenwood, and Goshen**. These activities of inventory, assessment, and monitoring are the initial tasks of several district, citywide, and regional comprehensive redevelopment planning efforts currently underway in Coalition Partner jurisdictions (the Glenwood Riverfront and Refinement Plan, Envision Eugene, and the Lane Livability Consortium chief among them).

Project’s Relationship to Planning Efforts

Historically known for its timber industry, the City of Eugene is still transitioning towards a diversified economy based more upon its human capital sourced from the University of Oregon than surrounding natural resources—in accordance with Regional Prosperity Economic Development Plan. Although employment in the logging industries and its various manufacturing offshoots are much reduced in importance now as compared to the previous century, metal fabrication and forest product related

businesses—from wood treatments to biomass energy plants—remain at the core of Springfield, Eugene and all of Lane County’s local economy.

However, as these traditional industries have declined precipitously in total employment over years, the population still grew dynamically from the 1970s to 2010; it increased from 76,346 to 156,185 in the City of Eugene. This rapid population growth in Eugene parallels a contentious, larger debate about sprawl and land use in the state of Oregon. Land use planning laws in Oregon adopted in the early 1970s are the result of a political coalition that included farmers and timber interests wishing to preserve rich soils and useable forest lands against the spread of residential development. The legacy of these land use laws are Oregon’s Urban Growth Boundary regulations and planning departments with an abiding and state-mandated interest in applying principles of sustainability to local policy.

Envision Eugene, a 20 year plan for managing growth in the community, is an example of this continuing interest in land conservation and environmental sustainability. Envision Eugene, a product of more than a year of community engagement by the City of Eugene Planning and Development Department is centered on seven pillars that address: 1) Economic Opportunities, 2) Affordable Housing 3) Climate Change, 4) Compact Development, 5) Neighborhood Livability, 6) Efficient Transportation Options, and 7) Adaptable implementation. Each of these pillars contains specific strategies and tactics, and lines up with multiple other regional plans that include the Eugene-Springfield Metropolitan Area General Plan, the Transportation System Plan, the Central Lane MPO Regional Transportation Plan and the Joint Elected Officials Regional Prosperity Economic Development Plan. Many of the tactics for implementing Envision Eugene revolve around denser development, greater infill or “opportunity siting” and the expansion of enabling transportation like the EmX rapid bus transit system from West Eugene, past the Glenwood area, and into downtown Springfield. Envision Eugene also calls for an industrial land bank for both vacant land and brownfields to be managed for industrial development as part of the larger effort to maintain the Urban Growth Boundary at its current position.

The Lane Livability Consortium, funded by the Housing and Urban Development’s (HUD) Sustainable Communities Regional Planning Grant, is another example of a regional planning effort adopted by the Coalition Partners that place federal smart growth Six Livability Principles as core goals, but will require assessment work on brownfields if it is to be implemented. After recently completing a final work plan in consultation with HUD, this regional planning effort will have funds set aside for staff to begin a brownfield redevelopment program that will coincide with this grant and follow-up on completed assessment work.

Both of these long-term planning projects include local, state, and federally government funds for the purposes of curbing sprawl, developing more densely, and providing economic opportunity. Each of these is dependent upon accurate accounting of pre-existing contamination to achieve these aims—contaminated land, or the suspicion thereof, can retard redevelopment of needed land close to infrastructure, like the railway. Even as the City of Eugene is cutting its budget to cope with current fiscal realities, is executing Envision Eugene. Envision Eugene aims to implement the sustainability pillars along the main corridor between East and West Eugene but increasing density would run afoul of brownfield issues in these historically industrial areas.

Likewise, the Glenwood Refinement Plan by the City of Springfield is undergoing updates and a Citizen’s Involvement Plan. Its goals, approved by the CAC (Citizen Advisory Committee) in 2009, call for improving public connection to the Willamette River, establishing public green spaces, a mixture of redevelopment uses and importantly, to ensure the public is protected from both potential natural and manmade hazards.

Increasing industrial and commercial density in Goshen, the West Eugene Enterprise Zone (see Appendix 2) and adjoining rail yards (a locally known source of pollution) as well as other commercial or residential uses in Glenwood through the safe reuse of brownfields is the crucial and unfunded component to the many local and regional policies currently in place for sustainable growth. However, if granted funding, the project has a high probability of success because of the forethought, extensive community involvement and major commitments that would surround and encompass this project.

Table 3: Budget for Hazardous Waste

Project Tasks—Hazardous Waste					
	Task 1 Program Management	Task 2 Community Involvement	Task 3 Site Inventory	Task 4 Phase I Phase II	Total
Personnel	\$20,000	\$3,500	\$5,000	\$2,500	\$31,000
Travel	\$2,500				\$2,500
Training/Education	\$500				\$500
Contractual		\$7,000	\$6,500	\$290,000	\$303,500
Supplies	\$250	\$1,000	\$500	\$500	\$2,250
Postage/Printing		\$350			\$350
Total	\$23,250	\$11,350	\$12,000	\$293,500	\$340,100

Task 1-Program Management

Project management includes documenting activities undertaken, overseeing contractor's work for consistency with contractual obligations, and supervision of their plans (investigation plans, health and safety plans, quality assurance plans, etc.). The Planning and Development Division of the City of Eugene will assign City staff to adhere to federal procurement standards, identified in the appropriate OMB Circulars and program regulations. The City shall use best faith efforts to advertise and make available hiring and contracting opportunities to Minority-Owned and Women-Owned Business Enterprises (MEBE/WEBE), while also adhering to stringent Equal Employment Opportunity and Federal Procurement Standards. The Agency will ensure that all required regulatory reports are prepared, approved, and submitted within the appropriate time frames. Additionally, a portion of the funds will be used to offset costs for travel expenses and cost for education and training for City staff to manage and administer the grant and attend at least one EPA brownfield training meeting or conference.

Task 2: Community Involvement

Coalition Partners recognize that while there are several outstanding and on-going public planning processes underway in the target communities of West Eugene and Glenwood, that it is essential to include community resident, business, property owner, and other stakeholder input throughout all phases of project planning, decision-making, and implementation process. Besides publishing in neighborhood newsletters with the assistance of the City of Eugene's Office of Neighborhood Services, holding public meetings, providing updates at City Council newsletters, updates on Coalition Partner websites, and press conferences and press releases coordinated through the Planning and Development Department's Community Outreach Division, the Coalition Partners will commit to engaging community organization partners like Centro LatinoAmericano and Beyond Toxics, the Chamber of Commerce, Neighborhood Economic Development Corporation (NEDCO), and others listed in Table 5. The budget

also reflects money set aside for hiring qualified non-profits already working in these disadvantaged communities for assistance in engaging with our targeted communities.

Task 3: Site Inventory

This task will begin with the selection of a competent and qualified consultant and Licensed Environmental Professional (LEP), procured using federal procurement standards and City of Eugene protocol, to assist with a community-wide Brownfields Inventory. The consultant will be selected by a Request for Proposals process and will conduct a comprehensive records review and, in coordination with City staff, create GIS maps that will delineate at a minimum, suspected contaminated sites, parcel boundaries, surface and groundwater resources, roads, zoning districts, and adjacent population demographic information. The consultant's inventory will be augmented by Coalition's Partners, the Oregon Department of Environmental Quality, past Wellhead Protection Surveys, and the public's knowledge of possible suspect areas and sites based on their previous land use. The Brownfield Inventory and database will identify current and past ownerships, current and previous uses, likely contaminants, and potential re-use opportunities denoted by Coalition Partner plans; such as Envision Eugene, the Glenwood Area Upgrade and Refinement Plan and Lane Livability Consortium. The site inventory will also assist the Coalition Partners in continuing outreach and education of the public about Brownfield conditions.

Task 4: Environmental Assessments

Two-thirds of this proposal's requested funds will be earmarked towards conducting Phase I and Phase II assessments of identified sites in Coalition Partner jurisdictions. Sites identified in Task 3 and prioritized in coordination with partners listed in Task 2 will be selected for these assessments—to be conducted by a qualified consultant firm or contracted LEP specialized in brownfields remediation and in compliance with EPA rules and strictures. The Coalition Partners anticipate that selections will be based on ranking criteria to be drawn-up with public input which will include (not in order of importance or weight): the properties' location to areas already identified as redevelopment areas, existing infrastructure access, potential for job creation, new housing opportunities (especially affordable housing), the presence of a willing owner or buyer to invest in the property, consistency with the layers of local and regional planning efforts, community support, health impact, owner agreement to use green remediation strategies and sustainable reuse principles throughout the redevelopment process, and the financial feasibility for anticipated clean-up. After assessments, the Oregon Department of Environmental Quality will be consulted on those properties that are not cleaned for further advice and possible eligibility for state managed low-interest revolving loan funds for clean work. Those that need "no further action" and discovered after a Phase II assessment to already be cleaned, will be issued by DEQ this designation. Non-profits will be contracted to conduct surveys and create reports advising all stakeholders of community priorities for assessment, clean-up, and reuse.

Based on average costs of \$3,500, Coalition Partners anticipate completing eighty Phase I Environmental Site Assessments (ESA) ($80 \times \$3,500 = \$140,000$) and three Phase II assessments at \$30,000 apiece ($3 \times \$30,000 = \$150,000$) in a three year course of the project. **All Phase I and Phase II assessments will include All Appropriate Inquiry (AAI) standards.** Coalition Partners estimate 85% of the requested proposal funds will be directly spent on ESA's, and 44% on Phase II ESA's.

Tasks will be replicated for Petroleum Projects since the funding request is the same. The funding request (Table 4) is the same because of an absence of information to plausibly infer a percentage of brownfields that are primarily hazardous substances and those that are primarily petroleum in all of our target areas.

An equivalent number of Phase I and Phase II assessments will be conducted in Petroleum as well as Hazardous Waste Substance budgets.

Table 4: Budget for Petroleum Project

Project Tasks—Petroleum					
	Task 1 Program Management	Task 2 Community Involvement	Task 3 Site Inventory	Task 4 Phase I Phase II	Total
Personnel	\$20,000	\$3,500	\$5,000	\$2,500	\$31,000
Travel	\$2,500				\$2,500
Training/Education	\$500				\$500
Contractual		\$7,000	\$6,500	\$290,000	\$303,500
Supplies	\$250	\$1,000	\$500	\$500	\$2,250
Postage/Printing		\$350			\$350
Total	\$23,250	\$11,350	\$12,000	\$293,500	\$340,100

Leverage Additional Resources

Coalition Partners will leverage grant funds with Enterprise Zone tax exemptions, and Springfield's urban renewal tax increment funds in applicable areas like Glenwood. The City of Eugene is fully committed to successful completion of the project and will contribute an estimated \$30,000 of staff time, that includes the capabilities of Geographic Information System technicians, Economic Development and Urban Planning professionals, and Professional Management of grant and loan monies. Additionally, \$20,000 of urban renewal funds available to revitalization plans in the Glenwood district in Springfield may be committed to assessments if brownfields are discovered or chosen to be assessed in these areas. This \$20,000 amount from Springfield's Glenwood area is likely to increase in ensuing years.

Funding from the Lane Livability Consortium work plan (funded by Sustainable Communities Regional Planning grant) for establishing a brownfields assessment program over the next two years is currently approved by HUD and will be used by the Community Development Division at the City of Eugene to setup program management capacity and protocol in conjunction with this proposal's funds for assessment work. This will fund the \$30,000 of staff time for brownfields assessment work in addition to the amount requested in the budget for the tasks of program management, site inventory, community involvement, and ESA's.

The Oregon Department of Environmental Quality (DEQ) is another partner with funds that might be leveraged. Besides the state's ability to provide advice and technical assistance to Coalition Partners, brownfield properties that may not be cleaned through other funds can be brought to the Oregon department known as Business Oregon. This department's Brownfield Redevelopment Fund, funded by state revenue bonds, and the Oregon Coalition Brownfields Cleanup Fund, funded by EPA grants, can follow-up with special low-interest financing for municipalities, non-profits, or private owners on the assessment work completed in this proposal for site specific redevelopment projects with economic or community development impacts.

The Lane Transit District is also making use of \$750,000 federal transportation "Alternatives Analysis" funding to expand the national model rapid bus service line EmX down East Main Street and into Springfield past Glenwood along McVay Highway. This possible expansion, coupled with large-scale

investment of both county and federal funds into expanding EmX along the West 11th Ave corridor in West Eugene, can spur mixed-use development, transit-oriented housing types, encourage office construction opportunities, and facilitate redevelopment in the target areas along more sustainable patterns (see Appendix Maps). The construction of planned extensions will also coincide with the assessment of brownfields in the West Eugene area. Changing transportation options and removing zoning barriers will only magnify the impact and potential for transformation in target areas.

The numerous local, regional, and state level agencies listed as partners in combination with the community based organizations offering their support will add significantly through in-kind contributions in personnel time, resources, and knowledge. The demonstrated capacity of Coalition Partner's staff to work fruitfully with its community partners is a key element of project's success.

As these aforementioned revitalization and compacter development planning efforts continue so will attempts at leveraging private developer investment with inducement of proposal funds for assessment. Indeed, there are several property owners and developers in contact with staff of urban renewal agencies in Springfield and Eugene who expressed interest to begin development if environmental conditions and costs become known.

All Coalition Partners are committed long-term to the redevelopment of underutilized land and therefore will provide necessary funds beyond the life of this grant to continue the brownfield clean-up and redevelopment program.

Programmatic Capability

The City of Eugene's Community Development Division (CD) staff's extensive track record of administering grant funds related to financing and implementing economic development and housing projects is testament to the lead applicant of the Coalition Partners to oversee project management. The intention is to contract with licensed environmental professionals who will comply with All Appropriate Inquiry (AAAI) rules and standards to perform assessment tasks. These 3rd party contracts would be solicited out through a Request for Proposals process where the Community Development Division would evaluate and approve contracts.

To ensure that all phases of work are completed, the CD will designate a Project Manager with experience in real estate due diligence and will coordinate with the rest of the Planning and Development Department to oversee community outreach, engagement of stakeholders, and managing and guiding the consultant work.

CDBG: The CD exceptional staffing capacity is characterized by extraordinary experience in the federal Community Development Block Grant (CDBG) program, managing revolving loan programs totaling approximately \$7 million and an annual entitlement of approximately \$1.4 million. Since the 1970's, the City has successfully administered CDBG and HOME funds, which includes annual reporting (CAPER) and a consolidated plan every five years. This is evidenced by a positive compliance history and excellent project outcomes. There are currently no unresolved monitoring or audit findings within Eugene's CDBG or HOME programs. For the most recently completed year, Eugene complied with the HUD timeliness standard.

SECTION 108 & BEDI: Over the past five years, CD staff has administered \$10 million in federal Brownfield Economic Development Initiative (BEDI) grant and Section 108 loan funds to provide positive economic and community development benefits. In 2006, the City was awarded a \$2 million BEDI grant,

the maximum award available under the BEDI program and was one of only eleven communities nationwide to receive funds. BEDI grant funds are targeted for use in the redevelopment of brownfield sites in economic development projects to increase economic opportunities for low- and moderate-income persons as part of the creation or retention of jobs and to eliminate conditions of slums and blight. BEDI funds had to be used in conjunction with a Section 108 guaranteed loan. As of this year, the grant and loan funds are fully disbursed and the redevelopment project is complete.

The following individuals have primary responsibilities administering activities within Eugene's CDBG, BEDI, and Section 108 programs:

Michael C. Sullivan, Community Development Division Manager – 22 years in CDBG
 Stephanie Jennings, CDBG Grants Manager – 6 years in CDBG
 Denny Braud, Senior Economic Development Analyst– 21 years in CDBG
 Amanda Nobel Flannery, Loan Analyst – 6 years in CDBG

EECBG: Since 2009, CD has managed a three-year \$1,485,800 million federal Energy Efficiency Conservation Block Grant (EECBG) used to fund energy retrofits for downtown businesses, affordable housing, and city facilities, and to launch a green building permit rebate program and an initiative to encourage pedestrian and bicycle transportation.

Urban Renewal: The City manages two urban renewal districts in the downtown area. Currently, five major projects are underway that will replace vacant and contaminated property, including with a new Downtown Campus for Lane Community College, housing projects, a renovated office building with mixed uses. Urban renewal funds have been instrumental in these projects that total over \$80 million.

Community Engagements and Partnerships

Community Involvement Plan and Activities

Coalition Partners recognize the need to include community residents and stakeholder input throughout all phases of project planning, decision-making, and implementation. Besides publishing and mailing newsletters in English and in Spanish, holding public meetings attended by Spanish-speaking translators, updates to a Coalition Partner website in both English and Spanish, and giving out press releases, Coalition Partners will host a series of community-wide forums where residents and stakeholders will have the opportunity to learn about the proposed brownfield assessment project, comment on site selection and assessment processes, meet consultants selected to work on the project, vote on their priorities, and nominate additional sites for review. If appropriate, Coalition Partners will arrange for additional interpreters or translators for other non-English speakers or deaf persons at public meetings. Other reasonable accommodations will be made for persons with disabilities, upon request, and in consultation with the City of Eugene's Office of Equity and Human Rights and equivalent departments at the City of Springfield and Lane County.

Coalition Partners already have approached and begun discussions with community and neighborhood organizations like Beyond Toxics, Centro LatinoAmericano, and 1000 Friends of Oregon about strategies to provide information to residences of community members who are unable to attend meetings in-person or have limited internet access. All input from the public and through community meetings will be recorded, evaluated and considered for future incorporation into planning efforts of Coalition Partners. Additionally, community organizations will be contracted with to write a report for community forums and Coalition Partners based upon their independent research for prioritizing sites for

assessment. Lane County Public Health department will assist in interpreting the health risks and data gathered from assessments.

At all stages of prioritizing site selection, Coalition Partners are agreed to strive for community approval of the various planning strategies and concepts. If consensus is not achievable, Coalition Partners will work to discover a majority view amongst diverse community stakeholders.

Description and Role of Community Based Organizations

Community based organizations shown in the table below will be engaged by Coalition Partners in disseminating information to constituent groups, including the residents, property owners, businesses, and other stakeholders. A representative from each of these organizations will be invited to sit on a brownfields steering committee that will oversee the community education and outreach program, and identifying, inventorying, and finalization of ranking criteria for prioritizing sites. The broad support in this process is essential for the overall acceptance and success of redeveloping brownfields. These organizations have also indicated their support and participation in letters included in the Appendix.

Table 5: Community Based Organization Support and Roles

Organization Name	Description, Role, Makeup, Services Provided and Intended Working Relationship During Grant
Beyond Toxics (formerly Oregon Toxics Alliance)	Recipient of an EPA Environmental Justice Small grant, has relationships with various neighborhood and community groups forming in West Eugene to advocate against the disproportionate environmental burden of these residents. The organization will be asked to use its expertise and experience from the Small Grant to produce an advisory health risk report and additional engagement material for Coalition Partners to use with the community on prioritizing sites.
Centro LatinoAmericano	Key non-profit organization serving the many needs of the Eugene, Springfield and Lane County Latino population; active in the West Eugene Industrial Corridor. Received EPA grant in partnership with Oregon Toxics Alliance to get the community involved in local environmental and public health issues. Centro's liaison & communication role will be essential to grant's success. Coalition Partners will look to Centro to talk with its constituency about brownfield redevelopment issues; especially in the Eugene-Springfield Latino and/or Spanish speaking community
NEDCO (Neighborhood Economic Development Corporation)	A private, non-profit Community Development Corporation with record of helping families build assets through homeownership, neighborhood revitalization, and business development in Eugene and Springfield. They will help in outreach efforts to disadvantaged residents in target areas to solicit their input as to locations of brownfields and priorities for assessment.
Eugene Area Chamber of Commerce	Business advocates for the City of Eugene area., they will outreach to business and property owners to gain permission to do assessment work
1000 Friends of Oregon	An organization dedicated to defending Oregon's strict land use regulation laws, protecting farmland and forests, and fostering a vision to promote livable communities.

Efforts and Plans to Develop Partnerships at the Local and State Level

Coalition Partners have established working relationships with staff from the Oregon Department of Environmental Quality. As a result of implementing this proposal, it is envisioned that these working relationships can mature between local government jurisdictions and state and federal environment officials.

If brownfields are found on, or nearby historic or potentially historic buildings or areas, the Lane County Historical Society, the state historic preservation officer, and City of Eugene historic preservation specialist Ken Guzowski will be consulted. Some preliminary archaeological investigations into the Glenwood area, for instance, were recently conducted by the state archaeologist as part of the Glenwood Area Refinement Upgrade. The findings and recommendations of the archaeologist will be included with any inventory of brownfield sites.

Coalition Partners' Planning and Development Departments will develop partnerships with Lane County Public Health department for advice on prioritization of assessments, consultation on contractor plans for Phase I and Phase II assessments, and for assistance in keeping target community residents informed of potential public health risks posed by brownfields.

Project Benefits

Welfare and/or Public Health Benefits

While the grant is community-wide, the target areas for this grant are within Glenwood, Goshen, and West Eugene where there are neighborhoods with environmental justice concerns. These neighborhoods and communities will benefit from site assessments that will lead to cleaning up or remediating the environmental and public health dangers posed by brownfield sites. Enabling Coalition Partners, developers and investors to restore these areas to more productive use will revitalize neighborhoods impacted. Community organization partners, open public processes, and strategies described in master planning projects like Envision Eugene, Lane Livability Consortium, and the Glenwood Area Upgrade Refinement plan will protect against adverse impacts—either economic or upon human health—on residents of these areas. Completion of the site assessments will also establish and document the potential or actual threats to public health and groundwater. If the proposal is funded, Coalition Partners will consult the Lane County Public Health Department to interpret data and request assistance in monitoring the health of target neighborhoods more precisely.

Economic Benefits and/or Greenspace

The three government jurisdictions in this proposal share a common economic history and future that is currently challenged *in extremis* by the aftermath of the recession and the continuing sluggishness in national housing and labor markets. During the Great Recession, Lane County lost 7,200 manufacturing jobs. The timber and forest product industry in particular lost 27% of its employment between 2007 and 2009, and local RV manufacturing companies lost 2,700 jobs from 2008 to 2009—a 73% decline (Source: 2010 State of the Workforce Report from Lane Workforce Partnership.) Even subsectors of southern Oregon regional agriculture industry, such as grass seed and tree nurseries, are uniquely challenged by the larger economic event of a slowdown in housing. Altogether, the cities of Eugene, Springfield and Lane County are experiencing traumatic turbulence in their labor markets due to this rapid, exogenous change in demand. Identification and assessment of brownfields, without financial assistance from the EPA, will be indefinitely postponed and harm future job creation.

To achieve the pillar of “providing ample economic opportunities for all community members,” Envision Eugene (a master plan) calls for the consolidation of vacant lands and brownfields into an industrial land

trust for industrial redevelopment, and for a “parcel evaluation” that “re-designates 100 to 200 acres of marginal industrial lands (generally 2 acres or less in size) to a commercial or flexible employment zone” as well as changing land use code to create more flexibility on former sites. Without an accurate inventory of brownfields or means for assessing these industrial lands for contamination, this plan for provision of economic opportunity could be delayed indefinitely; however, with the support of this grant, redevelopment plans may be expedited.

An added benefit of conducting assessments in Eugene-Springfield MSA at this time comes from a report on industrial clusters commissioned by the Eugene Chamber of Commerce from the consulting firm “Creative Class” recently revealed that there is above-average concentration of “environmental consulting services” located in the Eugene-Springfield MSA. Additional work for local contractors will support this burgeoning traded sector employment group and bolster the local economy.

Furthermore, contractors who have to hire staff for any part of assessment work will be asked to work with the Lane Workforce Partnership to select qualified trainees and to demonstrate in their proposals plans for hiring local people from disadvantaged groups in the targeted areas. The long-term economic benefits are numerous and are detailed in the various plans and reports that this proposal hopes to help implement (Envision Eugene, Glenwood Riverfront Revitalization Plan). Removing uncertainty from properties and conducting assessments should increase property valuation. Redevelopment of brownfield industrial sites should also help increase the tax base of Coalition Partners since downward valuation of industrial sites is responsible for decreasing revenue and increasing financial need.

The ultimate result of removing risk through proper inventory and assessment will be the mediation and removal of hazardous substances and petroleum from properties followed by the redevelopment of commercial and industrial corridors in the West Eugene Enterprise Zone, the riparian borderlands between the City of Eugene and the City of Springfield, such as Glenwood, and the renewal of Goshen as an employment center. This will be accompanied by a greater supply of affordable housing, retail, open-space, recreational areas, and job creation economic development projects—in short, a more sustainably built environment. In addition, the more acreage of brownfields turned over for job intensive, industrial use will reduce the necessity of increasing the Urban Growth Boundary and building on farm, forest, or wetlands for job growth.

Environmental Benefits from Infrastructure Reuse/Sustainable Reuse:

The redevelopment of brownfields will result in job creation, housing construction, opportunities for recreational or ecological improvements, and denser, amenity rich development closer to the city center that will reduce reliance on polluting automobiles and prevent extenuating municipal infrastructure. Additional growth, especially for industrial uses, must occur as reuse of existing underutilized parcels, brownfield sites, and obsolete development (greyfields) unless the Urban Growth Boundary is expanded. In 2001, an EPA-sponsored study by the George Washington University titled “Public Policies and Private Decisions Affecting the Redevelopment of Brownfields: An Analysis of Critical Factors, Relative Weights and Area Differentials” found that roughly 4 acres of greenfield is saved for every acre of brownfields redeveloped.” Since expanding the Urban Growth Boundary would lead to more carbon-intensive, less land conserving building patterns and an expansion and diffusion of infrastructure, redevelopment of brownfields is an important environmental as well as economic outcome for Coalition Partners in need of conserving financial resources. Developing more densely in areas like West Eugene and Glenwood, where there are plans for capital expenditure to increase transportation infrastructure (the EmX rapid bus transit), is an added sustainable benefit and an indication of how Coalition Partners intend to align resources along livability principles and utilize their infrastructure intensively.

Plans for Tracking Progress

In order to determine if work conducted under this grant is achieving the expected outcomes, the City of Eugene Community Development Division, in coordination with its Coalition Partners, intend to track and measure performance as indicated in the following table:

Table 6: Objectives and Performance Measures

Objective	Performance Measures to be Recorded
Remove uncertainty, doubt about possible location and extent of brownfields	<ul style="list-style-type: none"> • Complete inventory that is well-sourced and combines information stored elsewhere • Map of brownfield locations that is available to public view • Number of acres assessed
Cleaner, more environmentally healthful communities	<ul style="list-style-type: none"> • Number of Phase I and Phase II assessments completed • Number of properties cleaned or remediated • Acres of greenspace produced • Number of disadvantaged residents reached, informed about risks, strategies for reducing risks
Improve economic conditions	<ul style="list-style-type: none"> • Increase in assessed values • Number of new businesses located on brownfield sites • Amount of private investment leveraged • Number of jobs created in later clean-up efforts • Number of new development project permits issued in target areas
Redevelop properties, develop more densely	<ul style="list-style-type: none"> • Number of sites redeveloped and turned over to more productive use (more productive: greater tax revenue or more jobs) • Estimated acres of greenfield spared • Ability to carry forward plans



Oregon

John A. Kitzhaber, MD, Governor

Department of Environmental Quality
Western Region Eugene Office
165 East 7th Avenue, Suite 100
Eugene, OR 97401
(541) 686-7838
FAX (541) 686-7551
TTY 711

November 28, 2011

Susan Morales
EPA Region 10
1200 Sixth Avenue, Suite 900
Mailstop: ECL-112
Seattle, WA 98101

RE: Coalition Application for EPA Assessment Grant
For the City of Eugene, City of Springfield, and
Lane County, Oregon

Dear Ms. Morales:

I am writing to support the application for a Coalition Brownfield Assessment grant led by the City of Eugene and including the City of Springfield, and Lane County as partners. The Coalition plans to assess sites in west Eugene, Glenwood (an area in Springfield), and Goshen (an area south of Eugene in Lane County). These areas have industrial sites that are vacant or underused and in need of assessment for hazardous or petroleum contamination. Getting these sites evaluated and cleaned up will assist with redevelopment identified in the Glenwood Riverfront and Refinement Plan, Envision Eugene Plan, and the Lane Livability Consortium Plan. As a result, the Coalition application is focused on areas of Lane County where significant planning, public involvement, and community support for redevelopment are already in place.

The Coalition Partners plan to conduct targeted outreach to property owners and local communities, inventory sites, and identify those sites best suited for environmental investigation and potential redevelopment. It is important to note that the Coalition will be looking closely at leveraging opportunities as it selects sites for investigation, and has identified specific resources to supplement its efforts. For example, the Coalition Partners will leverage grant funds with Enterprise Zone tax exemptions and urban renewal tax increment financing (TIF) funds.

Each of the three Coalition Partners has worked with us to assess tank sites, mill sites, and manufacturing sites, and we have a good working relationship with all three partners. It is therefore no surprise that the Coalition has requested continued DEQ technical support related to the selection and evaluation of sites, if awarded this grant, and we are excited to help the Coalition in any way we can.

DEQ strongly encourages EPA to award this grant to the City of Eugene and its Coalition Partners.

Sincerely,

Keith Andersen
Western Region Division Administrator

cc: Mike Sullivan and William Ellis, City of Eugene
Gil Wistar, Max Rosenberg, and Mary Camarata, DEQ

Appendix

Appendix 1 Special Considerations Checklist

Appendix 2 Maps of Target Area

[Target Areas / 1997 Glenwood Hazmat Map / West Eugene Enterprise Zone]

Appendix 3 Letters of Support

Appendix 4 Letters of Commitment from Assessment Coalition Members

Appendix 5 Documentation in support of leveraged resources

Appendix 1 Special Considerations Checklist

Special Considerations Checklist

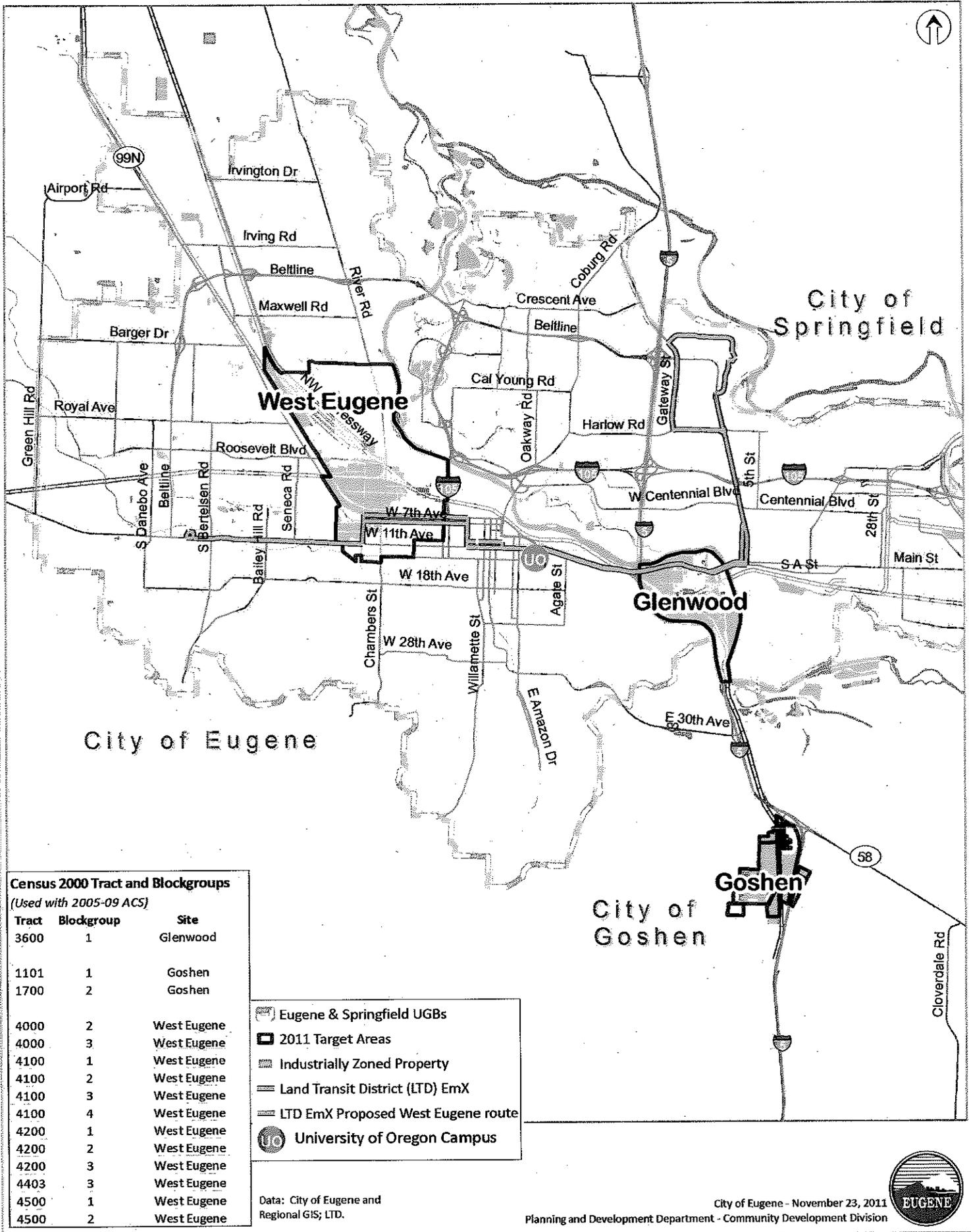
Please identify (with an **X**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection of the grant.

- Community population is 10,000 or less
- Federally recognized Indian tribe
- United States territory
- Applicant assisting a Tribe or territory
- Targeted brownfield sites are impacted by mine-scarred land
- Targeted brownfield sites are contaminated with controlled substances
- Community is impacted by recent natural disaster(s)
- Project is primarily focusing on Phase II assessments
- Community demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
- Community experiencing plant closures (or other significant economic disruptions), including communities experiencing auto plant closures due to bankruptcy
- Applicant is a recipient of a HUD/DOT/EPA Partnership for Sustainable Communities grant

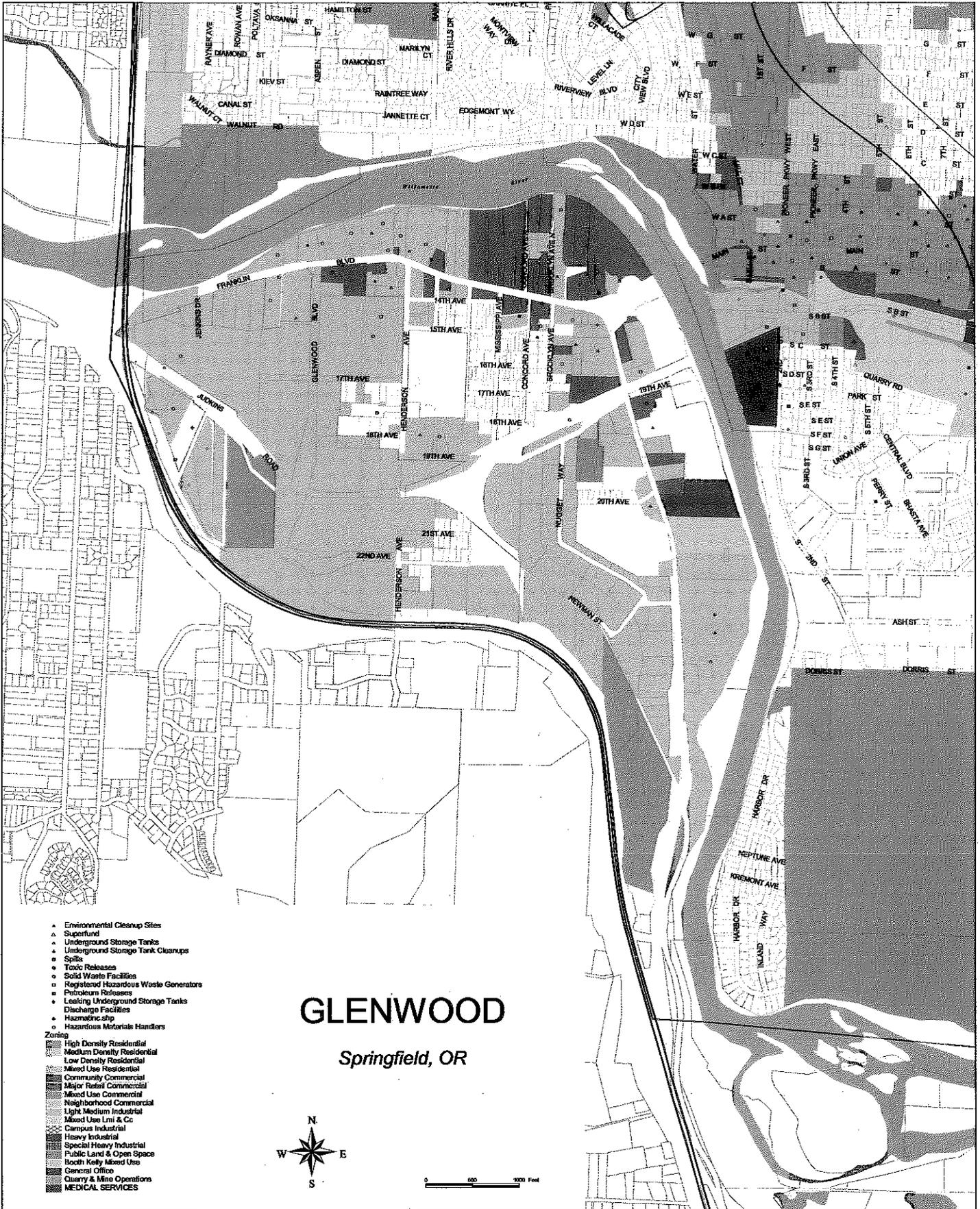
Appendix 2 Maps of Target Area

[Target Areas / 1997 Glenwood Hazmat Map / West Eugene Enterprise Zone]

Brownfield Assessment Coalition Partner's Target Communities



Caution: This map is based on imprecise source data, subject to change, and for general reference only.



GLENWOOD

Springfield, OR

- ▲ Environmental Cleanup Sites
 - ▲ Superfund
 - ▲ Underground Storage Tanks
 - ▲ Underground Storage Tank Cleanups
 - Spills
 - Toxic Releases
 - Solid Waste Facilities
 - Registered Hazardous Waste Generators
 - Petroleum Releases
 - Leaking Underground Storage Tanks
 - Discharge Facilities
 - Hazmatship
 - Hazardous Material Handlers
- Zoning**
- High Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Mixed Use Residential
 - Community Commercial
 - Major Retail Commercial
 - Mixed Use Commercial
 - Neighborhood Commercial
 - Light Medium Industrial
 - Mixed Use Lmi & Cc
 - Campus Industrial
 - Heavy Industrial
 - Special Heavy Industrial
 - Public Land & Open Space
 - Booth Kelly Mixed Use
 - General Office
 - Quarry & Mine Operations
 - MEDICAL SERVICES



0 500 1000 Feet

Appendix 3 Letters of Support



133 SW Second Ave, Suite 201 • Portland, OR 97204 • (503) 497-1000 • fax (503) 223-0073 • www.friends.org

Southern Oregon Office • PO Box 2442 • Grants Pass, OR 97528 • (541) 474-1155 • fax (541) 474-9389

Willamette Valley Office • 220 East 11th Avenue, Suite 5 • Eugene, OR 97401 • (541) 653-8703 • fax (503) 575-2416

Central Oregon Office • 115 NW Oregon Ave #21 • Bend, OR 97701 • (541) 719-8221 • fax (866) 394-3089

November 23, 2011

Mr. William Ellis
Economic Development Program Assistant
City of Eugene, Planning & Development
99 W. 10th Avenue
Eugene, OR 97401

Dear Mr. Ellis:

We are pleased that the City of Eugene, City of Springfield, and Lane County are moving forward with brownfields remediation work, and we support their efforts to secure funding for brownfields assessment. Creating a functional inventory of brownfield sites helps communities comply with Oregon's statewide land use planning goals and accomplish the most efficient use of valuable land within urban growth boundaries. Revitalizing these sites creates jobs and reduces persistent human health risks. These investments result in an improved quality of life for all residents of the Eugene-Springfield Metropolitan Service Area.

Supporting the efficient use of existing urbanized areas is also a priority of the work of 1000 Friends of Oregon. We are pleased to support the efforts of jurisdictions that cooperate to produce a regional approach and strategy for addressing priority problems.

Sincerely,

A handwritten signature in cursive script that reads "Jason M." followed by a horizontal line.

Jason Miner
Executive Director



Neighborhood Economic
Development Corporation

212 Main Street
Springfield, OR 97477
T: 541.345.7196
F: 541.345.9584

2700 Marker Street, Ste. 110
Salem, OR 97301
T: 503.779.2680
F: 503.779.2682

www.nedcoocdc.org
www.SpringfieldFarmersMarket.net

November 26, 2011

Re: Brownfields Assessment Grant

Dear Mr. Sullivan;

We appreciate the opportunity to participate in the continuing efforts to secure funding for brownfields inventory and assessment. Revitalizing brownfield sites, creating jobs, uncovering potential environmental health risks, and improving the quality of life for all residents of the Eugene-Springfield MSA are very important to the work of the NEDCO. Our mission is to help build community assets and this grant opportunity has incredible potential to provide information from which to create new economic assets and opportunities.

If the proposal moves forward with its plans to engage the public in creating ranking criteria for site selection of brownfields we hope to play an active role in community forums and public engagement committees.

NEDCO is pleased that the Coalition of the City of Eugene, City of Springfield, and Lane County are moving forward with community-wide brownfield assessment work. NEDCO believes that projects like this, through collaboration, have the greatest potential for broad ranging community change. We support the request wholeheartedly.

Sincerely,

Claire Seguin
Executive Director

11/23/2011

Dear Mr. Sullivan:

Our two organizations appreciate the opportunity to participate in the effort to secure funding for brownfields assessments. Beyond Toxics is an environmental health non-profit working throughout Oregon to reduce toxic pollution and protect human and environmental health. Centro LatinoAmericano is a social service organization serving low-income and Latino families in Lane County. Together we are carrying out ***The Environmental Justice in West Eugene: Families, Health and Air Pollution*** project. The purpose of the project is to recognize the distinctive environmental health vulnerabilities of low-income and Latino residents in West Eugene, and carry out activities to promote empowerment and actions to meet their environmental health needs.

Reducing health risks and improving the quality of life for all residents of the Eugene-Springfield area are very important parts of the work of the Beyond Toxics and Centro. We believe an EPA brownfields assessment's grant could be a step towards greater understanding by all parties as to the true health risks posed by brownfields – as long as the assessment includes an environmental justice perspective to determine the best future uses of brownfields. Our organizations see our role in this project as one that ensures and creates long-term civic engagement for residents by engaging minority communities and low-income residents to influence development in their neighborhoods. An environmental justice perspective calls for an equitable reduction of pollution and chemical exposure and enhancement of neighborhood assets.

It is by taking on this role that we become involved in the brownfield assessment project as a way to build upon our previous 2010-2011 and current 2011-2012 EPA Environmental Justice Small Grant. We are pleased that the Coalition of the City of Eugene, City of Springfield, and Lane County are moving forward with brownfields work, and we can be supportive to ensure there is true and equitable civic engagement. It has long been important to the environmental justice goals of our organization and will continue to be.

We look forward to participating. One example of meaningful participation is the request from the grant applicants to engage us to document and report to community forums, local governments and a brownfield steering committee on our findings of toxic burden and health concerns of community members. A second example is to engage us ensure that affected neighborhoods and residents have equity in decisions about redeveloping brownfields and open spaces for community benefit. Such benefits include healthful employment opportunities, agricultural sites, neighborhood gardens and better access to greenspace for park deficient neighborhoods.

We urge the support of the Brownfields Assessment Project in the Eugene-Springfield region. We feel that this could be a prototype of a brownfield assessment and redevelopment plan that promotes significant community engagement from impacted residents.

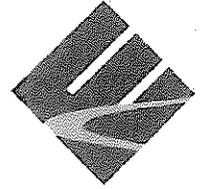
Sincerely,

Lisa Arkin, Executive Director, Beyond Toxics



Marcela Mendoza, Executive Director, Centro LatinoAmericano





**Eugene Area
Chamber of
Commerce**

**Mike Sullivan
Community Development Division Manager
City of Eugene, Planning & Development
99 W. 10th Avenue
Eugene, OR 97401**

Dear Mr. Sullivan,

The Eugene Area Chamber of Commerce appreciates the opportunity to participate in the continuing efforts to secure funding for brownfields assessment. Revitalizing these sites, creating jobs, reducing health risk, and improving the quality of life for all residents in Lane County are all very important parts of our work at the Eugene Area Chamber of Commerce.

As a Chamber, we stand ready to help this coalition by having our staff participate in the planning process or by engaging our membership in the project.

The Eugene Area Chamber of Commerce is pleased that the coalition comprised of the City of Eugene, City of Springfield, and Lane County are moving forward with brownfields assessment work. It has long been important to the economic development goals of our organization. We are very pleased to be participating and happy to support this important work.

Sincerely,

**Dave Hauser CCE
President
Eugene Area Chamber of Commerce**

1401 Willamette Street
P.O. Box 1107
Eugene, OR 97440-1107
TEL: 541.484.1314
FAX: 541.484.4942



Sustainable Solutions

Michael C. Sullivan
City of Eugene
Planning & Development
Community Development Division
99 West 10th Avenue
Eugene, Oregon 97401

November 28, 2011

Mr. Sullivan:

I appreciate the efforts of the City of Eugene, City of Springfield and Lane County to secure funding from the Environmental Protection Agency for brownfields inventory and Phase I and Phase II assessments. As a property owner and developer, I know that environmental assessment funding would encourage and enable plans for redeveloping my twenty-five acres of former wood residual processing facilities (in industrial use for 60 years) for a mixed-use development that would include housing and retail. The property is bordered on two sides by other long-standing industrial uses, has a housing development on a 3rd side and commercial property on the 4th.

I would be pleased to take part in future community forums and discussions for prioritizing the assessment of sites placed in the brownfields inventory.

I am pleased with the intentions of this proposal. If my site is eventually selected for assessment assistance, I am certain it would make a crucial difference on the timing (we hope to break ground as early as summer of 2012) and scale (the project could be anywhere from 30-50 million dollars once fully built out) of our planned redevelopment. In this economy, I know that the additional employment from this mixed-use, sustainable project would be a positive and meaningful impact on the community.

Best regards,

A handwritten signature in black ink, appearing to read 'Rusty Rexus', written over a horizontal line.

Rusty Rexus
President
Rexius

Appendix 4 Letters of Commitment from Assessment Coalition Members

CITY OF SPRINGFIELD, OREGON



225 FIFTH STREET
SPRINGFIELD, OR 97477

CITY MANAGER'S OFFICE

ECONOMIC DEVELOPMENT (541) 726-3656 • FAX: (541) 726-2363

www.springfield-or.gov

Michael C. Sullivan
Manager
City of Eugene
Planning and Development
Community Development Division
99 West 10th Avenue
Eugene, Oregon 97401

Mr. Sullivan:

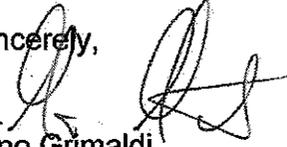
The City of Springfield fully supports this proposal for the EPA FY12 Brownfields Community-Wide Assessments grant as a Coalition Partner. We believe assessments of brownfields to be a necessary step for our implementation of plans to revitalize and bring forth the full potential of our Glenwood Riverfront and Booth-Kelly areas in line with our economic development goals, our redevelopment plans, and private interests to increase wages and the number jobs for these languishing areas of our community, as well as improving housing opportunities for residents.

The City and its urban renewal agency can commit up to \$20,000 in local public funding at this time as additional leverage to any funds received if this proposal is selected. Over the life of the grant there are additional funds that could be made available through public and private resources. We understand that a Memorandum of Agreement will need to be signed between coalition partners before any received funds are expended and that the Community Development Division at the City of Eugene as lead applicant and recipient will be responsible for program management of the described project. The timing and length of the grant and target areas we have included for assistance through this grant application could also bring substantial private investments and jobs on at least two sites.

We offer full support and technical capabilities of our staff to assist the successful completion of all planned brownfield assessments and will make resources, if available, ready to assist stakeholders in our goal of cleaning up brownfield sites and placing them back into productive uses for our jurisdiction and our community.

Thank you for your role in moving this forward.

Sincerely,


Gino Grimaldi
City Manager of Springfield



LANE COUNTY
Community & Economic Development

PUBLIC SERVICE BUILDING, 125 EAST 8TH AVENUE, EUGENE, OR 97401/(541)682-4118/FAX (541)682-4616

November 22, 2011

Mike Sullivan
Community Development Division
City of Eugene
777 Pearl Street
Eugene, OR 97401

Mr. Sullivan:

Lane County fully supports this application and proposal for the EPA FY12 Brownfields Community-Wide Assessments grant as a Coalition Partner. We believe assessments of brownfields to be a necessary step for our implementation of our shared economic development goals for Lane County.

We understand that a Memorandum of Agreement will need to be signed between coalition partners before any received funds are expended, and that the Community Development Division at the City of Eugene as lead applicant and recipient will be responsible for program management of the described project.

We offer full support and technical capabilities of our staff to assist the successful completion of all planned brownfield assessments and will make resources, if available, ready to assist stakeholders in our goal of cleaning up brownfield sites and placing them back into productive uses for our jurisdiction.

Thank you for your role in moving this forward.

Sincerely,

Liane Richardson
County Administrator



Michael C. Sullivan
City of Eugene
Planning & Development
Community Development Division
99 West 10th Avenue
Eugene, Oregon 97401

November 28, 2011

Mr. Sullivan:

I appreciate the efforts of the City of Eugene, City of Springfield and Lane County to secure funding from the Environmental Protection Agency for brownfields inventory and Phase I and Phase II assessments. As a business owner experiencing tremendous growth opportunities, I know that environmental assessment funding will improve the prospects of my business expansion plans. Oakshire Brewing is surrounded by other long-standing industrial uses, including the Union Pacific rail yards. We are considering acquisition of adjacent properties to facilitate our expansion and potential lenders have cast doubt and raised questions regarding the unknown environmental condition of these properties because of the proximity to the rail yards.

I would like to participate in the community's prioritization of sites for assessment. If my site is eventually selected for assessment assistance, I believe it could make a significant impact on our ability to redevelop adjacent properties, expand our brewing business, and add jobs in the community.

On behalf of the many businesses in West Eugene that face similar challenges, please consider this brownfield assessment grant application favorably.

Best regards,

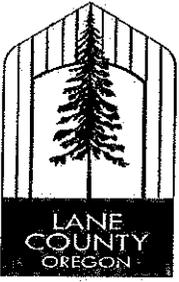
Jeff Althouse
Co-Founder

BREWERY 1055 MADERA STREET
EUGENE, OREGON 97402

PHONE [541]
688-4555



OAKBREW.COM



Public Health
151 W. 7th Avenue
Eugene, OR 97401
541-682-4041
Fax: 541-682-2455

Communicable Disease
Room 310
541-682-4041
Fax: 541-682-2455

Chronic Disease Prevention
Room 410
541-682-4041
Fax: 541-682-8700

Environmental Health
Room 430
541-682-4480
Fax: 541-682-7459

Maternal Child Health
Room 210
541-682-4041
Fax: 541-682-3925

Vital Records
Room 410
541-682-4045
Fax: 541-682-9825

WIC
Room 210
541-682-4202
Fax: 541-682-4248

November 28, 2011

Michael C. Sullivan
City of Eugene
Planning & Development
Community Development Division
99 West 10th Avenue
Eugene, Oregon 97401

Dear Mr. Sullivan,

Thank you for inviting Lane County Public Health to participate in the brownfields assessment. We add our support as an advocate for this type of work.

Although we do not have the capacity to assist in a technical manner, we can certainly offer our conceptual support and provide you with resources available through the Oregon Health Authority, Office of Environmental Health, Environmental Health Assessment Program. That State program has done assessment and community education work on various brownfield projects, some locally.

We are pleased to know that this and other significant comprehensive projects aimed at remediating and cleaning brownfields are well underway.

If we can be of any further assistance please feel free to contact me.

Sincerely,

Karen Gillette
Program Manager
Lane County Public Health

Appendix 5 Documentation in support of leveraged resources

(See Attached HUD Sustainable Community Planning Grant Cooperative Agreement)

(See Attached City of Springfield Commitment Letter – Appendix 4)

**Assistance Award/
Amendment**

**U.S. Department of Housing
and Urban Development**

Office of Administration

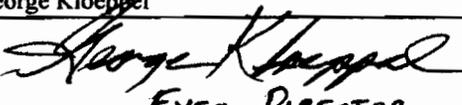
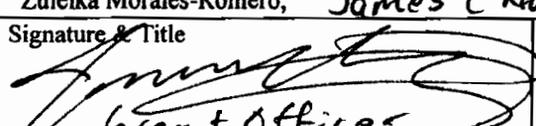
1. Assistance Instrument <input checked="" type="checkbox"/> Cooperative Agreement <input type="checkbox"/> Grant		2. Type of Action <input checked="" type="checkbox"/> Award <input type="checkbox"/> Amendment	
3. Instrument Number ORRIP0031-10		4. Amendment Number	5. Effective Date of this Action February 1, 2011
6. Control Number ORRIP0031-10			
7. Name and Address of Recipient Lane Council of Governments 859 Willamette Street Suite 500 Eugene, OR: Oregon 97401-2910 Phone: 541-682-6512 Fax: 541-682-4099		8. HUD Administering Office HUD, Office of Sustainable Housing and Communities 451 Seventh Street, SW Room 10180 Washington, DC 20410	
10. Recipient Project Manager Andrea Riner, Program Manager		8a. Name of Administrator James C. Norsworthy	8b. Telephone Number 202-402-6827
11. Assistance Arrangement <input checked="" type="checkbox"/> Cost Reimbursement <input type="checkbox"/> Cost Sharing <input type="checkbox"/> Fixed Price		12. Payment Method <input type="checkbox"/> Treasury Check Reimbursement <input type="checkbox"/> Advance Check <input checked="" type="checkbox"/> Automated Clearing House	9. HUD Government Technical Representative Dwayne Marsh, 202-402-6316, Dwayne.S.Marsh@hud.gov
13. HUD Payment Office CFO Accounting Center 801 Cherry St., Unit #45, Suite 2500 Fort Worth, TX 76102			
14. Assistance Amount		15. HUD Accounting and Appropriation Data	
Previous HUD Amount \$ 0.00		15a. Appropriation Number	15b. Reservation Number
HUD Amount this action \$ 1,450,000		860/20162	ORRIP0031-10
Total HUD Amount \$ 1,450,000		Amount Previously Obligated \$ 0.00	
Recipient Amount \$		Obligated by this action \$ 1,450,000	
Total Instrument Amount \$		Total Obligated \$	

16. Description
Employer Identification Number: 93-6014373 Program: SCRPG

This instrument sets for the agreement between the parties as to all terms and conditions, amounts, tasks, and period of performance. By signing this award document, the Grantee certifies that it is in compliance with all administrative and financial provisions of this award. This grant instrument consists of the following, some of which are incorporated by reference:

1. HUD-1044 and HUD-1044 Continuation Sheet
2. Grant Agreement Terms and Conditions
3. HUD 424-CBW, Total Budget Summary
4. Grant Deliverables (See HUD 1044 Continuation Sheet)
5. Work Plan/Logic Model (Tasks within work plan are considered deliverables)
6. OMB Circular A-87, A-133 and A-102, which is incorporated at 24 CFR Part 85
7. Notice of Funding Availability (75 FR 37458, Dock No. FR-5396-N-03, Doc No. 2010-15717)

Period of Performance is from February 1, 2011 to February 1, 2013 (36 months)

17. Recipient is required to sign and return three (3) copies of this document to the HUD Administering Office. <input checked="" type="checkbox"/>		18. Recipient is not required to sign this document. <input type="checkbox"/>	
19. Recipient (By Name): Mr. George Kloepfel		20. HUD (By Name): Zuleika Morales-Romero, James C Norsworthy	
Signature & Title  EXEC. DIRECTOR	Date: 1-27-11	Signature & Title  Grant Officer Director, Grants and Budget Division	Date: 01/31/11

Previous editions are obsolete

form HUD 1044 (8/90)
ref. Handbook 2210.17

HUD 1044 CONTINUATION SHEET – PAGE 1

INSTRUMENT NO: ORRIP0031-10

	HUD	Match/Leverage
1. BUDGET	<u>Amount</u>	<u>Amount</u>
Direct Labor	\$ 406,692	\$ 44,023
Fringe Benefits	\$ 216,051	\$ 23,385
Travel	\$ 14,418	\$ 0.00
Equipment	\$ 0.00	\$ 0.00
Supplies/Materials	\$ 17,350	\$ 0.00
Consultants	\$ 0.00	\$ 0.00
Contracts/Subcontracts	\$ 448,200	\$ 971,470
Construction	\$ 0.00	\$ 0.00
Other Direct Cost	\$ 0.00	\$ 0.00
Indirect Cost	\$ 347,278	\$ 0.00
	<hr/>	<hr/>
TOTAL	\$1,450,000	\$1,038,878

If the grantee's match/leverage contribution is less than \$1,038,878, the Government reserves the right to negotiate new line items and/or amounts to satisfy the grantee's requirement, or to reduce the Government's share proportionally. The grantee shall notify HUD at any time it believes it will not meet its match requirement. In addition, the grantee shall obtain HUD approval regarding any changes concerning the intended use of matching funds. If the grantee exceeds the dollar amount shown above, there will be no impact on the Federal share.

2. AMOUNT OF COST SHARE

The estimated cost for the performance of this grant is \$1,450,000. HUD shall not be obligated to reimburse the Lane Council of Governments in excess of \$1,450,000. The Grantee agrees to bear without reimbursement from HUD \$1,450,000 of the total costs. However, in the event that the Grantee incurs cost in excess of the total estimated project cost of \$1,450,000; all such excess costs shall be borne entirely by the Grantee.

3. DELIVERABLES IN ACCORDANCE WITH THE NOFA AND APPROVED WORK PLAN AND LOGIC MODEL

- A) Final and approved work plan (60 days after the effective date of the award)
- B) Logic Model (60 days after the effective date of the award)
- C) Outreach to Public Housing Authorities (60 days after the effective date of the award)
- D) Signed and GTR-approved Consortium Agreement (120 days after the effective date of the award) that at the minimum must include the following organizations:

Partnership Agency	Match/Leverage Contributions
Lane Transit District	\$12,000
City of Eugene	\$43,500
City of Springfield	\$25,000
Lane County	\$86,200
St. Vincent de Paul Society	\$10,470
Oregon Department of Transportation	\$339,200
UO Sustainable Cities Initiative	\$96,800
Community Planning Workshop	\$30,000
Housing and Community Services Authority	\$10,600
Eugene Water and Electric Board	\$18,200
Central Lane MPO	\$299,500
Lane Council of Governments	\$67,408
TOTAL	\$1,038,878

- E) **Comprehensive Sustainable Communities Regional Plan (24-36 months)**
- F) Commitment to participate in performance measurement and evaluation conducted by third party.
- G) Activities pertaining to the Regional Analysis of Impediments

4. INDIRECT COST RATE

55.7678%

Note: If the indirect cost rate is provisional, Grantee has agreed to process an indirect cost rate following HUD's procedures and should be completed no later than 90 days of the execution of this grant agreement.

5. KEY PERSONNEL

Name	Title	% of time on the grant
Andrea Riner	Transportation Program Manager	21
Megan Banks	Senior Planning	19
Stacy Clauson	Associate Planner	29

6. PERIOD OF PERFORMANCE

36 months

7. AUDIT INFORMATION

Not Applicable

8. SPECIAL CONDITIONS

Not Applicable

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission		*2. Type of Application
<input type="checkbox"/> Preapplication	<input checked="" type="checkbox"/> New	*If Revision, select appropriate letter(s):
<input checked="" type="checkbox"/> Application	<input type="checkbox"/> Continuation	* Other (Specify)
<input type="checkbox"/> Changed/Corrected Application	<input type="checkbox"/> Revision	
*3. Date Received:		4. Application Identifier:
5a. Federal Entity Identifier:		*5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Eugene		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 93-6002160		*c. Organizational DUNS: 9312673010000
d. Address:		
*Street1: 99 W. 10th St Street 2:		
*City: Eugene County:		
*State: Oregon Province:		
Country:		*Zip/ Postal Code: 97401
e. Organizational Unit:		
Department Name: Planning and Development		Division Name: Community Development
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:		First Name: Michael
Middle Name:		
*Last Name: Sullivan		
Suffix:		
Title: Community Development Manager		
Organizational Affiliation: City of Eugene		
*Telephone Number: 541-682-433		Fax Number: 541-682-5572
*Email: mike.c.sullivan@ci.eugene		

Application for Federal Assistance SF-424

Version 02

9. Type of Applicant 1: Select Applicant Type: **C. City or Township Government**

Type of Applicant 2: Select Applicant Type:

B. County Government

Type of Applicant 3: Select Applicant Type:

C. City or Township Government

*Other (specify):

*10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment Grants

*12. Funding Opportunity Number: **EPA-OSWER-OBLR-11-05**

*Title: **Brownfield Assessment Grant**

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Eugene, City of Springfield, Lane County

*15. Descriptive Title of Applicant's Project:

A Coalition, Community-Wide Brownfield Assessment Grant for Hazardous Substances and Petroleum

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of: Oregon's 4th District, Congressman Peter DeFazio

*a. Applicant
City of Eugene

*b. Program/Project:
Brownfield Assessments

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: May 1, 2012

*b. End Date: May 1, 2015

18. Estimated Funding (\$):

*a. Federal	\$680,200.00
*b. Applicant	\$50,000.00
*c. State	
*d. Local	
*e. Other	
*f. Program Income	
*g. TOTAL	\$730,200.00

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

- Yes
- No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

**I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: *First Name: Michael

Middle Name: C

*Last Name: Sullivan

Suffix:

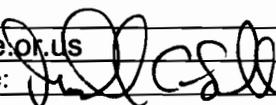
*Title: Community Development Manager

*Telephone Number: 541-682-5448

Fax Number: 541-682-5572

*Email: mike.c.sullivan@ci.eugene.or.us

*Signature of Authorized Representative:



Date Signed: 11/28/11

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

BUDGET INFORMATION - Non-Construction Programs

SECTION A - BUDGET SUMMARY						
Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		Total (g)
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	
1. Prgm Mgmt	Brownfield Assessment	\$	\$	\$ 46500	\$ 30,000	\$ 96,500
2. Comm Involvement	66.818			22700		22700
3. Site Inventory				24000		24000
4. Phase I/II ESA's				582000	20000	602000
5. Totals		\$	\$	\$680200	\$50,000	\$ 730200
SECTION B - BUDGET CATEGORIES						
Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)	
	(1)	(2)	(3)	(4)		
a. Personnel	46,000	5050	5950	3250	60250	
b. Fringe Benefits	24,300	1000	3200	1600	30100	
c. Travel	5,000				5000	
d. Equipment						
e. Supplies	500	2000	1000	1000	4500	
f. Contractual		14000	13000	602000	629000	
g. Construction						
h. Other	1000	350			1350	
i. Total Direct Charges (sum of 6a-6h)	76500	22400	24000	607850	730200	
j. Indirect Charges						
k. TOTALS (sum of 6i and 6j)	\$76800	\$22400	\$24000	\$607850	\$730200	
7. Program Income		\$	\$	\$	\$	\$

SECTION C - NON-FEDERAL RESOURCES

	(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS
8.	Brownfield Assessments Community-Wide	20000	0	30000	\$ 50000
9.					\$
10.					\$
11.					\$
12.	Total (SUM OF LINES 8-11)				\$

SECTION D - FORECASTED CASH NEEDS

	Total for 1 st Year	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter
13. Federal	\$ 200,350	\$ 66,115.50	\$ 44,475	\$ 44,474	\$ 44,473
14. Non-Federal	\$ 50,000	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500
15. TOTAL (sum of lines 13 and 14)	\$ 250,350	\$ 78,615.50	\$ 56,975	\$ 56,974	\$ 56,973

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT

(a) Grant Program	FUTURE FUNDING PERIODS (years)			
	(b) First	(c) Second	(d) Third	(e) Fourth
16. Brownfield Assessments Community-Wide	\$ 250,350	\$ 239925	\$ 239925	\$
17.				
18.				
19.				
20. TOTAL (sum of lines 16-19)	\$ 250,350	\$ 239925	\$ 239985	\$

SECTION F - OTHER BUDGET INFORMATION

21. Direct Charges:	22. Indirect Charges:
---------------------	-----------------------

23. Remarks:

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