


SECTION C: PUBLIC OUTREACH



THE UMADRA PUBLIC
OUTREACH AND
COMMUNICATIONS
SUMMARY

Umatilla Army Depot Reuse Authority

August 2010

Section C: Table of Contents

Background.....1
LRA Meetings:.....2
LRA Website:.....3
Outreach Office:3
Early Community Outreach Sessions:3
One-On-One Interviews:.....4
Focus Group Sessions:4
Public Information Forum on Redevelopment Alternatives Assessment and Land Use Alternatives Report:.....5
Public Information Forum on Redevelopment Plan and Implementation Strategy:6
SUMMARY6
Appendix A: Open Public Comment – Redevelopment Alternatives and Land Use Report Appendix A - 1
Appendix A: Exhibits A - J: Comments Appendix A - 8
Appendix B: Open Public Comment – Redevelopment Plan and Implementation Strategy Appendix B - 1
Appendix B Exhibits K - U: Comments and Responses Appendix B - 6

Section C: Tables

Table 1: Summary Comments and Responses Alternatives Appendix A - 2
Table 2: Summary Comments and Responses Redevelopment Plan and Implementation Strategy Appendix B - 2

Background

The Umatilla Army Depot Reuse Authority (UMADRA or LRA) has taken a proactive, systematic approach to informing the general public of the decision making process, and listening to the general public related to thoughts, concerns, ideas, and strategies for reuse of UMCD.

Although an outreach effort has consistently been made by the LRA dating back two decades, an even more proactive approach to public outreach and communications was initiated as a part of the effort to develop this Reuse Plan and Implementation Strategy. The LRA exceeded the standards required by the federal government process. The Dana Mission Support Team (DMST) developed an outreach program that was designed to ensure a two-way communication channel with the public, nearby communities, and affected parties. The DMST underlying goal was to create an environment that supported the LRA and public interests working together for the benefit of the community while building consensus and achieving successful outcomes.

A variety of specific initiatives were implemented to ensure a transparent process during the period of August 2009 – July 2010. The table below summarizes the nature and outcomes of this process. The narrative below the table provides detail about each of these efforts.

Forms of Outreach and Communication			
Procedure	Description	Outcome	References
LRA Meetings	12 publicly-announced monthly meetings.	All discussions and decisions of the LRA made in a public forum.	Agendas/Meeting Minutes
LRA Website	Continuously available website providing current information on agendas, minutes, and reports. Opportunity to provide feedback to the DMST on the website.	Constantly updated website providing current information and continuous opportunity for feedback.	www.missionumatilla.com All reference documents can be found on this website.
Outreach Office	Locally-based office weekdays; availability of local staff to meet with citizens.	Direct face-to-face human interaction available.	DMST – Umatilla PSO PO Box 1059 - 500 Willamette Umatilla, OR 97882 541.922.9339 (o)
Early Community Outreach Workshops	Publicly-announced information meetings and tours of UMCD.	Two workshops were conducted during the summer/fall of 2009 for the homeless service providers, public agencies and the public to learn of opportunities associated with UMCD reuse.	<ul style="list-style-type: none"> Homeless Assistance Plan Deliverable Report Contract Task 2.3: Workshop: Early Community Outreach
One-On-One Interviews	Individual interviews of targeted LRA and community members related to specific reuse ideas and concerns.	The process generated a summary report that allowed LRA members to understand internal and external expectations.	Deliverable Report Contract Task 2.6: Interviews with LRA Board Members, State, and Local Official
Focus Group Sessions	Community leaders were invited to respond to survey questions and offer general input about UMCD outreach.	An opportunity for the region’s most informed, proactive citizens to engage in the process.	Deliverable Report Contract Task 2.7: Focus Groups: Community Sampling
Public Forum on Land-Use Alternatives	Publicly-announced and legal-advertisement placed invitation event offering the five alternatives, and an opportunity for public input.	Final Plan amended by considering public input.	Part II, Section 5.0: Redevelopment Alternatives Assessment and Land Reuse Alternatives Report
Public Forum on Draft Redevelopment Plan	Presentation of draft Plan on website; publicly-announced and legal-advertisement placed with invitation for public input.	All public comments considered and Final Plan reflects information gained from all phases of the Reuse Plan and Implementation Strategy Report development process	Draft Redevelopment Plan

LRA Meetings:

The LRA conducted regular monthly meetings throughout the planning period. In addition to conducting the scheduled business for each month, the LRA ensured that each meeting was publicly announced and ample room was available in the meeting space for the general public to attend. In every case, if a member of the general public wanted to provide input, such input was permitted. All of the LRA meetings were held in venues with handicap accessibility.

Agendas were prepared in advance of every LRA meeting, and detailed minutes of all of the proceedings were drafted by DMST, and reviewed and approved by the LRA. Both are posted on the *MissionUmatilla* website.

During the first DMST guided LRA meeting (08/17/09), the Team assisted the LRA by conducting a special Kick-Off meeting where DMST administered a *Values Mapping™* session. The VM™ process helps to establish consensus criteria used by the LRA Board to guide the redevelopment of UMCD and establish priorities for the planning committee. During the workshop the LRA identified “*characteristics of an outstanding LRA Board*” and “*characteristics of outstanding land use for the UMCD*”.

The LRA identified three themes that describe what makes an outstanding LRA Board:

- We work intelligently to carry out our responsibilities
- We are nice to each other and the people we represent
- We have successful results

Likewise, the LRA identified three “characteristics of outstanding land use for UMCD”:

- Consider expanding existing National Guard uses
- Promote economic development
- Protect, restore, and enhance the natural and cultural environment

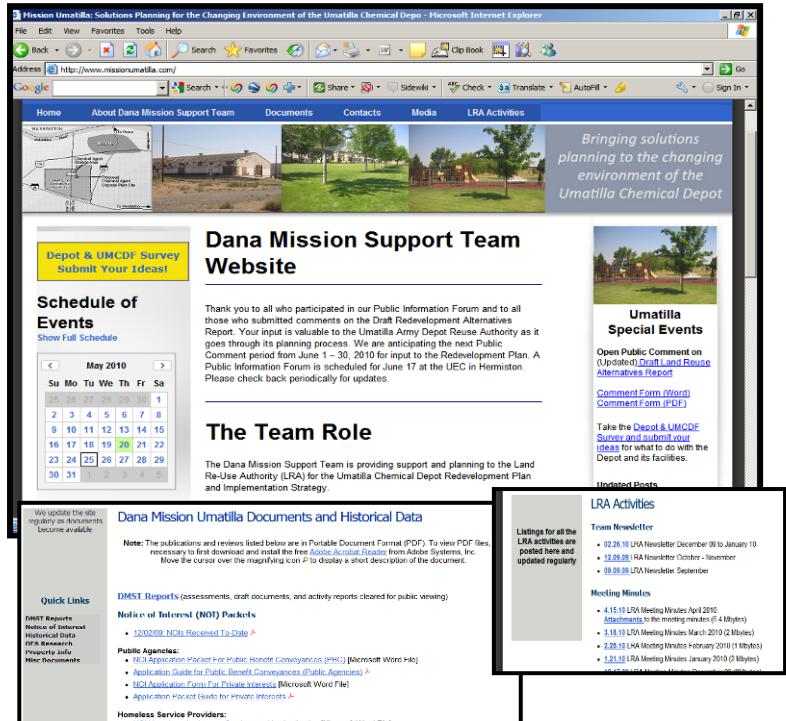
The LRA issued a report detailing the conclusions of the session, *Deliverable Report Contract Task 2.2: Workshop #1*. The report was also printed as a desk-top guide and given to each LRA member. The report highlights the elements of their key characteristics and offers guidance on how to use the results to benefit the overall planning process.

<u>SCHEDULE OF PUBLIC ACTIVITIES</u>	
08/17/2009:	Values Mapping Workshop
08/27/2009:	BRAC Workshop
09/22/2009:	Homeless Service Provider/Public Agency Workshop & Site Tours
09/24/2009:	LRA Meeting
10/20/2009:	General Public Workshop & Site Tour
10/22/2009:	LRA Meeting
10/27/2009:	AM & PM Focus Group Sessions
11/12/2009:	LRA Meeting
12/17/2009:	LRA Meeting
01/21/2010:	LRA Meeting
02/25/2010:	LRA Meeting
03/18/2010:	LRA Meeting
04/01-04/27/2010:	Open Public Comment Period on Land Use Alternatives
04/15/2010:	Public Information Forum on Land Use Alternatives
04/15/2010:	LRA Meeting
05/20/2010:	LRA Meeting
06/01-06/30/2010:	Open Public Comment Period on Draft Redevelopment Plan
06/17/2010:	Public Information Forum on Draft Redevelopment Plan
06/17/2010:	LRA Meeting
07/29/2010:	LRA Meeting
08/06/2010:	Submittal Target Date

LRA Website:

One of the most immediate products developed by the DMST for the LRA was an interactive website that provides the following functionality:

- Schedule of Events
- Information about upcoming LRA meetings
- LRA Approved Meeting Minutes
- General information about LRA and DMST
- Historical Documentation such as environmental reports, title reports, previous water rights, etc.
- Media Releases
- Background information on the Base Realignment and Closure process
- Draft and final report generated by the DMST on behalf of the LRA
- A survey open to the public to generate information on reuse ideas and concerns
- Opportunities for the general public to submit comments and concerns related to draft documents
- Presentation of the draft and final Reuse Plan and Implementation Strategy



The website is updated whenever new information is received or a new activity is planned. Updates are noted on the front page with a link to the new document. The website became functional in August 2009 and will remain functional through the adoption of the Redevelopment Plan and Implementation Strategy by the UMADRA.

Outreach Office:

The DMST established a publicly-available, locally-based administrative office at the Port of Umatilla headquarters complex in Umatilla, Oregon.

The purpose of the administrative office is as follows:

- Centralized location for staffing, administrative support, files, and database
- Location for face-to-face interaction with the general public
- Availability of meeting space for internal operations and external outreach

Early Community Outreach Sessions:

The DMST conducted two Early Community Outreach meetings on behalf of the LRA in late summer/early fall of 2009. The general purpose of these sessions was to offer information on the BRAC process to those who were interested, describe the Notice of Interest process, and to gain information from public and private interests, as well as homeless service providers, as to the reuse of UMCD.

The workshops, conducted on September 22, 2009 and October 20, 2009 were held at UMCD. Site tours were conducted for three groups: Homeless Service Providers, Public Agencies, and Private Interest parties. The tours were conducted by Phil Ferguson, UMCD Base Transition Coordinator.

DMST used its proprietary *Values Mapping*[™] process to better understand the preferences of reuse by attendees.

The process generated a “values hierarchy mapping” schematic and narrative. The top reuse priorities identified by the (approximately 40) attendees were (in priority order):

- Supports economic development
- Supports natural resources
- Uses ensure environmental stewardship
- Contribution toward livability
- Value the plan and planning process

The LRA released a summary report of these outreach efforts, *Deliverable Report Contract Task 2.3: Workshop #2: Early Community Outreach*.

One-On-One Interviews:

Two members of the DMST assisted the LRA by contacting 25 individuals (14 LRA members and 11 other individuals) to conduct one-on-one interviews related to the ideas and concerns for UMCD reuse. Of the 25 individuals contacted, 18 completed the interview process.

An eight item questionnaire was administered to each of the respondents. The questions related to:

- Duration of involvement with reuse process
- Personal vision for UMCD reuse
- Personal expectations for UMCD reuse
- Limitations for reuse
- Planning concerns
- Suggestions to LRA
- Governance options
- Other comments

The LRA issued a report documenting these efforts, *Deliverable Report Contract Task 2.6: Interviews with LRA Board Members, State, and Local Officials*.

Focus Group Sessions:

The DMST assisted the LRA by coordinating two Focus Group sessions designed to solicit the thoughts and preferences of community leaders and opinion leaders from the two-county region on the reuse of UMCD. Both meetings were held at the Umatilla Electric Cooperative offices in Hermiston on October 27, 2009.

In total, 22 key community members from seven communities met in two different groups to share their concerns and their ideas on the redevelopment options for UMCD.

The format of the sessions employed an eight question survey that asked questions related to:

- Reuse expectations
- Reuse concerns
- Development suggestions
- Overall challenges
- Economic benefits and environmental protection issues
- Future use by the Oregon National Guard
- General suggestions
- Round-Robin “final thoughts”

The LRA issued a report of these results, *Deliverable Report Contract Task 2.7: Focus Groups: Community Sampling*.

Public Information Forum on Redevelopment Alternatives Assessment and Land Use Alternatives Report:

The DMST assisted the LRA by conducting a public information forum for the Land Reuse Alternatives in coordination with the Open Public Comment period (April 01 – April 27, 2010). The forum was held on April 15. It provided a venue for the LRA to communicate to the public their preferred alternative, as well as four others that were under consideration. The forum was held at the centrally located Umatilla Electric Cooperative building for easy access to the public. Tri-fold handouts were offered to the public describing each alternative. The DMST provided 4' x 5' map renditions of each alternative on displays around the room and had personnel readily available to answer questions on each. Executive Director, Don Chance, provided a detailed overview of the Preferred Alternative and general descriptions of the others. Afterwards, the public was invited to speak, ask questions, and provide general comment. Reference Part II, Section 5.0: Redevelopment Alternatives Assessment and Land Reuse Alternatives Report for full details of the public comment period in Appendix A.

Snapshot of tri-folds (outside and interior map)



LTC. Rees explains the Oregon National Guard uses for the property to Gerald Breazeale, City Manager - Irrigon



DMST: Don Chance, Nancy Ness, & Brian Cole stand ready to answer questions

Public Information Forum on Redevelopment Plan and Implementation Strategy:

The LRA conducted an open public comment period for the draft Redevelopment Plan and Implementation Strategy during the period of June 1, 2010 – June 30, 2010. The general public was able to provide comment via the UMADRA website, by email, or by writing to the DMST.

In addition, the DMST assisted the LRA by conducting a public information forum for the draft RPIS held at the centrally-located Umatilla Electric Cooperative building on June 17. There was only one person from the general public who attended the forum. Mr. Bill Peintinger from the Red Cross came and asked minimal questions of the National Guard regarding their working relationship to obtain and maintain the storage igloos currently used by the Red Cross and the potential to expand operations in a cooperative agreement with them.

Appendix B presents a summary table of the individual comments and responses to comment by the LRA received during the Open Public Comment period of June 01 – June 30. It also contains a complete copy of each of the nine comments and the full response to the comments by the LRA.

SUMMARY

The LRA has made every effort possible to ensure that its process to generate the Reuse Plan and Implementation Strategy has been a transparent process in which input from the general public and affected parties is fully considered.

Each of the communication and outreach strategies listed above has been instrumental in the development of the Plan.

Appendix A: Open Public Comment – Redevelopment Alternatives and Land Use Report

Appendix A and Exhibits A – J provide the summary, LRA responses and comments we received during the Open Public Comment period of April 01 – April 27, 2010

Table 1: Summary Comments and Responses Alternatives

* The general nature of the comment is categorized into one of four categories: TS = Total Support; QS = Qualified Support; QC = Qualified Concern; O = Opposition						
Comments and Recommended Responses to Task 9 Alternatives Report						
Commenter	General Nature of Support/Concern*				Comment	Recommended Response
	TS	QS	QC	O		
Exhibit A: Oregon Department of Transportation (ODOT)	TS				Satisfied that the Preferred Alternative meets ODOT’s request for a property transfer of a section of I-82 currently owned by the US Army. Contact the Oregon Department of Transportation prior to development near interchanges in order to develop an Interchange Area Management Plan to achieve the desired level of certainty for interchange areas.	Include acknowledgement of future need for an Interchange Area Management Plan in the Final Plan
Exhibit B: Northeast Oregon Economic Revitalization Team		QS			While it is too early for most Economic Revitalization Team (ERT) agencies to comment on specific Reuse Alternatives, we look forward to offering comments and assistance as reuse proposals are further developed.	Continue to include and inform the Economic Revitalization Team of LRA activities.
Exhibit C: Lower Columbia Basin Audubon Society (LCBAS)	TS				LCBAS provides several reasons why the Preferred Alternative satisfactorily addresses the Shrub Steppe, burrowing owls, and other environmentally sensitive species.	No alterations needed to report.

* The general nature of the comment is categorized into one of four categories:
TS = Total Support; **QS** = Qualified Support; **QC** = Qualified Concern; **O** = Opposition

Comments and Recommended Responses to Task 9 Alternatives Report

Commenter	General Nature of Support/Concern*				Comment	Recommended Response
	TS	QS	QC	O		
Exhibit D: Mid-Columbia River National Wildlife Refuge Complex (Complex)	TS				<p>The Complex supports the Preferred Alternative and notes that additional lands beyond those identified in the Preferred Alternative are in need of protection, therefore the Complex supports “Special Considerations: Shrub Steppe Policy” Options #1 and #2.</p> <p>The Complex would also encourage the LRA to consider stipulations in its recommendations to the Army that the ongoing research and management related to burrowing owls and long-billed curlews continue as necessary into the future.</p>	LRA should consider the recommendation by the Complex that ongoing research and management related to burrowing owls and long-billed curlews continue.
Exhibit E: Verne Marr, Local Citizen	TS				Supportive of the preferred alternative, in favor of established shrub-steppe management areas with overlay for other areas, importance of shrub-steppe specifically the small quantity located on low elevation, low gradient, deep soil sites.	No alterations needed to report.

* The general nature of the comment is categorized into one of four categories:
TS = Total Support; **QS** = Qualified Support; **QC** = Qualified Concern; **O** = Opposition

Comments and Recommended Responses to Task 9 Alternatives Report

Commenter	General Nature of Support/Concern*				Comment	Recommended Response
	TS	QS	QC	O		
Exhibit B: Oregon Department of Land Conservation and Development (DLCD)		QS			<p>DLCD believes the Depot presents opportunities to achieve multiple win-win outcomes that advance the economic, social, and environmental well being of the region and its communities. The Department supports dedicating a portion the Depot property for use by the Oregon National Guard and other areas to be managed by the US Fish and Wildlife Services. The Department is less certain that currently undeveloped areas of the Depot property could qualify for exceptions to allow urban or rural industrial or commercial uses. It does not appear that any portion of the Depot property is eligible for inclusion of an urban growth boundary at this time.</p> <p>The DLCD letter then references several Statewide Planning Goals such as Goal 5, Goal 11 and Goal 14.</p>	Continue to include participation from DLCD in future LRA activities.
Exhibit F: Penny Moore, Local Citizen		QS			The reuse of UMCD is vital to the City of Irrigon and its people. The LRA should consider all of the priorities of Irrigon.	Given recent dialogue between the LRA and the Irrigon City Manager, it is believed that these concerns are being addressed.
Exhibit G: Ken Thompson, Radio-Controlled Model Aircraft group			QC		Consider support for radio-controlled model aircraft and high-performance model car activities at UMCD.	This specific activity could be considered by the Implementation LRA at a future date.

* The general nature of the comment is categorized into one of four categories:
TS = Total Support; **QS** = Qualified Support; **QC** = Qualified Concern; **O** = Opposition

Comments and Recommended Responses to Task 9 Alternatives Report

Commenter	General Nature of Support/Concern*				Comment	Recommended Response
	TS	QS	QC	O		
Exhibit H: Unidentified Local Citizen			QC		<p>The commenter has several significant concerns with the Preferred Alternative. These concerns include:</p> <ul style="list-style-type: none"> ▪ In general, prefers Alternative #2 with some features of Alternative #4 ▪ Failure to note large-scale regional transmission planning and recent difficulty in routing large 500KV transmission lines ▪ Failure to recognize potential Northeast Oregon Electric Hub (NEO-HUB) in planning documents ▪ Concern that the Oregon National Guard facility will be of “low economic value with minimal lower-wage jobs” ▪ Consider establishing preferential tax treatments for economic development throughout UMCD 	<ul style="list-style-type: none"> ▪ Add analysis of NEO-HUB in the Alternatives Report. ▪ Include additional information in Final Report outlining specific economic benefits of Oregon National Guard development ▪ The LRA believes the needs of the Oregon National Guard are of high priority because of the importance of its mission in the State and national security more so than its economic contribution to the local economy. ▪ LRA should briefly discuss the proposal for UMCD-wide “Preferential Tax Treatment” policy supported at state level

* The general nature of the comment is categorized into one of four categories:
TS = Total Support; **QS** = Qualified Support; **QC** = Qualified Concern; **O** = Opposition

Comments and Recommended Responses to Task 9 Alternatives Report

Commenter	General Nature of Support/Concern*				Comment	Recommended Response
	TS	QS	QC	O		
Exhibit I: Jerry Breazeale, City Manager, City of Irrigon			QC		During the open comment period and the public forum the City of Irrigon expressed a series of proposed modifications to the Preferred Alternative to better meet the objectives of the City of Irrigon. The overarching objectives include the priority of redeveloping industrial land at the Southwest corner of UMCD, ensuring the development of a road network throughout UMCD, the availability of industrially-zoned property in or near the existing City of Irrigon city limits, and plans for the improvement and development of the sewer and water systems. Additionally, they proposed a modification to help support the habitat protection.	Chairman Hansell sent a letter dated May 08, 2010 to Irrigon City Manager Jerry Breazeale addressing the City of Irrigon concerns addressed in April 2010. An email response dated May 11, 2010 expressed appreciation by the City and voiced their approval of the revised Preferred Alternative. The Preferred Alternative was modified to further accommodate the City of Irrigon’s needs. Based on the correspondence May 11, 2010 the LRA understood the City’s concerns to have been satisfactorily addressed by the Preferred Alternative revisions and the prospect of continued work by area leaders to implement it.
Exhibit J: Unidentified Local Citizen			QC		The commenter had several comments including: <ul style="list-style-type: none"> ▪ Put UMCD back on the tax roles ▪ Use the facilities for business and administrative activities ▪ Support the City of Irrigon proposal ▪ Focus on short term and long term job creation ▪ Recreational activities could hamper the environment for animal species 	The LRA is addressing all of these comments in its comprehensive planning efforts.

* The general nature of the comment is categorized into one of four categories: TS = Total Support; QS = Qualified Support; QC = Qualified Concern; O = Opposition						
Comments and Recommended Responses to Task 9 Alternatives Report						
Commenter	General Nature of Support/Concern*				Comment	Recommended Response
	TS	QS	QC	O		
Exhibit J: Sam Nobles, Local Citizen			QC		<p>The commenter had several comments including:</p> <ul style="list-style-type: none"> ▪ Leaning towards Alternative 2 ▪ Work the Army and Wildlife areas together ▪ Leave options open for further development ▪ Alternative #1 seems to lock in, prefer to leave options open ▪ Create regional airport ▪ Draw on Pacific Northwest outdoors tourism 	Note comment in Final Plan
Exhibit J: Don Rice, Local Citizen			QC		<p>The commenter had minimal comment:</p> <ul style="list-style-type: none"> ▪ Concern about the LRA seemingly not taking agricultural community into much consideration ▪ Potential for ground water re-charge system could solve some of the water issues 	The region is in a critical groundwater area, thus limiting agricultural opportunities

Appendix A: Exhibits A - J: Comments

Exhibit A Oregon Department of Transportation – April 27, 2010



Oregon

Theodore R. Kulongoski, Governor

Department of Transportation

Region 5
3012 Island Avenue
La Grande, OR 97850
541-963-3177
FAX 541-963-9079

April 27, 2010

FILE CODE:

Umatilla Land Redevelopment Authority
Dana Mission Support Team
P.O. Box 1059
Umatilla, OR 97882

Dear Chairman:

The Oregon Department of Transportation appreciates the opportunity to comment on the Draft Land Re-use Alternatives Report. In general, we support the approach that the Umatilla Land Redevelopment Authority (LRA) has taken in the development of a land use plan for the Umatilla Chemical Depot.

We feel that the preferred alternative provides opportunities for long-term planning of the transportation system to serve specific areas identified for industrial, commercial, military and open space functions, as required by Oregon Administrative Rule Chapter 660, Division 12. Land development near the highway interchanges is of particular interest to us. When the potential for such land development is known ahead of time, improvements to the interchange can be identified to accommodate the development, when it eventually occurs. While any one comprehensive plan amendment may not have a large effect on an interchange, the cumulative effects are likely to impact safety and operation. Interchange Area Management Plans provide the best process to achieve the desired level of certainty for interchange areas. We encourage the Umatilla LRA to consider this type of planning for both the I-84 and I-82 interchanges as part of the Redevelopment Plan and Implementation Strategy.

We are also satisfied that the preferred alternative meets our request for a property transfer of a section of I-82 currently owned by the U.S. Army and use of property in the vicinity of the I-82 interchange as an Interstate maintenance staging area.

Thank you for the opportunity to comment on the Draft Land Re-use Alternatives Report. Please keep us informed as this process moves along and becomes final.

Sincerely,

Teresa Penninger
Planning Manager

Exhibit B Northeastern Economic Revitalization and Oregon Department of Land Conservation and Development – April 27, 2010

NE Oregon

Economic Revitalization Team



State of Oregon
Department of
Environmental
Quality



April 27, 2010

Umatilla Chemical Depot Local Reuse Authority
Dana Mission Support Team
P.O. Box 1059
Umatilla, Oregon 97882

RE: Umatilla Reuse Authority Draft Reuse Plan

I am writing this letter on behalf of the Northeastern Economic Revitalization Team (ERT).

The ERT consists of state agencies that have a financial and/or technical assistance role to play in advancing economic and community development. Participating agencies include Business Development, Transportation, Land Use, Environmental Quality, Water Resources, Housing, Energy, State Lands, Agriculture, Forestry, Business and Consumer Services, and the Governor's Office. The purpose of the Northeast ERT is work with local governments and private parties to promote job creation and prosperity in the communities of Morrow, Umatilla, Wallowa, Union, and Baker counties.

The ERT has been engaged with the LRA throughout the reuse planning process. While it is too early for most ERT agencies to comment on specific reuse alternatives, we look forward to offering comments and assistance as reuse proposals are further developed.

If the LRA has any questions on specific ERT agency programs or regulations, please contact the following Northeast ERT members:

Frank Reading, Oregon Department of Transportation
(541) 973-1328; frank.h.reading@state.or.us

Jon Jinings, Oregon Department of Land Conservation and Development
(541) 325-6928; jon.jinings@state.or.us

Rick Minster, Oregon Business Development Department
(541) 575-1050; rick.minster@state.or.us

Bruce Buchanan, Oregon Housing and Community Services
(541) 980-6300; bruce.buchanan@state.or.us

Pat Vernon, Oregon Department of Environmental Quality
(541) 278-4612; pat.vernon@state.or.us

Mike Ladd, Oregon Department of Water Resources
(541) 278-5456; michael.f.ladd@wrд.state.or.us

Robin Straughan, Oregon Department of Energy
(503) 378-4040; robin.straughan@state.or.us

Kirk Jarvie, Division of State Lands
(503) 986-5320; kirk.jarvie@state.or.us

Jerod Broadfoot, Department of Business and Consumer Services, Building Codes Division
(541) 240-1256; jerod.a.broadfoot@state.or.us

Rodger Huffman, Oregon Department of Agriculture
(541) 562-9169; rodger.d.huffman@state.or.us

Mark Jacques, Oregon Department of Forestry
(541) 963-3168; mark.jacques@state.or.us

Scott Fairley, Governors Office Eastern Region ERT Coordinator
(541) 429-2120; scott.g.fairley@state.or.us

Thank you for the opportunity to participate in the reuse planning and redevelopment of the Umatilla Chemical Depot. On behalf of the ERT, we look forward to continuing to work with you to realize the LRA's redevelopment efforts.

Sincerely,

Scott Fairley
Governors Office, Economic Revitalization Team



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

888 NW Hill Street, Suite 2

Bend, Oregon 97701

(541) 318-2890

Fax (541) 318-8361

Web Address: <http://www.oregon.gov/LCD>



MEMORANDUM

To: Scott Fairley, Regional Coordinator

From: Jon Jinings, Community Services Specialist ^{JJ}
Grant Young, Regional Representative ^{G.Y.}

Re: DLCD Comments for Land Re-Use Authority

The Oregon Department of Land Conservation and Development appreciates the opportunity to participate in the regional discussion of potential re-use activities for the Umatilla Army Chemical Depot. We are pleased to help develop a land use strategy that capitalizes on the Depot's assets and compliments development efforts and public investments in the region's communities. Please include this Memo with comments submitted by the Northeastern Oregon Economic Revitalization Team.

The department presented an overview of Oregon's Statewide Planning Program to the LRA on February 25, 2010. Simply stated, each county will need to amend their comprehensive plan and implementing land use ordinances prior to authorizing new or different uses and development on the Depot property. Those necessary amendments will be considered during an open public process before county decision makers and will be presided over by each county's elected leaders. In order to permit uses other than those allowed outright under agricultural or forest lands protection laws requires an "exception" to Statewide Planning Goals 3 (*Agricultural Lands*) & 4 (*Forest Lands*).

An exception can be approved in one of three ways: First, there may be "reasons" that applicable laws need not apply. Second, lands that are already "physically developed" may be zoned to reflect uses not allowed by the applicable goals. Third, the existing development pattern may "irrevocably commit" the land to uses other than natural resource production (OAR Chapter 660, Division 4). The presiding jurisdiction must also determine whether any proposed new uses will be "urban" or "rural". Urban uses outside of an existing urban area also require an exception to Statewide Planning Goal 14 - *Urbanization* (OAR Chapter 660, Division 14).

The local land use processes must also address other resource values and the efficient provision of public facilities and services and transportation. Open space, scenic and historic areas and natural resources must be inventoried by local comprehensive plans under Statewide Planning Goal 5. If Morrow and Umatilla counties wish to document

the presence of Goal 5 resources on the Depot property (ie. Shrub-Steppe Habitat, etc.) local comprehensive plans should assess the location, quantity and quality of those resource(s). If a resource is "significant" counties must then determine whether to allow or restrict conflicting uses and establish a program to accomplish the goal of protecting the resource (OAR Chapter 660, Division 23).

Public facilities and services often include consideration of sewer disposal and water sources. Oregon law ordinarily discourages the extension of sewer or establishment of a sewer system outside urban growth boundaries. (Statewide Planning Goal 11 and OAR Chapter 660, Division 11).

The local decision-makers will need to determine whether or not traffic generated by new uses will significantly impact the transportation system and, if so, mitigation necessary to alleviate those impacts. The transportation system analysis requires a local government to determine the timing and financing mechanism in place to mitigate transportation costs. (OAR Chapter 660, Division 12).

In summary, the department believes the Depot presents opportunities to achieve multiple win-win outcomes that advance the economic, social and environmental well being of the region and its communities. The department supports dedicating a portion of the Depot property for use by the Oregon National Guard and other areas to be managed by the US Fish and Wildlife Services. The department also agrees that existing development at the Depot makes some areas strong candidates for an exception to natural resource land uses. The department is less certain that currently undeveloped areas of the Depot property could qualify for exceptions to allow urban or rural industrial or commercial uses. Exceptions to justify commercial activities, particularly those that provide urban levels of commercial activity outside an urban growth boundary, can be particularly difficult to justify. Further, it does not appear that any portion of the Depot property is eligible for inclusion in an urban growth boundary at this time.

Exhibit C Lower Columbia Basin Audubon Society – April 27, 2010

**UMATILLA ARMY DEPOT
REDEVELOPMENT ALTERNATIVE REPORT
PUBLIC COMMENT SHEET**

This Form is for electronic submittal. Please download the form to your computer, complete the document, save your file and email it as an attachment to ks@missionumatilla.com . You may also print your completed copy and mail to:

Attn: Public Comment
DMST Umatilla Project Site Office
P.O. Box 1059
Umatilla, OR 97882

1.Among the alternatives presented do you have a preferred alternative, and do you have specific suggestions or comments regarding that alternative or how you would prefer to see that alternative modified?

The Lower Columbia Basin Audubon Society (LCBAS) supports Alternative #1 - Preferred Approach, and supports management by US Fish & Wildlife Service of land designated for habitat preservation as a unit of the Umatilla National Wildlife Refuge.

1.Among the various alternatives are there specific features or considerations that you would like to see incorporated in some fashion with what may be your preferred alternative?

LCBAS supports management of the entire site based on principles of ecosystem management emphasizing preservation of intact shrub steppe and environmentally sound integration of differing land uses.

1.Do you have a different alternative other than those that have been developed that you would like to suggest? Please provide as much detail as possible including a sketch map if appropriate.

LCBAS is satisfied that Alternative #1 achieves an appropriate balance of land uses consistent with conservation of shrub steppe habitat and wildlife resources.

1.Do you have a particular concern or issue that you would like to see specifically addressed in the final plan? Is this concern or issue very important to you, somewhat important, or a passing consideration?

Burrowing owls nest on Depot lands and have been managed successfully while other populations in Washington and Oregon are rapidly declining. Burrowing owl is a species of concern and the habitat preservation component of Alternative #1 is essential to avoid forcing this species onto the Endangered Species list. A number of other birds, notably Long-billed Curlew, also use this site.

1.Do you have any additional comments or suggestions that you would like to offer?

The aerial imagery of the Depot makes it abundantly clear that this land is an ecological oasis surrounded by land uses that are incompatible with habitat preservation making it an invaluable sample of intact shrub steppe and a key stopover area for migrating birds.

**Exhibit D Mid-Columbia River National Wildlife Refuge Complex, USFW –
April 27, 2010**

UMATILLA ARMY DEPOT

REDEVELOPMENT ALTERNATIVE REPORT

PUBLIC COMMENT SHEET

This Form is for electronic submittal. Please download the form to your computer, complete the document, save your file and email it as an attachment to ks@missionumatilla.com . You may also print your completed copy and mail to:

Attn: Public Comment
DMST Umatilla Project Site Office
P.O. Box 1059
Umatilla, OR 97882

1. Among the alternatives presented do you have a preferred alternative, and do you have specific suggestions or comments regarding that alternative or how you would prefer to see that alternative modified?

We appreciate the opportunity to be included in the LRA process and to comment on the alternatives. The Mid-Columbia River National Wildlife Refuge Complex (Complex)the concepts outlined in Alternative #1 of the Redevelopment Alternatives Assessment and its proactive course to preserve and restore the significant natural resources on the Umatilla Chemical Depot (UMCD). We would like to commend the LRA for its vision to make the protection of these resources a priority. The Complex proposes that areas delineated as habitat preservation in Alternative #1 become a part of the National Wildlife Refuge System as a unit of the Umatilla National Wildlife Refuge. This would provide the long term protection of these lands for the benefit of the American people.

The Complex feels that additional lands beyond those identified in Alternative #1 are also in need of protection, specifically, nesting areas for burrowing owls and long-billed curlews. Therefore, we strongly support the proposed "Special Considerations: Shrub-Steppe Policy" for the maximum protection and long-term health of the shrub-steppe habitat on the UMCD. We propose that both options be implemented. Option #1 would transfer lands as stated above and Option #2 would designate additional areas of high quality habitat or significant wildlife resources as a shrub-steppe management overlay where the habitat would be protected while still allowing alternate uses. The Complex can provide management expertise to facilitate the overlay management concept in conjunction with other landowners at the UMCD. In addition the Complex would like to encourage the LRA to consider stipulations in its recommendations to the Army that the ongoing research and management relating to burrowing owls and long-billed curlews continue as necessary into the future.

Please contact Greg Hughes or Larry Klimek if you have any questions.

Greg Hughes
Project Leader
Mid-Columbia River National Wildlife Refuge Complex

Exhibit E Verne Marr, Pendleton – April 13, 2010

Public comment attached.

From: Kim Swentik [ks@missionumatilla.com]

Sent: Tuesday, April 13, 2010 6:38 AM

To: 'Verne Marr'

Subject: RE: Public comment attached.

Your comment regarding the UMCD, Draft_Land Use Alternatives Report was received this morning.

April 13, 2010

6:35 am

Thank you!

PS. There must have been a problem transferring the form on the website. I will make sure it gets corrected. Thank you for letting me know.

"Solutions planning for the changing environment of the Umatilla Chemical Depot"

Kim Swentik

Dana Mission Support Team

541.922.9339 (o)

509.551.7411 (c)

From: Verne Marr [mailto:vmarr@feves.com]

Sent: Monday, April 12, 2010 5:46 PM

To: Mission Umatilla

Subject: Public comment attached.

Verne Marr,
656 NW 7th,
Pendleton, OR 97801
541 276 4852 (H)
503 200 8446 (C)

**UMATILLA ARMY DEPOT
REDEVELOPMENT ALTERNATIVE REPORT
PUBLIC COMMENT SHEET**

This Form is for electronic submittal. Please download the form to your computer, complete the document, save your file and email it as an attachment to ks@missionumatilla.com . You may also print your completed copy and mail to:

Attn: Public Comment
DMST Umatilla Project Site Office
P.O. Box 1059
Umatilla, OR 97882

1. Among the alternatives presented do you have a preferred alternative, and do you have specific suggestions or comments regarding that alternative or how you would prefer to see that alternative modified?

Since your comment form is malfunctioning, all my responses are given in this box.

1. Alternative 1.

2. I am in favor of established shrub steppe management areas with an overlay for the remainder.

3. No.

4. Remaining shrub steppe is important to me, specifically the small quantity located on low elevation, low gradient, deep soil sites.

2. Among the various alternatives are there specific features or considerations that you would like to see incorporated in some fashion with what may be your preferred alternative?

3. Do you have a different alternative other than those that have been developed that you would like to suggest? Please provide as much detail as possible including a sketch map if appropriate.

4. Do you have a particular concern or issue that you would like to see specifically addressed in the final plan? Is this concern or issue very important to you, somewhat important, or a passing consideration?

**UMATILLA ARMY DEPOT
REDEVELOPMENT ALTERNATIVE REPORT
PUBLIC COMMENT SHEET**

5. Do you have any additional comments or suggestions that you would like to offer?

Thank you for your time!

Exhibit F Penny Moore, Local Citizen – April 27, 2010

Penny Moore
1205 W Highland Avenue
Hermiston, Oregon 97838

April 23, 2010

Attn: Public Comment
DMST Umatilla Project Site Office
P O Box 1059
Umatilla, Oregon 97882

Received by Kim Swentik, DMST
Date 27-Apr-2010, 1632

To Whom It May Concern:

I have been following the Local Reuse Authority for the redevelopment of the Umatilla Chemical Depot property in the newspaper and I have attended some meetings on the issue.

I would like to state that Irrigon is the closes city to the Army Depot and has the most to lose if they are not awarded land for commercial and/or industrial use.

Industrial use is where Irrigon's interest is. Irrigon has a plan that also includes a financial plan that proposes to hook up the rail system, put in wind and solar electric generation, water and sewer services and the use of the igloos for storage or for commercial propose.

There are 1,100 people employed at the Army Depot that will need to find new employment if this area does not have something in place to hire these people.

There are 72 people with Irrigon addresses that work at the Army Depot. The families will have to move and besides having to vacate their homes, the children will be uprooted from the Irrigon schools.

It was stated that Irrigon has the largest block of registered voters in Morrow County. It also was stated that the LRA's core mission and purpose is economic development for the region.

As I see it, Irrigon has had a plan from the beginning, which was submitted to the LRA. Irrigon has the most to lose with the already low population, and then to have all those families move to find employment elsewhere.

The City of Irrigon wants to be involved in the entire economic future of the Army Depot.

Sincerely,



Penny Moore

**Exhibit G Radio-Controlled Model Aircraft Group, Ken Thompson –
April 21, 2010**

kim.swentik@mse-ta.com

From: Ken Thompson [kthompso43@msn.com]
Sent: Wednesday, April 21, 2010 12:07 PM
To: ks@missionumatilla.com
Cc: Bob Severson; Ivan Anderholm; Gene and Wilma Dettman; Ken Thompson (MSN)
Subject: Ordinance Depot Reuse

Several of us in the Hermiston community have been searching for a location to promote the sport and use of radio-controlled model aircraft and high-performance model cars. Recent innovations in battery technology is making a significant contribution to this relatively new and growing sport, tailored to the younger as well as older generations. Other cities in the Columbia Basin and elsewhere have already established such sites and capitalized on the economic opportunities associated with radio-controlled sporting events:

<http://www.higginsfield.com/>

<http://www.tcrcm.org/>

<http://speedworldrcf.com/>

<http://www.rc-airplane-world.com/oregon-rc-airplane-clubs.html>

<http://www.rc-airplane-world.com/washington-rc-airplane-clubs.html>

RC flying and model racing sites have relatively small footprints, are inexpensive to establish and operate, and would help serve the needs of Hermiston's growing image as a retirement community as well as the needs for diversified recreation for our young people.

We have been in contact with the City of Hermiston's Parks & Recreation Committee, with Mayor Bob Severson, as well as with the Director for Parks & Recreation, Ivan Anderholm. Several sites have been tentatively identified, but a small part of the Ordinance Depot could provide the site characteristics needed to make Hermiston a leader for these Regional RC sporting events.

We are available to meet with you or anyone else to explain our proposal. Thanks for your consideration.

Sincerely,

/s/ Ken Thompson

1225 E. Newport Ave.
Hermiston, Oregon 97838
541-567-8185
Kthompso43@msn.com

Exhibit H Unidentified Local Citizen – April 20, 2010

UMATILLA ARMY DEPOT

REDEVELOPMENT ALTERNATIVE REPORT

PUBLIC COMMENT SHEET

This Form is for electronic submittal. Please download the form to your computer, complete the document, save your file and email it as an attachment to ks@missionumatilla.com . You may also print your completed copy and mail to:

Attn: Public Comment
DMST Umatilla Project Site Office
P.O. Box 1059
Umatilla, OR 97882

1. Among the alternatives presented do you have a preferred alternative, and do you have specific suggestions or comments regarding that alternative or how you would prefer to see that alternative modified?

Alternative 2 with some features of Alternative 4. This process has not taken a sufficiently large regional view of all aspects surrounding the LRA footprint

2. Among the various alternatives are there specific features or considerations that you would like to see incorporated in some fashion with what may be your preferred alternative?

The process has failed to note large scale regional transmission planning and recent difficulty in siting/routing large 500KV transmission lines. The military bombing range to the south restricts routing options. The NWPP, WECC, and Columbia Grid planning process envisions a large scale electric hub called the NEO hub. (Northeast Oregon) in active planning documents. This hub will form another active market trading center in the northwest beyond MID-C. It will be a nexus of 500KV east west and north south lines expanding reliability and allowing further integration of local and regional renewable resources. Per plan mapping this hub is virtually shown right on or near the depot

3. Do you have a different alternative other than those that have been developed that you would like to suggest? Please provide as much detail as possible including a sketch map if appropriate.

Siting the NEO HUB in the depot has many advantages. It would allow short distance and low cost transmission interconnect to wholesale power on a large scale supporting large power users such as data centers, Cold storage, and other industrial development. This process of siting would have federal elements (FERC) involved. Since the depot is already a federal resource the permitting coordination would be a smoother process. Both Counties, ports, and the tribe could have influence on the design and features of the NEO hub relative to regional utility and COOP service territory and connections. The cost of this necessary infrastructure would be substantially reduced when compared to individual utilities serving respective loads on the Depot. This hub would also expand local utility or end user access to wholesale market

**UMATILLA ARMY DEPOT
REDEVELOPMENT ALTERNATIVE REPORT
PUBLIC COMMENT SHEET**

power. This is a critical business metric for long term project viability. Jobs associated with construction and maintaining the NEO hub itself would be considered high wage category for the area.

4. Do you have a particular concern or issue that you would like to see specifically addressed in the final plan? Is this concern or issue very important to you, somewhat important, or a passing consideration?

I have a hard time accepting the Oregon National guards request for training facilities. It will be of low economic value to the area with minimal lower wage jobs over time. There are already significant land use impacts involving the bombing range to the south, and there are sufficient training grounds in the region. Oregon's state budget and economy underpinnings don't support growth of Guard costs in my opinion. Their use will not grow any jobs and full scale use will be seasonal at best. I also think water is a huge issue and support recharge/impoundment where feasible. Most industrial development requires water and it is a limiting factor without enhancing supply alternatives.

5. Do you have any additional comments or suggestions that you would like to offer?

I believe there will be competitive conflict between Morrow, Umatilla, and Tribe going forward. Too bad you can make most of the depot an enterprise zone under a JPA. Have the state provide preferential tax treatment for economic development, and all entities could share benefit of coordinated marketing

Thank you for your time!

Exhibit I City of Irrigon, Breazeale – April 13, 2010

From: Gerald Breazeale [irrigon@oregontrail.net]
Sent: Tuesday, May 11, 2010 2:39 PM
To: ks@missionumatilla.com
Subject: RE: UMADRA response to Irrigon
Kim,

Thank you for the letter of May 8th regarding the LRA and the City of Irrigon's role in the transition of the Umatilla Army Depot. I believe that the letter lays out the foundation for a great future for the region and the reuse of the Army Depot.

I realize that the future formation of an implementing LRA can not be promised, nor can the City count on being seated on the LRA. However, we appreciate the opportunity to be considered for such a seat and will remain ready to assume such a position should the opportunity arise.

The City is very pleased with the proposed preferred plan and we believe that the interests of all the entities are represented, and that the entire region will benefit from the swift transition from Army ownership of the Umatilla Army Depot to civilian use through the proposed plan.

Jerry Breazeale

Jerry Breazeale
Irrigon City Manager
PO Box 428
Irrigon, OR 97844
irrigon@oregontrail.net
Phone: (541) 922-3047
Fax: (541) 922-9322
www.cityofirrigon.org

From: Kim Swentik [mailto:ks@missionumatilla.com]
Sent: Tuesday, May 11, 2010 10:46 AM
To: Gerald Breazeale
Cc: Bill Hansell; Bill Dana; 'Don Chance'; Richard (Rick) Solander
Subject: UMADRA response to Irrigon

Mr. Breazeale,
Please find attached the letter response to the City of Irrigon's letter sent to them on April 20, 2010. If you have any questions or concerns after reviewing this response, please feel free to contact us directly.

Have a nice day,

"Solutions Planning for the changing environment of the Umatilla Chemical Depot"

Kim Swentik

Dana Mission Support Team
Umatilla Project Site Office
PO Box 1059, Umatilla, OR 97882
541.922.9339 (o)
509.551.7411 (c)
ks@missionumatilla.com



Dana Mission Support Team - Project Site Office
on behalf of the Umatilla Army Depot Reuse Authority

500 Willamette Ave - PO Box 1059, Umatilla, OR 97882

May 8, 2010

Mr. Jerry Breazeale, City Manager
City of Irrigon
P.O. Box 428
Irrigon, OR 97844

Re: UMADRA-LRA response to the letter sent by the City of Irrigon on April 20, 2010

Dear Jerry:

On behalf of the Local Reuse Authority (LRA), I would like to commend you and the City of Irrigon for your continued participation in the process to develop a plan for the reuse of the Umatilla Chemical Depot. The LRA understands the vital interest that the City of Irrigon has in this matter.

We have strived to conduct a process that meets all of the requirements of the Base Realignment and Closure procedure, and allows for significant public input into the process. Through the participation of yourself and many of the citizens of Irrigon, your interests are being heard.

I believe the LRA understands your concerns related to the Notices of Interest (NOI) review process, but we also believe that in good faith we have followed both the requirements and met the intent of the federal process in seeking and reviewing such Notices. The process is challenging as outlined under BRAC protocols because many of the public entities directly involved with the LRA process also have a responsibility to their constituents to submit Notices themselves. The LRA has worked very carefully to make sure that we have an evaluation process that is responsive and equitable to all parties.

Perhaps even more important is the "bottom line" in terms of meeting the desires of the City of Irrigon while simultaneously being sensitive to all the other interests with a stake in the outcome of the process. From the perspective of the LRA, we believe that the Preferred Alternative as it is has evolved, including the most recent input at the April 15th Public Information Workshop, is now fully responsive and highly supportive of the priorities of the City of Irrigon. The City of Irrigon's constructive input into what I believe will be the final version of the Preferred Alternative has successfully insured that all of the City's interests will be met. The points identified below explain why I believe this the case, but I must add one caveat to my conclusions; while I believe strongly the Preferred Alternative (as recently modified) will likely be adopted unanimously by the full LRA, that action has not yet occurred. We expect the formal vote to occur at the May 20th LRA meeting. After reviewing this letter, I would welcome a call from you and other leaders in Irrigon if any concerns remain.

Road Access and Road Improvements

The City of Irrigon, supported by Morrow County, has been consistent in advocating for some type of road network that would connect the City of Irrigon to Interstate 84 and Interstate 82. We understand the sense of isolation that the City of Irrigon feels with respect to accessing land to the South and Southeast.



While the final road alignments will need to be determined in future detailed planning, we believe that our Preferred Alternative is a remarkable success in this regard.

As you are aware, the Oregon National Guard would develop all of the Northwestern and much of the Northern portions of UMCD. As part of their plan, they have defined the planning and intended construction of a road network that would connect the City of Irrigon east toward I-82 and south toward I-84, skirting the boundaries of UMCD.

Both you and I know how expensive it is to construct and maintain roads. There are very few public entities capable of such a development in these challenging financial times. Fortunately, the Oregon National Guard is in a strong position to design and build the road network. While the timing of such an improvement will be dependent upon funding, I believe that the City of Irrigon has a huge victory in this regard.

Industrially Zoned Land in or Adjacent to the Existing Irrigon City Limits

As you are aware, it is the intention of the LRA to zone and convey land benefiting the City of Irrigon for industrial development purposes. The LRA's Preferred Alternative will call for the conveyance of the 640 acres of land out of the Northwest corner of UMCD for the purposes of future industrial development benefiting Irrigon. The specifics of how this property would be conveyed and the potential land trade arrangement are subject to further contemplation and negotiation. Nonetheless, it is the intention of the LRA to facilitate the City of Irrigon's interest in this regard.

Zoning for Industrial Development in Southwest Corner

The City of Irrigon has consistently advocated for industrial reuse of the existing warehouse buildings at the Southwest corner of UMCD and for the rail yard. The LRA agrees that there is potential for such industrial reuse, and the plan calls to zone this land accordingly.

We know that you are looking for an aggressive posture in terms of marketing land and buildings for industrial reuse and believe this is the domain of an *Implementation LRA*, should one be formed. At this juncture, I believe the LRA will most likely recommend to the Army the creation of an *Implementation LRA*, pursuing an associated Economic Development Conveyance. We anticipate this decision will be formalized on May 20.

Sewer and Water

The City of Irrigon has offered to play an instrumental role in the development and improvement of the sewer and water systems associated with the reuse of UMCD.

Our engineering analysis concludes that substantial improvements will be necessary for these systems to accommodate the reuse options that we are considering.

One of the prospective benefits of establishing an *Implementation LRA* will be prospective funding from the Office of Economic Adjustment (OEA) to design sewer and water improvements consistent with the industrial reuse zoning in the preferred Alternative.

Once again specific improvements to the sewer and water system will be the responsibility of the *Implementation LRA*, and is beyond any commitments that the Planning LRA can make.



Dana Mission Support Team - Project Site Office
on behalf of the Umatilla Army Depot Reuse Authority

500 Willamette Ave - PO Box 1059, Umatilla, OR 97882

Seat at the Table

While it is too early to make a specific commitment in terms of the structure of the prospective *Implementation LRA*, I believe that it is widely acceptable to the existing LRA members that the City of Irrigon have a seat at the table. However, it is my understanding the final decision may rest with appointments made by the Governor or state legislation. Moreover, in conversations regarding the prospects of recommending the creation of an *Implementation LRA* to the Army, current members of the *Planning LRA* have strongly expressed that the City of Irrigon should be a member. It is clear that your community has a vested interest in the outcome of UMCD, and you have demonstrated your willingness to invest time and money into this planning phase.

Summary

Jerry, I hope you and community leaders in Irrigon will agree that your interests are well served by the latest version of Preferred Alternative. The LRA is working very hard to create the greatest possible reuse benefit supporting economic development, the environment, and military reuse opportunities. Thank you for the participation of the City of Irrigon in the development of this plan thus far. We welcome your continued participation.

Sincerely,

A handwritten signature in black ink that reads "Bill Hansell".

Bill Hansell, Chairman
Local Redevelopment Authority

kim.swentik@mse-ta.com

From: Kim Swentik [ks@missionumatilla.com]
Sent: Tuesday, April 13, 2010 1:25 PM
To: 'Gerald Breazeale'; 'Colonel Christian Rees'; 'Bill Hansell'; 'Bill Quaempts'; 'Carla Mclane'; 'CarlScheeler@ctuir.com'; 'FAIRLEY Scott G * Governor's Office'; 'Gary Neal'; 'George Anderson'; 'Joe Taylor'; 'Kim Puzy'; 'Rod Skeen'; 'Rosinda Shippentower'; 'Terry Tallman'
Cc: 'Brian D. Cole'; 'Donald Chance'; 'Erin Mills'; 'Heppner Gazette Times'; 'irrigator@eoni.com'; 'JR Cook'; 'North Morrow Times'; 'nate.rivera@umatillaelectric.com'; 'sidra_blake@fws.gov'; 'Dana Engineering, Inc.'; 'Ferguson, Phillip M CIV USA AMC'
Subject: RE: LRA Alternatives Maps

Thank you Jerry for your comments regarding the Alternatives Report and mapping,

I will make sure to record your comments for presentation to the LRA after the public comment period closes. Please be sure to see Nancy Ness at the Public Information Forum if you have further comments you would like to submit regarding the Alternatives or you can send them to me anytime before midnight April 27.

See you then!

"Solutions planning for the changing environment of the Umatilla Chemical Depot"

*Kim Swentik
 Dana Mission Support Team
 541.922.9339 (o)
 509.551.7411 (c)*

From: Gerald Breazeale [mailto:irrigon@oregontrail.net]
Sent: Tuesday, April 13, 2010 12:00 PM
To: Colonel Christian Rees; Bill Hansell; Bill Quaempts; Carla Mclane; CarlScheeler@ctuir.com; FAIRLEY Scott G * Governor's Office; Gary Neal; George Anderson; Joe Taylor; Kim Puzy; Rod Skeen; Rosinda Shippentower; Terry Tallman
Cc: Brian D. Cole; Donald Chance; Erin Mills; Heppner Gazette Times; irrigator@eoni.com; JR Cook; kim.swentik@mse-ta.com; North Morrow Times; nate.rivera@umatillaelectric.com; sidra_blake@fws.gov; Dana Engineering, Inc.; Ferguson, Phillip M CIV USA AMC
Subject: LRA Alternatives Maps

Dear LRA Members,

Before the public meeting on April 15th, I wanted to share with the LRA the thoughts I have regarding the alternatives maps that have been prepared. While the alternatives proposed appear to make sense initially, they don't hold up under close scrutiny. I discovered this fact when the map of the owl burrows on the Depot was released.

Much of the discussion on saving the shrub steppe habitat has centered on protecting the burrowing owls as a "species of concern". I think everyone understands that. It is important to save the remaining reservoirs of unique habitat and species when they are in trouble. Therefore there has not been much opposition to the proposal for the US Fish and Wildlife Service to own and maintain a large tract of the Umatilla Army Depot. The goal of protecting habitat has been a part of the LRA priorities for some time. In fact the LRA set the goal of 40% habitat preservation, 40% economic development, and 20% Oregon Army National Guard. These goals would necessarily reserve fairly large tracts for each use.

However, when you superimpose the location of the existing owl burrows on the maps, none of the proposed alternatives do much to protect the owls. In fact, they seem to place the existing burrows and owls in harms way. The owls are not in areas that would be managed by the US Fish and Wildlife Service. The areas that would be managed by the US Fish and Wildlife Service are areas that have seen the most intensive use and development. Would it not make more sense to recognize the areas that the owls are already using and protect that land, rather than to protect areas that the owls are not using?

The attached PowerPoint file shows the "Preferred Alternative". There is another map that shows where the owl burrows are. The final map, "The Irrigon Solution" is our idea for recognizing existing uses, existing owl habitat, and for protecting the least disturbed habitat. The Irrigon Solution would also allow a very large tract of land for use by the Oregon Army National Guard without running into problems with disturbing existing prime habitat. The same map allows sufficient area for industrial and commercial use in both Umatilla County and Morrow County. The Irrigon Solution also allows use of existing roads, water, and

4/13/2010

sewer systems as well as existing buildings. It allows the Oregon Army National Guard to use the existing administration area within the area that they would occupy.

The map with the Irrigon Solution is conceptual with adjustments in boundaries are likely and desirable. We believe that the existing uses should be considered however, before making huge changes in the use of the land.

It is our hope that the LRA will consider the benefits to be obtained from recognizing that we should preserve the owl habitat, provide for economic growth, and give the Oregon Army National Guard a place to operate without the problems associated with disturbing valuable wildlife habitat. I hope we can discuss this further at the LRA meeting on Thursday.

Jerry Breazeale
Irrigon City Manager
PO Box 428
Irrigon, OR 97844
irrigon@oregontrail.net
Phone: (541) 922-3047
Fax: (541) 922-9322
www.cityofirrigon.org

LRA Preferred Alternative Map



Location of Burrowing Owls

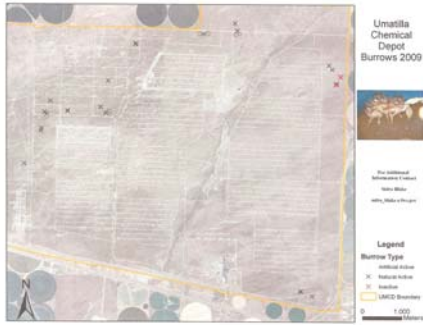


Figure 2: All burrows detected during Umatilla Chemical Depot during spring 2009 surveys (broadcast and systematic).

Insert Owls on Preferred Alternative



Problems With Preferred Solution

- Has National Guard doing maneuvers on relatively undisturbed habitat
- Does not provide protection for most existing owl burrows
- Does not provide sufficient land for industrial and commercial development
- Does not preserve existing infrastructure
- Costs more money for infrastructure development

Irrigon Solution



The Irrigon Solution

- Protects the owls by protecting existing burrows
- Provides for habitat protection of least disturbed ground
- Allows industrial and commercial development on existing developed ground
- Allows use of some of the igloos
- Provides for Oregon Army National Guard use
- Allows use of existing facilities in administration area
- Preserves existing infrastructure
- Reduces cost for infrastructure development
- Reduces cost to Army for cleanup of ADA

Exhibit J Public Forum Transcripts – April 13, 2010



**UMADRA – LRA Public Forum on Plan Alternatives
April 15, 2010
Time: 10:00 pm – 12:00 pm
Hosted by the Confederated Tribes of the Umatilla
Indian Reservation (CTUIR)
Meeting Address:**

Umatilla Electric Co-op
750 West Elm Street
Hermiston, OR 97838
Public Meeting Room: Enter at east entrance

Thank you Nate Rivera and UEC for helping!

Public Forum 04/15/10

Reference: audio transcripts sides 1 – 2

Don Chance opened the floor to anyone who was present to speak.

Jerry Breazeale, City of Irrigon: When we were looking at the LRA preferred alternative we discovered some major flaws. I have a map here of the Irrigon Solution. Then there is the connection with the existing infrastructure, water, sewer, power, etc. this area as we talked about because it already has the water sewer power for the incinerator in order to access this to the east. This area doesn't have owl burrows presently and this area doesn't have owl burrows, so if you could reserve this area for industrial/commercial you could serve that purpose. Reserve this area where the burrows currently are for preservation. Our suggestion is we move this line up further (Morrow rail line) so that some of the igloos could be utilized. Rather than that be all put into a wildlife refuge where there really is no use for the igloos under that scenario. If you look at the preferred layout, the most intensive use where the National Guard would go is also where the most intensive use has historically been where the igloos are. These are roads that go through the facility. The areas that don't have as many roads are in the perimeter out here, there are no igloos and the ADA area would also serve as habitat area because it's probably not going to be used for anything else. We hope the LRA will look at those things. One of the advantages we see is the existing infrastructure is utilized; we don't need to move this road. It is a very nice road right now. The connection to Patterson Ferry is essential at some point in the future. Access from Irrigon through here would be possible if this gate was removed and you could go straight out to the existing interchange. We see that as some big advantages. We think somehow the existing owl burrows got missed in this whole discussion. Because I would think if you know where they are you would want to protect them in that location and not turn it into something else. It would be like cutting down the Redwoods and planting them somewhere else so they can move there. These are the thoughts we wanted to share with the LRA.

Don Chance: Anybody have questions or comments for the City of Irrigon?

Don Gillis: Is your sewer permitted industrial?

Jerry Breazeale: Our sewer is clear up here on the north and it is municipal so it can be used industrial, domestic, or commercial.



Don Gillis: Right now our sewers are all domestic.

Jerry Breazeale: We have industrial capability and our plant is way under capacity, our capacity is for a population of 5000 and we are serving less than 2000.

Don Gillis: Also there are 6 more burrows, 2 in the area to the west where you said there aren't any, just north of center road there.

Jerry Breazeale: So that would change that map then.

Don Gillis: I think an industry consideration on the owl is only one thing. There is 1100 listed species out there, Grasshopper Sparrows, Logger-headed Shrike, its not just owls. There are piles of Curlews; the thing with Curlews too, is that they nest on the ground.

Jerry Breazeale: I think that is a really important consideration. When we drew the lines, it wasn't this has to be the line, we were just trying to take the things we knew into consideration. There is bound to be adjustments to them all.

Carl Scheeler: The habitat considerations with the Guard are something that we have discussed with the Guard at length. They have assured us they have the ability and the desire to manage that piece of property for wildlife consistent with protection of those species. They are talking about changing operational activities seasonally to make sure they don't disturb breeding for those species, we've talked about their ability to provide fire suppression and other things they can do to protect or enhance the habitat. I'm comfortable with the Guard being a partner in helping protect the habitat out there. Another issue maybe you haven't thought about, they need the area for ranges. You can't very well have a firing range down in a bunker area.

Jerry Breazeale: Well, we thought maybe you could fire between the bunkers. I believe their range is in bunkers now, isn't this K-block? The National Guard if they so choose, you know they've been talking about removing some bunkers to make more habitat. This would be a great place to try out some explosives, maybe do some explosives training on the bunkers to see what works. That was the reasoning though, the area here is highly developed and the outlying areas not so.

LTC Rees: We couldn't fire between the bunkers, it isn't enough space and the risk for ricochets increases. And I appreciate the chance to do some demolition out there, I don't know if we have enough in our inventory to actually blow up one of those bunkers, but seriously. As we've gone through this process, again, I think the Guard has tried really hard to go out there and try to take some of the lowest valued terrain to work with the entities on the LRA. So we are sort of in the back of house terrain that really is less preferred for some of the other uses that are going to be on the site. So as we worked with the Tribes and other members of the LRA, this generally is the map that we came up with here, seemed, really, to be the best compromise as we move forward. We are required by law to have a natural resources plan on our training centers. So we are funded federally to support that management plan. When we work with agencies like the Fish and Wildlife Service, and they set parameters for the species that are out there, we are required by law to go manage those species. Again, if we end up on areas where there are burrowing owls that would become part of our charter. We have to maintain that and understand that species and allow for it no matter how our foot print ends up. The burrowing owl, they've had a lot of success at Gowen Field in Idaho which is the main maneuver center in Idaho. They have burrowing owls out there and they do heavier maneuvering than we are considering. Heavy tank maneuvers and that kind of thing. They've had a lot of success with the burrowing owls. The artificial nests out here, from what I understand have about a 90% success rate. So that is very encouraging to be able to set up additional artificial nests over the years and years to come, to help us manage the burrowing owls appropriately. It is a species of concern, but when I checked with our natural resources folks, the burrowing owl has habitat, really throughout North America. Although they are listed as a species of concern but they have a pretty broad foot print, I think we are looking at a small piece of land here so a few x's may make it seem a bit more



dramatic than when you look at it overall. We are definitely required by law to uphold those species that are part of that plan. The footprint that you see here would more than allow us to do that. I should also point out I guess, that the Oregon National Guard environmental record is exceedingly high. We were just awarded, two weeks ago, the Assistant Secretary of the Army came out to Oregon and awarded one of our environmental managers the top award in the Army for the restoration work that we are doing. So I think we are recognized for environmental success and we will continue to support that out here in Umatilla. Lastly, as Carl mentioned the ranges, it would really be an impediment to remove hundreds of bunkers in order to set ranges out here, it would be cost prohibitive. And the idea of firing down these lanes doesn't really work, because if you look at surface danger zones they're quite broad. So if you look at this area there're no bunkers, it's sort of out of the area of the city and the highway, it a good place to be. It is away from some of the other activities; it's buffered by agriculture and the proposed wildlife area so those are two good buffers. Overall, we felt this was the best compromise.

Don Chance: Jerry, I have a couple of questions. I just want to make sure we understand. The original NOI that you guys submitted, my sense was you wanted to extend the city limits up into that area. This proposal looks like that isn't the intention, and it may not have been the intention to begin with.

Jerry Breazeale: It was never the intention of the NOI, although it was something we talked about. If you look at where Irrigon sits right here, the developable land comes out to this area, this is all residential zone until you get out here and then it's EFU and it's just a little band of EFU. If the city grew out here, that Urban Growth Boundary could be extended, but that is way in the future. The city was looking at this as operating an industrial development area to serve the city but not be in the city limits.

Don Chance: The area you have identified in yellow in your plan for industrial development; is your thinking or does the City of Irrigon have a preference in ownership and management of that area? Do you care if it is Port of Morrow, or are you thinking it needs to be under ownership of the city or would be put up by the Army for private sale? What do you guys think?

Jerry Breazeale: The city's proposal is not just to own the land that was a part of it. The city's stand is we will own this if it is deeded to the city. The city would actually pursue purchase from the Army, if it became available for public sale and no-one else went after or wanted it. The city believes this area can be developed for industrial use and we believe it can be done in the short term. We believe that we could get, if the Army said, tomorrow this land is available to you for industrial use we could start getting somebody getting ready to move into that property. There is a lot of work that would have to be done, but the sooner you get started the sooner you can get somebody in there. There is a lot of advantage here, there is the rail, and there is 54 miles of it. Like you said, some of it cannot be used and that switch needs to be put in. It will probably be in Umatilla County, the first switch to go in. But we saw this as a regional activity, not only the city, but the city of Umatilla, Hermiston, would have interest in developing this. The city didn't want to be alone in trying to develop this site. We wanted to help and assist anyone who was interested in doing that, including the Port of Morrow the Port of Umatilla, Morrow County and Umatilla County. That's been our position all along. We have an idea of what we can do with this, we have people who want to develop it, give us a chance, work with us and we'll work with you; and we'll make something happen here. Our interest, like I say, is for jobs for our people who live in Irrigon.

Don Chance: I'm going to keep asking questions because I want to make sure I understand...

Jerry Breazeale: Sure

Don Chance: I think what I'm hearing is that, you all, the city doesn't really have a preference in terms of ownership there. The real concern is the potential speed for development of industrial there.

Jerry Breazeale: However that can be accomplished.

DMST_UMADRA Alternatives Public Forum_041510



Don Chance: This objective is most important to you, correct?

Jerry Breazeale: Yes

Don Chance: Also in your proposal, you identified the current industrial area, so the biggest change is the line up from the rail yard.

Jerry Breazeale: Yes, Carl pointed out in an earlier meeting that this is a huge tract of land here. You move that line even a little and it is a long ways on the ground. If you look at the potential for commercial/industrial development along the railway this has a lot of value and it would be a shame to have it permanently in a reserve that can't be touched. There's no reason you can't manage that habitat, like the Guard is going to do, with other uses. Certain times of year you can't do things, you identify certain species that you need to protect; there's a lot of things that can be done to work cooperatively with the environment. And that is what we are suggesting, we aren't saying move the owls and the grasshopper sparrows and everything out of there so we can move in. We say lets work with it so we can get some economic value for our citizens.

Don Chance: My last question is the potential extension of water/sewer. Your thinking is to extend it down the proposed industrial area, to that SW corner.

Jerry Breazeale: It's possible. The city's domestic water reservoir sits right here at the north gate. The reason it was put there was to get sufficient elevation so we could feed Irrigon by gravity. It's a 1.5M gallon tank it's got plenty of capacity for all the city use presently. It could also feed out the other direction. The beauty of that is there is a well that sits for the Army depot that has a pipeline that runs quite close to our pipeline which is a 16in main with a lot of capacity. For instance if you want to take water rights from the Columbia River, our wells sit right adjacent to that, you could pump it right up through that main and on into the area for the depot. This water line loops all the way through, including the 100 and 200 areas. There are valves in there and this area is separated from this, but there is no reason they can't be interconnected. So I think it is really important that you reserve all of those water rights on those pipelines that are there, so you have that ability to move water one way or the other through there. Those water rights, although they aren't sufficient for irrigation, they are plenty adequate for most general industrial. Not food processing that uses a whole lot of water, that wouldn't be appropriate there, but most other industrial uses that have domestic components.

LTC Rees: That is a good idea that the LRA needs consider as a back-up plan or primary plan on how to eventually get to Irrigon for some of these services. You are going to be taxed depending on some of the development out here for some of these resources. You will be facing limitations.

Don Chance: The looped water system that is in there right now, do you think it is potentially adequate for industrial development in the SW corner or would we have to run new water lines?

Jerry Breazeale: No, you wouldn't right now; there is a water reservoir right here, with a well. It services this area, and I believe it also services this area, Phil can correct me, but this is all interconnected; the best well on the property is not being used. That needs some more development, but there is plenty of water for industrial now. You currently have 1100 people using industrial in an intensive industrial operation that have water and sewer. And they have power so you have that capacity now, so why would you want to set that aside and not use that.

Speaker: Municipal doesn't do that

Don Chance: Under your vision, would the City of Irrigon become the eventual owner of the water capacity and have the management responsibility?

Jerry Breazeale: We proposed in our original NOI that the City would own and maintain the water/sewer systems. The reason for that is because of the proximity and someone needs to make DMST_UMADRA Alternatives Public Forum_041510



sure those system are up and functioning and continue to work if you are going to use this property for any other use besides wildlife habitat. There is a component talking about keeping this alive (SE), this alive (SW and AA), and this alive (facility) and those all need water and sewer services. The City is very knowledgeable and capable of doing water and sewer.

Don Chance: You would have to extend a brand new sewer line into that SW corner if you wanted to go directly.

Jerry Breazeale: This presently is served by septic tanks and that can be continued to a point, there is a sewer treatment facility some place out in here (Imhoff system) that services the existing administration area. It's old and antiquated, but it works. It meets permit. So it's been designed for the amount of use that's there and it can handle that. In order to service this with our sewer it would take an extension of quite a sewer line but it is possible. (SE corner) It's not out of the question at all. We've ran a couple of miles just to put the water tank up here.

LTC Rees: The IMHOFF system which feeds the administrative area certainly serves that area, but if you are going to have future development in there then you would need to upgrade for permitting.
Jerry Breazeale: Yes, it is a small and very old type treatment system. The City of Irrigon's system is about as good as you can get with new technology, and our problem is, it is underutilized. We don't have enough nutrients going in there to operate the plant properly for the size of a population of 5000; we have a population of 1800.

Don Chance: I keep asking and paraphrasing these questions because I think it is important we understand and are able to respond to the comments. We've made a number of modifications and adjustments based upon the information we have received from the City of Irrigon. It seems to me the two areas you are still concerned about; one is the potential speed in which that SW corner gets developed for industrial purposes.

Jerry Breazeale: Correct

Don Chance: Again any sort of management mechanism we can establish between the City of Irrigon, the Port of Morrow and the County of Morrow to ensure that whatever could be accomplished there as fast as possible...

Jerry Breazeale: Sure

Don Chance: That would meet yours, the City's, objectives?

Jerry Breazeale: Sure, we would be interested in a joint management agreement that allows us to bring a client in for instance if the Port of Morrow isn't interested in putting their resources in to developing this right now, these buildings need a lot of work. But there are people who are interested in occupying those buildings with some rehabilitation. And these buildings could be partitioned so you could do a piece of it. Like you take a small start up business, set up a 100 feet of the building, wall it up and fix it up and they have a nice building. Those things can be done to meet the needs of the client, if you are looking at what are the needs of the client, there are things that you can do there. We have had a number of serious discussions with those who are interested in moving from another state, into this location.

Don Chance: When we look at this, the LRA is really going to have to wrestle with this at their next meeting and that is the conveyance mechanisms. The conveyance mechanisms that the Army has available, the one that is probably going to make the most sense for that SW corner for industrial development, is the Public Benefit Conveyance. It is the one mechanism that is there where it means there is not going to be any dollars changing hands. The Port wouldn't have to purchase it; the City of Irrigon wouldn't have to purchase it. The City of Irrigon could potentially be eligible for a public benefit conveyance, but from what we are reading and kind of being told at this point, its much more likely that the Maritime Administration because the Port already exist. But that doesn't sound like that is

DMST_UMADRA Alternatives Public Forum_041510



necessarily a hurdle, or where the City is coming from. You don't really care that the Port of Morrow, that we get this from the Army in the hands in the Port by public benefit conveyance. It's really more a question about how quickly that area is potentially developed.

Jerry Breazeale: Yes, the City has applied for the PBC through the Ports, through the US Dept of Transportation, and they said yes we are eligible. But the ownership has never been the big issue, the big issue is use. We feel this could be developed right away and we don't want to hold the Army hostage to have to improve those buildings before we'll take them over. We'll take them over, we'll fix them up, and we'll get people in there.

Don Chance: Now, the other aspect of your proposal, again, not trying to speak for the City, just trying to clearly define, you want to expand the line further up from the rail because you see the value along that rail line for industrial development?

Jerry Breazeale: Right

Don Chance: That's all I have, people have anymore questions or comments?

Sam Nobles Umatilla citizen: I had a question for you guys. LTC Rees, looking at the Alternative 1, it looks like the area in green and your area would be compatible with the LRAs Option 2. And it is something that could be accomplished instantly, without a lot of, because there is no, Jerry's idea and the Ports are years down the road. Why can't we do something like that one and leave it under the LRA, do the Army's plans with wildlife plan, it just looks like that would be very compatible. It looks like if others were to come into that plan, if they are feasible, it could be done by doing the Option 2. Where if we do the other one, you are kind of locked in. It's kind of like Billy Gates, look what he's done by keeping his options open, everyone thought "what a geek" and now everyone is going to him wanting money. And the Umatilla Confederated Tribes look what they've done in the last 10 years. We have no idea what is going to happen in the next 10, 20, 30 years. So I'm leaning real heavily towards the options that give us the property without locking ourselves in. So that is my question, can't we do something that is still compatible with you that doesn't lock us in?

LTC Rees: As you are looking at these two alternatives, you're right they are very similar with the footprints. I think, speaking for the other users, as we went through the process, the goals of the LRA, for economic development, habitat preservation, and supporting the military that is where this (Alternative 1) sort of emerged as better suited than the other one.

Speaker: Economically, I understand we need to think out of the box like Billy Gates, I criticized him years ago...but the impact of a regional airport from the tourism point of it. Some of the trails as they fly in, coming from China or Japan, they go down to Thunder River or follow the Oregon Trail. The Pacific Northwest is a tourist magnet. We could bring a ton of people in here, we've got the fishing, the hunting, the...

LTC Rees: I think if you look at the map (Alt 1) as far as the regional airport, down in the SE corner here there is an old airstrip. There is enough land, as far as acreage wise, if the idea was to enhance that airstrip to actually make it a regional or even international airport. That corner alone would have enough to do something like that. We don't have to be limited.

Carl Scheeler: Don, not to confuse matters, but we are going to be bringing a proposal to the LRA this afternoon that will modify some of the lines. You know when you are walking the landscape you get a better idea than looking at the map. One of the Morrow concerns was the strip along the rail line was too narrow to do what they would like to do. As we walked it, we found, in fact, the strip wasn't too narrow, the rail lines bails off on the back side of the rail there. So having more land along that strip wouldn't solve the issue for loading and off-loading purposes. As you pointed out earlier, the trains now are much longer. So we talked about maintaining the ability to expand this railyard up into here [up from SE spur]. Another area they thought was of great importance was where the rail turns and goes north [off current classification yard]. There is good opportunity for off-loading structure there

DMST_UMADRA Alternatives Public Forum_041510



and additionally they would need some additional land. For zoning purposes if we follow the section lines, it would give them plenty of space to build and enhance rail use on both sides of the rail. We also talked about the bunker area. They could use the bunkers for storage opportunities with the agreement there would be no new development in order to protect the habitat there. So we would move the lines down on the interstate side of the rail, add the road and rail area that runs north and block this section of igloos for use. This industrial/commercial footprint is something we are going to bring forward to the LRA today. This would also help with some of the short term development opportunities that Jerry has talked about today. I don't know what the schedule would be to implement, but it would open up a lot of space on the Morrow side here.

Don Chance: That's excellent Carl; it sounds like we are really getting there. With those potential modifications Jerry, maybe we could work through some sort of agreement or memo of understanding or some sort of mechanism between the City, County and Port of Morrow, perhaps this modification would address all of the City of Irrigon's interests. The 640 acres of agricultural land on the Irrigon end in the north, the "land exchange" idea, I know the county and port are both very committed to this. They are really hoping to pull this off to open up the industrial acreage that is in the City right now. Are you guys supportive of that concept, or just want to see if it can actually happen?

Jerry Breazeale: Exactly. The City would be very interested in that proposal but we haven't seen anything in writing. We are very familiar with those 40 acres that is in the City and there are a number of obstacles to get through so we hope they can do it.

Don Rice: When you guys wrote off the options for agricultural, had you considered some of the other things that are going on in the area. For example the groundwater recharge and so forth that might make water more available for that region?

Don Chance: Yes, we did look at it and we know that there are people shopping for a site for dry-water recharge and the depot was considered for that. There are probably some pretty significant environmental constraints in that regard as a recharge area. There is concern about contamination of groundwater resource based on what has happened on the depot in the past. So it isn't considered the best location for recharge. The critical groundwater designation, we've gone around with the state water bureau folks a couple of times and we've even investigated getting additional water rights out of the Columbia. We've come to the conclusion that the best way, should we need more water is to go back to the City of Irrigon or the Port of Umatilla. I'm not sure if I fully answered your question, but we haven't ignored the issue, it has been a critical concern.

Don Rice: When you consider this areas agriculture as an economic base, to ignore agriculture in the plan is a little odd.

Don Chance: Yes, agreed. This is primarily because of the limitations on the critical groundwater sources are designated by the state. That section (pointing at map) would be agricultural.

Rod Skeen: That section in blue, the 640 acres, would be dedicated agricultural.

Don Rice: Yeah, but 640 acres out of 20, 000 is nothing.

Don Chance: Other comments or questions?

Richard Winter: What is going to happen with the Antelope?

Carl Scheeler: The animals on site are pretty bottle-necked. The Fish & Wildlife plan to capture and relocate individuals into other herds so hopefully they can breed the genetics out and create stronger herds.



Dana Mission Support Team - Project Site Office
Office: 541.922.9339 – www.missionumatilla.com

500 Willamette Ave - PO Box 1059, Umatilla, OR 97882

Don Gillis: The two drinking water systems both are non-transient, non-resident because they are too small. You would definitely have to revamp the water system if there is going to be any kind of residential out there.

Don Chance: Ok, I want to remind everyone on how you can submit your comments regarding the alternatives to us. We have comment sheets you can pick up here, you can go on line and download comment sheets or contact Kim and she will make sure you get one. We have Nancy here today to take verbal recordings for those who want to do it that way. You don't have to leave comment today; the comment period officially closes at the end of the month. We would like to get them as soon as possible though so we can get them into our system.

LTC Rees: I have one more comment Don. There were some sidebar comments on the reuse of the rail head. As far as our part, yes, we would encourage the reuse of the rail head, the National Guard could most likely assist with that. There were a couple of questions about the taxes. The National Guard doesn't pay taxes, but we off-set that by assisting with infrastructure and financing for roads and such, as well as, having an influx of soldiers who utilize the local economic venues, shopping, etc. The NG Training Centers help the local communities with training for police and fire and junior training programs. So I think you will be surprised at the amount of revenue we can bring in to support the local economy.

Appendix B: Open Public Comment – Redevelopment Plan and Implementation Strategy

Exhibit B provides the comments we received during the Open Public Comment period of June 01 – June 30, 2010

Table 2: Summary Comments and Responses Redevelopment Plan and Implementation Strategy

Comments and Responses to Comments Draft Redevelopment Plan and Implementation Strategy		
Commenter	Comment	Response to Comment
Exhibit K: John Adams, Local Citizen	The commenter offered two general comments: <ul style="list-style-type: none"> • Keep and maintain the current incinerator and associated work site operational for future incineration of medical, environmental, agricultural, and other hazardous waste • Maintain public outreach in order to support future planning and development strategies benefiting Umatilla and Morrow Counties 	The RPIS recognizes that there are economic and environmental benefits in the potential reuse of the UMCDF facility. Simultaneously, the RPIS recognizes that certain facilities within UMCDF, and the incinerator in particular, are not available for reuse as defined by restrictions in the permit with the Oregon Department of Environmental Quality. The RPIS also recognizes the benefits of continued public outreach within the region. Given all of this, the RPIS is not modified as a result of these comments.
Exhibits L – P: Gerald Breazeale, City Manager, City of Irrigon	The City of Irrigon submitted a comment that the document should be modified changing the sentence: “Land in Morrow County would be conveyed to the Port of Morrow while land in Umatilla County would be conveyed to the Port of Umatilla in conjunction with the Implementing LRA”.	The Final Plan is modified to recognize that all lands transferred through an economic development conveyance will go to the Implementation LRA.
	Jerry Breazeale submitted an email comment on June 24, 2010 identifying a problem in the sequence of documents on the Redevelopment Plan.	The attachments were placed in correct order.
	The City of Irrigon submitted a comment letter, dated June 17, 2010 that supported the Redevelopment Plan in its entirety. They noting a number of compromises represented in the plan and key features of particular interest to the City. The City offered no amendments and requested no modifications.	No amendments were made as a result of the comments offered.

Comments and Responses to Comments Draft Redevelopment Plan and Implementation Strategy		
Commenter	Comment	Response to Comment
Exhibits L – P: Gerald Breazeale, City Manager, City of Irrigon	On June 22, 2010 the City of Irrigon offered a comment letter based on their interpretations of dialog that occurred during the June 17 th Planning LRA meeting. The basic concern expressed was that the Planning LRA was deciding the structure and make-up of a potential future Implementation LRA, and that the Planning LRA would not be decommissioned at the end of the planning process. The stated position in the letter is that unless a new Implementation LRA includes representation from a variety of local communities, the City declines support of the Plan proposal. As a result of those concerns they request that the Redevelopment Plan reflect the City's NOI submittal with a recommendation for a Public Benefit Conveyance to the City.	<p>A Planning LRA and potential Implementation LRA are two distinct entities under the BRAC process. Property conveyance decisions and the potential acceptance of a proposed Implementation LRA, including the make-up of an Implementation LRA, are at the discretion and acceptance of the Army, as has been constantly acknowledged by the current Planning LRA. It is beyond the scope and object of the Planning LRA's authority to establish an Implementation LRA or to ensure any given membership of an Implementation LRA. Those potential future decisions lie with the various stakeholders who may choose to organize a proposal for the creation of an ILRA in the hopes of recognition by the U.S. Army.</p> <p>The Planning LRA believes that it has been responsive to all stakeholder interests, and that it has balanced and optimized the collective benefits to local, regional, and state interests in the Redevelopment Plan. No amendments were made to the Redevelopment Plan as a result of the comments offered.</p>
	The City of Irrigon presented an email of additional comment on June 30 th , 2010 requesting that several former emails and written letters that had been exchanged during the 18 month planning process be added to the public record of comment. They also stated the City's NOI proposal, in their opinion, did not get a fair review by the LRA review committee.	The requested communications were added to the City's June 30 th public record submittal. Complete transcripts of all other comments received during the public comment period are presented later in the Chapter along with detailed LRA response statements and supporting documentation.
Exhibit Q: Linda Fox, Former Mayor City of Irrigon	The City of Irrigon should be invited to participate in the implementation phase of the process.	<p>The Planning LRA has agreed that it is in the best interest of the region to establish an Implementation LRA for the purpose of carrying out many of the recommendations in the RPIS in order to create jobs for the region.</p> <p>As it is beyond the scope of the RPIS to make specific recommendations in terms of the composition of a prospective Implementation LRA, the RPIS is not modified in response to this comment.</p>

Comments and Responses to Comments Draft Redevelopment Plan and Implementation Strategy		
Commenter	Comment	Response to Comment
Exhibit R: Leslie L. Paustian, Mayor, City of Heppner	The City of Heppner recommends the inclusion of the City of Irrigon in efforts to implement the RPIS.	<p>The Planning LRA has agreed that it is in the best interest of the region to establish an Implementation LRA for the purpose of carrying out many of the recommendations in the RPIS in order to create jobs for the region.</p> <p>As it is beyond the scope of the RPIS to make specific recommendations in terms of the composition of a prospective Implementation LRA, the RPIS is not modified in response to this comment.</p>
Exhibit S: Morris LeFever Hermiston Citizen	The commenter supports the establishment of the wildlife refuge in order to protect Burrowing Owls.	As the RPIS recommends land sufficient for the preservation of Burrowing Owls, the RPIS is not modified in response to this comment.
Exhibit T: Kelly S. Kraft, Local Citizen	Because the City of Irrigon has suffered the most economic harm and is handicapped by a lack of light industrial property, the City of Irrigon should have a key role in any decisions made about the property. The City of Irrigon can also offer infrastructure for the redevelopment of UMCD.	<p>The Planning LRA has agreed that it is in the best interest of the region to establish an Implementation LRA for the purpose of carrying out many of the recommendations in the RPIS in order to create jobs for the region.</p> <p>As it is beyond the scope of the RPIS to make specific recommendations in terms of the composition of a prospective Implementation LRA, the RPIS is not modified in response to this comment.</p> <p>The potential of extending infrastructure from the City of Irrigon into UMCD would be evaluated in the implementation phase.</p>

Comments and Responses to Comments Draft Redevelopment Plan and Implementation Strategy		
Commenter	Comment	Response to Comment
Exhibit U: Karyn Jones, Judy Brown, and Debbie Burns-McCoy, GASP, Oregon Wildlife Federation	<p>The commenter offered seven general comments:</p> <ul style="list-style-type: none"> • Supportive of the City of Irrigon’s request for membership on the Implementation LRA • Implementation LRA should contain members of public with a long history of involvement • Support Option 1 on Environmental Assessment Task 6 • Not supportive of any alternative energy development inclusive of nuclear power or any form of incineration • Do support limited industrial development • Concern that there isn’t sufficient protection for habitat for some species, particularly the Burrowing Owl • Concern that public comments previously provided were not adequately addressed in the document 	<p>As it is beyond the scope of the RPIS to make specific recommendations in terms of the composition of a prospective Implementation LRA, the RPIS is not modified in response to this comment.</p> <p>In general, support has been voiced for the utilization of UMCD for alternative energy development. An energy development strategy ranked high as a viable reuse opportunity in the economic analysis for UMCD. As of July 2010, no specific proposals are under consideration.</p> <p>The Confederated Tribes of the Umatilla Indian Reservation and the US Fish and Wildlife Service have conferred on the quantity and quality of habitat being made available for Burrowing Owl preservation. Modifications in the draft planning stage were made to better accommodate Burrowing Owl habitat. Recent studies have demonstrated that the UMCD habitat can successfully accommodate Burrowing Owls. Additionally, the Oregon National Guard has developed and implemented a habitat plan that successfully supports wildlife species.</p> <p>All of the comments provided by this commenter are hereby entered into the public record.</p>

Appendix B Exhibits K - U: Comments and Responses

Exhibit K John Adams: Email and Form - June 18, 2010

From: John Adams [jadams@eotnet.net]

Sent: Friday, June 18, 2010 10:09 PM

To: ks@missionumatilla.com

Subject: Public Comment

Attachments: Public Comment Form_Redevelopment Plan.doc

Dear Kim Swentik,

Please find attached a completed public comment document for the Umatilla Army Depot LRA. I have an interest in seeing the incineration project continue for the purpose of destroying medical, agricultural, and other hazardous wastes. In my position as Director of Pharmacy Services at Good Shepherd Medical Center, I am very aware of pending EPA regulations concerning the handling and destruction of pharmaceutical and other medical wastes; and how these toxic wastes are finding their way into water and soil and how they are negatively impacting our environment. The potential economic impact of maintaining the incineration project for this purpose is also of significant benefit for the surrounding communities. Potential employment, additional support services, and revenue generation for the local economy should be of benefit to all these communities.

The current incinerator is a "state of the art" facility with an outstanding safety record that has safely and cleanly incinerated some of the most toxic and hazardous substances know to man - even while attached to warheads and other explosive devices. Incineration of substances such as pharmaceuticals, medical waste (bandages, blood, and tissue), herbicides, pesticides, and other common waste products pales in comparison for concerns of safety, but potential long-term benefits are extraordinarily healthy to our environment and economics.

If there are other avenues by which I can present or express these considerations and proposals, please let me know how to proceed and who to contact. I appreciate you consideration of these comments and the potential benefit to our communities that can be realized by continuing the incineration project at the current location.

Sincerely,

John Adams, R.Ph., MBA

Director of Pharmacy Services

Good Shepherd Medical Center

541.667.3647

jadams@gshealth.org or jadams@eotnet.net

Public Comment Form

Umatilla Army Depot Reuse Authority

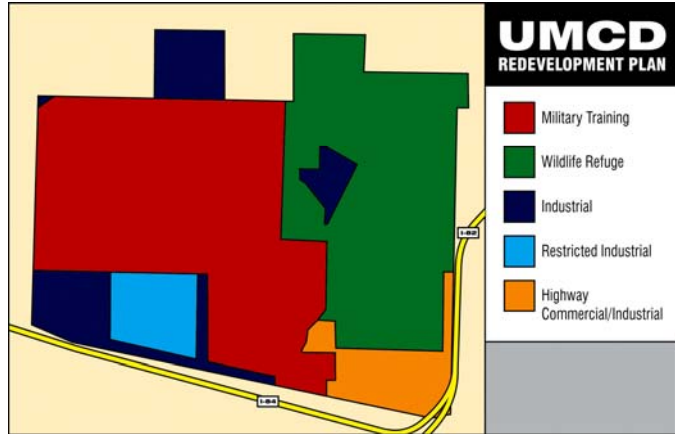
June 2010

Background

The Umatilla Army Depot Reuse Authority (UMADRA) is responsible to make recommendations to the US Department of the Army for the redevelopment of the Umatilla Chemical Depot (UMCD).

Community leaders and volunteers from Morrow and Umatilla Counties have been participating in a planning process since 1988, and have recently issued three draft reports related to the recommended reuse of UMCD:

- Draft Redevelopment Plan and Implementation Strategy (RPIS)
- Communications and Outreach Plan (COP)
- Homeless Accommodation Submittal to Housing and Urban Development (HAS)



The members of UMADRA are seeking public input on each of the three documents. Individuals are encouraged to review and comment on any or all of the documents, and provide feedback to UMADRA.

Three Ways to Submit Comments	
Mail	Public Comment – C/o Dana Mission Support Team P.O. Box 1059 Umatilla, OR 97882
Hand Delivery/Special (FedEx)	500 Willamette Avenue Umatilla, Oregon
E-mail	ks@missionumatilla.com

Question

1) Do you have any **general comments** regarding any of the planning components that you would like to offer?

I would like to offer for consideration a proposal to maintain and keep the current incinerator and associated worksite operational. The purpose of future incineration would be for continued removal of medical, environmental, agricultural, and other hazardous waste. The EPA and other regulatory agencies are closely analyzing pharmaceutical, medical, agricultural, and other hazardous waste and the impact on water and environmental quality. This existing incinerator is "state of the art" for safely removing these type of toxins as compared to our current inadequate waste removal processes. The location of the incinerator is nearly perfect, sitting at the junction of I-84/I-82, and including rail access. Waste from a very large geographical area could be shipped to this location for destruction - waste that is far less hazardous than what has been destroyed.

2) Are there any features or provisions of any of the three plan components that you **particularly support or feel are important**?

I feel that the public outreach segment of the planning component is vital to the success. This component is crucial for future planning and development strategies to assure that this location will become a productive asset to the communities. Potential economic development for Umatilla and Morrow Counties needs to play a critical factor in considerations of the land reuse for this large property and existing structures.

3) Are there any particular aspects of the plans that you **would like to see modified**?

I would encourage careful consideration for maintaining the incineration project and carrying that purpose forward as a methodology for environmental protection and hazardous waste removal. Potential exists for this project to provide employment for citizens of the neighboring counties as well as helping to maintain a clean and healthy environment. I would like to see the planning process include an environmental impact, risk-benefit, and economic analysis of continued incineration. Benefits of the removal of medical, agricultural, and other hazardous waste from the surrounding areas could be a significant economic stimulus for this region.

LRA Response to Exhibit K – Adams

The RPIS recognizes that there are economic and environmental benefits in the potential reuse of the UMCDF facility. Simultaneously, the RPIS recognizes that certain facilities within UMCDF and the incinerator in particular, are not available for reuse as defined by restrictions in the permit with the Oregon Department of Environmental Quality. The RPIS also recognizes the benefits of continued public outreach within the region.

Given all of this, the RPIS is not modified as a result of these comments.

Exhibit L Breazeale: Email Correspondence - June 04, 2010

Five separate public response comments have been received from the City of Irrigon during the 30-day comment period on the Draft Redevelopment Plan. Those comments are dated June 4th, June 17th, June 22nd, June 24th and June 30th of 2010 and are presented here with responses in sequential order.

kim.swentik@mse-ta.com

From: Gerald Breazeale [irrigon@oregontrail.net]
Sent: Friday, June 04, 2010 12:00 PM
To: 'Dana Engineering, Inc.'
Cc: 'Kim Swentik'; 'Donald Chance, Ph.D.'; 'Bill Hansell'
Subject: RE: Public Comment- UMADRA Redevelopment Plan and Implementation Strategy

Bill,

Thank you for this clarification. I will provide the Irrigon City Council the document with the changes that you describe.

My recommendation to the City Council will be to support the proposed Redevelopment Plan and Implementation Strategy. After the Council meeting on June 15th, I will provide the LRA with a letter stating the City's support for the proposed plan, if Council agrees.

I would like to express my appreciation and thanks to you and all the Dana Mission Support personnel, and to all of the LRA members, for reaching a plan of action that should truly help the local economies while providing for the Oregon Army National Guard and the US Fish and Wildlife Service interests. We view the document as a win/win for everyone.

Congratulations for a job well done!

Jerry

Jerry Breazeale
Irrigon City Manager
PO Box 428
Irrigon, OR 97844
irrigon@oregontrail.net
Phone: (541) 922-3047
Fax: (541) 922-9322
www.cityofirrigon.org

From: Dana Engineering, Inc. [mailto:bdana@DanaEngineering.com]
Sent: Friday, June 04, 2010 10:50 AM
To: Gerald Breazeale
Cc: 'Kim Swentik'; 'Donald Chance, Ph.D.'; Bill Hansell
Subject: Re: Public Comment- UMADRA Redevelopment Plan and Implementation Strategy

Jerry,

As I previously mentioned, the LRA has not yet reviewed this draft. This is the LRA's document and they have the opportunity to make changes to the draft document. Since the review period has just begun and per the "Basis" below, I am directing Kim Swentik to remove the sentence below contained in the draft document and to re-post the draft. She is out of town through this weekend, and she will return on Monday. I expect the revised draft to be posted by Monday, close of business.

Sentence to be removed from the (UMADRA Redevelopment Plan and Implementation Strategy Submittal Part I: Draft_00 DMST_RPIS_D00_052810)

Delete from the draft: (see page 31,32): "Land in Morrow County would be conveyed to the Port of Morrow while land in Umatilla County would be conveyed to the Port of Umatilla in conjunction with an Implementing LRA."

Basis: There has been no suggestion from the LRA as we crafted the final draft plan that the industrial/commercial designations should be conveyed directly to the port districts. The intent is that such lands be conveyed through an

7/1/2010

economic development conveyance to an Implementation LRA. It is my understanding that it will be the role of the Implementation LRA to make future decisions about the ultimate disposition of such lands if the Army accepts the recommendation. The LRA has yet to review and comment on the draft, and their comments will be duly noted and incorporated as they agree, along with other public input.

Sincerely,
Bill Dana

Bill Dana, P.E.
DMST Project Manager
Dana Engineering, Inc.
(509) 582-0126
www.DanaEngineering.com
www.MissionUmatilla.com

From: [Gerald Breazeale](#)
Sent: Friday, June 04, 2010 8:50 AM
To: '[Dana Engineering, Inc.](#)'
Cc: '[Kim Swentik](#)' ; '[Donald Chance, Ph.D.](#)' ; [Bill Hansell](#)
Subject: RE: Public Comment- UMADRA Redevelopment Plan and Implementation Strategy

Bill,

Thank you for your response to my concern.

Is the intent to change the wording of the document posted on the website now to be in conformance with what the LRA proposed at the May 20th meeting, or will it remain as drafted until the comment period is completed?

This is an important question for us as it will affect the response from Irrigon. If the draft document wording is changed to reflect that the recommended conveyance would be to the implementing LRA, I would want the City of Irrigon to send in a letter indicating that Irrigon supports the draft document. If the wording remains as it now appears we will want to send in a formal response from the City Council opposing the language that indicates that the property will be conveyed to the Port of Morrow and the Port of Umatilla through the Implementing LRA.

Please let me know the intended course of action as soon as possible so that we can prepare our response.

Thanks for all your hard work on this project!

Jerry

Jerry Breazeale
Irrigon City Manager
PO Box 428
Irrigon, OR 97844
irrigon@oregontrail.net
Phone: (541) 922-3047
Fax: (541) 922-9322
www.cityofirrigon.org

From: Dana Engineering, Inc. [mailto:bdana@DanaEngineering.com]
Sent: Thursday, June 03, 2010 3:11 PM
To: Gerald Breazeale
Cc: Kim Swentik; Donald Chance, Ph.D.
Subject: Re: Public Comment- UMADRA Redevelopment Plan and Implementation Strategy

7/1/2010

Jerry,

Thank you for your comments. As you know the draft now under public review has not been approved by the LRA and future modifications are almost certain to occur. Your comments will be cataloged and made part of the public record that is forwarded to the Army. A written response to the your comments will also be part of the final submittal to the Army.

Regarding your concern on page 31 and after conferring with our team on the matter, we concur that the language in the current draft does not reflect precisely what we believe to be the LRA's intent and that the language could be easily misconstrued. There has been no suggestion from the LRA as we crafted the final draft plan that the industrial/commercial designations should be conveyed directly to the port districts. The intent is that such lands be conveyed through an economic development conveyance to an Implementation LRA. It will be the role of the Implementation LRA to make future decisions about the ultimate disposition of such lands if the Army accepts the recommendation. Your comments are duly noted and we will be making corrections to that language that reflect better what we believe to be intent of the LRA as they have expressed it to us.

Sincerely,

Bill Dana, P.E.
Dana Engineering, Inc.
(509) 582-0126
www.DanaEngineering.com
www.MissionUmatilla.com

From: [Gerald Breazeale](#)
Sent: Wednesday, June 02, 2010 5:08 PM
To: [Dana Engineering, Inc.](#)
Cc: [Bill Hansell](#)
Subject: UMADRA Redevelopment Plan and Implementation Strategy

Bill,

I just read the Umatilla Army Depot Reuse Authority Redevelopment Plan and Implementation Strategy.

I think the document is excellent (with one glaring exception) and has outlined a strategy for successful development of the Umatilla Army Depot while preserving the interests of the Oregon Army National Guard and the preservation of the environment.

I strongly object, however, to the language on the bottom of page 31 which states "Land in Morrow County would be conveyed to the Port of Morrow while land in Umatilla County would be conveyed to the Port of Umatilla in conjunction with an Implementing LRA."

My understanding from the May 8, 2010 letter from the Bill Hansell is that the property would be conveyed to the Implementing LRA. What the implementing LRA does with the property in the future should be left to the LRA.

I don't believe that the City of Irrigon can support any suggestion that the property be conveyed to any agency other than the Implementing LRA. Irrigon would not, I believe, object to the future conveyance of the property to the Port of Morrow or Port of Umatilla... if that decision is made by the Implementing LRA.

Attached is a copy of the plan with my markup. Please let me know your intentions for excluding/including this language.

Thanks!

Jerry

Jerry Breazeale
Irrigon City Manager

7/1/2010

kim.swentik@mse-ta.com

From: Dana Engineering, Inc. [bdana@DanaEngineering.com]
Sent: Friday, June 04, 2010 10:28 AM
To: Kim Swentik
Cc: Donald Chance, Ph.D.
Subject: Fw: UMADRA Redevelopment Plan and Implementation Strategy
Attachments: UMCD Redevelopment Plan R(draft 5-28-10).pdf

The LRA has not reviewed the draft posted on the website yet and the inclusion of this sentence was an oversight. Please remove the sentence in question by close of business Monday, and repost the draft plan on the website ASAP. I have discussed this with Bill Hansell today. Also refer to my other email (dated today 6-4-10) copied to you on this same subject .

Thanks,
Bill Dana

Bill Dana, P.E.
Dana Engineering, Inc.
(509) 582-0126
www.DanaEngineering.com
www.MissionUmatilla.com

From: [Gerald Breazeale](#)
Sent: Wednesday, June 02, 2010 5:08 PM
To: [Dana Engineering, Inc.](#)
Cc: [Bill Hansell](#)
Subject: UMADRA Redevelopment Plan and Implementation Strategy

Bill,

I just read the Umatilla Army Depot Reuse Authority Redevelopment Plan and Implementation Strategy.

I think the document is excellent (with one glaring exception) and has outlined a strategy for successful development of the Umatilla Army Depot while preserving the interests of the Oregon Army National Guard and the preservation of the environment.

I strongly object, however, to the language on the bottom of page 31 which states "Land in Morrow County would be conveyed to the Port of Morrow while land in Umatilla County would be conveyed to the Port of Umatilla in conjunction with an Implementing LRA."

My understanding from the May 8, 2010 letter from the Bill Hansell is that the property would be conveyed to the Implementing LRA. What the implementing LRA does with the property in the future should be left to the LRA.

I don't believe that the City of Irrigon can support any suggestion that the property be conveyed to any agency other than the Implementing LRA. Irrigon would not, I believe, object to the future conveyance of the property to the Port of Morrow or Port of Umatilla... if that decision is made by the Implementing LRA.

Attached is a copy of the plan with my markup. Please let me know your intentions for excluding/including this language.

Thanks!

Jerry

Jerry Breazeale

7/1/2010

LRA Response to Exhibit L - Breazeale

The Email of tentative support for the Draft Plan from the City Manager of Irrigon is in response to an earlier inquiry from the City of Irrigon regarding a requested clarification in Draft Plan language (Email exchange of June 2nd and 4th 2010). The language in question was immediately amended in the Draft Plan per the request from the City of Irrigon (page 31/32).

When the Draft Plan had first been posted for public review, language had inadvertently been left in the text that originated from earlier draft alternatives. That outdated language was not reflective of the guidance the LRA had provided their consultant staff. The guidance in question was that the LRA supported a recommendation to the Army that the preferred conveyance method for designated industrial and commercial lands be done by Economic Development Conveyance via the establishment of an Implementation LRA.

The City of Irrigon had previously indicated to the LRA on several occasions, as the planning process matured over time, that they supported the creation of an Implementation LRA in the recommendations to be provided to the Army. They also clarified in public testimony for the LRA (see attached documentation) they had modified their position from their initial NOI application. The City made clear in this regard the primary interest was that certain land areas in the Depot, not the majority of the Depot as originally indicated in their NOI request, be designated for industrial development. They also indicated in testimony they now were less concerned or were ambivalent in regards to the question of who would ultimately own or manage said lands for industrial development purposes. The LRA recognized those preferences by the City, and to the maximum extent possible in the accommodation of other priorities related to the protection of habitat and the needs of the Oregon National Guard, made modifications to both the proposed land-use plan and suggested conveyance mechanisms in the plan. Many of those modifications now reflected in the Draft Plan were at the specific request of the City of Irrigon.

The language modification request by the City of Irrigon, reflected in this June 4th Email, was made in the Draft Plan immediately after the City made the request. That request was to clarify language of the preferred conveyance mechanism for industrial and commercial land use designations be done through an Implementation LRA. The amended language now accurately reflects LRA guidance and the preference communicated by the City of Irrigon.

Exhibit M City of Irrigon - June 17, 2010 Letter



CITY OF IRRIGON

www.cityofirrigon.org

June 17, 2010

Public Comment
c/o Dana Mission Support Team
P.O. Box 1059
Umatilla, OR 97882

Re: Draft Umatilla Army Depot Reuse Authority Development Plan and Implementation Strategy

Dear Mission Support Team:

The City of Irrigon has attended and participated in the LRA meetings since the opportunity became available to the City. We appreciate all the time and hard work that has gone into the process of trying to plan for the future closing of the Umatilla Army Depot. There have been many ideas and competing interests that needed to be addressed by the LRA. The City believes that the Draft Redevelopment Plan and Implementation Strategy is a good and reasonable compromise to blend in the varied interests. The City of Irrigon's interests have been addressed in the draft plan adequately enough that the City of Irrigon can support the draft plan and strategy.

Of primary interest to the City of Irrigon is access through the property to the industrial areas to be developed, and to the I-84 and I-82 freeways. The draft plan asserts that the plan would preserve and/or improve access from Irrigon to and through the Depot property. Maintenance and improvement of the road system would be provided by the Oregon Army National Guard.

The City was also concerned with preservation of the potential for industrial and other economic development on the site. Although the City's plan was more ambitious than the present draft plan, the proposed plan allows significant areas to be developed along the rail lines and SW warehouse areas. Industrial development of these areas would directly benefit the City of Irrigon as well as the entire region.

Another area that the City of Irrigon was concerned with was the use of the igloos for storage and possible mushroom growing. The proposed plan allows a small area to include the igloos for storage and other uses. While the area proposed is much smaller than Irrigon proposed, it is certainly better than none.

500 NE MAIN AVENUE, P.O. BOX 428, IRRIGON, OR 97844

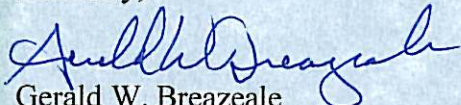
VOICE 1.541.922.3047 FAX 1.541.922.9322 Email irrigon@oregontrail.net Website www.cityofirrigon.org

The draft plan includes enormous space for the Oregon Army National Guard and the US Fish and Wildlife Service. It is our understanding that the habitat preservation in these areas will benefit the region by allowing a significant reservoir of shrub-steppe habitat for native species of concern. By allowing this large habitat reservoir, it may open other fragmented habitat areas to reasonable development. Also, the Oregon Army National Guard will have a direct positive impact on the economic health of the area. Their presence on the property will provide direct jobs and spinoff opportunities. They also have agreed to participate in infrastructure development.

The draft plan proposes to form an Implementing LRA to receive the designated industrial and commercial areas of the Depot through an Economic Development Conveyance from the Army. It is the understanding of the people of Irrigon that they would have an opportunity to participate in the future uses and development of these industrial and commercial areas through the Implementing LRA. Although the exact makeup of the Implementing LRA is yet to be determined, the City of Irrigon has been invited to request a seat on the Implementing LRA. The City is willing and able to be an active and involved participant in such an LRA if one is formed.

As stated earlier, the Draft Redevelopment Plan and Implementation Strategy, although a compromise with multiple competing interests, serves to meet the overall needs of the area, the Army, and the prospective LRA members. The City Council of the City of Irrigon supports the Redevelopment Plan and Implementation Strategy in the present form. It is the City's hope that the process of transition from Army military use to local civilian control proceed swiftly to the benefit of the Mid-Columbia Region. As the community most impacted by the Umatilla Army Depot, the City of Irrigon intends to pursue its interest in the future use of the Army Depot property.

Sincerely,



Gerald W. Breazeale
City Manager

LRA Response to Exhibit M – City of Irrigon

As the City of Irrigon recognizes in their June 17th letter of support for the Draft Redevelopment Plan, the Planning LRA has strived in good faith to balance the competing interests of the various stakeholders represented in the Umatilla Army Depot BRAC process. Those interests are local, regional, multi-state, and national in context. One of the fundamental challenges has been to devise a Redevelopment Plan that optimizes the combined benefits for all interests in the region that are impacted by the Base closure. The City of Irrigon has been consistently recognized as one of many stakeholders whose interests needed to be directly acknowledged and blended with other considerations in that endeavor. Part of the calculus to optimize those regional benefits is how best to blend the various capacities, expertise, and resources of each stakeholder into an effective package for future implementation. It is appreciated that the City of Irrigon recognizes and supports the balancing act that the final Redevelopment Plan represents.

The Redevelopment Plan, as acknowledged in the City of Irrigon letter of support, includes a number of features that were specifically requested by the City and designed to support the interests of the City. Included in the Plan are specific provisions for significantly improved highway access for the City with potential development support from the Oregon National Guard as resources permit. Also included in the plan is the designation of 3,146 acres of industrial zoned land for future development in the immediate vicinity of Irrigon. Further, provisions of the Plan call for a potential land exchange to open-up development of 40 acres of industrially zoned land currently in the City limits that is not now available for development. The Plan also foresees a potential role for the City in the provision of municipal water and sanitary sewer service as may be determined in future detailed utility planning.

Finally, there remains the question of potential land conveyance mechanisms as will be ultimately determined by the Department of Defense. The City in previous input and as stated in the letter, has supported the creation of an Implementation LRA and has expressed an interest in participating on the ILRA. As the public comments from the City acknowledge, and has been repeatedly reported and acknowledged by the Planning LRA, the question of land conveyance mechanisms is a future determination by the Department of Defense, outside the discretion of the Planning LRA. While the Redevelopment Plan contains recommendations for land conveyance, those determinations lie with the Army at a future date. Those determinations are not a direct responsibility nor within the discretion of the Planning LRA under the BRAC process.

The Planning LRA, as the City has acknowledged in previous Email exchanges and conversations of confirmation (see Email that follows), cannot guarantee that an ILRA will be created or the nature of its ultimate make-up, if created. Nor can it provide any assurances on the organizational structure since the creation of an ILRA is a separate entity recognized by the Army independent of the Planning LRA, which having completed its mandate of plan development, would dissolve as an entity.

Members of the Planning LRA have been educating themselves on the potential structure options under Oregon State law for the potential creation of a future ILRA in anticipation that the Army may recognize the recommendation for economic development conveyances. Unfortunately, that education process has created confusion in some quarters. The Planning LRA will not and cannot become a future ILRA. Nor can it determine the make-up of any future ILRA. Those potential future decisions lie with the various stakeholders who may choose to organize themselves into an ILRA in the hopes of recognition by the U.S. Army.

Exhibit N City of Irrigon Letter – June 22, 2010



CITY OF IRRIGON

www.cityofirrigon.org

June 22, 2010

Public Comment
c/o Dana Mission Support Team
P.O. Box 1059
Umatilla, OR 97882

Re: Draft Umatilla Army Depot Reuse Authority Development Plan and Implementation Strategy

Dear Mission Support Team:

The City of Irrigon recently submitted a letter to be included in the public comment for the Redevelopment Plan and Implementation Strategy indicating the City of Irrigon's support for the draft plan. After attending the LRA meeting on June 17th and consulting with the Irrigon City Council, I must provide another letter to be submitted into the public comment on The Redevelopment Plan and Implementation Strategy.

The City's support for the plan was based on the letter from Bill Hansell, Chairman of the Umatilla Army Depot Reuse Authority, of May 8, 2010. In that letter Mr. Hansell makes reference to an Implementing LRA that would be able to receive and manage real property. Our understanding was that the Implementing LRA would be a completely new LRA and that the existing Planning LRA would be disbanded. The enticement for Irrigon was that the new Implementing LRA would be made up of new members that might be more interested in recruiting industrial development on the former Umatilla Army Depot. The offer was made to recommend that the City of Irrigon be given a seat on the new Implementing LRA.

After attending the June 17th meeting of the Planning LRA, it was apparent that the Planning LRA was intent on deciding the format and composition of the Implementing LRA without soliciting input from representatives of the surrounding communities. Irrigon does not intend to be the lone community with a seat on the Implementing LRA, formed by an LRA antagonistic to the goals of the City of Irrigon. If the present LRA does not open up the discussion of the formation of the Implementing LRA to the public and surrounding communities, the City of Irrigon does not support the transfer of property to the Implementing LRA.

500 NE MAIN AVENUE, P.O. BOX 428, IRRIGON, OR 97844

VOICE 1.541.922.3047 FAX 1.541.922.9322 Email irrigon@oregontrail.net Website www.cityofirrigon.org

The City of Irrigon has submitted a sincere proposal for the ownership and use of the Umatilla Depot Property for use as a regional industrial park. The City of Irrigon believes that such a proposal is viable and could be self sufficient in the near term. The City's proposal would promote job creation and economic vitality for the region. We have no indication that the existing Planning LRA has any desire for rapid industrial development of this property.

Because there are no provisions planned for the new Implementing LRA to include representation from the local communities, including Irrigon, the City of Irrigon must decline support for the proposal. The City of Irrigon can accept the land use plan that includes the Oregon Army National Guard and the US Fish and Wildlife service. Irrigon states its opposition to the proposal to form an implementing LRA to receive ownership of the former Umatilla Army Depot. The City of Irrigon's NOI for a Public Benefit Conveyance should be given preference over any other proposed conveyance mechanism.

Sincerely,



Gerald W. Breazeale
City Manager

LRA Response to Exhibit N – City of Irrigon

Under the BRAC process the Umatilla Planning Land Redevelopment Authority (Planning LRA) is charged with the specific responsibility to develop a reuse land-use plan for consideration and potential adoption by the Department of Defense. The Planning LRA is not charged with nor does it have the authority to determine how future parcels of land may be conveyed by the Army out of federal ownership. The redevelopment plan under the BRAC process is designed to address specific questions of land-use, and to guide future county comprehensive plan and zoning designations for Morrow and Umatilla counties under the Oregon land-use planning system.

The plan, which is the subject of this public comment period under which the City of Irrigon has submitted five separate letters of comment, is designed to answer the land use question of “what” (i.e. what uses would go where under comprehensive plan and zoning requirements). The Redevelopment Plan does not determine the question of “how” lands are to be conveyed out of Department of Defense ownership. The answer to that latter question lies with the authority of the Department of Defense. In accordance with standard BRAC planning practice, recommendations on preferred conveyance mechanisms have been included in the Redevelopment Plan for the consideration of the Department of Defense.

The Planning LRA, as the City has acknowledged in previous email exchanges and conversations of confirmation, cannot guarantee that an ILRA will be created or the nature of its ultimate make-up, if one is created. This message was also reiterated at the LRA monthly meeting on May 20 by the LRA to the public attendees (see excerpt from approved minutes below). Nor can it provide any assurances on the organizational structure since the creation of an ILRA is a separate entity recognized by the Army independent of the Planning LRA, which having completed its mandate of plan development, would dissolve as an entity.

Members of the Planning LRA have been educating themselves on the potential legal options under Oregon State law for the potential creation of a future ILRA in anticipation that the Army may recognize the recommendation for economic development conveyances. Unfortunately, that planning process has created confusion in some quarters. Some or all of the members of the current Planning LRA may have an interest in creating and/or participating in a future ILRA, as may other entities in the region such as the City of Irrigon. The Planning LRA will not, and cannot, convert itself into a future ILRA. Nor can it determine the make-up of any future ILRA. Those potential future decisions lie with the various stakeholders who may choose to organize a proposal for the creation of an ILRA in the hopes of recognition by the U.S. Army. In light of the factors above, the Redevelopment Plan developed by the Planning LRA focuses specifically on questions of land-use. It should not, and does not, contain any recommendations on the make-up of any potential ILRA.

The City of Irrigon’s original NOI proposal, which is referenced in this public comment letter of June 22nd and suggested as the new potential preference of the City, calls for a substantial portion of the Army Depot, both within Morrow County and Umatilla County, to be conveyed to the City by a Public Benefit Conveyance.

No provisions within their submitted NOI provide for the creation of an Oregon National Guard Training Center; protection of Shrub-Steppe habitat or Federal Refuge; or balances the regional interests which were a matter of concern in the deliberations of the broad membership of the Planning LRA. Under the City’s current proposal, the City Council of Irrigon would be in the position to unilaterally determine the future land use configurations of the Depot under their own zoning determinations, if approved by the Oregon Department of Land Conservation and Development’s land use certification process. It is unclear in the correspondence what land planning process the

City would utilize to make said determinations, or to resolve the apparent contradictions in their public comment to implement the land use plan submitted in their NOI. That NOI called for a regional industrial park but later, Irrigon indicated that they could “accept the land use plan that includes the Oregon Army National Guard and the US Fish and Wildlife Service.”

Oregon’s statutory land use planning system is unique among all 50 states. Local comprehensive plans, zoning codes, and land use related permits and code amendments are subject to compliance with detailed State planning requirements, goals, and procedures. Plans and land use codes are reviewed and certified by the State after a rigorous review process to ensure compliance with state laws and administrative rules. Expansion of city urban growth boundaries; extension of water and sewer utilities outside of urban designations; and the permitting of industrial, commercial, or residential uses outside of designated urban growth boundaries are all controlled by State standards and administrative guidelines. The Oregon Department of Land Conservation and Development, who has been tracking the BRAC process and draft plan alternatives under consideration, has provided both verbal direction and correspondence to help advise the Planning LRA. The guidance provided strongly indicates that no portion of the Depot property is eligible for inclusion into the Irrigon Urban Growth Boundary. It also suggests, as has been the consistent experience of planners involved in the Planning LRA process, that the State of Oregon would likely reject any attempt to create an industrial park of the configuration and scale proposed in the City of Irrigon NOI.

Excerpt from May 20, 2010 approved LRA Meeting Minutes

Hansell: We’ll turn it over to Don on the Irrigon request. Chance: It’s actually just a quick report. I think everyone on the LRA knows there have been several exchanges of emails and letters regarding Irrigon’s concerns. At this point in time, I think we have got it all cleared. I think things have been ironed out nicely, and I think that all the decisions that are anticipated to be made today are supported by Irrigon. We’ve been talking to the Port of Morrow and Morrow County about this also, and we are in good shape. I just wanted to give a quick report and let you know “we’re there”. Hansell: Any questions? Mittlesdorf: There was a City Council meeting on Tuesday night, Morrow County Commissioner Leanne Ray attended; she may have some more information. Tallman: I think it would be good there are some clarifications apparently that needs to take place. We learned some things at that meeting. Leanne Ray: I can tell you, as stated, I was at the meeting. The letter from Chairman Hansell was presented. The Mayor at that time stated the letter pretty well assures us (City of Irrigon) that we will have a seat at the table and we will have property to lease. We can’t buy it, but we can lease it. And we can do our mushroom project. That is what was said. That is how they have interpreted it; they are part of the group. Chance: Unfortunately, Jerry Breazeale can’t be here today, I know he is out of town. The last conversation I had with the City Manager, we talked about these things. There was a complete understanding; he said that I was authorized to speak on his behalf that they understood there could be no guarantees provided regarding a seat at the table for the implementation LRA. Because, that process, which is not a specific process, there is no way that the planning LRA can guarantee anybody, any seat on an Implementation LRA. They [Irrigon] understood that. Jerry wanted me to reiterate that, and the same was reiterated in the response back from Irrigon. All I can say is, maybe we are getting mixed messages from the City of Irrigon. We thought we had a good understanding with the City Manager about what assurances or non-assurances we were providing. LTC Rees: Is there a sense of a specific area where the mushrooms would be grown? The warehousing area or the ADA area? Tallman: So, what we’re saying is that, that was the last message that was left by the Mayor before he resigned and so in the community, there is the idea that all the things that he stated will happen and that isn’t our understanding. Hansell: Was Jerry at the meeting? I know he’s been on vacation. Ray: No he wasn’t present. Hansell: I would suggest Don and Brian, given your good working relationships with them, talk to them. Let’s keep that dialogue open when Jerry gets back because I think we are getting mixed messages. So let’s solidify it up. Basically it sounds like what the Mayor said at the meeting was not the same thing Jerry sent us in the email. Chance: Right, it’s not consistent. Understanding the email we got from Jerry and conversations we’ve had with Jerry, they understand the intention at this point is to zone and designate areas for industrial purposes. They’ve indicated to us they have no preferences in terms of the

ownership they are primarily concerned about having that developed for job generation purposes. Nothing that we have discussed with Jerry indicates the understanding the area will be used specifically for mushroom production. The question about the potential seat on an Implementation LRA, as I discussed earlier, was that no guarantees could be provided. They understood that, we understood that, but there was a general support that it probably made some sense depending on what came up and the decisions that are made today. Puzey: I saw the letter, and I think it would be easy for the Irrigon people to get confused given some of the language of what their role might be in the future. So I just wanted to say, I'm not sure the letter accurately expressed the sentiments of all of the members of the LRA. Chance: We went back and had several conversations as a result of that. There was an unfortunate one sentence in the letter, which we went back and made sure there was an understanding. Puzey: Ok. Hansell: Anybody else? Rees: Is there a general sense of ok to move forward in the direction we're headed? Chance: The sense we had, minus what I just heard about this City Meeting, is that the City of Irrigon was on board and they were ok with the preferred plan. And that the threat of legal action had been taken off the table as a result of this exchange of understandings. Skeen: I would even say that statements given this morning and at the City Meeting are still ok, given the actions we are positioned to take today open the way for the possibility of those statements to become in effect. There is certainly nothing we are doing that will stop the potential. Chance: That is correct. Skeen: And their desire and need for the type of activities they are proposing could be considered in the future. Chance: That is correct. Skeen: That may be what the interpretation was, as opposed to they "will". Tallman: Let me just say that does create major problems on a planning viewpoint for Morrow County. Just from conversations that we've had with the State of Oregon and what would take place, we just want it understood, the language "No Guarantees" is the most important thing to take away from our understanding with what the Dana group has been trying to communicate with the City of Irrigon. Puzey: So there is no guarantee of a membership on a future Implementation LRA, no guarantees of a specific use going in... Skeen: We can't make those guarantees; all we are doing is making the recommendations. Puzey: I just think it is important we be very clear for the City of Irrigon, so there are no expectations that have to be addressed later. Tallman: And I agree, that is why it is so important to have these meetings recorded. Skeen: We don't have any authority to make those decisions. Hansell: I think Jerry understands. Chance: I agree Jerry understands that these are areas we have no real control over. LTC Rees: For the record I just want to make sure that the City of Irrigon is aware we are interested in partnering to work through the issues.

Exhibit O City of Irrigon Email – June 24, 2010

From: Kim Swentik [ks@missionumatilla.com]

Sent: Thursday, June 24, 2010 2:34 PM

To: 'Gerald Breazeale'

Subject: RE: City of Irrigon's Comments - Redevelopment Plan and Implementation Strategy

Jerry –

That was brought to my attention in another comment and will be corrected in the final. It is a pdf transfer error. Sorry.

I did receive your certified letter today. You should receive the signature slip tomorrow. Thanks for your input.

Have a nice afternoon,

"Solutions planning for the changing environment of the Umatilla Chemical Depot"

Kim Swentik

Dana Mission Support Team

541.922.9339 (o)

509.551.7411 (c)

From: Gerald Breazeale [mailto:irrigon@oregontrail.net]

Sent: Thursday, June 24, 2010 2:25 PM

To: ks@missionumatilla.com

Subject: City of Irrigon's Comments - Redevelopment Plan and Implementation Strategy

Kim,

Attached is a copy of a letter mailed yesterday from the City of Irrigon to be entered into the public record regarding the Umatilla Army Depot Reuse Authority Redevelopment Plan and Implementation Strategy.

While reviewing the website for the public comments received, I noticed that the City's email and PowerPoint regarding the Preferred Alternative, is posted out of sequence with the text split between frames. Can the entry on the website be modified to reflect the actual documents submitted?

Thanks!

Jerry Breazeale

Irrigon City Manager

PO Box 428

Irrigon, OR 97844

irrigon@oregontrail.net

Phone: (541) 922-3047

Fax: (541) 922-9322

www.cityofirrigon.org

LRA Response to Exhibit O – City of Irrigon

DMST corrected the order of sequence of the attachments for the final submittal package to be reviewed.

Exhibit P City of Irrigon Email/Letter - June 30, 2010

From: Gerald Breazeale [irrigon@oregontrail.net]
Sent: Wednesday, June 30, 2010 2:37 PM
To: ks@missionumatilla.com
Subject: Redevelopment Plan and Implementation Strategy

Attachments: LRA NOI Committee ltr..pdf; LRA Response 5-10.pdf

Kim,

Please enter this email and the attached documents into the public record under the public comment for the Redevelopment Plan and Implementation Strategy. Please also include my email of 4/22/2010. Two other letters regarding the Redevelopment Plan and Implementation Strategy have been sent by mail for the public comment record.

I believe that the attached documents need to be recorded into the record to understand the City of Irrigon response. After the LRA meeting of 6/17/2010 it was apparent that either the letter of 5/10/2010 was disingenuous, or the author was not speaking for the LRA members as a whole. There is no meeting of the minds between the UMADRA and the City of Irrigon regarding the ownership and management of the Depot property.

The City of Irrigon has, in good faith, submitted a proposal for the rapid development of industrial activity on the Umatilla Army Depot property. The City would commence economic development activities on the property as soon as it is permitted by the United States Army. The City's proposal did not get a fair hearing by the LRA review committee and the City stands behind the letter of April 20, 2010.

Jerry Breazeale
Irrigon City Manager
PO Box 428
Irrigon, OR 97844
irrigon@oregontrail.net
Phone: (541) 922-3047
Fax: (541) 922-9322
www.cityofirrigon.org



Dana Mission Support Team - Project Site Office
on behalf of the Umatilla Army Depot Reuse Authority

500 Willamette Ave - PO Box 1059, Umatilla, OR 97882

May 8, 2010

Mr. Jerry Breazeale, City Manager
City of Irrigon
P.O. Box 428
Irrigon, OR 97844

Re: UMADRA-LRA response to the letter sent by the City of Irrigon on April 20, 2010

Dear Jerry:

On behalf of the Local Reuse Authority (LRA), I would like to commend you and the City of Irrigon for your continued participation in the process to develop a plan for the reuse of the Umatilla Chemical Depot. The LRA understands the vital interest that the City of Irrigon has in this matter.

We have strived to conduct a process that meets all of the requirements of the Base Realignment and Closure procedure, and allows for significant public input into the process. Through the participation of yourself and many of the citizens of Irrigon, your interests are being heard.

I believe the LRA understands your concerns related to the Notices of Interest (NOI) review process, but we also believe that in good faith we have followed both the requirements and met the intent of the federal process in seeking and reviewing such Notices. The process is challenging as outlined under BRAC protocols because many of the public entities directly involved with the LRA process also have a responsibility to their constituents to submit Notices themselves. The LRA has worked very carefully to make sure that we have an evaluation process that is responsive and equitable to all parties.

Perhaps even more important is the "bottom line" in terms of meeting the desires of the City of Irrigon while simultaneously being sensitive to all the other interests with a stake in the outcome of the process. From the perspective of the LRA, we believe that the Preferred Alternative as it is has evolved, including the most recent input at the April 15th Public Information Workshop, is now fully responsive and highly supportive of the priorities of the City of Irrigon. The City of Irrigon's constructive input into what I believe will be the final version of the Preferred Alternative has successfully insured that all of the City's interests will be met. The points identified below explain why I believe this the case, but I must add one caveat to my conclusions; while I believe strongly the Preferred Alternative (as recently modified) will likely be adopted unanimously by the full LRA, that action has not yet occurred. We expect the formal vote to occur at the May 20th LRA meeting. After reviewing this letter, I would welcome a call from you and other leaders in Irrigon if any concerns remain.

Road Access and Road Improvements

The City of Irrigon, supported by Morrow County, has been consistent in advocating for some type of road network that would connect the City of Irrigon to Interstate 84 and Interstate 82. We understand the sense of isolation that the City of Irrigon feels with respect to accessing land to the South and Southeast.



While the final road alignments will need to be determined in future detailed planning, we believe that our Preferred Alternative is a remarkable success in this regard.

As you are aware, the Oregon National Guard would develop all of the Northwestern and much of the Northern portions of UMCD. As part of their plan, they have defined the planning and intended construction of a road network that would connect the City of Irrigon east toward I-82 and south toward I-84, skirting the boundaries of UMCD.

Both you and I know how expensive it is to construct and maintain roads. There are very few public entities capable of such a development in these challenging financial times. Fortunately, the Oregon National Guard is in a strong position to design and build the road network. While the timing of such an improvement will be dependent upon funding, I believe that the City of Irrigon has a huge victory in this regard.

Industrially Zoned Land in or Adjacent to the Existing Irrigon City Limits

As you are aware, it is the intention of the LRA to zone and convey land benefiting the City of Irrigon for industrial development purposes. The LRA's Preferred Alternative will call for the conveyance of the 640 acres of land out of the Northwest corner of UMCD for the purposes of future industrial development benefiting Irrigon. The specifics of how this property would be conveyed and the potential land trade arrangement are subject to further contemplation and negotiation. Nonetheless, it is the intention of the LRA to facilitate the City of Irrigon's interest in this regard.

Zoning for Industrial Development in Southwest Corner

The City of Irrigon has consistently advocated for industrial reuse of the existing warehouse buildings at the Southwest corner of UMCD and for the rail yard. The LRA agrees that there is potential for such industrial reuse, and the plan calls to zone this land accordingly.

We know that you are looking for an aggressive posture in terms of marketing land and buildings for industrial reuse and believe this is the domain of an *Implementation LRA*, should one be formed. At this juncture, I believe the LRA will most likely recommend to the Army the creation of an *Implementation LRA*, pursuing an associated Economic Development Conveyance. We anticipate this decision will be formalized on May 20.

Sewer and Water

The City of Irrigon has offered to play an instrumental role in the development and improvement of the sewer and water systems associated with the reuse of UMCD.

Our engineering analysis concludes that substantial improvements will be necessary for these systems to accommodate the reuse options that we are considering.

One of the prospective benefits of establishing an *Implementation LRA* will be prospective funding from the Office of Economic Adjustment (OEA) to design sewer and water improvements consistent with the industrial reuse zoning in the preferred Alternative.

Once again specific improvements to the sewer and water system will be the responsibility of the *Implementation LRA*, and is beyond any commitments that the Planning LRA can make.



Dana Mission Support Team - Project Site Office
on behalf of the Umatilla Army Depot Reuse Authority

500 Willamette Ave - PO Box 1059, Umatilla, OR 97882

Seat at the Table

While it is too early to make a specific commitment in terms of the structure of the prospective *Implementation LRA*, I believe that it is widely acceptable to the existing LRA members that the City of Irrigon have a seat at the table. However, it is my understanding the final decision may rest with appointments made by the Governor or state legislation. Moreover, in conversations regarding the prospects of recommending the creation of an *Implementation LRA* to the Army, current members of the *Planning LRA* have strongly expressed that the City of Irrigon should be a member. It is clear that your community has a vested interest in the outcome of UMCD, and you have demonstrated your willingness to invest time and money into this planning phase.

Summary

Jerry, I hope you and community leaders in Irrigon will agree that your interests are well served by the latest version of Preferred Alternative. The LRA is working very hard to create the greatest possible reuse benefit supporting economic development, the environment, and military reuse opportunities. Thank you for the participation of the City of Irrigon in the development of this plan thus far. We welcome your continued participation.

Sincerely,

A handwritten signature in black ink that reads "Bill Hansell".

Bill Hansell, Chairman
Local Redevelopment Authority

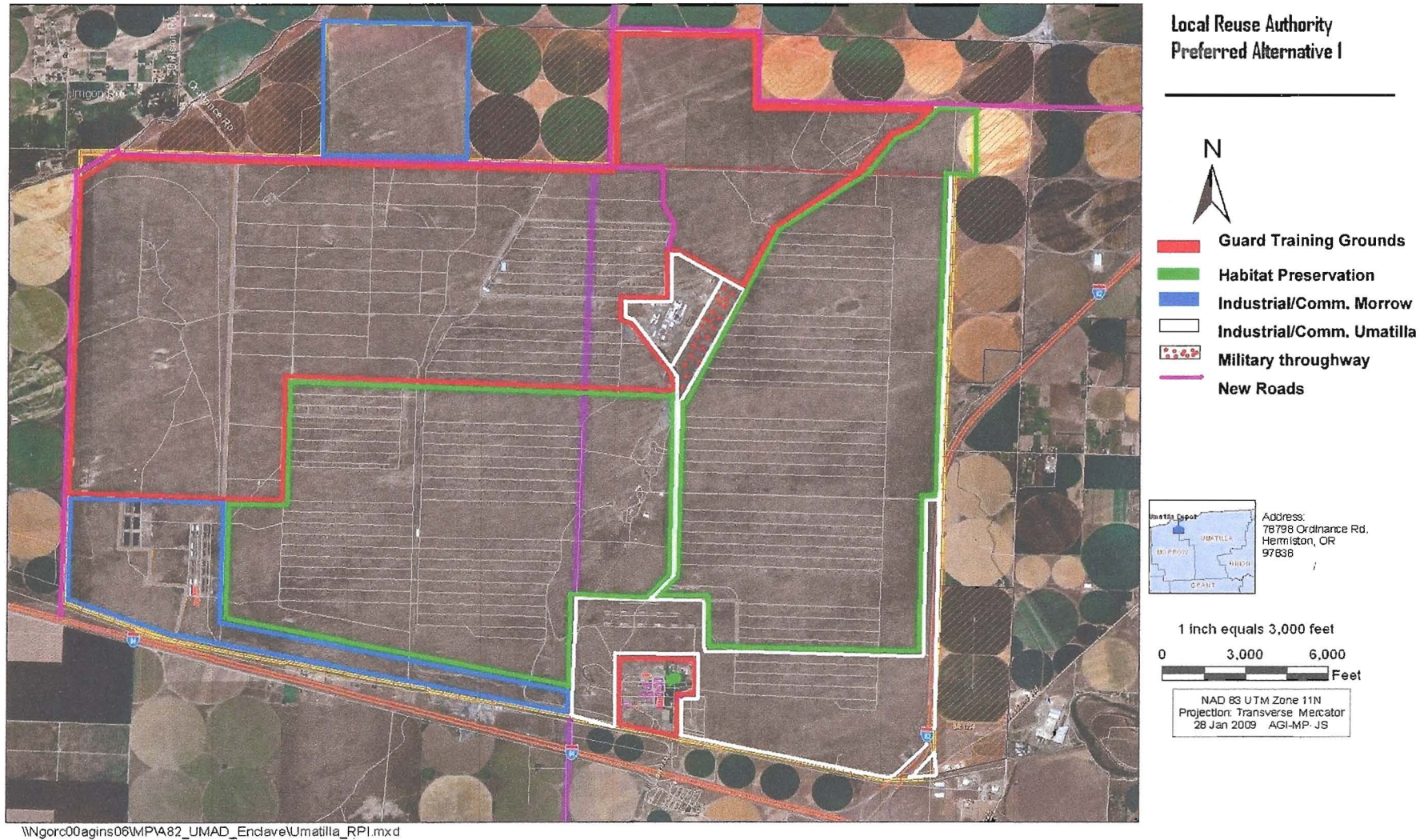


Figure 1: Preferred Approach Land Division

From: Gerald Breazeale [irrigon@oregontrail.net]

Sent: Thursday, April 22, 2010 8:38 AM

To: Bill Hansell; Bill Quaempts; Carla McLane; CarlScheeler@ctuir.com; FAIRLEY Scott G * Governor's Office; Gary Neal; George Anderson; Joe Taylor; Kim Puzy; LTC Christian Rees; Rod Skeen; Rosinda Shippentower; Terry Tallman

Cc: Dana Engineering, Inc.; Brian D. Cole; Donald Chance; kim.swentik@mse-ta.com

Subject: NOI Review Committee

Attachments: LRA NOI Committee Itr..pdf

LRA Members,

The attached letter went out in the mail yesterday. The letter was sent at the direction of the Irrigon City Council.

The people of Irrigon have been dealt a disservice by not being treated equitably during the NOI review process. The City is requesting that the NOI review results be declared invalid and a new review committee be convened to consider the NOIs submitted.

The citizens of Irrigon only wish to compete fairly on an open playing field. Unless there is a new and impartial review of the NOIs that were submitted, the people of Irrigon will have been denied their equal treatment under the law.

Please call a meeting as soon as possible to resolve this problem.

Thank you for your consideration of this request.

Jerry Breazeale

Irrigon City Manager

PO Box 428

Irrigon, OR 97844

irrigon@oregontrail.net

Phone: (541) 922-3047

Fax: (541) 922-9322

www.cityofirrigon.org



CITY OF IRRIGON

An equal opportunity agency

www.cityofirrigon.org

April 20, 2010

Umatilla Army Depot Reuse Authority
c/o Dana Mission Support Umatilla Office
PO Box 1059
Umatilla, OR 97882

Re: Notice of Interest Review Committee

Dear Chairman Hansell and UMADRA Members:

Thank you for providing the City of Irrigon with the requested documentation regarding the evaluation of the notice of interest documents received for the public benefit conveyance. Upon review of the material, it became apparent that the NOI review committee did not consider the NOIs fairly. Because of the obvious conflict of interest issues inherent when applicants are judging their own applications along with other competitive applications, the process needs to be reviewed.

The City of Irrigon has been damaged by the unfair evaluation of its NOI. The City has also been subject to repeated attempts by certain LRA members to keep the City from participating in the LRA process and from trying to obtain any of the Umatilla Army Depot property. The City of Irrigon has expended considerable time and financial resources, submitting its NOI only to find the decision process arbitrary. This treatment is improper, undemocratic, and a violation of the City's rights under the law.

Although the City has suffered considerable damage as a result of these processes, the City is anxious to put the matter behind and move on with the transfer of the Umatilla Army Depot to civilian use. Rather than pursue remedies in court, the City would prefer the LRA to voluntarily attempt to remedy the unfair treatment. To that end the City suggests the following course of action.

No statements should be made by the Dana Mission Support Group, or LRA members, as to who the ultimate owner(s) of the property might be, until the entire LRA votes to make a recommendation to the Army for the transfer of ownership. No vote on the transfer of ownership should be made until the NOIs have had a proper review. The LRA must keep an open mind to the use of the property and make their recommendations for real estate transfers based on the information presented to the LRA through the reports prepared by Dana Mission Support, testimony at the public meetings, and oral and written comments submitted to the LRA.

500 NE MAIN AVENUE, P.O. BOX 428, IRRIGON, OR 97844

VOICE 1.541.922.3047 FAX 1.541.922.9322 Email irrigon@oregontrail.net Website www.cityofirrigon.org

The LRA should immediately declare that the report from the NOI review committee contains errors and will not be considered. As soon as possible, the LRA should convene a new committee to conduct a new review of the NOIs that were submitted. The committee should review the NOIs as they were originally submitted. The review committee should be made up of impartial reviewers who have no stake in the outcome. In no circumstances should any member of the review committee have any ties financially or otherwise with any of the applicants for a public benefit conveyance.

The review committee should determine the rankings based on the information submitted with the applications. The committee and committee members should not be subject to any outside influence from any of the applicants or their representatives.

Upon completion of the review by the NOI review committee, the results of the committee's review shall be publicly announced, with a copy of that review provided to the local news media. When the rankings of the NOI review committee are released to the public, the LRA can then weigh the relative pros and cons of recommending the property be divided among the prospective participants.

The LRA shall not be required to follow the recommendations of the NOI review committee but shall consider the recommendations when deciding how the property should be used, and the real estate transferred. LRA members who have NOIs for public benefit conveyances should declare a conflict of interest and refrain from voting on the recommendations for the transfer of real estate.

Regardless of the recommendations for the distribution of the property, if there is to be an implementing LRA, the existing LRA should be dissolved and a new LRA formed with new members. There should be a public process for the formation of the new implementing LRA. The selection of members to sit on the LRA should be determined through consultation with the communities in Morrow and Umatilla counties. The City of Irrigon should be considered for a seat on the LRA.

It is our hope that the LRA will understand that the City of Irrigon would like to have the closure of the Umatilla Army Depot go as swiftly and smoothly as possible. We believe that the above course of action by the LRA would accomplish that end for the benefit of the entire region.

Sincerely,



Gerald W. Breazeale
City Manager

500 NE MAIN AVENUE, P.O. BOX 428, IRRIGON, OR 97844

VOICE 1.541.922.3047 FAX 1.541.922.9322 EMAIL irrigon@oregontrail.net

LRA Response to Exhibit P – City of Irrigon

This final series of comments and referenced correspondences dated June 30th, 2010 from the City of Irrigon City Manager implies there was an unfair evaluation of the Irrigon Notice of Interest (NOI), repeated attempts to keep the City from participating in the Land Redevelopment Authority planning process, and attempts to prevent the City of Irrigon from obtaining depot property.

Under the Department of Defense (DoD) Base Realignment and Closure (BRAC) process, the Planning LRA was formally established in accordance with state law covering intergovernmental cooperation and agreements, and has been recognized by the State of Oregon through Revised Statute 190 and formally recognized by the DoD-Office of Economic Adjustment. The Planning LRA was given the authority to develop the “best use” plan for the UMCD property. The Planning LRA responsibilities included the review of NOI’s to:

- First discern if there are Homeless Service Providers who have need and interest in property and would benefit from a transfer of property.
- Second discern if there are other agencies that may benefit the public through transfer of property.
- Third discern whether there is other interest in property.

The Planning LRA was charged with the authority to make recommendations to the DoD for property transfers based on their review and how any such transfer may work within the redevelopment plan for implementation. The Planning LRA was to provide the DoD with a redevelopment plan that includes a land use plan, multiple assessments, and a homeless assistance plan. Throughout the process, the Planning LRA held public workshops, established a website to assist with public information, and kept meetings open to the public.

The Planning LRA NOI-Review committee members followed precisely the BRAC mandated process to the best of their ability throughout the planning process, to ensure all interests regarding the reuse strategy of the Umatilla Chemical Depot had been taken into consideration.

The NOIs were reviewed twice to ensure each notice was given full consideration. With the exception of the City of Irrigon, there have been no complaints by others on the process.

The Planning LRA addressed those areas of concern that will not be recommended for property transfer. This has included research and support to all submitters who needed help, such as helping them to identify means of teaming, suggesting potential federal sponsors, and/or setting up meetings and site walk-downs. The Redevelopment Land Use plan” now submitted for DoD review is the product of multiple changes from earlier draft alternatives, taking into consideration needs and suggestions from the local communities, including the City of Irrigon, and regional and state interests.

The goal of the Planning LRA was to find the best use of the UMCD property by establishing the best balance between economic development, environmental preservation, and military support; with optimal cost/benefit to the local community. Planning LRA conversations have been open and candid with the public. These discussions have included potential conveyance and transfer mechanisms that may best support the final plan as a recommendation to the DoD. UMCD is a multi-jurisdictional property with involvement of two port districts that have been identified by their respective counties (Umatilla and Morrow) to develop economic and industrial opportunities in their areas; plus the Confederated Tribes who have a strong desire to ensure that development is in keeping with environmental preservation constraints.

Throughout the process, during Planning LRA monthly and other public meetings, the LRA has ensured that the floor is open for public questions and comment. The attached group of meeting minutes recorded over several months highlights a public record of the City of Irrigon's representation at the meetings and the questions and comments during those meetings. This documentation provides a summary of questions and answers in LRA meetings, including a presentation made by the City of Irrigon at the LRA meeting in December, 2009. The documentation also includes a summary and transcript of questions and answers to the City of Irrigon following their input during the Public Information Forum on April 15, 2010. Additionally, the City of Irrigon requested all NOI's as public record, to be delivered to them complete with reviewer commentary. This was granted and delivered on April 15, 2010, with the exception of financial documentation which was protected by contractual clause in the NOIs.

It is the belief of the Planning LRA that all requirements and guidelines of the BRAC process have been followed, that the Planning LRA has offered multiple avenues of support to the City of Irrigon within its process, and has offered ample opportunity for the City of Irrigon to present its ideas and suggestions to the Planning LRA and other interested parties.

Irrigon Activities at LRA Meetings

September LRA meeting: Attending for Irrigon, James Ray/Jerry Breazeale: No comments made: *ref 092409_LRAMeetingMinutes_September*

October LRA meeting: Attending for Irrigon, Jerry Breazeale: During Roundtable discussions, Jerry Breazeale "The City of Irrigon intends to submit an NOI for water services and would like to make a presentation to the LRA at their convenience." Bill H. "Let's put it on the December 17 agenda" *ref 102209_LRAMeetingMinutes_Oct*

During Brainstorming Reuse Opportunities by Strategy, [1st Building Communities session]: Jerry Breazeale on Business Recruitment (The act of bringing business to a region where it doesn't normally exist), Activity: Summary of Job replacement according to participants; More jobs will be lost in Oregon than WA. The strategy needs to have access to the surrounding towns/cities. Our goals are not to provide more jobs for WA jobless individuals, we want to keep the Oregon talent working: Jerry Breazeale comment, "When considering long term, this is a strong yes" [activity involved prioritizing business strategies in connection with the depot] *ref 102209_LRAMeetingMinutes_OctAttach*

November LRA meeting: Attending for Irrigon, Jerry Breazeale: During discussions around Personal Property, Jerry Breazeale, "If the LRA does not want the property, where does it go?" answered by M. Collins "It goes through the PCAR process, Army items will go through federal excise process.

During discussions with Commissioner Doherty around the concern for maintenance of the Administrative Area, Jerry Breazeale, "We are intending to submit an NOI for the entire water/sewer system." *ref 111209_LRAMeetingMinutes_Nov*

December LRA meeting: Attending for Irrigon, Jerry Breazeale/Keith White/ James Ray/ Laura Clark/ Brian Jackson: Jerry Breazeale to give a presentation to the LRA on potential to transfer the municipal water system of the depot to Irrigon. Provided overview of NOI submittal including; water transfer, industrial development, warehouse uses, igloo uses, energy development potential, mushroom growing potential, other development ideas, Connect Oregon III funding for rail switch. Irrigon offered to cover financing for rail switch if 80/20 grant allotted. Motion to approve to allow Irrigon to move forward with rail switch grant, but not for remainder of proposal. Concern raised by LRA members about conflicting proposals for Connect Oregon III grants submitted by members. Multiple LRA members are members of NEAC and may have conflicts voting. Members agree not to

stand in the way, several recuse from voting for Irrigon proposal. Believe best process is to not stand in the way. Motion to support Irrigon proposal to Connect Oregon III for rail switch [Anderson] second [Hansell]. Yes = 3, Abstention = 4, Opposed = 5; Motion failed. Several members addressed the desire to have been able to review prior to the meeting. Several members addressed concern that Irrigon was allowed face time before the LRA for their NOI when others had not been given the same opportunity. Discussion identified that the City of Irrigon request for presentation was based on potential transfer of water and the Connect Oregon III grant for rail switch which is on a strict timeline. Determination that if requested others could have face time. *ref 121709_LRAMeetingMinutes_Dec*

January LRA meeting: Attending for Irrigon, Jerry Breazeale/James Ray: Discussion regarding original NOI Review Team recommendations and that the LRA did not provide them with clear guidance and process. Rick Solander provided an example criteria score sheet. Members of Review Team stated the NOIs were reviewed against the LRAs 40/40/20 goal criteria and basic NOI guidance. Rod Skeen offered to develop a score sheet based on the elements of the NOI guide and LRA goals. The Review Team agreed to complete the new sheet to provide a “paper” basis for their recommendations. Comment from Rick Solander, “It is not uncommon for an LRA to throw something out. You just need to make sure you have a paper trail.” Determined the Review Team would provide a presentation based on their recommendations and why to the LRA for vote at the February meeting. Discussion also revolved around a facilitated meeting for the LRA to identify the Land Use. Following the summarized discussion, Jerry Breazeale asked the LRA, “Going on with what Michael Houlemard stated about input from the communities, would it be possible to have a meeting with all of the city representatives? Where we can have the input from all of the area concerns? All of the communities really have a stake in this process.” answered by Hansell, “ I think this is going to happen after we have something to bring to the public.” and Bill Dana, “It [Public Comment period] is planned after the Alternatives Land Use and during the Final Plan review”. *ref 012110_LRAMeetingMinutes_Jan*

February LRA Meeting: Attending for Irrigon, Jerry Breazeale/ James Ray: During DLCD presentation questions Jerry Breazeale asked, Going back to “it is what it is” statement, the base employs about 1100 people. Wouldn’t that be considered in the Oregon planning program?” answered by Jon Jinings, “Yes, that would have to be considered. *ref 022510_LRAMeetingMinutes_Feb*

March LRA Meeting: Attending for Irrigon, Jerry Breazeale/ James Ray/ David Burns: NOI Review Team presented recommendations presentation to the full LRA. Presentation included methodology, NOI submitters, listing of Review Team members, highlighted discussion points for each NOI. Specifics for Irrigon: Requested 2 mile stretch of West side of depot for economic development, water/sewer components, and warehouse space under a PBC. Review Team recommendation: Do not recommend approval based on current and future planned needs at the site. Review Team comments included: Scale and scope of request is the primary concern of the Review Team. Elements of the request were of interest to Morrow County and Port of Morrow to support overall LRA redevelopment plan. The NOI did not show evidence of similar past performance or experience of scale of request. NOI requested land use outside of the Urban Growth Boundary and would not easily be annexed. The NOI did not show strength in areas of LRA environmental and Guard support goals. Jerry Breazeale commentary in reference to NOI Review Team recommendations: Did the members of the review team have their own NOIs in? Answered by Rod Skeen, “yes”. When reviewing the Irrigon proposal you state the ORNG and environmental components weren’t clearly identified. We made sure they were. Rod Skeen, “The submission that was provided was zoned. The zones you identified were all economic. Jerry Breazeale, “You said you couldn’t review the private NOI, I thought that was part of the process?” Rod Skeen, “We couldn’t review it as a Public Benefit Conveyance. It was a private interest not qualified as a public benefit.” Jerry Breazeale, “Will it be included in discussion on the future land use? Will it be discussed if it works within the plan?” Rod Skeen, “Potentially, if the committee determines there will be commercial/industrial areas that would benefit from their interest.” Kim Puzey, “If the Port of Umatilla is the beneficiary of the PBC, then the Port will begin to develop the properties. We would entertain any ideas and land use options.” Jerry Breazeale, “So it’s not the idea is good or bad, it’s just that there will be some conveyance that takes place and they will be in the hands of the LRA.” Don Chance, “I’m going to go back to last month. The LRA is responsible to create the plan. They need to figure out the “what and where.” Say the 200

warehouses would be used as industrial, so the Morrow County would need to change zoning. On the conveyance issue, we need to *recommend* to the Army our best thoughts, but the Army may come back with other thoughts to negotiate. Ultimately, the areas will become available through the Army or one of the conveyance receivers.” Kim Puzey, “The concrete is still wet on these issues.” Jerry Breazeale, “Shouldn’t the NOIs be out on the table? Could we work together to have input for what goes in out there?” Rod Skeen, “Are you asking zoning or ownership?” Jerry Breazeale, “No, no, we need to find out the best use, the communities need to think about what is going to happen, what will benefit them.” George Anderson, “We understand and empathize with what you want to do. I know my view; we have 2 port districts that were formed by state law to do economic development. It is my feeling that the property needs to go to the ports. If the City of Irrigon is in a location and position to do economic development then they need to work within their county and port. Consequently, the ports are charged to make sure the community is taken care of. We have discussed the LRA taking charge. We appreciate your concern, but I feel the ports are better equipped to do the work.” Jerry Breazeale, “What is the plan? Are you guys going to review the NOIs and include them in your decision making?” George Anderson, “That is what we are working on; we have a process we have to go through. The majority of this group has been at this for over 10 years, some of us for close to 20 years; you need to have some confidence in our abilities.” Don Chance, “Jerry, I think the NOIs are absolutely influencing what is going on in conversations within the LRA. Transportation for example, has been a big issue, even in your NOI. The committee is looking to solve that. Those concerns have come through NOIs. Another area you are concerned about is the SE corner; the committee is looking at that corner for industrial use. We are trying to take all of those things into consideration. I truly believe once we get through the process most of your concerns will be met.” Kim Puzey, “When I think about the capacity of the Port of Umatilla, we are looking at *all* aspects. Sources of funding, infrastructure, water, power, natural gas, etc. those are the kind of things that come before the actual end user. Those items have to be addressed. The kinds of things I think about in the night are “how do I get water to the area, what is the cost, etc. it isn’t that we aren’t thinking about the 1000 jobs that will be lost. There are other issues too, such as asbestos and other things to be taken into consideration.” Lisa Middlesdorf, “If there is a business opportunity to replace jobs, we need to try to find another location. The depot is years down the road from being able to support a functional business right now.” Jerry Breazeale, “We did address the water/sewer systems, we did offer to take care of those items and I haven’t heard about what the LRA is going to do to handle that.” MacKenzie, “Listening to some of the ideas, you will have to address statewide goals. Carla McLane, “We will address those items as we go through the process. Converting virgin land to commercial will be a huge hurdle. I know the planning directors understand. This is one of the things we’ve been struggling with.” Bill Hansell, “My question to Rick Solander is whether or not we need to take official action to take the subcommittee recommendations?” David Burns, “A concept maybe you haven’t thought about, the City of Irrigon has more experience than most people on planning and concept. We have been involved; Irrigon has been at the forefront of the risk for all these years. We would like to be recognized for that.” Bill Hansell, “Thank you and we recognize all of your valuable input.” “Are there any other questions from the audience? No.” Ok, we need a motion to accept the NOI Review Team recommendations. George Anderson, “I’ll so move.” Carl Scheeler, “Second.” Bill Hansell, “All in favor?” Motion carried unanimously.

During question and answer period with Tom Lederle, BRAC HQ: Jerry Breazeale, “Is there a hierarchy for conveyance?” answer by Tom Lederle, “I don’t know. I would have to look it up.” Rick Solander, “You do have to give preference to homeless service providers, after that you do want to try to give as much to PBC as you can that works within your planning strategy.” Tom Lederle, “We will generally go with the LRA recommendations.” Jerry Breazeale, “There are strict timelines that are associated with the process. Is there an extension process?” answered by Tom Lederle, “We can extend if need be and there is good cause.” *ref LRAMeetingMinutes_031810*

April 15, 2010: LRA Public Information Forum:

See attached tape transcripts. *ref audio recording of Open Floor session of forum.*

April LRA Meeting: Attending for Irrigon: Jerry Breazeale/James Ray During update to LRA on the Public Information Forum held earlier that day, Don Chance gave an overview of the City of Irrigon discussion and understanding of their expectations. Jerry Breazeale concurred and added only that “We ask the LRA to think of

the depot water system as a full system, not segments. It will be more cost effective and easier to plan that way. Please consider this as you are doing your planning.”

The Chairman, Bill Hansell, brought to address the City of Irrigon’s request for Public Records.

The City of Irrigon has requested a copy of each Notice of Interest received for PBC, copy of all records of the meeting of the NOI review committee doing the evaluation of the NOIs received, copies of any evaluation criteria used by the review committee, a copy of the list of the members of the ranking committee, and copies of documents reflecting the scoring of NOIs by each committee member.

Hansell: I asked for this to be put on the docket today. The only legal advice on this is in the original NOI package there was a confidential information clause our legal advisor informs us that if there is a written clause we need to make sure to abide by it. The only way to get around that is to ask individual submitters to respond.

Jerry Breazeale: For clarifications, any information you receive or give is public record. The only things that would not be covered under ORS would be personnel records etc. Caplinger: I think my biggest concern is that we are working with federal programs, when you don’t follow their directive you open yourself up for further complications. When the federal application said, do not disclose; I find concern to disclose it.

Chance: Many of the submitters are sitting at the table. Maybe those who are here could. Skeen: I think we made the agreement with the entities who submitted that the LRA would keep financials protected. Skeen: I would move to provide everything except the financial documents that are protected under the privacy clause. Individuals can provide if requested directly. Scheeler: Second

Hansell: Motioned and second to give the city of Irrigon the package minus the financials. Taylor: Is the Port of Morrow financials in the package? Swentik: No financial information is prepared for release. Mittlesdorf: What is Jerry’s expectation? Jerry: I would be agreeable to the package Kim has prepared. **Motion Approved:** All in favor

Public Forum 04/15/10 ref: audio transcripts sides 1 – 2

Don Chance opened the floor to anyone who was present to speak.

Jerry Breazeale, City of Irrigon: When we were looking at the LRA preferred alternative we discovered some major flaws. I have a map here of the Irrigon Solution. Then there is the connection with the existing infrastructure water sewer power etc. this area as we talked about because it already has the water sewer power for the incinerator in order to access this to the east. This area doesn’t have owl burrows presently and this area doesn’t have owl burrows, so if you could reserve this area for industrial/commercial you could serve that purpose. Reserve this area where the burrows currently are for preservation. Our suggestion is we move this line up further (Morrow rail line) so that some of the igloos could be utilized. Rather than that be all put into a wildlife refuge where there really is no use for the igloos under that scenario. If you look at the preferred layout, the most intensive use where the National Guard would go is also where the most intensive use has historically been where the igloos are. These are roads that go through the facility. The areas that don’t have as many roads are in the perimeter out here, there are no igloos and the ADA area would also serve as habitat area because it’s probably not going to be used for anything else. We hope the LRA will look at those things. One of the advantages we see is the existing infrastructure is utilized; we don’t need to move this road. It is a very nice road right now. The connection to Patterson Ferry is essential at some point in the future. Access from Irrigon through here would be possible if this gate was removed and you could go straight out to the existing interchange. We see that as some big advantages. We think somehow the existing owl burrows got missed in this whole discussion. Because I would think if you know where they are you would want to protect them in that location and not turn it into something else. It would be like cutting down the Redwoods and planting them somewhere else so they can move there. These are the thoughts we wanted to share with the LRA.

Don Chance: Anybody have questions or comments for the City of Irrigon?

Don Gillis: Is your sewer permitted industrial?

Jerry Breazeale: Our sewer is clear up here on the north and it is municipal so it can be used industrial, domestic, or commercial.

Don Gillis: Right now our sewers are all domestic.

Jerry Breazeale: We have industrial capability and our plant is way under capacity, our capacity is for a population of 5000 and we are serving less than 2000.

Don Gillis: Also there are 6 more burrows, 2 in the area to the west where you said there aren't any, just north of center road there.

Jerry Breazeale: So that would change that map then.

Don Gillis: I think an industry consideration on the owl is only one thing. There is 1100 listed species out there, Grasshopper Sparrows, Logger-headed Shrike, its not just owls. There are piles of Curlews; the thing with Curlews too, is that they nest on the ground.

Jerry Breazeale: I think that is a really important consideration. When we drew the lines, it wasn't this has to be the line, we were just trying to take the things we knew into consideration. There is bound to be adjustments to them all.

Carl Scheeler: The habitat considerations with the Guard are something that we have discussed with the Guard at length. They have assured us they have the ability and the desire to manage that piece of property for wildlife consistent with protection of those species. they are talking about changing operational activities seasonally to make sure they don't disturb breeding for those species, we've talked about their ability to provide fire suppression and other things they can do to protect or enhance the habitat. I'm comfortable with the Guard being a partner in helping protect the habitat out there. Another issue maybe you haven't thought about, they need the area for ranges. You can't very well have a firing range down in a bunker area.

Jerry Breazeale: Well, we thought maybe you could fire between the bunkers. I believe their range is in bunkers now, isn't this K-block? The National Guard if they so choose, you know they've been talking about removing some bunkers to make more habitat. This would be a great place to try out some explosives, maybe do some explosives training on the bunkers to see what works. That was the reasoning though, the area here is highly developed and the outlying areas not so.

LTC Rees: We couldn't fire between the bunkers, it isn't enough space and the risk for ricochets increases. And I appreciate the chance to do some demolition out there, I don't know if we have enough in our inventory to actually blow up one of those bunkers, but seriously. As we've gone through this process, again, I think the Guard has tried really hard to go out there and try to take some of the lowest valued terrain to work with the entities on the LRA. So we are sort of in the back of house terrain that really is less preferred for some of the other uses that are going to be on the site. So as we worked with the Tribes and other members of the LRA, this generally is the map that we came up with here, seemed, really, to be the best compromise as we move forward. We are required by law to have a natural resources plan on our training centers. So we are funded federally to support that management plan. When we work with agencies like the Fish and Wildlife Service, and they set parameters for the species that are out there, we are required by law to go manage those species. Again, if we end up on areas where there are burrowing owls that would become part of our charter. We have to maintain that and understand that species and allow for it no matter how our foot print ends up. The burrowing owl, they've had a lot of success at Gowen Field in Idaho which is the main maneuver center in Idaho. They have burrowing owls out there and they do heavier maneuvering than we are considering. Heavy tank maneuvers and that kind of thing. They've had a lot

of success with the burrowing owls. The artificial nests out here, from what I understand have about a 90% success rate. So that is very encouraging to be able to set up additional artificial nests over the years and years to come, to help us manage the burrowing owls appropriately. It is a species of concern, but when I checked with our natural resources folks, the burrowing owl has habitat, really throughout North America. Although they are listed as a species of concern but they have a pretty broad foot print, I think we are looking at a small piece of land here so a few x's may make it seem a bit more dramatic than when you look at it overall. We are definitely required by law to uphold those species that are part of that plan. The footprint that you see here would more than allow us to do that. I should also point out I guess, that the Oregon National Guard environmental record is exceedingly high. We were just awarded, two weeks ago, the Assistant Secretary of the Army came out to Oregon and awarded one of our environmental managers the top award in the Army for the restoration work that we are doing. So I think we are recognized for environmental success and we will continue to support that out here in Umatilla. Lastly, as Carl mentioned the ranges, it would really be an impediment to remove hundreds of bunkers in order to set ranges out here, it would be cost prohibitive. And the idea of firing down these lanes doesn't really work, because if you look at surface danger zones they're quite broad. So if you look at this area there're no bunkers, it's sort of out of the area of the city and the highway, it a good place to be. It is away from some of the other activities; it's buffered by agriculture and the proposed wildlife area so those are two good buffers. Overall, we felt this was the best compromise.

Don Chance: Jerry, I have a couple of questions. I just want to make sure we understand. The original NOI that you guys submitted, my sense was you wanted to extend the city limits up into that area. This proposal looks like that isn't the intention, and it may not have been the intention to begin with.

Jerry Breazeale: It was never the intention of the NOI, although it was something we talked about. If you look at where Irrigon sits right here, the developable land comes out to this area, this is all residential zone until you get out here and then it's EFU and it's just a little band of EFU. If the city grew out here, that Urban Growth Boundary could be extended, but that is way in the future. The city was looking at this as operating an industrial development area to serve the city but not be in the city limits.

Don Chance: The area you have identified in yellow in your plan for industrial development; is your thinking or does the City of Irrigon have a preference in ownership and management of that area? Do you care if it is Port of Morrow, or are you thinking it needs to be under ownership of the city or would be put up by the Army for private sale? What do you guys think?

Jerry Breazeale: The city's proposal is not just to own the land that was a part of it. The city's stand is, we will own this if it is deeded to the city. The city would actually pursue purchase from the Army, if it became available for public sale and no-one else went after or wanted it. The city believes this area can be developed for industrial use and we believe it can be done in the short term. We believe that we could get, if the Army said, tomorrow this land is available to you for industrial use we could start getting somebody getting ready to move into that property. There is a lot of work that would have to be done, but the sooner you get started the sooner you can get somebody in there. There is a lot of advantage here, there is the rail, and there is 54 miles of it. Like you said, some of it cannot be used and that switch needs to be put in. It will probably be in Umatilla County, the first switch to go in. But we saw this as a regional activity, not only the city, but the city of Umatilla, Hermiston, would have interest in developing this. The city didn't want to be alone in trying to develop this site. We wanted to help and assist anyone who was interested in doing that, including the Port of Morrow the Port of Umatilla, Morrow County and Umatilla County. That's been our position all along. We have an idea of what we can do with this, we have people who want to develop it, give us a chance, work with us and we'll work with you; and we'll make something happen here. Our interest, like I say, is for jobs for our people who live in Irrigon.

Don Chance: I'm going to keep asking questions because I want to make sure I understand...

Jerry Breazeale: Sure

Don Chance: I think what I'm hearing is that, you all, the city doesn't really have a preference in terms of ownership there. The real concern is the potential speed for development of industrial there.

Jerry Breazeale: However that can be accomplished.

Don Chance: This objective is most important to you, correct?

Jerry Breazeale: Yes

Don Chance: Also in your proposal, you identified the current industrial area, so the biggest change is the line up from the rail yard.

Jerry Breazeale: Yes, Carl pointed out in an earlier meeting that this is a huge tract of land here. You move that line even a little and it is a long ways on the ground. If you look at the potential for commercial/industrial development along the railway this has a lot of value and it would be a shame to have it permanently in a reserve that can't be touched. There's no reason you can't manage that habitat, like the Guard is going to do, with other uses. Certain times of year you can't do things, you identify certain species that you need to protect; there's a lot of things that can be done to work cooperatively with the environment. And that is what we are suggesting, we aren't saying move the owls and the grasshopper sparrows and everything out of there so we can move in. We say lets work with it so we can get some economic value for our citizens.

Don Chance: My last question is the potential extension of water/sewer. Your thinking is to extend it down the proposed industrial area, to that SW corner.

Jerry Breazeale: It's possible. The city's domestic water reservoir sits right here at the north gate. The reason it was put there was to get sufficient elevation so we could feed Irrigon by gravity. It's a 1.5M gallon tank it's got plenty of capacity for all the city use presently. It could also feed out the other direction. The beauty of that is, there is a well that sits for the Army depot that has a pipeline that runs quite close to our pipeline which is a 16in main with a lot of capacity. For instance if you want to take water rights from the Columbia River, our wells sit right adjacent to that, you could pump it right up through that main and on into the area for the depot. This water line loops all the way through, including the 100 and 200 areas. There are valves in there and this area is separated from this, but there is no reason they can't be interconnected. So I think it is really important that you reserve all of those water rights on those pipelines that are there, so you have that ability to move water one way or the other through there. Those water rights, although they aren't sufficient for irrigation, they are plenty adequate for most general industrial. Not food processing that uses a whole lot of water, that wouldn't be appropriate there, but most other industrial uses that have domestic components.

LTC Rees: That is a good idea that the LRA needs consider as a back-up plan or primary plan on how to eventually get to Irrigon for some of these services. You are going to be taxed depending on some of the development out here for some of these resources. You will be facing limitations.

Don Chance: The looped water system that is in there right now, do you think it is potentially adequate for industrial development in the SW corner or would we have to run new water lines?

Jerry Breazeale: No, you wouldn't right now; there is a water reservoir right here, with a well. It services this area, and I believe it also services this area, Phil can correct me, but this is all interconnected; the best well on the property is not being used. That needs some more development, but there is plenty of water for industrial now. You currently have 1100 people using industrial in an intensive industrial operation that have water and sewer. And they have power so you have that capacity now, so why would you want to set that aside and not use that.

Speaker: Municipal doesn't do that

Don Chance: Under your vision, would the City of Irrigon become the eventual owner of the water capacity and have the management responsibility?

Jerry Breazeale: We proposed in our original NOI that the City would own and maintain the water/sewer systems. The reason for that is because of the proximity and someone needs to make sure those system are up and functioning and continue to work if you are going to use this property for any other use besides wildlife habitat. There is a component talking about keeping this alive (SE), this alive (SW and AA), and this alive (facility) and those all need water and sewer services. The City is very knowledgeable and capable of doing water and sewer.

Don Chance: You would have to extend a brand new sewer line into that SW corner if you wanted to go directly.

Jerry Breazeale: This presently is served by septic tanks and that can be continued to a point, there is a sewer treatment facility some place out in here (Imhoff system) that services the existing administration area. It's old and antiquated, but it works. It meets permit. So it's been designed for the amount of use that's there and it can handle that. In order to service this with our sewer it would take an extension of quite a sewer line but it is possible. (SE corner) It's not out of the question at all. We've ran a couple of miles just to put the water tank up here.

LTC Rees: The IMHOFF system which feeds the administrative area certainly serves that area, but if you are going to have future development in there then you would need to upgrade for permitting.

Jerry Breazeale: Yes, it is a small and very old type treatment system. The City of Irrigon's system is about as good as you can get with new technology, and our problem is, it is underutilized. We don't have enough nutrients going in there to operate the plant properly for the size of a population of 5000, we have a population of 1800.

Don Chance: I keep asking and paraphrasing these questions because I think it is important we understand and are able to respond to the comments. We've made a number of modifications and adjustments based upon the information we have received from the City of Irrigon. It seems to me the two areas you are still concerned about; one is the potential speed in which that SW corner gets developed for industrial purposes.

Jerry Breazeale: Correct

Don Chance: Again any sort of management mechanism we can establish between the City of Irrigon, the Port of Morrow and the County of Morrow to ensure that whatever could be accomplished there as fast as possible...

Jerry Breazeale: Sure

Don Chance: That would meet yours, the City's, objectives?

Jerry Breazeale: Sure, we would be interested in a joint management agreement that allows us to bring a client in for instance if the Port of Morrow isn't interested in putting their resources in to developing this right now, these buildings need a lot of work. But there are people who are interested in occupying those buildings with some rehabilitation. And these buildings could be partitioned so you could do a piece of it. Like you take a small start up business, set up a 100 feet of the building, wall it up and fix it up and they have a nice building. Those things can be done to meet the needs of the client, if you are looking at what are the needs of the client, there are things that you can do there. We have had a number of serious discussions with those who are interested in moving from another state, into this location.

Don Chance: When we look at this, the LRA is really going to have to wrestle with this at their next meeting and that is the conveyance mechanisms. The conveyance mechanisms that the Army has available, the one that is probably going to make the most sense for that SW corner for industrial development, is the Public Benefit Conveyance. It is the one mechanism that is there where it means there is not going to be any dollars changing

hands. The Port wouldn't have to purchase it, the City of Irrigon wouldn't have to purchase it. The City of Irrigon could potentially be eligible for a public benefit conveyance, but from what we are reading and kind of being told at this point, it's much more likely that the Maritime Administration because the Port already exist. But that doesn't sound like that is necessarily a hurdle, or where the City is coming from. You don't really care that the Port of Morrow, that we get this from the Army in the hands in the Port by public benefit conveyance. It's really more a question about how quickly that area is potentially developed.

Jerry Breazeale: Yes, the City has applied for the PBC through the Ports, through the US Dept of Transportation, and they said yes we are eligible. But the ownership has never been the big issue, the big issue is use. We feel this could be developed right away and we don't want to hold the Army hostage to have to improve those buildings before we'll take them over. We'll take them over, we'll fix them up, and we'll get people in there.

Don Chance: Now, the other aspect of your proposal, again, not trying to speak for the City, just trying to clearly define, you want to expand the line further up from the rail because you see the value along that rail line for industrial development?

Jerry Breazeale: Right

Don Chance: That's all I have, people have anymore questions or comments?

Sam Nobles Umatilla citizen: I had a question for you guys. LTC Rees, looking at the Alternative 1, it looks like the area in green and your area would be compatible with the LRAs Option 2. And it is something that could be accomplished instantly, without a lot of, because there is no, Jerry's idea and the Ports are years down the road. Why can't we do something like that one and leave it under the LRA, do the Army's plans with a wildlife plan, it just looks like that would be very compatible. It looks like if others were to come into that plan, if they are feasible, it could be done by doing the Option 2. Where if we do the other one, you are kind of locked in. It's kind of like Billy Gates, look what he's done by keeping his options open, everyone thought "what a geek" and now everyone is going to him wanting money. And the Umatilla Confederated Tribes look what they've done in the last 10 years. We have no idea what is going to happen in the next 10, 20, 30 years. So I'm leaning real heavily towards the options that give us the property without locking ourselves in. So that is my question, can't we do something that is still compatible with you that doesn't lock us in?

LTC Rees: As you are looking at these two alternatives, you're right they are very similar with the footprints. I think, speaking for the other users, as we went through the process, the goals of the LRA, for economic development, habitat preservation, and supporting the military that is where this (Alternative 1) sort of emerged as better suited than the other one.

Speaker: Economically, I understand we need to think out of the box like Billy Gates, I criticized him years ago...but the impact of a regional airport from the tourism point of it. Some of the trails as they fly in, coming from China or Japan, they go down to Thunder River or follow the Oregon Trail. The Pacific Northwest is a tourist magnet. We could bring a ton of people in here, we've got the fishing, the hunting, the...

LTC Rees: I think if you look at the map (Alt 1) as far as the regional airport, down in the SE corner here there is an old airstrip. There is enough land, as far as acreage wise, if the idea was to enhance that airstrip to actually make it a regional or even international airport. That corner alone would have enough to do something like that. We don't have to be limited.

Carl Scheeler: Don, not to confuse matters, but we are going to be bringing a proposal to the LRA this afternoon that will modify some of the lines. You know when you are walking the landscape you get a better idea than looking at the map. One of the Morrow concerns was the strip along the rail line was too narrow to do what they would like to do. As we walked it, we found, in fact, the strip wasn't too narrow, the rail lines bails off on the back side of the rail there. So having more land along that strip wouldn't solve the issue for loading and off-loading

purposes. As you pointed out earlier, the trains now are much longer. So we talked about maintaining the ability to expand this railyard up into here [up from SE spur]. Another area they thought was of great importance was where the rail turns and goes north [off current classification yard]. There is good opportunity for off-loading structure there and additionally they would need some additional land. For zoning purposes if we follow the section lines, it would give them plenty of space to build and enhance rail use on both sides of the rail. We also talked about the bunker area. They could use the bunkers for storage opportunities with the agreement there would be no new development in order to protect the habitat there. So we would move the lines down on the interstate side of the rail, add the road and rail area that runs north and block this section of igloos for use. This industrial/commercial footprint is something we are going to bring forward to the LRA today. This would also help with some of the short term development opportunities that Jerry has talked about today. I don't know what the schedule would be to implement, but it would open up a lot of space on the Morrow side here.

Don Chance: That's excellent Carl; it sounds like we are really getting there. With those potential modifications Jerry, maybe we could work through some sort of agreement or memo of understanding or some sort of mechanism between the City, County and Port of Morrow, perhaps this modification would address all of the City of Irrigon's interests. The 640 acres of ag land on the Irrigon end in the north, the "land exchange" idea, I know the county and port are both very committed to this. They are really hoping to pull this off to open up the industrial acreage that is in the City right now. Are you guys supportive of that concept, or just want to see if it can actually happen?

Jerry Breazeale: Exactly. The City would be very interested in that proposal but we haven't seen anything in writing. We are very familiar with that 40 acres that is in the City and there are a number of obstacles to get through so we hope they can do it.

Don Rice: When you guys wrote off the options for agricultural, had you considered some of the other things that are going on in the area. For example the groundwater recharge and so forth that might make water more available for that region?

Don Chance: Yes, we did look at it and we know that there are people shopping for a site for dry-water recharge and the depot was considered for that. There are probably some pretty significant environmental constraints in that regard as a recharge area. There is concern about contamination of groundwater resource based on what has happened on the depot in the past. So it isn't considered the best location for recharge. The critical groundwater designation, we've gone around with the state water bureau folks a couple of times and we've even investigated getting additional water rights out of the Columbia. We've come to the conclusion that the best way, should we need more water is to go back to the City of Irrigon or the Port of Umatilla. I'm not sure if I fully answered your question, but we haven't ignored the issue, it has been a critical concern.

Don Rice: When you consider this areas agriculture as an economic base, to ignore agriculture in the plan is a little odd.

Don Chance: Yes, agreed. This is primarily because of the limitations on the critical groundwater sources are designated by the state. That section (pointing at map) would be agricultural.

Rod Skeen: That section in blue, the 640 acres, would be dedicated agricultural.

Don Rice: Yeah, but 640 acres out of 20, 000 is nothing.

Don Chance: Other comments or questions?

Richard Winter: What is going to happen with the Antelope?

Carl Scheeler: The animals on site are pretty bottle-necked. The Fish & Wildlife plan to capture and relocate individuals into other herds so hopefully they can breed the genetics out and create stronger herds.

Don Gillis: The two drinking water systems both are non-transient, non-resident because they are too small. You would definitely have to revamp the water system if there is going to be any kind of residential out there.

Don Chance: Ok, I want to remind everyone on how you can submit your comments regarding the alternatives to us. We have comment sheets you can pick up here, you can go on line and download comment sheets or contact Kim and she will make sure you get one. We have Nancy here today to take verbal recordings for those who want to do it that way. You don't have to leave comment today; the comment period officially closes at the end of the month. We would like to get them as soon as possible though so we can get them into our system.

LTC Rees: I have one more comment Don. There were some sidebar comments on the reuse of the rail head. As far as our part, yes, we would encourage the reuse of the rail head, the National Guard could most likely assist with that. There were a couple of questions about the taxes. The National Guard doesn't pay taxes, but we off-set that by assisting with infrastructure and financing for roads and such, as well as, having an influx of soldiers who utilize the local economic venues, shopping, etc. The NG Training Centers help the local communities with training for police and fire and junior training programs. So I think you will be surprised at the amount of revenue we can bring in to support the local economy.

Exhibit Q Irrigon Citizen, Fox – June 28, 2010

From: foxcakes@msn.com

Sent: Monday, June 28, 2010 5:19 PM

To: ks@missionumatilla.com

I am a former Mayor of the City of Irrigon. I get strong feelings that Irrigon is being left out of the chance to acquire property when the burning is complete at the Umatilla Army Depot. As the closest community to the Depot and as a small community in need of industrial development, I feel that Irrigon should be included in the re-use planning in a larger capacity and also acquire part of the property to be used in the way the City Manager, Jerry Brazeale, has asked for.

Thank you for your time,

Linda Fox

LRA Response to Exhibit Q – Irrigon Citizen, Fox

The Planning LRA has agreed that it is in the best interest of the region to establish an Implementation LRA for the purpose of carrying out many of the recommendations in the RPIS in order to create jobs for the region.

As it is beyond the scope of the RPIS to make specific recommendations in terms of the composition of a prospective Implementation LRA, the RPIS is not modified in response to this comment.

Exhibit R Heppner Letter, Paustian – June 24, 2010



RECEIVED

By Kim Swentik at 9:22 am, Jun 29, 2010

June 24, 2010

Public Comment
c/o Dana Mission Support Team
P.O. Box 1059
Umatilla, OR 97882

SUBJECT: Implementing LRA

Dear Sirs:

We feel that including the City of Irrigon as a member in the Implementing LRA would be a smart move for several reasons. Irrigon has shown due diligence in preparing an organized, detailed and well thought out NOI. The same cannot be said of the larger entities (the County, Ports etc.), who wish to exclude Irrigon. The location of Irrigon, adjacent to the depot, and the number of people living in Irrigon and employed at the depot clearly indicate that they have a large stake in the outcomes of implementation. Common sense dictates that they must be involved in the Implementing LRA. Finally, it appears that Irrigon is being pushed into the background by the bigger entities who want the "whole pie" to themselves. Where is there a sense of fair play and justice in all of this? We can do better than this!

Sincerely,

A handwritten signature in blue ink that reads "Leslie L. Paustian".

Leslie L. Paustian
Mayor

CC: Heppner Gazette-Times
East Oregonian

THE CITY OF HEPPNER

111 NORTH MAIN STREET • P.O. BOX 756 • HEPPNER, OREGON 97836
PHONE: (541) 676-9618 • FAX: (541) 676-9650 • E-MAIL: heppner@centurytel.net • WEBSITE: www.heppner.net/city

LRA Response to Exhibit R – Heppner Letter, Paustian

The Planning LRA has agreed that it is in the best interest of the region to establish an Implementation LRA for the purpose of carrying out many of the recommendations in the RPIS in order to create jobs for the region.

As it is beyond the scope of the RPIS to make specific recommendations in terms of the composition of a prospective Implementation LRA, the RPIS is not modified in response to this comment.

Exhibit S Hermiston Citizen, LeFever – June 29, 2010

RECEIVED

By Kim Swentik at 9:22 am, Jun 29, 2010

Question

1) Do you have any **general comments** regarding any of the planning components that you would like to offer?

Since little suitable habitat remains in the Columbia Basin for burrowing owls, especially in Morrow and Umatilla counties, it is appropriate and essential that a large portion of the Umatilla Chemical Depot be set aside for that species. Since the U.S. Fish and Wildlife Service is the agency designated by Congress for management of

2) Are there any features or provisions of any of the three plan components that you **particularly support** or feel are **important**?

Migratory birds, and National Wildlife Refuges are mandated to manage areas for wildlife and their habitats, the establishment of one at the Depot is the best choice. The refuge area needs to be large enough to ensure survival of these endangered owls.

3) Are there any particular aspects of the plans that you **would like to see modified**?

Sincerely,
Morris La Fever
78846 Dickenson Dr.
Hermiston, OR 97838

LRA Response to Exhibit S – Hermiston Citizen, LeFever

As the RPIS recommends land sufficient for the preservation of Burrowing Owls, the RPIS is not modified in response to this comment.

Exhibit T Irrigon Citizen, Kraft – June 30, 2010

From: Kelly S Kraft [pinenut@eoni.com]

Sent: Wednesday, June 30, 2010 3:53 PM

To: ks@missionumatilla.com

Subject: Public Comment

Irrigon is the **community** closest to the Depot. Irrigon is the **community** that has suffered the most economic harm by its proximity to the Depot. Irrigon is the **community** with groundwater polluted by nitrates (probably mostly wastewater from munitions handling). Irrigon is the **community** Most handicapped by a lack of developed light Industrial property.

The leadership of this LRA Seems to have little understanding of, or regard for, the political ethics they so flagrantly violate. For the PORT of MORROW to be making decisions about the disposition of this property is a blatant conflict of interest.

Since The City of Irrigon is the **community** that has suffered the most harm; Irrigon should have the key role in any decisions made about this property. It is only fair. This property represents an opportunity to recompense this **community** for decades of harm.

Irrigon is also the only **community** that has most of the infrastructure in place to connect to and service this property.

LRA Response to Exhibit T – Irrigon Citizen, Kraft

The Planning LRA has agreed that it is in the best interest of the region to establish an Implementation LRA for the purpose of carrying out many of the recommendations in the RPIS in order to create jobs for the region.

As it is beyond the scope of the RPIS to make specific recommendations in terms of the composition of a prospective Implementation LRA, the RPIS is not modified in response to this comment.

The potential of extending infrastructure from the City of Irrigon into UMCD would be evaluated in the implementation phase.

Exhibit U GASP Email/Letter – June 30, 2010

kim.swentik@mse-ta.com

From: Karyn Jones [karynj@charter.net]
Sent: Wednesday, June 30, 2010 11:58 PM
To: ks@missionumatilla.com
Subject: Public Comments
Attachments: Doc1.doc

The following comments are being submitted on behalf of G.A.S.P., Oregon Wildlife Federation, Susan Jones, Karyn Jones, Judy Brown, and Debbie Burns McCoy.

1. We are very concerned about the comments made by Bill Hansell and George Anderson regarding community and public participation on the LRA as reported in the East Oregonian on June 18, 2010.

Jerry Breazeale, Irrigon's city manager, expressed interest in the city having a representative on the new implementation body. He also suggested the LRA send letters to surrounding communities and invite them to participate.

Hansell interjected, "I'm not sure that's what we want to do."

George Anderson of Hermiston, an LRA lay member, said few city representatives have shown much interest in the group's efforts. Irrigon has been a regular participant in the meetings, but others have not been involved regularly.

"I have a hard time seeing anybody other than Irrigon being added to this group," he said. "I just have major difficulties inviting all these others that haven't been involved."

We believe that this is contrary to federal law and public involvement.

We support the City of Irrigon's request. We also believe the membership of the LRA should be more diversified and not only include other communities but members of the public many of whom have a long history of involvement with issues at the UMCDF and national military toxics issues/cleanup/reuse.

2. Environmental Assessment Task 6 – We strongly support option 1 to ensure compliance with CERCLA, RCRA, TSCA, NEPA and OHS.

3. We do not support alternative energy developments that include nuclear power or any form of incineration. We do support limited industrial development that would have both short and long term benefits to the area.

4. We are concerned that there isn't sufficient protection of the habitat for some species, particularly the Burrowing Owl.

5. We do not believe that public comments previously received were adequately addressed in the document.

Please enter our comments into the official record.

Thank you,
Karyn Jones
karynj@charter.net

LRA Response to Exhibit U – GASP

As it is beyond the scope of the RPIS to make specific recommendations in terms of the composition of a prospective Implementation LRA, the RPIS is not modified in response to this comment.

In general, support has been voiced for the utilization of UMCD for alternative energy development. An energy development strategy ranked high as a viable reuse opportunity in the economic analysis for UMCD. As of July 2010, no specific proposals are under consideration.

The Confederated Tribes of the Umatilla Indian Reservation and the US Fish and Wildlife Service have conferred on the quantity and quality of habitat being made available for Burrowing Owl preservation. Modifications in the draft planning stage were made to better accommodate Burrowing Owl habitat. Recent studies have demonstrated that the UMCD habitat can successfully accommodate Burrowing Owls. Additionally, the Oregon National Guard has developed and implemented a habitat plan that successfully supports wildlife species.

All of the comments provided by this commenter are hereby entered into the public record.