



DANA MISSION SUPPORT TEAM



LRA NEWS

Volume 1 Issue 2 October—November 2009

Dana Mission Support Team:
Supporting the Umatilla Army Depot Reuse Authority

LATE SEPTEMBER

The Umatilla Army Depot Reuse Authority (UMADRA) met on September 24 in a meeting hosted by the Port of Morrow in Boardman, Oregon. Representatives from the Oregon Army National Guard (ORNG), US Fish & Wildlife (USFW), and Umatilla Electric Cooperative attended (UEC), as well as several members of the media, local city representatives, and a variety of other interested individuals.

“The training need is real and immediate” - Major General Rees, Adjutant General to the U.S. Army Oregon National Guard

In a letter to the LRA dated Nov. 06, 2009 Major General Rees stated:

“The critical understanding we seek is the creation of an OMD reservation could include deliberate addition of activities that assist in achieving LRA economic and environmental development goals”

Special points of interest:

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Oregon National Guard submits request to the UMADRA-LRA: Major General Rees of the ORNG presented an in-depth presentation on their vision for a portion of the nearly 20,000 acres. The ORNG’s proposal includes an Intermediate Training Complex designed to support individual and collective training. The expectation of the ORNG is to train 400-500 individuals simultaneously at any given time at the complex. The new facility could be used by the public for community activities, such as local/state fire, police, and emergency response training; junior/youth events such as football and wrestling camps, junior fire training, and youth course challenges; and other community events such as car shows, firearms training, and more.

The ORNG has had a significant economic impact to the surrounding area. Supplies and services spent at the UMCD from 1991 to 2009 total over \$1.14 million. From 1989 to the current date the ORNG’s capital investment to the area is nearly \$3 million. The ORNG hopes to continue being an active presence in the community and to have a complex of this nature available.

Additional areas of support by the ONRG could include joint ventures for energy production, support for business cultivation and value added agriculture, and additional support in attracting government funding and government jobs to the local area.

Environmental Preservation: Another highlight during the September meeting was the presentation given by Mr. Carl Scheeler, Confederated Tribes of the Umatilla Indian Reservation (CTUIR) and Mr. Mike Gregg of the USFW. This presentation included the concern over the environmental preservation of the Shrub Steppe Habitat and the Burrowing Owl migratory areas that are listed as “Species of Concern” in the National Wildlife database.

The Columbia Plateau Shrub Steppe is a natural area promoting the livelihood of a variety of unique plant and animal habitats. The Shrub Steppe functions best in large contiguous tracts of land. The most notable tracts in Oregon are at the UMCD and the Boardman Bombing Range. The majority of large tracts, able to sustain the micro-climates, are rapidly deteriorating due to agriculture, industrial, and housing developments within the area.



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“SOLUTIONS PLANNING FOR THE CHANGING ENVIRONMENT OF THE UMATILLA CHEMICAL DEPOT”



Dana Mission Support Team Update:

The DMST has been extremely busy over the past few months. Along with coordination and support of the LRA Meetings, DMST has:

Conducted the following workshops and submitted coordinating reports for:

- ⇒ **LRA BRAC Training Workshop**
- ⇒ **LRA Visioning Workshop**
- ⇒ **Notice of Interest Informational Workshops for Homeless Service Providers, Public Benefit Agencies, and Private and Public Interest**
- ⇒ **Focus Groups**
- ⇒ **Individual Interviews with public officials**

Submitted the following DRAFT assessment reports to be used in the final Redevelop Plan:

- ⇒ **Land Assessment**
- ⇒ **Infrastructure Assessment**
- ⇒ **Facilities Assessment**
- ⇒ **Environmental Assessment**
- ⇒ **EcoSystem Status**

And we are currently working on:

- ⇒ **Homeless Service Provider Assessment**
- ⇒ **Market Assessment**
- ⇒ **Social and Economic Assessment**
- ⇒ **Prehistoric and Historic Cultural Resource Assessment**
- ⇒ **Developing a Land Use Plan**
- ⇒ **Developing a DRAFT Master Redevelopment Plan**

Environmental Preservation *(continued from front page.)*

Aside from the obvious destruction, these developments also introduce foreign and invasive plant species to the natural habitat. These species include such varieties as cheat grass. Significant acreages of Shrub Steppe habitat have been destroyed where cheat grass is a predominant land character fueling the fires. It takes 10-15 years to rebuild naturally without significant intervention to plan and maintain the damaged areas.

Shrub Steppe habitat areas support a multitude of wildlife including the Burrowing Owl. The UMCD is a critical breeding ground with 15-20 pairs who come back to breed annually. This is the largest known breeding ground in the nation. Other areas in the region that had previous breeding grounds have reduced dramatically. It is of major concern to the USFW to maintain the natural habitat of the UMCD area.



In eastern Washington loss is over 15% with the annual population declining ~1.5% annually. The loss is expected at 45% over the next 40 years

The LRA spoke frankly with the presenters discussing their concern and the overarching issues of the need to balance economic development with environmental preservations. Some redevelopment ideas that came through this meeting and other public workshops include: a Wildlife Conservation and Educational Preserve similar to the one in Burbank, Washington; the promotion of bird watching tourism; a Historical Preserve where the area's natural habitat is maintained while promoting the unique historical aspects of the land; and many others.

OCTOBER

The October LRA Meeting was hosted by the CTUIR in Pendleton on October 22, 2009. The meeting was a full-house with representatives from BRAC Headquarters in Washington D.C., local governing authorities, and members of the press in attendance.

EA vs. EIS: How clean is clean? The first order of business was the discussion of Environmental Assessment (EA) vs. Environmental Impact Statement (EIS) led by Mr. Neal Robison, NEPA Specialist for the US Army Corps of Engineers. The discussion surrounded the primary differences between an EA and an EIS and the procedures the Army BRAC requires. Essentially, an EA is performed first.

An EA is used to analyze and determine if environmental concerns could cause significant impacts to the human or natural environment. The EA determines whether the impacts are significant enough to warrant an EIS. Depending on the potential use for a particular area, levels of environmental concern may vary. For example, if the plan calls for an industrial area with mostly concrete and industrial facilities it may not need to be as "clean" as a planned family neighborhood with parks and yards. The EA is used as a tool during the planning process to determine what, if any, further mitigation measures need to be taken. If the plan determines an area for human/social/environmental growth, more than likely the EA would identify the area as *Findings of Significant Impact* and a Notice of Intent to perform an EIS would be submitted to the governing authorities.

The EIS would examine the environmental effects of the proposed action, as well as, accompanying measures to mitigate those impacts. The EIS requires formal interaction with the public, a formal "scoping" process, and specified timelines for public review and comments.

Concerns discussed in LRA meetings over the years, have included what the Army's responsibility is to provide a "clean" environment when they leave the site? The big question has been, "How clean is clean?" The answer to this question is up to the LRA planning

EA vs. EIS (continued from page 2.)

committee. As the LRA develops the plan and identifies the potential uses for the property the environmental questions will be answered and path forward will be identified. Currently the Dana Mission Support Team (DMST) is working closely with the Army to produce an Environmental Assessment. The draft report is currently under review.

UEC to Take Over the Electrical Distribution System at the Depot: The second order of business at the October meeting was the proposal by the Umatilla Electrical Cooperative (UEC) to begin negotiations with the Army to transfer the electrical power grid to the UEC. During the previous meeting, the proposal was brought before the LRA with a determination for the DMST to provide a recommendation to the LRA.

The DMST provided a brief presentation of the current electrical assessment findings to the LRA. The presentation was given by Mr. Bill Dana, P.E and Mr. Bernard Fineberg. The overall findings of the assessment provided the LRA and UEC with significant findings of potential concern. Aside from the newer power grid that currently provides power to the demilitarization facility and the administrative area, the majority of the depot power grid will require an extensive overhaul to meet regulatory standards and codes.

The resulting conclusion to the discussion was the unanimous vote by the LRA to allow UEC to conduct negotiations with the Army for a full transfer of the power distribution systems. The benefit of the transfer to the communities at large and the LRA will be UEC's commitment to bring the distribution system up to code and to provide the necessary electrical infrastructure to the site for future development. UEC will have full responsibility for the cost and maintenance upon final agreement of transfer. Additionally, UEC has committed to the LRA to provide regular updates throughout negotiations and afterward to assist the LRA with their planning processes.

Building Communities: The LRA began a process activity conducted by Mr. Brian Cole, Executive Director, DMST. **Building Communities (BC)**, a process developed and promoted by Cole, takes the LRA through a step-by-step process that identifies 25 strategies that cover the entire arena of planning. It then takes them through 85 key factors for each strategy to determine the most logical and effective strategy that should be considered. The first part of the **BC** process answers the questions, "What strategy the LRA determines they would like the community to engage in?" and "What strategy does the LRA feel the community could successfully implement?" The two questions, though similar, do not always result in the same conclusion. Just because the LRA thinks it is a good use doesn't necessarily mean it could be successfully implemented. Due to the overwhelming level of participation and

NOVEMBER

time restraints during the meeting, the LRA determined to continue the process during the November monthly meeting.

The November LRA meeting was hosted by Umatilla County on November 12 at the Stafford-Hansell Building in Hermiston. 41 interested persons attended this meeting including members of the Oregon State Department of Land Conservation and Development, Oregon Department of Transportation, and other local organization and city representatives.

OEA Conference Report: The LRA began the meeting with a report from Connie Caplinger (Umatilla County), Carla McLane (Morrow County), Brian Cole (DMST), and Phil Ferguson (US Army, BTC) on their trip to the Office of Economic Adjustment (OEA) meeting in Orlando Florida. The group was excited about the things they learned and opportunities for funding and mentoring they identified while there. The number one highlight of the trip was the conversations held with Mr. Dan Goddard, LRA Chairman for the Kansas Army Ammunition

The UEC representative, Ms. Debbie Watson, provided the LRA with a letter from the Manager at UEC and a statement:

" Mr. Chairman, UEC has provided stations and substations at the Depot for a number of years. The distribution system is what we do. We are fully aware of the current status. We [UEC] may be able to work through the panel situation during our negotiations with the Army."

Part I of the **Building Communities** results (# represents votes for):

Would you like your community to engage in this strategy?

Energy Development—17
Transportation Distribution—17
Business Recruitment, Environmental Restoration, & Attracting Government Funding—15

Do you believe your community can successfully implement this strategy?

Transportation Distribution—17
Business Recruitment—16
Energy Development, Attracting Government Jobs, & Attracting Government Funding—14

Environmental Restoration was also ranked very high. Other top strategies included Business Cultivation and fostering Telecommunications Businesses.

Victor Vasquez, Head of the USDA, graduated from Hermiston High School. The USDA is a potential funding source and the contact made during the OEA Conference by Connie Caplinger could be instrumental down the road — **Way to Go Connie!**

With over 1800 line items on the Site Operations Contractor inventory list and over 23,000 line items on the Army inventory list the LRA has a daunting task on determining what is valuable to the LRA and the community.

Part II-Building Communities Results:

The LRA was surprised when Kevin Bradford (DMST) was able to show the LRA immediate computed results from the activity. The Strategies Prioritized by Key Success Factor Results included:

Energy Development- 91.3%

Telecommunications Businesses- 83.8%

Transportation Distribution Center- 77.5%

Attracting Government Funding- 75.0%

Environmental Restoration-

Want to know more??

The DMST has posted all activities, reports, news releases, and more on the website at:

www.missionumatilla.com

Or Call Us Directly:

541-922-9339

Plant (KAAP). Mr. Goddard has agreed to mentor the UMADRA-LRA through the planning process. He has invited members to the Kansas site to see first hand some of the challenges they were faced with. The KAAP is very similar to the UMCD in size, demographics, and also has igloos similar to UMCD.

Other highlights of the conference include the books given to each participant: *Partnering for Success*, which includes a profile of the Umatilla site; and *Defense Economic Adjustment Program: Federal Assistance for Impacted Communities*. This book identifies the federal grant and funding opportunities to help communities who are impacted by base closure activities.

LRA Personal Property Subcommittee Formed: The LRA continued with discussions regarding the disposal of Personal Property existing at the UMCD. Through the discussions they identified an LRA Personal Property Subcommittee. The Subcommittee includes Connie Caplinger, Carl Scheeler, and Joe Taylor. The Subcommittee met with Phil Ferguson, Base Transition Coordinator and Kathy Barclay, CMA-HQ to develop a Memorandum of Understanding (MOU) on the procedures the group will use to identify, transfer, and dispose of personal property at the depot. The Subcommittee, with the recommendations of the DMST Personal Property Specialist, Ms. Kathy Murray and input from the LRA have been given authority to make

The Subcommittee's authority to make decisions on behalf of the LRA will assist the UMCD Site Operations Contractor in meeting their contract goals—base transition is truly a TEAM effort!

decisions regarding the Site Contractor's Inventory Listing transfer and disposal of property currently available to the LRA.

Building Communities Part II: During the November meeting Brian Cole continued the BC activity began at the October meeting. During this phase, he took the LRA through 85 key factors of the strategies previously identified. The LRA was engaged and the participation level allowed them to move through the process quickly. See sidebar for Part II results. A full report will be included with the DMST Task 3: Social and Economic Assessment scheduled to be completed in December.

Concern for Depot Administrative Area: Also during the November meeting the LRA received a briefing from Umatilla County Commissioner, Dennis Doherty. Commissioner Doherty presented an AdHoc Work Group who is concerned about the fate of the Administrative Area at the site. Their primary concern is the area will be left vacant with no maintenance of the facilities after the Army leaves. The AdHoc Work Group has advised the LRA that they would be willing to submit an NOI with potential reuse ideas and maintenance efforts to protect the valuable asset until the LRA determines a strategy. The LRA requested Commissioner Doherty to advise the AdHoc Group to submit an NOI, however, the LRA is always available to listen to the concerns of the group regardless.

NOI's were received from:
2 Homeless Assistance Providers
11 Public Benefit Agencies
1 Private Interest

Notice of Interest deadline was November 23:

NOI's were requested to be submitted by the 23rd of November. 14 applications have been received with requests for others to be able to submit late. The December LRA meeting will address the LRA's procedures for these late submittals. According to the BRAC guidelines, the only NOI's that must be submitted with the Redevelopment Plan to HUD and DoD are the Homeless Service Providers in accordance with the McKinney Act.

Additional NOI's received will be reviewed by the LRA to identify key redevelopment needs and opportunities. The NOI's will also assist the LRA in identifying those Public Agencies who may qualify for a Public Conveyance to support the community in other areas.