

State of Oregon
Department of Environmental Quality

Memorandum

To: Ann Farris
Manager, Eastern Region Cleanup

From: Allen Clements
Eastern Region Cleanup Project Manager

Subject: Justification for Administrative Closure

Date: August 4, 2025

The Department of Environmental Quality (DEQ) is administratively closing the Environmental Cleanup Site Information (ECSI) database listing known as the "Tony's Building Property" (ECSI No. 6524) located at 401-407 East 2nd Street, The Dalles, Oregon.

The Columbia Gateway Urban Renewal Agency (CGURA) purchased the Property in 2016 with plans of redeveloping a major portion of the downtown core in The Dalles. A pre-demolition building survey was completed in 2018 which identified the presence of asbestos-containing materials (ACM) and other hazardous materials/universal wastes.

A Phase I Environmental Site Assessment was completed in 2021 which identified the potential presence of an underground heating oil tank (HOT) as a recognized environmental condition (REC). The HOT was identified, and the Property was assigned DEQ HOT File No.: HOTD-47173. The HOT was decommissioned in February 2022 and DEQ registered the report and certification.

The ECSI listing is related to the fact that the CGURA sought funding from the Oregon Business Development Department (Business Oregon) for asbestos abatement prior to the demolition of the buildings on the Property. The ECSI listing was created when Business Oregon requested that DEQ review the Analysis of Brownfield Cleanup Alternatives for the Tony's Building Property, prepared in July 2022, which presented options and costs for the abatement of ACM and other hazardous materials/universal wastes.

The two buildings on the Property were demolished in 2024. All asbestos was abated prior to demolition of the buildings, as documented in an Asbestos Waste Shipment Reporting Form and Asbestos Abatement Completion Letter reviewed and approved by DEQ.

In summary, there have been no documented releases to the environment associated with this Property. There was an open HOT file for the site and decommissioning was performed properly and DEQ closed the file. Hazardous building materials including asbestos are typically not included in an ECSI file. The only reason the Property was listed in ECSI was due to the potential use of Business Oregon Funds. Therefore ECSI 6524 should be administratively closed.