

Session Descriptions - Thursday, March 1

8:00am - 9:00am Registration & Continental Breakfast

9:00am - 9:30am **Welcome & Opening Remarks**
Willamette River Rooms C & D
Speaker: Mayor Janet Taylor, City of Salem

9:35am - 10:45am Concurrent Sessions

1 Effective Strategies to Reduce & Manage Liability

Willamette River Room A

Understanding and managing your potential liability to the state and federal government and to third parties is key to successful brownfields redevelopment. Learn from the experts at the Oregon Department of Environmental Quality and the private sector: what works, what doesn't, and an update on recent trends, legal decisions, and programs that may impact your project.

Moderator: Kurt Burkholder, Oregon Department of Justice, 503-229-5725, kurt.burkholder@doj.state.or.us

Speakers:

Douglas MacCourt, Ater Wynne LLP, 503-226-8672, dcm@aterwynne.com
Charlie Landman, Oregon Department of Environmental Quality, 503-229-6461, landman.charlie@deq.state.or.us

2 Tackling Former Landfills: Redevelopment Challenges

Willamette River Room B

The state of Oregon has many closed or inactive municipal and construction waste landfills. Since many of our larger communities have adopted urban growth boundaries (UGB) and the availability of land within these UGBs is decreasing, redevelopment of landfills for multiple uses is becoming an attractive alternative. Redevelopment of landfills has many unique environmental, safety, and engineering considerations that, while challenging, can be managed. This session promises to be an informative exchange of information. Case studies of contemplated and completed landfill redevelopments will be discussed, ranging from the formation of redevelopment teams, through project engineering and construction.

Moderator: John Foxwell, Tetra Tech EC, Inc., 503-727-8072, john.foxwell@tteci.com

Speakers:

Bruce Wood, Foundation Real Estate Development, 503-546-2321, bruce.wood@frednw.com

3 Environmental Justice: Involving Those Who are Historically Left Out of the Process

Croisan Creek Room C

Hear from Environmental Justice leaders from across the state on how communities of color and low-income are disproportionately impacted by brownfields large and

small and why they are impacted differently than communities of means. Learn about successes and how best to include those communities in the brownfield decision-making process.

Moderator: Clark Henry, City of Portland, 503-823-5863,
clarkh@bes.ci.portland.or.us

Speakers:

Kevin Odell, Organizing People Activating Leaders, 503-997-3853,
opalpdx@yahoo.com

Chuck Wells, Chiloquin Community Center, (541) 783-7780,
chucksally@centurytel.net

10:45am - 11:00am

Break - Exhibit Area

11:00am - 12:15pm

Concurrent Sessions

1 Risk and Reward: Funding Development and Allocating Risk on Complicated Sites

Willamette River Room A

Lenders, buyers, sellers and developers share and avoid risk on brownfields projects according to their specific needs. Learn their strategies for sites with complicated histories, multiple parties and sensitive environmental issues, how to reach the bottom line through targeted due diligence, effective tools for contractual allocation of risk and liability, and flexibility to manage unknown conditions and stay on schedule.

Moderator: Douglas MacCourt, Ater Wynne LLP, 503-226-8672,
dcm@aterwynne.com

Speakers:

David Ashton, Port of Portland, 503-944-7000,
david.ashton@portofportland.com

Rick Ferguson, US Bank, 503-275-7840, richardr.ferguson@usbank.com

Ken Shump, CH2M Hill, Inc., 503-235-5000, ken.shump@ch2m.com

2 Non-Traditional Brownfields Redevelopment: Greenspace and Ecological Solutions

Willamette River Room B

This session will focus on creating opportunities for greenspace restoration of brownfields and the elements that are needed for a successful greenspace restoration project. A greenspace development project in downtown Tillamook, Oregon will be reviewed and the Trust for Public Lands will review successful elements needed for any greenspace land acquisition and cleanup.

Moderator: Chuck Harman, Oregon Department of Environmental Quality,
503-229-5585, harman.charles@deq.state.or.us

Speakers:

Mark Gervasi, City of Tillamook, 503-842-2472, mgervasi@tillamookor.gov

Claudine Rehn, Tillamook Estuaries Partnership, 503-322-2222,
claudine@tbnep.org
Markus Niebanck, Trust for Public Land, 415-495-4014,
markus.niebanck@tpl.org

3 The Alphabet Soup of New Electronic Tools for Data Research: SMARTe Croisan Creek Room C

There are a number of web-based resources that are available or will be available soon for use in brownfields redevelopment planning and decision making. It is beneficial to know what is available now, such as CLUIN and REACHIT, what is under construction, like SMARTe and EKAT, when the tools are going to be available, and what the uses are.

Moderator: Amy Saberian, URS Corporation, 503-948-7211,
amy_saberian@urscorp.com

Speakers:

Ann Vega, U.S. Environmental Protection Agency, 513-569-7635,
vega.ann@epa.gov
Kelly Black, Neptune and Company, 720-746-1803, kblack@neptuneinc.org

12:15pm - 1:30pm

Lunch Willamette River Rooms C & D

Speaker:

William Lunch, Professor and Chair, Political Science Department, Oregon State University; Political Analyst for Oregon Public Broadcasting (OPB)

In his academic work and teaching, Dr. Lunch emphasizes American national political institutions, Northwest regional politics and environmental, natural resource and science policy. Lunch has published a number of articles concerning American politics, elections, public opinion and environmental, health and science policy. His work has appeared in the *New York Times*, the *Los Angeles Times* and the *Oregonian*, as well as academic journals. His book, *The Nationalization of American Politics*, was published by the University of California Press. He has recently written on traditional politics and political institutions, and on political culture and controversies in Oregon and the Northwest, particularly concerning health care policy and the influence of extremist groups in the region. He has been OPB's Political Analyst since 1988. His political analysis also has been heard regionally on radio networks including the Northwest Public Affairs Network (NPAN), nationally on National Public Radio (NPR) and internationally on Canadian National Radio (CNR) and the British Broadcasting Corporation (BBC). He has won awards for his broadcasting for "Excellence in Commentary and Analysis" from the Society of Professional Journalists (SPJ) and the National Press Club.

1:30pm - 3:00pm

Concurrent Sessions

1 Redevelopment Challenges: Conducting a Green Demolition Croisan Creek Room C

Recycling and reuse of building materials diverts demolition debris from landfills, benefiting the community and the environment. This "green" philosophy can be applied to the entire demolition process, including the resources used during management and execution of the project, tracking and accounting for cost savings and waste minimization.

Moderator: Derek May, PBS Engineering and Environmental, 503-417-7602, derek_may@pbsenv.com

Speakers:

Thomas Archer, PBS Engineering and Environmental, 503-213-0443, thomas_archer@pbsenv.com

Justin Devers, Portland Public Schools, 503-916-3409, jdevers@pps.k12.or.us
Deconstruction Services, 503-331-1877, www.rebuildingcenter.org

**2 Understanding Brownfields: Focusing on Petroleum Sites
Willamette River Room A**

This session will provide attendees with examples of two petroleum brownfields projects that required the involved parties to challenge their creativity, tap non-typical resources, and go the extra yard to make these ventures successful.

Moderator: Jim Glass, Oregon Department of Environmental Quality, 503-378-5044, glass.jim@deq.state.or.us

Speakers:

David Skilton, City of Salem, 503-588-6178 x7548, dskilton@cityofsalem.net

Virginia Esmond, Oregon Department of Environmental Quality, 503-378-6780, esmond.virginia@deq.state.or.us

Dave Belyea, Oregon Department of Environmental Quality, 541-687-7340, belyea.dave@deq.state.or.us

Ian Hill, SeQuential Biofuels, 541-485-7994, ian@sqbiofuels.com

**3 Understanding Brownfields: Staying Clean & Green After the Transaction
Willamette River Room B**

A lot of information is available on managing costs and liability for prospective buyers of a brownfield property, but less about potential pitfalls after you buy the property or begin operations there. This session is designed to help clarify roles and responsibilities for maintaining the environmental integrity of brownfields and steering clear of liability troubles, especially at complex sites with institutional controls.

Moderator: Gil Wistar, Oregon Department of Environmental Quality, 503-229-5512, wistar.gil@deq.state.or.us

Speakers:

Jennifer Kuiper, AMEC Earth & Environmental, 503-639-3400, jennifer.kuiper@amec.com

Alan Brandenfels, Bertelsen Business Park, LLC, 541-343-0605, abrand@comcast.net

Kelly Black, Neptune and Co., 720-746-1803, kblack@neptuneinc.org

3:00pm - 3:15pm

Break - Exhibit Area

3:15pm - 4:45pm

Concurrent Sessions

1 Legislative Panel Discussion - Paying for Cleanup: What are the Alternatives?

Croisan Creek Room C

Join an open discussion regarding current and emerging issues related to paying for brownfields cleanup and redevelopment. What risks are considered? What information is needed and what kind of financial tools can be used to move transactions forward? Grant financing for large cleanup projects is simply not feasible, so what resources are available that can be used to leverage private investment? What innovative "tools" can state and local governments develop to lure private investors into brownfields redevelopment projects when cold, hard cash isn't an option?

Moderator: Karen Homolac, Oregon Economic and Community Development Department, 503-986-0191, karen.homolac@state.or.us

Speakers:

Charles Bartsch, ICF International, 202-862-1134, cbartsch@icfi.com
Sam Adams, City of Portland, (503) 823-3008,
commissionersam@ci.portland.or.us

2 Understanding Brownfields: Marketing Dirty Dirt

Willamette River Room A

Preparing environmentally contaminated property for redevelopment becomes Real Estate 101 with a twist! This session will examine what steps beyond planning, zoning and infrastructure considerations should be taken by local governments and developers to ensure a successful redevelopment project. How does a jurisdiction or property owner effectively market a brownfields site to maximize not only the potential for redevelopment but also the property's value? What assumptions regarding cleanup levels or remediation technologies will protect subsequent owners and inform the community? What are effective strategies to prepare and market brownfields to end users?

Moderator: Robert Colangelo, National Brownfield Association, 773-714-0407 x19, robertc@brownfieldassociation.org

Speakers:

Paul Benoit, City of Astoria, 503-325-5824, pbenoit@astoria.or.us
Mary Hashem, Brownfield Partners, LLC, 303-205-7910,
mhashem@brownfieldpartners.net

3 Keeping Industrial Lands Industrial

Willamette River Room B

Historic development of Oregon's cities focused industry along major river and rail transportation corridors. Today these same properties, often times abandoned or underutilized because of environmental contamination issues

associated with past uses, continue to represent major portions of a community's industrially zoned land base. Cleaning up these properties for industrial reuse can be cost prohibitive, yet conversion to commercial/retail or housing would substantially reduce the supply of industrial land in a jurisdiction. What strategies have been successful in focusing redevelopment efforts at maintaining industrial status, while finding resources to fund necessary environmental cleanup? How can brownfields continue to supply critically needed industrial lands within Oregon's designated "Urban Growth Boundaries" when the best and highest reuse is not industrial?

Moderator: Erik Andersson, Office of Governor Theodore Kulongoski, 503-986-6521, erik.j.andersson@state.or.us

Speakers:

T. Alan Sprott, Vigor Industrial, LLC, 503-285-1111, asprott@casgen.com
Steven Kountz, City of Portland, 503-823-4551, skountz@ci.portland.or.us

5:00pm Reception - Exhibit Area