

# Integrating Brownfield Cleanup and Redevelopment

An example from Oregon's Neighbor to the  
North

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## Presentation Overview

- Washington's Cleanup Program
- Sustainable Development
- Bellingham to Palouse
- Integrated Planning Grants
- Palouse Integrated Planning
- Real Estate Development

## Washington Environmental Cleanup Program

- Model Toxics Control Act (MTCA) - 1988
- Provides a grant and loan program
  - ▣ Tax on first possession of hazardous substances imported into Washington
- Available to municipalities

## Sustainable Redevelopment

- Ecology's paradigm shift
- Matured sustainability model
- Leveraged public benefit
  - ▣ Environmental protection
  - ▣ Community enhancement
  - ▣ Economic vitality



## Environment

- Addresses legacy contamination
- Protective of human health and environment
- Creates investor certainty



## Community

- Restore blighted properties to productive use
- Revitalize neighborhoods
- Increase access to recreation
- Public purpose and interest

## Economy

- Immediate investment from cleanup
- Long term
  - Increased tax revenue
  - Higher property values
  - Indirect revenue from use
  - Job creation

## Economic Benefit

- \$345 million in state Remedial Action Grants
- For every \$1 invested by the state:
  - \$6 in local and state tax revenue
  - \$7 in payroll value
  - \$32 in business revenue

Source: Model Toxics Control Act Remedial Action Grants Alternative Financing Evaluation

## Diverse Application



## Two Cities

Bellingham, WA  
Population: 79,000



Palouse, WA  
Population: 1,100



# Shared Issues

Bellingham, WA  
Contaminated former paper mill  
Estimated cleanup cost: \$95,000,000



Palouse, WA  
Contaminated former ag co-op  
Estimated cleanup cost: <\$500,000



VISION



## Integrated Planning Grants

IPGs go beyond cleanup:

- Develop strategies for adaptive re-use
- Support vital communities
- Link:
  - ▣ Community involvement
  - ▣ Economic assessment
  - ▣ Land use
  - ▣ Policy analysis
  - ▣ Environmental cleanup

## A Solution and Path Forward



EXISTING CONDITIONS REPORT  
PALOUSE PRODUCERS INTEGRATED PLANNING



Prepared by  
**CITY OF PALOUSE**  
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Report No. 001101-01

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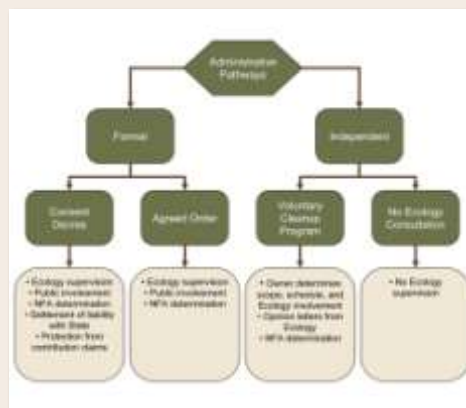
# Palouse IPG

- Community Involvement
  - ▣ Stakeholder interviews
  - ▣ Public meetings
  - ▣ Consistent and continuous
  - ▣ Create consensus vision



# Palouse IPG

- Environmental
  - ▣ Existing conditions
  - ▣ Due diligence
  - ▣ Process analysis
  - ▣ Remedial investigation



## Palouse IPG

- Economic development
  - ▣ Market assessment
  - ▣ Demographics
  - ▣ Business summary
  - ▣ Tourism and recreation
  - ▣ Economic development resources

## Intrinsic Community Values



## Real Estate Development

### □ Preparing the Property

- Create the vision and community support
- Thoroughly understand environmental conditions to reduce risk
- Ensure land use regulations support the vision for future use - no regulatory hurdles
- Provide infrastructure to support redevelopment
- Address physical site constraints (e.g., natural resource and geotechnical issues)

### □ Marketing the Property

- Market exposure
- Branding
- Investor recruitment
- Public-private partnerships
- Financing opportunities

## Two Path Approach – Pursued Concurrently

### □ Conventional / Let Market Respond



- Specific future use determined by private investor
- Local government establishes parameters in regulations

### □ Directed / Create Specific Opportunity



- Specific future use determined by City
- Requires funding support and partners to be successful

## Oregon Brownfields

- Positives:
  - ▣ Successful prospective purchaser program
  - ▣ Voluntary cleanup program
  - ▣ Dry cleaners program
  - ▣ Support through state economic development agencies
- Should consider:
  - ▣ Development of cleanup grant program like Washington

## Thank You

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