

2010
OREGON
Brownfields
Conference
& Awards Luncheon

April 6–7, 2010
Salem, Oregon
Salem Conference Center

conference

Welcome

Welcome to the 8th Oregon Brownfields Conference. An exceptional learning and networking opportunity for those working to make contaminated properties economically viable for reuse, this two-day conference will provide attendees—both long time professionals and novices—with the tools to understand brownfields redevelopment projects from start to finish, and the knowledge of how to find critical resources for each juncture of the redevelopment process. The theme “Sleeves Rolled Up” reflects the hands-on, practical nature of this year’s event.

Oregon’s experience with brownfields redevelopment over the past decade is that it takes collaborative partnerships with property owners and other interested stakeholders to make these projects happen. We also have learned that these partnerships are essential at all levels both public and private. Each one of us has a role in the process and success is measured through the sum of our efforts. So, let’s roll up our sleeves and turn brownfields back into valuable, productive properties for our communities and our economy.

Steering Committee

Chris Breemer, GeoEngineers, Inc.

Ignacio Dayrit, Center for Creative Land Recycling

Len Farr, AMEC Earth & Environmental

John Foxwell, Ash Creek Associates, Inc.

Robert Grott, NEBC

Clark Henry, City of Portland

Karen Homolac, Business Oregon

Seth Hudson, Weston Solutions, Inc.

Sam Jackson, Ash Creek Associates, Inc.

Doug MacCourt, Ater Wynne, LLC

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Sue Moir, NEBC

Jerry Orlando, PBS Engineering + Environmental

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Business Oregon

Business Oregon works to create, retain, expand and attract businesses that provide sustainable, living-wage jobs for Oregonians through public-private partnerships, leveraged funding and support of economic opportunities for Oregon companies and entrepreneurs.

For more information on department programs and activities visit www.oregon4biz.com.

Center for Creative Land Recycling

The Center for Creative Land Recycling (CCLR or “see clear”) is a nonprofit organization focused on creating sustainable communities and encouraging environmentally conscious and socially responsible development through the facilitation of land recycling. The organization’s work is founded on the belief that the creative reuse of infill properties and brownfields is the key to responsible land use and sustainable development. Work is accomplished through training, technical assistance and funding for communities that are attempting to turn around vacant or environmentally distressed properties through creative private, public and nonprofit partnerships. CCLR was founded in 1996 as a project of the Trust for Public Land (TPL), with seed funding from the James Irvine Foundation. It became a 501(c)(3) organization in 1999.

Oregon Department of Environmental Quality

The Oregon Department of Environmental Quality (DEQ) is the state agency responsible for protecting clean air and clean water, cleaning up toxic spills and managing the proper disposal of hazardous and solid wastes. DEQ staff use a combination of technical assistance, inspections and permitting to help public and private facilities and citizens understand and comply with state and federal environmental regulations.

For more information on DEQ programs and activities please contact the department or visit www.deq.state.or.us.

Northwest Environmental Business Council

The Northwest Environmental Business Council (NEBC) is a regional trade association representing the leading service and technology firms in Oregon, Washington, Montana, Idaho and Alaska who are working to protect, restore and sustain the natural and built environment. NEBC member companies and organizations cover a wide range of disciplines, providing solutions in the areas of Environmental Protections & Cleanup, Energy & Efficiency, Water & Wastewater, Waste & Recycling, Sustainable Development and Cross-Sector Solutions.

The Environment is our Business! www.nebc.org

agenda

Tuesday

7:30–8:30	Registration, Continental Breakfast	Lobby
8:30–8:45	Welcoming & Opening Remarks	Willamette C & D
	Dick Pedersen, Oregon Department of Environmental Quality, 503-229-5300, pedersen.dick@deq.state.or.us Karen Goddin, Business Oregon, 503-229-6054, karen.goddin@state.or.us	
8:45–10:10	Part 1—From Project Vision Through Due Diligence	Willamette C & D
	Part 1 of this opening plenary session will utilize two case studies (the Port of Portland’s Troutdale Reynolds Industrial Park and the Marsee Bakery Site in Portland) in a roundtable format to spotlight the challenges in envisioning a brownfield as an opportunity, and in getting over the due diligence hurdle. Various project stakeholders will discuss issues such as identifying suitable properties, understanding and managing risks in the project, recognizing potential third party and regulatory liability, arranging financing, building the right team and integrated planning. <i>Moderator:</i> Charlie Bartsch, ICF International, 202-862-1134, cbartsch@icfi.com <i>Speakers:</i> Clark Henry, City of Portland, 503-823-5863, clarkhh@ci.portland.or.us Travis Hultin, City of Troutdale, 503-674-7265, thultin@ci.troutdae.or.us Aaron Leritz, Bridgewater Group, 503-675-5252, aleritz@bridgeh2o.com Derek Moeller, Marsee Foods, 503-295-4000 x30, dmoeller@marseefoods.com Joe Mollusky, Port of Portland, 503-944-7533, joe.mollusky@portofportland.com	
10:10–10:30	<i>Networking Break</i>	
10:30–12:00	Part 2—Negotiating the Deal & Constructing the Project	Willamette A & B
	Part 2 will continue the examination of the two case studies to spotlight the challenges in completing a brownfield real estate transaction and considerations in constructing on a brownfield. Various project stakeholders will discuss issues such as tools that can be used in negotiating/structuring the deal, identifying and protecting against liability when negotiating the deal, the application of sustainability principles at brownfield sites, and the practicable application of engineering and institutional controls. <i>Moderator:</i> Charlie Bartsch, ICF International, 202-862-1134, cbartsch@icfi.com <i>Speakers:</i> David Ashton, Port of Portland, 503-944-7090, david.ashton@portofportland.com Clark Henry, City of Portland, 503-823-5863, clarkhh@ci.portland.or.us Firyal Kassim, FedEx Ground, 412-859-2599, firyal.kassim@fedex.com Doug MacCourt, Ater Wynne, LLP, 503-226-8672, dcm@aterwynne.com Skip McKallip, Sussman Shank LLP, 503-227-1111, skip@sussmanshank.com Derek Moeller, Marsee Foods, 503-295-4000 x30, dmoeller@marseefoods.com Terry Wilson, Baer’s Broker, 503-431-2424, twilson@compasscommercial.com	
12:00–1:30	Lunch and 3rd Oregon Brownfields Awards Presentation	Willamette C & D

a **Tuesday** agenda

1:30–2:55

Concurrent Sessions

Track A: Understanding Liability—Public/Private Perspectives

Willamette A

Learn what makes a party liable and how to avoid or limit liability. This session will:

- Analyze liability under federal and state law
- Assess liability from the perspective of the many parties in a typical brownfields transaction, including land owners/sellers, developers/buyers, lenders and real estate brokers
- Discuss what “tools” are available to help limit the liability.

Moderator: Patrick Rowe, Sussman Shank LLP, 503–227–1111, prowe@sussmanshank.com

Speakers: Nick Bodnar, Weston Solutions, 206–521–7632, nick.bodnar@westonsolutions.com

Charlie Landman, Oregon Department of Environmental Quality, 503–229–6461, landman.charlie@deq.state.or.us

Skip McKallip, Sussman Shank LLP, 503–227–1111, skip@sussmanshank.com

Track B: Managing Contamination—Engineering & Institutional Controls

Willamette B

In brownfields redevelopment, it is customary to leave residual levels of contamination in place. To ensure that public health and the environment are protected from any remaining contamination, developers, regulatory agencies, and consultants balance the use of engineering controls (ECs) and institutional controls (ICs). These can make or break your project. Learn about ECs and ICs; the laws, regulations and practices that apply in Oregon and the U.S., and how they affect your redevelopment project.

Moderator: Igancio Dayrit, Center for Creative Land Recycling, 415–398–1080 x107, ignacio.dayrit@cclr.org

Speakers: Sam Jackson, Ash Creek Consultants, 503–924–4704 x113, sjackson@ashcreekassociates.com

Dave Obern, Portland Development Commission, 503–823–3737, obernd@pdc.us

Tom Roick, Oregon Department of Environmental Quality, 503–229–5502, roick.tom@deq.state.or.us

Mike Sowinski, Terradex, Inc., 760978–6120, mike@terradex.com

Track C: Building the Right Team

Croisan Creek

Brownfields redevelopment is all about sharing risks among key stakeholders—and getting the job done requires a team which understands this dynamic process. With the right team in place, cleanup and reuse can be easier, faster and less costly. In this session, you will learn from three highly experienced professionals, representing both the private and public sector, the importance of team building, who should be on the team, and practice tips to smooth out the redevelopment process and get the most out of your team.

Moderator: Lon Yandell, K & S Environmental, 502–291–1454, yandell128@comcast.net

Speakers: Doug MacCourt, Ater Wynne LLP, 503–226–8672, dcm@aterwynne.com

Mike McKenzie-Bahr, Lane County, 541–682–4118, michael.mckenziebahr@co.lane.or.us

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

2:55–3:25

Networking Break

agenda

Tuesday

3:25–5:00

Concurrent Sessions

Track A: Developing the Deal

Willamette A

A discussion of the various components involved in the structuring of a redevelopment transaction, with a focus on balancing value and risk.

Moderator: Denice Trimble, GordonDerr LLP, 206–382–9540, dtrimble@gordonderr.com

Speakers: Joel Gordon, GordonDerr LLP, 206–382–8540, jgordon@gordonderr.com

Seth Hudson, Weston Solutions, Inc., 503–477–4614, seth.hudson@westonsolutions.com

Don Moody, CB Richard Ellis Land Services Group, 253–596–0045, don.moody@cbre.com

Ed Morales, EnviroFinance Group, 916–326–5225 x110, e.morales@envirofinancegroup.com

Track B: The Many Shades of Green on Brownfields

Willamette B

An overview of green remediation/cleanup strategies, green energy incentives and green/LEED development on brownfields.

Moderators: Doug MacCourt, Ater Wynne LLP, 503–226–8672, dcm@aterwynne.com

Anna St. John, Maul Foster & Alongi, Inc., 971–544–2139, astjohn@maulfoster.com

Speakers: Mike McKenzie-Bahr, Lane County, 541–682–4118, michael.mckenziebahr@co.lane.or.us

Tom Roick, Oregon Department of Environmental Quality, 503–229–5502, roick.tom@deq.state.or.us

Ken Shump, CH2M Hill, 503–736–4387, kshump@ch2m.com

Track C: Integrated Planning Around Brownfields

Croisan Creek

This session explores Brownfield's planning efforts in a larger community context. The expert panel will share strategies that work well in a large complex urban setting, a mid-sized multiple site redevelopment project and a single site redevelopment in a small rural community. Learn more about the city of Portland's comprehensive approach including a growth capacity analysis, economic opportunities analysis, brownfield inventory, market forecasts for sector geographies, constrained lands site availability analysis and the challenges of multidisciplinary/multi-project planning. See the details (and before and after photos) of an on the ground success story in redeveloping Albany's downtown using a combination of private and public funds through Urban Renewal. Understand how small communities like Palouse, Washington, transform a former fuel storage and agriculture chemical facility in the heart of downtown using integrated community involvement, conducting an economic assessment and completing a land use policy analysis.

Moderator: Renate Mengelberg, Clackamas County, 503–742–4327, renatem@co.clackamas.or.us

Speakers: Steve Kountz, Portland Bureau of Planning & Sustainability, 503–823–4551, skountz@ci.portland.or.us

Jim Maul, Maul Foster & Alongi, Inc., 360–694–2691 x1102, jmaul@maulfoster.com

Kate Porsche, City of Albany, 541–497–6228, kate.porsche@cityofalbany.net

5:00–6:30

Reception

agenda

Wednesday

7:30–8:30 Continental Breakfast

8:30–9:15 Speed Learning Sessions

Track A: Twisted Tales—Estates, Trusts & Orphans

Willamette A

Many will say acquiring brownfields properties is often a study in patience and perseverance. This session will not only walk you through the steps involved with purchasing properties caught up in estates and trusts, but also highlight some successful redevelopment projects and the lessons learned.

Moderator: Karen Homolac, Business Oregon, 503–986–0191, karen.homolac@state.or.us

Speakers: Miranda Bateschell, METRO, 503–797–1817, bateschellm@metro.dst.or.us

Susan Miller, Oregon Department of Justice, 971–673–1880, susan.a.miller@state.or.us

Amy Saberian, NEEK Engineering, 503–860–6335, amy.saberian@neekeng.com

Track B: How Many Brownfields Are There—Building a Local Understanding

Willamette B

Identifying sites, building an inventory and understanding the extent of Brownfields in your community can be key to stimulating economic development and avoiding delays at the transaction or ground-breaking stage of a redevelopment. This session is intended to help small- and medium-sized communities identify Brownfields properties and answer the key question “Now that I’ve found a potential site for redevelopment, what do I do next?” Audience members will learn why building a Brownfield inventory is important and be provided with simple methods, tools and resources for finding sites and beginning the redevelopment process.

Moderator: Chuck Harman, Oregon Department of Environmental Quality, 503–229–5585,

harman.charles@deq.state.or.us

Speakers: Brian Harper, METRO Brownfields Program, 503–797–1833, brian.harper@oregonmetro.gov

Lon Yandell, K & S Environmental, 503–291–1454, yandell128@comcast.net

Track C: Demystifying Insurance Cost Recovery—Insurance Archeology

Croisan Creek

Historical insurance policies are valuable resources that can, in the right circumstances, be used to fund or help fund the investigation and cleanup of contaminated properties. The panelists will describe how historical insurance policies have been successfully used to investigate and cleanup contamination at brownfield sites. The discussion will include information about what types of policies are applicable, limitations of the policies and common pitfalls. The panelists also will describe how “lost” historical policies can be found or reconstructed.

Moderator: Chris Breemer, GeoEngineers, Inc., 503–624–9274, cbreemer@geoengineers.com

Speakers: Jeff Berebitsky, Restorical Research, 503–236–8616 x1, jeff@restorical.com

David Rabbino, Hunsucker Goodstein & Neslon PC, 926–284–0840, drabbino@hgnlaw.com

9:15–9:30 Networking Break

agenda

Wednesday

9:30–10:15 Speed Learning Sessions

Track A: Information Everywhere—A Slueth's Guide to Online Property Information

Willamette A

Stretch your redevelopment dollar and position yourself for future projects by doing your own sleuthing for information on brownfields properties. Join us for a smart and informative tour of online sources of property information, ranging from the well-known Oregon Map project to surprising sources at the local, state and national level. Find out what you know and what you may not know about resources available to you and your team!

Speakers: Jennifer Kuiper, AMEC Earth & Environmental, 503-639-3400, jennifer.kuiper@amec.com
Bob Wenzlau, Terradex, Inc., 877-577-4111, bob@terradex.com

Track B: What's New with Vapor Intrusion

Willamette B

Vapor Intrusion is the migration of hazardous substance in the vapor phase from the subsurface into buildings. A vapor intrusion condition can create a significant barrier to the viability of a brownfield redevelopment project. This session will present a framework for the investigation of a potential vapor intrusion condition, as provided in recently published Oregon Department of Environmental Quality guidance. A brownfield vapor intrusion case study also will be utilized in exploring a practical approach to vapor intrusion investigation and mitigation.

Moderator: Leonard Farr, AMEC Earth & Environmental, 503-639-3400, leonard.farr@amec.com
Speakers: John Foxwell, Ash Creek Associates, Inc., 503-924-4704 x113, jfoxwell@ashcreekassociates.com
Seth Sadofsky, Oregon Department of Environmental Quality, 541-687-7329, sadofsky.seth@deq.state.or.us

Track C: Oregon Brownfields Forum—Organizational Discussion

Croisan Creek

The brownfields community of practice in Oregon is coming together as the “Oregon Brownfields Forum,” hosted by Northwest Environmental Business Council. Learn about what the group has planned, and share your ideas for working together.

Speakers: Robert Grott, Northwest Environmental Business Council, 503-227-6361, robert@nebc.org
Gil Wistar, Oregon Department of Environmental Quality, 503-229-5512, wistar.gil@deq.state.or.us

10:15–10:35 Networking Break

agenda

Wednesday

10:35–12:00 Concurrent Sessions

Track A: Building a Winning Grant Proposal from Ground Up

Willamette A

Success in getting grant funding for brownfields projects involves many steps and components, including up front planning, partnership building and communicating your story through a compelling written narrative. This is an opportunity to meet Region 10 Brownfields staff and learn how to present a project that connects with reviewers—including an overview of EPA's competitive grant program criteria and timeline, and a discussion of strengths and weaknesses of real examples. Learn how to write a more effective narrative and the up front work needed before putting pen to paper.

Speakers: Susan Morales, EPA Region 10, 206–553–7299, morales.susan@epa.gov
Brooks Stanfield, EPA Region 10, 206–553–4423, stanfield.brooks@epa.gov

Track B: Redeveloping Brownfields in the Shadow of Superfund

Willamette B

This session will examine the broad range of challenges facing redevelopment on underutilized industrial properties located adjacent to the Portland Harbor Superfund site—in particular understanding the costs associated with the risk of exposure to upland and in-water cleanup liability, brownfields contamination and natural resource restoration. Central to the discussion will be a presentation on the findings to date of the Portland Harbor Redevelopment Initiative (Harbor ReDI) Steering Committee. Harbor ReDI is an economic development project aimed at facilitating industrial development on underutilized industrial land within Portland's working harbor.

Moderator: Karen Homolac, Business Oregon, 503–986–0191, karen.homolac@state.or.us
Speakers: David Ashton, Port of Portland, 503–944–7090, david.ashton@portofportland.com
Paul Slyman, Portland Development Commission, 503–823–3366, slymanp@pdc.us
Joan Snyder, Stoel Rives LLP, 503–924–9657, jpsnyder@stoel.com

Track C: Finding Inspiration—Innovative Projects from Around the World

Croisan Creek

Struggling for new ideas to revitalize your projects? Come learn about the Brownfields developments that are pushing innovative ideas and concepts to the next level. This session deals with creative solutions, new technologies and unique redevelopment models to expand your mind and explore new possibilities. Speakers from around the globe discuss their cutting edge projects and answer questions about how to bring the impossible to the Oregon Brownfields community.

Moderator: Stacey Rapp, Portland Development Commission, 503–823–3311, rapps@pdc.us
Speakers: Martin Bittens, UFZ Helmholtz Centre for Environmental Research, +49–176–21772455, martin.bittens@ufz.de
Eric Reitter, AMEC Earth & Environmental, 858–300–4355, eric.reitter@amec.com

12:00–1:30 Lunch, Speaker: Representative Lew Frederick

Willamette C & D

agenda

Wednesday

1:30–2:45 **Financing Workshop Part 1: Meet the Funders** *Willamette A & B*

The bucks start here! Meet the federal, state and private funding representatives who provide grants and loans for sustainable brownfields redevelopment. First, they will describe the types of projects and activities they can fund. Then, they explain how their funding applies to actual projects throughout Oregon.

Moderators: Charlie Bartsch, ICF International, 202–862–1134, cbartsch@icfi.com;

Ignacio Dayrit, Center for Creative Land Recycling, 415–398–1080 x107, ignacio.dayrit@cclr.org

Speakers:

Federal—Doug Carlson, Dept. of Housing & Urban Development, 971–222–2612, doug.carlson@hud.gov;

Susan Morales, U.S. EPA, Region 10, 206–553–7299, morales.susan@epa.gov;

Brian Otten, U.S. Department of Agriculture, 503–414–3336, brian.otten@or.usda.gov;

David Porter, U.S. Department of Commerce, Economic Development Administration, 503–326–3078,

dporter@eda.doc.gov;

Kathryn Warner, U.S. Army Corps of Engineers, 503–808–4757, kathryn.l.warner@usace.army.mil

State & Local—Miranda Bateschell, METRO, 503–797–1817, bateschellm@metro.dst.or.us;

Karen Chase, Oregon Housing & Community Services, 503–986–0991, karen.chase@state.or.us;

Karen Homolac, Business Oregon, 503–986–0191, karen.homolac@state.or.us;

Ed Morales, EnviroFinance Group, 916–326–5225 x110, e.morales@envirofinancegroup.com;

Mike Shrader, Orrick, Herrington & Sutcliffe LLP, 503–943–4840, mschrader@orrick.com;

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

2:45–3:05 *Networking Break*

3:05–4:30 **Financing Workshop Part 2: Integrating Funding Options into the Project Lifecycle** *Willamette A & B*

Continuation

4:30 **Conference Recap and Adjournment** *Willamette A & B*

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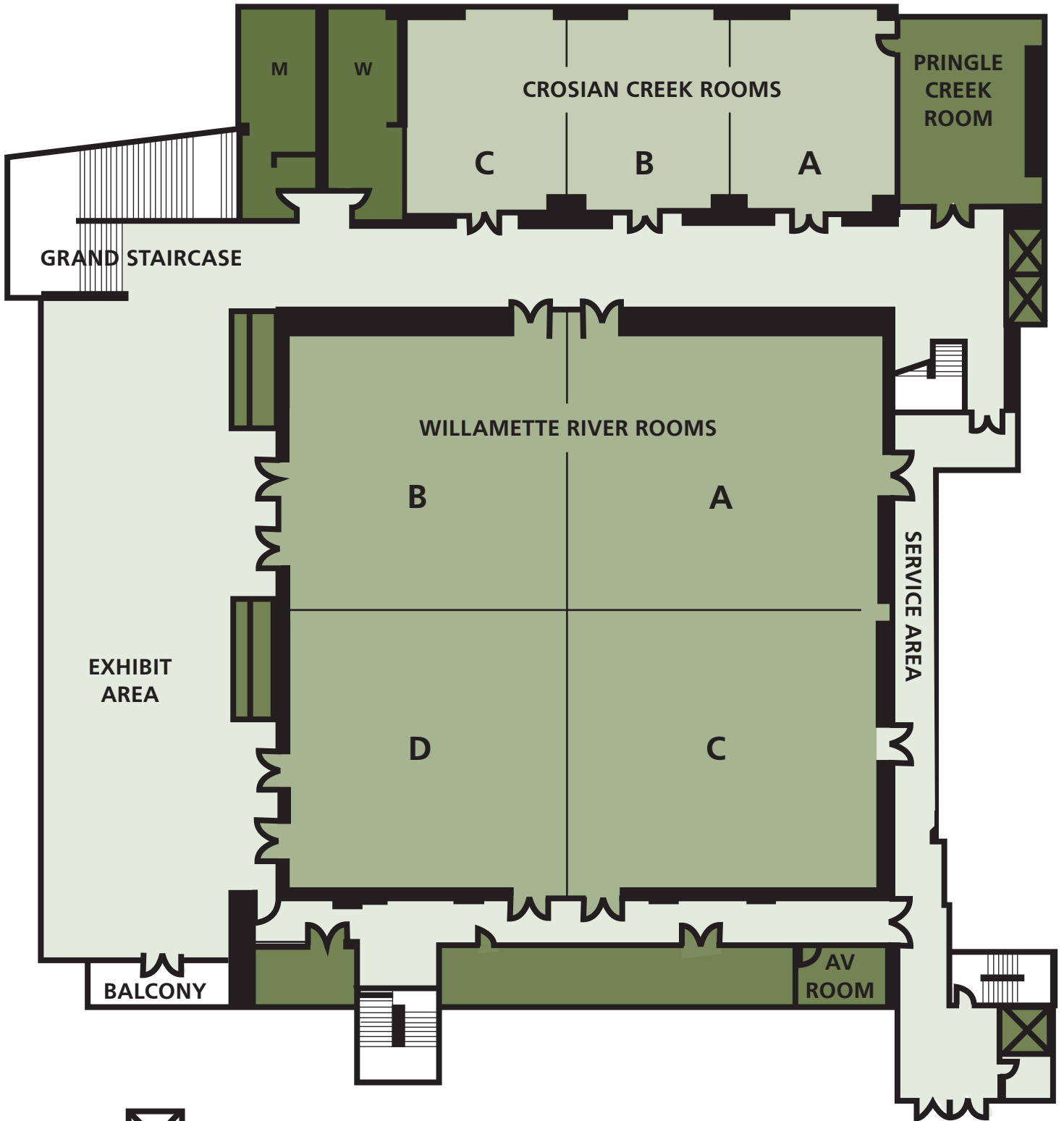
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Notes

Second Floor



 Elevators

at-a-glance Agenda

Tuesday, April 6, 2010

7:30–8:30	Registration, Continental Breakfast			Lobby
8:30–8:45	Welcoming & Opening Remarks: Dick Pedersen, Oregon Department of Environmental Quality; Karen Goddin, Business Oregon			Willamette C & D
8:45–10:10	From Project Vision Through Due Diligence			Willamette C & D
10:10–10:30	<i>Networking Break</i>			
10:30–12:00	Negotiating the Deal & Constructing the Project			Willamette A & B
12:00–1:30	Lunch and 3rd Oregon Brownfields Awards Presentation			Willamette C & D
1:30–2:55	Concurrent Sessions	Track A (Willamette A): Understanding Liability— Public/Private Perspectives	Track B (Willamette B): Managing Contamination— Engineering & Institutional Controls	Track C (Croisan Creek): Building the Right Team
2:55–3:25	<i>Networking Break</i>			
3:25–5:00	Concurrent Sessions	Track A (Willamette A): Developing the Deal	Track B (Willamette B): The Many Shades of Green on Brownfields	Track C (Croisan Creek): Integrated Planning around Brownfields
5:00–6:30	Reception			

Wednesday, April 7, 2010

8:00–9:00	Continental Breakfast			
8:30–9:15	Speed Learning Sessions	Track A (Willamette A): Twisted Tales—Estates, Trusts & Orphans	Track B (Willamette B): How Many Brownfields Are There— Building a Local Understanding	Track C (Croisan Creek): Demystifying Insurance Cost Recovery—Insurance Archeology
9:15–9:30	<i>Networking Break</i>			
9:30–10:15	Speed Learning Sessions	Track A (Willamette A): Information Everywhere—A Slueth's Guide to Online Property Information	Track B (Willamette B): What's New with Vapor Intrusion	Track C (Croisan Creek): Oregon Brownfields Forum— Organizational Discussion
10:15–10:35	<i>Networking Break</i>			
10:35–12:00	Concurrent Sessions	Track A (Willamette A): Building a Winning Grant Proposal from Ground Up	Track B (Willamette B): Redeveloping Brownfields in the Shadow of Superfund	Track C (Croisan Creek): Finding Inspiration—Innovative Projects from Around the World
12:00–1:30	Lunch, Speaker: Representative Lew Frederick			Willamette C & D
1:30–2:45	Financing Workshop Part 1: Meet the Funders			Willamette A & B
2:45–3:05	<i>Networking Break</i>			
3:05–4:30	Financing Workshop Part 2: Integrating Funding Options into the Project Lifecycle			Willamette A & B
4:30	Conference Recap and Adjournment			Willamette A & B