

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF EXTENDING THE
TERM AND CONFIRMING
APPOINTMENTS OF THE BROWNFIELDS
TASK FORCE

RESOLUTION NO. 08-4004

Introduced by Michael Jordan, Chief Operating
Officer with the Concurrence of Council
President Bragdon

WHEREAS, establishing a Brownfields Program that complements ongoing planning efforts by cities and counties in the region will enhance the efficient use of land, eliminate environmentally contaminated sites and generate additional tax revenues for local governments; and

WHEREAS, identifying and prioritizing Brownfield sites in the region is an important part of increasing the developable short-term land supply in the region and could provide significant redevelopment opportunities for affordable housing, employment, and open spaces in local communities; and

WHEREAS, the Council, by Resolution 05-3644 (For the Purpose of Establishing a Brownfields Program and a Brownfields Task Force) adopted on December 1, 2005, directed the Chief Operating Officer to develop a strategic work program and a draft membership list for the Brownfields Task Force; and

WHEREAS, Metro received a two-year grant from the U.S. Environmental Protection Agency in 2006 for the purpose of developing and maintaining a region-wide inventory of Brownfields and environmental assessment of select sites; and

WHEREAS, the Metro Council, by Resolution No. 07-3765A, For the Purpose of Establishing the Duties and Responsibilities of the Brownfields Task Force and Confirming Appointment of Its Members adopted on January 25, 2007, established the duties and responsibilities of the Brownfields Task Force and confirmed appointment of its initial members; and

WHEREAS, Metro established the Brownfields Recycling Program, convened the Metro Brownfields Task Force, and with the recommendations of the task force, conducted outreach throughout the region, provided Phase I Environmental Site Assessments to five sites, multi-part Phase II environmental site assessments to four sites, and site-specific technical assistance to two additional sites; and

WHEREAS, Metro received a second grant from the U.S. Environmental Protection Agency in 2008 for the purpose of continuing Metro's Brownfields Recycling Program from 2009 through 2011 in order to conduct additional community outreach and environmental site assessments; and

WHEREAS, this additional grant work will extend the need for the Brownfields Task Force; and

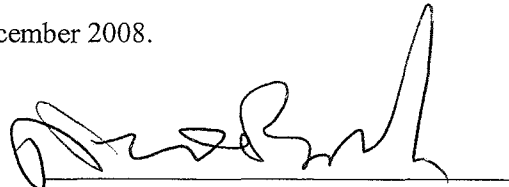
WHEREAS, the service of the members of the Brownfields Task Force appointed in January, 2007 concludes in January, 2009; and

WHEREAS, the Council President has appointed members of the Brownfields Task Force subject to Council Confirmations; now, therefore

BE IT RESOLVED that the Metro Council:

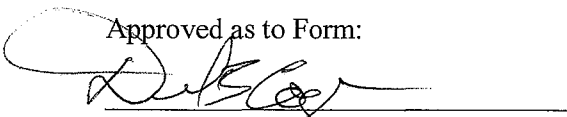
1. Extends the duties of the Brownfields Task Force through January 31, 2012 to:
 - Provide recommendations on developing and maintaining Metro's brownfields inventory, focusing site research, working with property owners, and conducting community and specific stakeholder outreach;
 - Review criteria for selecting brownfield sites for environmental assessment;
 - Prioritize sites for environmental assessments; and
 - Provide recommendations regarding redevelopment of brownfield sites throughout local communities.
2. Confirms the appointment of the persons listed in Exhibit A, attached and incorporated into this resolution, to serve as the members of Metro's Brownfields Task Force.
3. Hereby directs the Brownfields Task Force to meet quarterly, with administrative and technical support from Metro staff, to submit recommendations to the Council on a periodic basis as approved by the Task Force.

ADOPTED by the Metro Council this 11th day of December 2008.

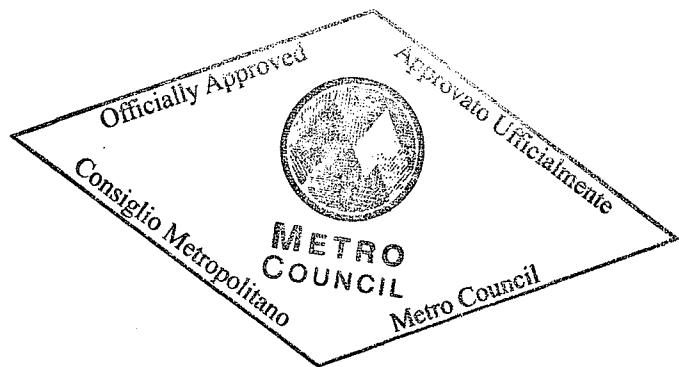


David Bragdon, Council President

Approved as to Form:



Daniel B. Cooper, Metro Attorney



WHEREAS, the service of the members of the Brownfields Task Force appointed in January, 2007 concludes in January, 2009; and

WHEREAS, the Council President has appointed members of the Brownfields Task Force subject to Council Confirmations; now, therefore

BE IT RESOLVED that the Metro Council:

1. Extends the duties of the Brownfields Task Force through January 31, 2012 to:
 - Provide recommendations on developing and maintaining Metro's brownfields inventory, focusing site research, working with property owners, and conducting community and specific stakeholder outreach;
 - Review criteria for selecting brownfield sites for environmental assessment;
 - Prioritize sites for environmental assessments; and
 - Provide recommendations regarding redevelopment of brownfield sites throughout local communities.
2. Confirms the appointment of the persons listed in Exhibit A, attached and incorporated into this resolution, to serve as the members of Metro's Brownfields Task Force.
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ADOPTED by the Metro Council this 11th day of December 2008.

David Bragdon, Council President

Approved as to Form:

Daniel B. Cooper, Metro Attorney

EXHIBIT A TO RESOLUTION NO. 08-4004

Members of Metro's Brownfields Task Force

Mr. Clark Henry, Chair
Portland Brownfield Program Manager, Bureau of Environmental Services, City of Portland

The Honorable Catherine Arnold
Councilor, City of Beaverton

Mr. Scott Beard*
Senior Vice President, Pacific Continental Bank

The Honorable Hal Busch
Councilor, City of Gladstone

Mr. Joshua Caldwell*
Business Development Manager, S.D. Deacon Corp. of Oregon

Ms. Sara Daley*
Real Estate Broker, Windermere/CCRGI

Ms. Mimi Doukas*
Director of Land Use Planning, WRG Design

Mr. Coby Graham*
Industrial Hygienist, Oregon Health and Sciences University

Ms. Karen Homolac
Brownfields Program and Policy Coordinator, Oregon Economic and Community Development
Department

Mr. Aaron Matusick*
Attorney, Bittner & Hahs PC

Mr. James McGrath*
Associate, ZGF Architects LLP

Ms. Renate Mengelberg
Business and Economic Development Coordinator, Clackamas County

Ms. Cara Nolan
Broker, Capacity Commercial Group

Mr. Peter Serrurier*
Partner, Stoel Rives LLP

Mr. Ramsay Weit
Executive Director, Community Housing Fund

Mr. Gil Wistar*
Brownfields Coordinator, Environmental Cleanup Program, Oregon Department of Environmental
Quality

* Denotes new member appointed to fill vacancy on the Brownfields Task Force

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 08-4004, FOR THE PURPOSE OF EXTENDING THE TERM AND CONFIRMING APPOINTMENTS OF THE BROWNFIELDS TASK FORCE

Date: November 13, 2008

Prepared by: Miranda Bateschell
Associate Regional Planner

BACKGROUND

The Metro Council adopted Resolution No. 07-3765A For the Purpose of Establishing the Duties and Responsibilities of the Brownfields Task Force and Confirming Appointment of Its Members on January 25, 2007.

As a result, Metro established the Brownfields Recycling Program and convened the Metro Brownfields Task Force. With the recommendations of the task force, staff conducted outreach throughout the region, provided Phase I Environmental Site Assessments to five sites, multi-part Phase II environmental site assessments to four sites, and site-specific technical assistance to two additional sites. The attached map, entitled Metro's Brownfields Recycling Program Sites, depicts the sites that have received assistance through the program.

In 2008, Metro received a second grant from the U.S. Environmental Protection Agency for the purpose of continuing Metro's Brownfields Recycling Program from 2009 through 2011 in order to conduct additional community outreach and environmental site assessments. This additional grant work will extend the need for the Brownfields Task Force to provide guidance in developing and implementing the Brownfields Recycling Program.

The duties of the Brownfields Task Force are to:

- Provide recommendations on developing and maintaining Metro's brownfields inventory, focusing site research, working with property owners, and conducting community and specific stakeholder outreach;
- Review criteria for selecting brownfield sites for environmental assessment;
- Prioritize sites for environmental assessments; and
- Provide recommendations regarding redevelopment of brownfield sites throughout local communities.

In recommending members for the Brownfields Task Force, staff carefully considered the varied expertise and perspectives that would be helpful to fulfill these duties and support the efforts of Metro's Brownfields Recycling Program. The members appointed represented a range of public and private sector experience in environmental and regulatory aspects of brownfields, economic development, affordable housing, construction project

managements, industrial and commercial real estate, financial institutions, local government and community development.

The service of the initial members of the Brownfields Task Force appointed in January, 2007, under Resolution No. 07-3765A, concludes in January, 2009. As a result, the term of the Brownfields Task Force needs to be extended in response to the 2009-2011 grant received from the EPA. Several members of the Brownfields Task Force have offered to extend their term of service and continue to serve on the task force under the new grant. In conjunction with the Metro Council President, staff carefully recruited and recommended appointments to fill the vacant positions to maintain the range and balance of public and private expertise in the various organizational interests listed above. Exhibit A to Resolution No. 08-4004 is a complete list of recommended appointments for the 2009-2011 Brownfields Task Force, which denotes the new members appointed from those individuals continuing their service. The initial membership of Metro's Brownfields Task Force for the service period of 2006 through 2008 is also provided as an attachment to the staff report.

ANALYSIS/INFORMATION

1. Known Opposition

There is no known opposition to the appointment of these members.

2. Legal Antecedents

The extension of the term and amendment of the membership of the Brownfields Task Force is consistent with Metro Council Resolution No. 05-3644, For the Purpose of Establishing a Brownfields Program and a Brownfields Task Force, as well as Resolution No. 07-3765A, reference above, For the Purpose of Establishing the Duties and Responsibilities of the Brownfields Task Force and Confirming Appointment of Its Members.

3. Anticipated Effects

The Brownfields Task Force will continue to contribute valuable expertise to help shape the work of Metro's Brownfields Recycling Program. Identifying brownfield sites throughout the Metro region and assessing the level of contamination of select sites will lay the groundwork for possible future redevelopment of such sites, and thus support Metro's efforts to focus development and investment in existing centers and corridors.

4. Budget Impacts

Staff resources for this program will be provided from staff assignments that are included in the 2008-2009 budget for economic development with similar staff assignments in following budget cycles through 2011. Grant funds will cover costs of interns and consultants to conduct outreach and communication efforts as well as technical and financial assistance related to environmental site assessment work.

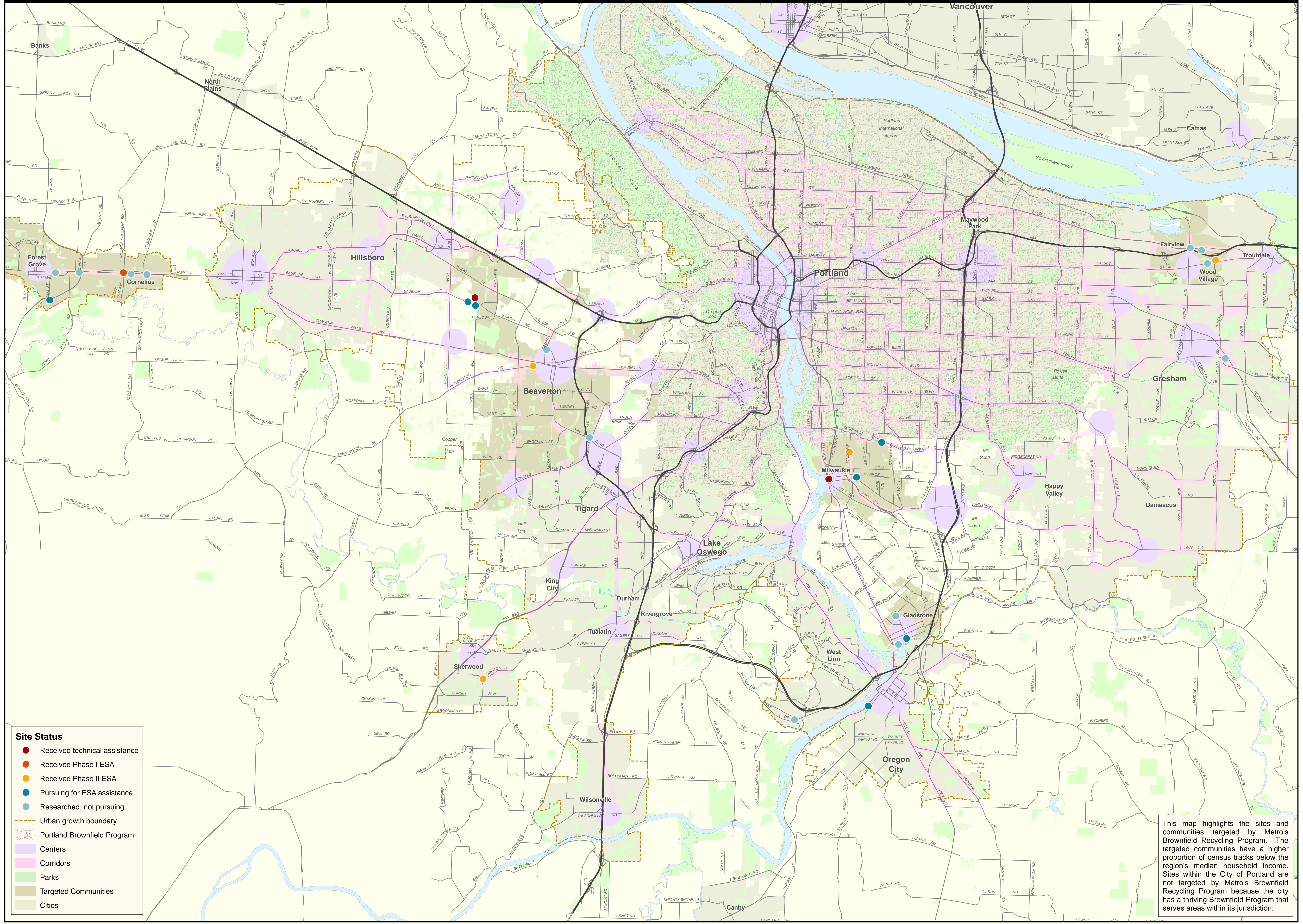
RECOMMENDED ACTION

Staff recommends the adoption of Resolution No. 08-4004.



Metro's Brownfields Recycling Program Sites

Portland Metropolitan Region December 2008



Site Status

- Received technical assistance
- Received Phase I ESA
- Received Phase II ESA
- Pursuing for ESA assistance
- Researched, not pursuing

--- Urban growth boundary

--- Portland Brownfield Program

--- Centers

--- Corridors

--- Parks

--- Targeted Communities

--- Cities

This map highlights the sites and communities targeted by Metro's Brownfield Recycling Program. The targeted communities have a higher proportion of census tracts below the region's median household income. Sites within the City of Portland are not targeted by Metro's Brownfield Recycling Program because the city has a thriving Brownfield Program that serves areas within its jurisdiction.

**Members of Metro's Brownfields Task Force
2006-2008**

Ms. Michele Reeves, Chair
Real Estate Broker, Windermere Commercial

The Honorable Catherine Arnold
Councilor, City of Beaverton

The Honorable Hal Busch
Councilor, City of Gladstone

Mr. Craig Kelley
Project Manager, Housing Development Center

Mr. John Haines
Executive Director, MercyCorps Northwest

Mr. Chuck Harman
Site Assessment Specialist/NWR Brownfields Coordinator, Oregon Department of Environmental
Quality

Mr. Clark Henry
Portland Brownfield Program Manager, Bureau of Environmental Services, City of Portland

Ms. Gisel Hillner
Manager, Lake Oswego Key Bank

Ms. Karen Homolac
Brownfields Program and Policy Coordinator, Oregon Economic and Community Development
Department

Mr. Dick Loffelmacher
PactTrust

Ms. Renate Mengelberg
Business and Economic Development Coordinator, Clackamas County

Ms. Cara Nolan
Broker, Capacity Commercial Group

Mr. David Pollock
Former President and CEO, Stormwater Management, Inc.

Mr. Ramsay Weit
Executive Director, Community Housing Fund