

 **Metro** | *Agenda*

Meeting: Metro Council Work Session
Date: Tuesday, July 26, 2016
Time: 2:00 p.m.
Place: Metro Regional Center, Council Chamber

CALL TO ORDER AND ROLL CALL

2:00 PM 1. CHIEF OPERATING OFFICER COMMUNICATION

2:10 PM 2. METRO BROWNFIELD PROGRAM Malu Wilkinson, Metro
Brian Harper, Metro

3:10 PM 3. COUNCILOR LIASON UPDATES AND COUNCIL COMMUNICATION

ADJOURN

AN EXECUTIVE SESSION WILL BE HELD IMMEDIATELY FOLLOWING THE PUBLIC MEETING PURSUANT TO ORS 192.660(2)(i), TO REVIEW AND EVALUATE THE JOB PERFORMANCE OF A CHIEF EXECUTIVE OFFICER, OTHER OFFICERS, EMPLOYEES, OR STAFF

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Thông báo về sự Metro không kỳ thị của

Metro tôn trọng dân quyền. Muốn biết thêm thông tin về chương trình dân quyền của Metro, hoặc muốn lấy đơn khiếu nại về sự kỳ thị, xin xem trong www.oregonmetro.gov/civilrights. Nếu quý vị cần thông dịch viên ra dấu bằng tay, trợ giúp về tiếp xúc hay ngôn ngữ, xin gọi số 503-797-1890 (từ 8 giờ sáng đến 5 giờ chiều vào những ngày thường) trước buổi họp 5 ngày làm việc.

Повідомлення Metro про заборону дискримінації

Metro з повагою ставиться до громадянських прав. Для отримання інформації про програму Metro із захисту громадянських прав або форми скарги про дискримінацію відвідайте сайт www.oregonmetro.gov/civilrights або Якщо вам потрібен перекладач на зборах, для задоволення вашого запиту зателефонуйте за номером 503-797-1890 з 8.00 до 17.00 у робочі дні за п'ять робочих днів до зборів.

Metro 的不歧视公告

尊重民權。欲瞭解Metro民權計畫的詳情，或獲取歧視投訴表，請瀏覽網站 www.oregonmetro.gov/civilrights。如果您需要口譯方可參加公共會議，請在會議召開前5個營業日撥打503-797-1890（工作日上午8點至下午5點），以便我們滿足您的要求。

Ogeysiiska takooris la'aanta ee Metro

Metro waxay ixtiraamtaa xuquuqda madaniga. Si aad u heshid macluumaad ku saabsan barnaamijka xuquuqda madaniga ee Metro, ama aad u heshid warqadda ka cabashada takoorista, booqo www.oregonmetro.gov/civilrights. Haddii aad u baahan tahay turjubaan si aad uga qaybqaadatid kullanka dadweyne, wac 503-797-1890 (8 gallinka hore illaa 5 gallinka dambe maalmaha shaqada) shan maalmo shaqa ka hor kullanka si loo tixgaliyo codsashadaada.

Metro의 차별 금지 관련 통지서

Metro의 시민권 프로그램에 대한 정보 또는 차별 항의서 양식을 얻으려면, 또는 차별에 대한 불만을 신고 할 수 www.oregonmetro.gov/civilrights. 당신의 언어 지원이 필요한 경우, 회의에 앞서 5 영업일 (오후 5시 주중에 오전 8시) 503-797-1890를 호출합니다.

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សេចក្តីជូនដំណឹងអំពីការមិនរើសអើងរបស់ Metro

ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានក្បួនលំអររើសអើងសូមចូលទស្សនាការប្រកាស www.oregonmetro.gov/civilrights។ បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1890 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃធ្វើការ) ប្រាំពីរថ្ងៃ ថ្ងៃធ្វើការ មុនថ្ងៃប្រជុំដើម្បីអាចឲ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

إشعار بامتياز من Metro

تحتترم Metro حقوق ووللمتدين على التمييز. إذا كان هناك شخص يعتقد أنه قد تم التمييز ضده في تلقي الخدمات أو الفوائد بسبب العرق، اللون، الأصل القومي، الجنس، العمر أو الإعاقة، فيحق له تقديم شكوى إلى Metro. للحصول على معلومات عن برنامج حقوق Metro، أو للحصول على نموذج شكوى التمييز، يرجى زيارة www.oregonmetro.gov/civilrights. إن لم تتمكن من الاتصال بالهاتف 503-797-1890 (من الساعة 8 صباحاً حتى الساعة 5 مساءً أيام الإثنين إلى الجمعة) قبل خمسة (5) أيام عمل من موعد الاجتماع.

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Notificación de no discriminación de Metro

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Avizul Metro privind nediscriminarea

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Metro txoj kev ntxub ntxaug daim ntawv ceeb toom

Metro tributes cai. Rau cov lus qhia txog Metro txoj cai kev pab, los yog kom sau ib daim ntawv tsis txaus siab, mus saib www.oregonmetro.gov/civilrights. Yog hais tias koj xav tau lus kev pab, hu rau 503-797-1890 (8 teev sawv ntxov txog 5 teev tsaus ntuj weekdays) 5 hnub ua hauj lwu ua ntej ntawm lub rooj sib tham.

Agenda Item No. 2.0

METRO BROWNFIELD PROGRAM

Metro Council Work Session
Tuesday, July 26, 2016
Metro Regional Center, Council Chamber

METRO COUNCIL

Work Session Worksheet

PRESENTATION DATE: July 26, 2016

LENGTH: 60 minutes

PRESENTATION TITLE: Metro Brownfield Program

DEPARTMENT: Planning & Development, Government Affairs & Policy Development

PRESENTER(S): Brian Harper- brian.harper@oregonmetro.gov ex. 1833
Malu Wilkinson - malu.wilkinson@oregonmetro.gov ex. 1680

WORK SESSION PURPOSE & DESIRED OUTCOMES

- The purpose of the work session is to provide Metro Council with an update on the recently awarded EPA Coalition Grant
- The desired outcome of the work session is to prepare Council for upcoming actions on the EPA Grant that require forming a Brownfield Advisory Group and finalize the grant via a Memorandum of Understanding with project partners

TOPIC BACKGROUND & FRAMING THE WORK SESSION DISCUSSION

At the July 7, 2015 Council Work Session, staff provided an update on the opportunity to apply for existing EPA funding, in the form of a Brownfield Coalition Assessment Grant. Staff moved forward with the application to EPA in December of 2015, in partnership with Clackamas County and the City of Oregon City. In May of 2016, Metro was notified by EPA of their intent to award the grant, in the amount of \$600,000. Staff has finalized a cooperative work agreement with EPA and is moving forward to implement the grant starting in the Fall of 2016. The grant will run for 3 years and will focus on providing brownfield assessments on properties within the defined McLoughlin Corridor that have, or are perceived to have, petroleum or hazardous material contamination. The implementation of the grant will require action from the Metro Council, as final MOUs and Advisory Groups are needed.

History

Metro has a long and successful history of addressing brownfields in the region. Our EPA Petroleum Assessment Grants in 2006 and 2008 allowed Metro to offer assessment funding and technical assistance to 11 different properties across multiple jurisdictions. All of the properties were located in 2040 Town Centers and Corridors and several were able to leverage Metro's initial EPA grant investment to obtain cleanup money from the State Brownfield Fund. This allowed for remediation of properties with known contamination issues, allowing these properties to be put back into productive use.

After completion of the 2008 EPA Grant, the Metro Council invested \$50,000 in the Regional Brownfield Scoping Project. This effort allowed Metro and local partners to gain a greater understanding of brownfield contamination issues throughout the Metro region and to identify tools best suited to addressing the problems.

Building on that work, in early 2014 Metro convened over 35 jurisdictions, agencies, and organizations from a variety of sectors to form the statewide Oregon Brownfield Coalition. The Coalition's first targeted action was to select critical policy tools to be introduced at the State Legislature's 2015 Session. The Brownfield Coalition served as a powerful resource that stood out

in Salem for its diverse participants and focused objectives. The Coalition achieved some early wins at the legislature and set the stage for future action in future Sessions. One of the successful bills in 2015 allows local jurisdictions to form Land Banks for the purpose of acquiring and cleaning up brownfield properties. Additionally, the support of the Coalition led to the recapitalization of the State Brownfield fund in 2015, in the amount of \$7 million dollars. In 2016, several members of the Legislature introduced a new brownfield tax incentive bill. This 2016 version was an enhanced version of a similar bill introduced by the Coalition in the 2015 Session that had failed to gain enough traction for a vote. Legislators credited the 2015 introduction of the concept as the driving force behind the successful passage of the 2016 bill.

The Oregon Brownfield Coalition has grown from six initial members to over 55 active members today. Following on the success at the Legislature, the Coalition has reconvened and determined the focus going forward should be two-fold:

1. Legislative: continue exploring policy tools that can be implemented through legislation
2. Implementation: focus on getting new tools working “on the ground” in local jurisdictions and find funding opportunities for assessment and cleanup of sites

In December of 2015, Metro staff applied for a \$600,000 EPA Coalition Assessment Grant, focusing on a 9-mile stretch of the McLoughlin Corridor. The focus area includes the Cities of Milwaukie, Gladstone, and Oregon City, along with the unincorporated neighborhoods of Jennings Lodge and Oak Grove. The focal point of the application was the Willamette Falls site in downtown Oregon City, where funds will be used to address existing hazardous material contamination in the existing buildings. This past May, Metro was notified by EPA that the application had been selected for full funding, in one of the most competitive application cycles since the inception of the Federal Brownfield Grant program. In addition to the federal grant award, staff has also secured a \$60,000 grant from Business Oregon, to begin the initial building assessment work that overlaps with Phase I of the ongoing Willamette Falls Riverwalk project. That work is scheduled to begin in late-September or early-October, based on how design work is progressing.

This new, regional brownfield program, focused on leveraging multiple resources and offering sustained, targeted assistance to local jurisdictions will allow for a coordinated effort in making the most of existing land inside our UGB, while supporting important, ongoing revitalization efforts.

Needs

The implementation of the EPA Grant will require action by the Metro Council on the following item:

- Creation of an Advisory Group/Task Force to review and assess individual property applications to the program. This group will help develop prioritization criteria that will serve as guiding principles in awarding grant funding.

Per our original EPA application, a Memorandum of Understanding/Agreement will be required between all parties to the grant application. Staff has begun working on a draft agreement between the City of Oregon City, Clackamas County, and Metro that will outline roles and responsibilities on the grant, and allow for all parties to appoint a representative to the Advisory Group/Task Force. Staff will return to Metro Council in September or October with a finalized MOU/A and a resolution establishing the Brownfield Advisory Group/Task Force.

QUESTIONS FOR COUNCIL CONSIDERATION

- What guidance would you give us as we convene our partners to discuss the Brownfield Advisory Group?
- What specific direction would you give to staff when thinking about the membership on the Brownfield Advisory Group?
-

PACKET MATERIALS

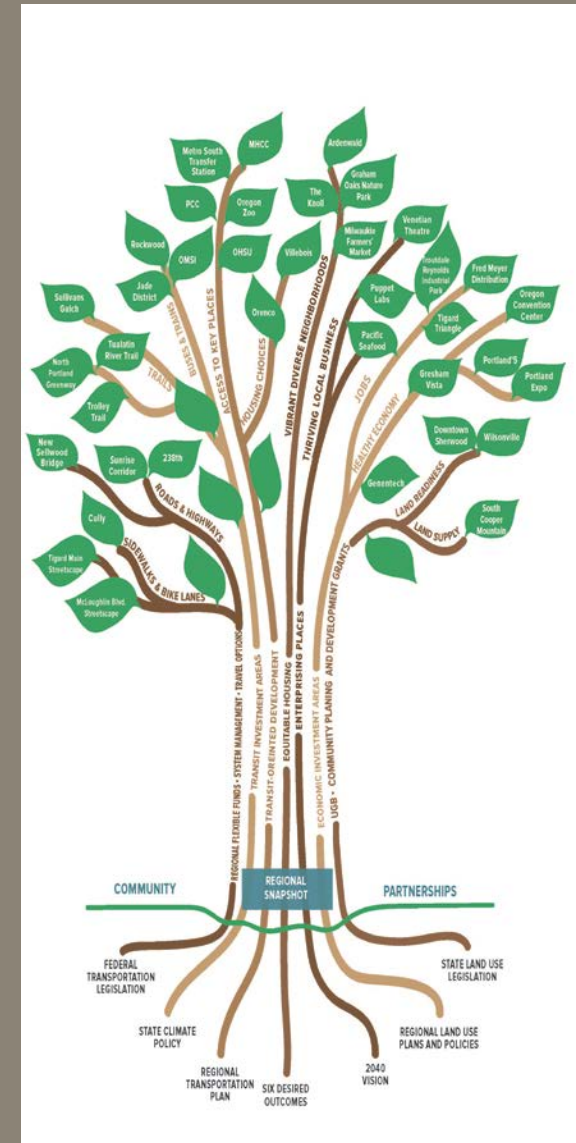
- Would legislation be required for Council action x Yes No
- If yes, is draft legislation attached? Yes x No
- What other materials are you presenting today? Power Point presentation

Materials following this page were distributed at the meeting.

Investment areas: brownfields

Metro Council Work Session
July 26, 2016

Context: Investment areas approach
Focus: EPA Brownfields Grant

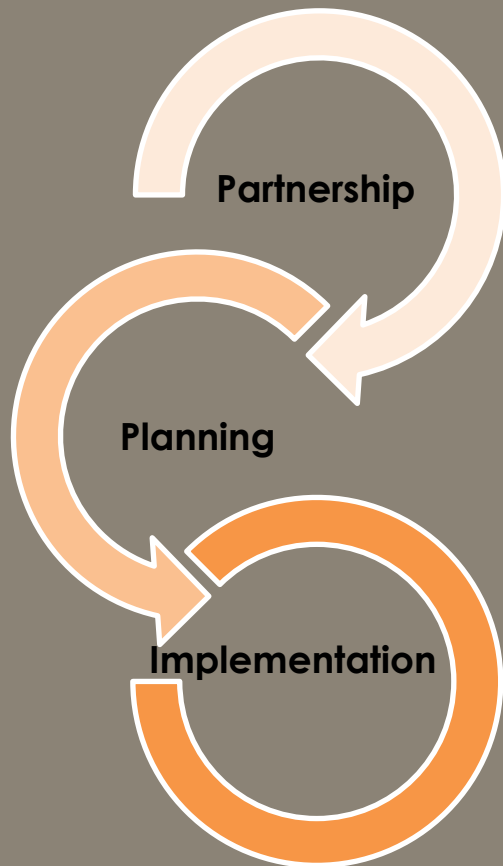


PEOPLE

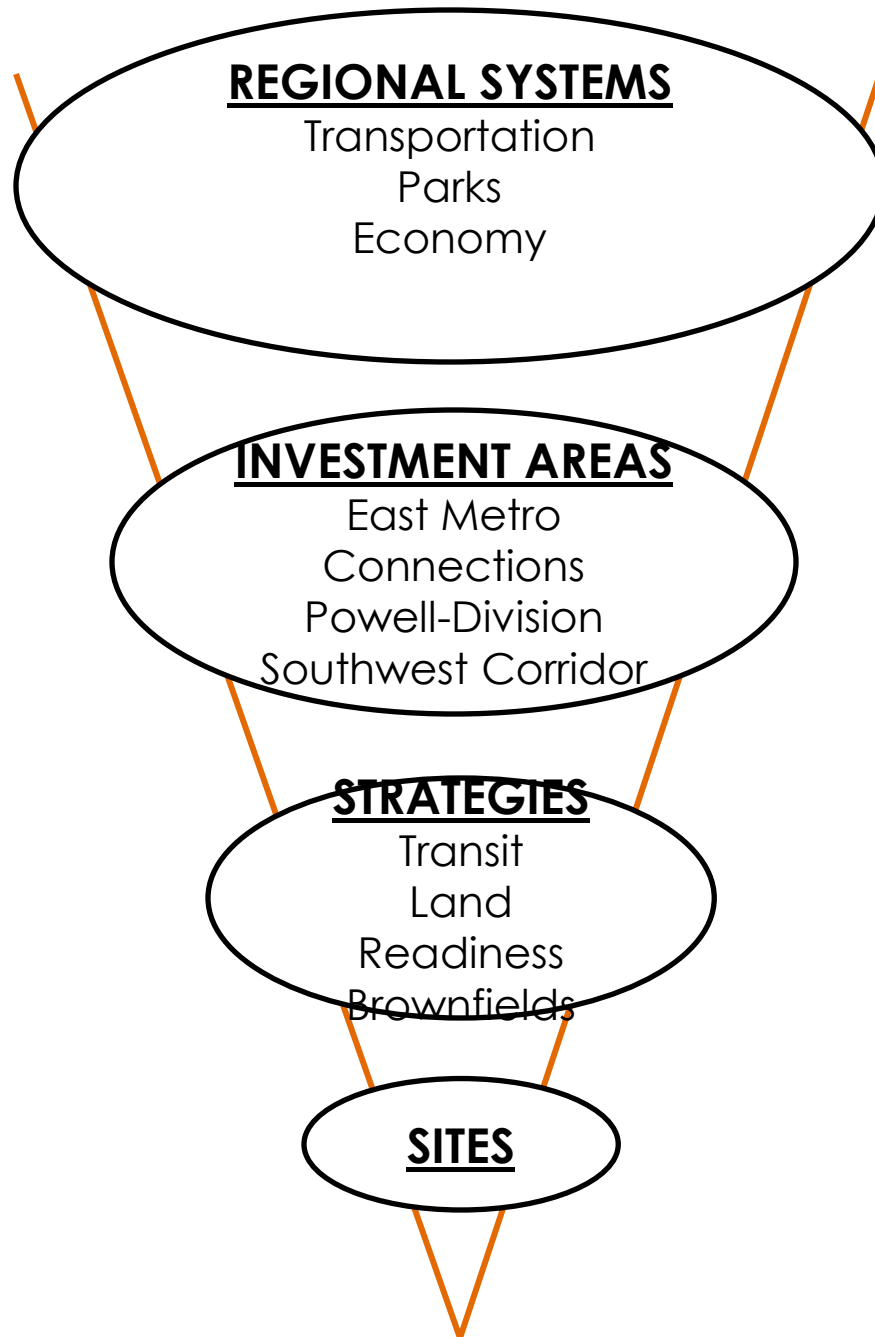


Jacob from Sherwood, co-owner of Symposium coffee: We've invested a lot into old towns, in Sherwood and in Tigard. We would like a community built up around something positive. Both old towns have unique charm. ... It would be awesome to see more investment in public transit and more activity here.

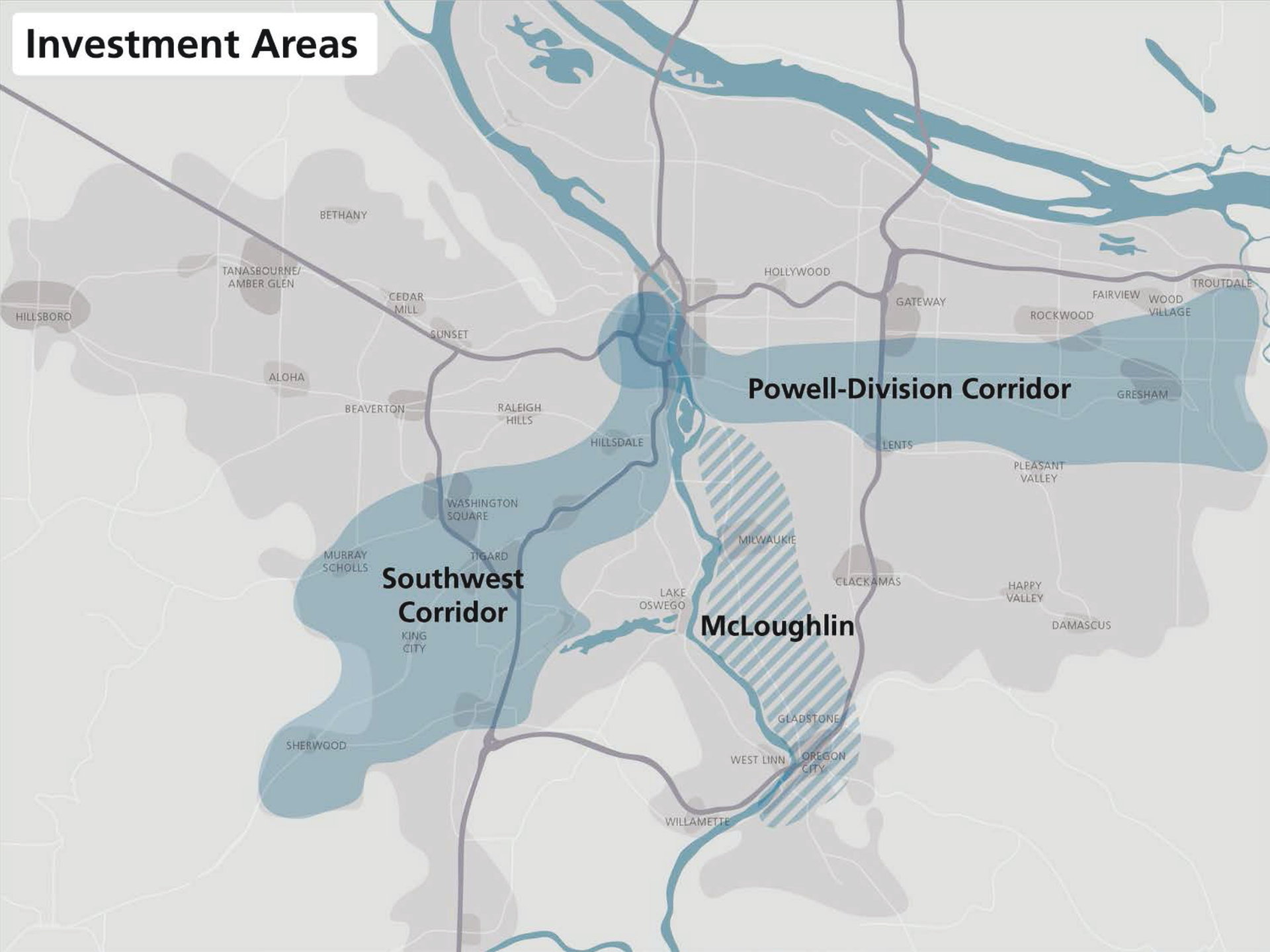
Investment areas approach



- Public investments catalyze private development
- High capacity transit can be the largest public investment in an area, but isn't always
- Leverage resources at all levels to maximize public benefit and return
- Shared investment strategies – align local, regional, state, federal, community and private interests to maximize benefits



Investment Areas



Build partnerships



Leverage Metro resources



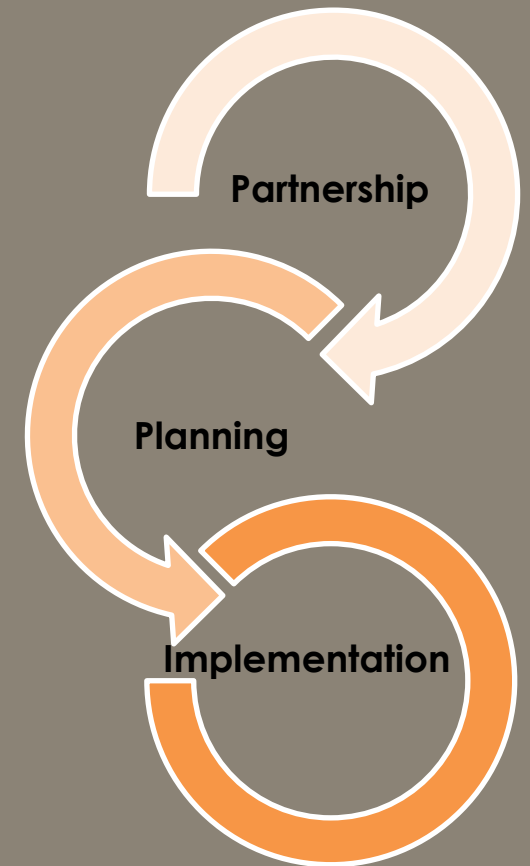
Investment areas: beyond transportation

Advancing economic development

New tools for land readiness and
brownfields

Partnering with communities

Strategies for future investment areas



Investing Together

Metro's commitment to brownfields creates focus for shared investment

- Beaverton, Portland, State of Oregon supported expanded study
- Shared legislative commitment with key successes
- Successful EPA grant with partnership between Oregon City, Clackamas County and Metro
- Business Oregon grant to begin work on Willamette Falls site



EPA Coalition
Grant
McLoughlin
Corridor
Brownfield Project



What is a brownfield?

EPA definition:

“Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

➔ Definition is very broad



Types of Brownfields

Petroleum

Former gas stations, automotive repair shops, former manufacturing/industrial sites

Hazardous substances

Dry cleaners, mills, dumps, landfills, salvage yards, foundries, buildings contaminated with asbestos/lead paint, other former manufacturing/industrial sites



McLoughlin &
Tacoma, 1942

EPA Brownfield Assessment Grant Award

Funding



- \$600K
- Match of In-Kind staff time
- Public and private sites can be eligible
- Funds available September 1, 2016
- 3 Year grant term

Scope of Work



- Community Involvement
- Update brownfield inventory
- Select sites for assessment
- Phase I & II Environmental Site Assessments
- Cleanup & Redevelopment Plans

McLoughlin Corridor Focus Area

Milwaukie through Oregon
City



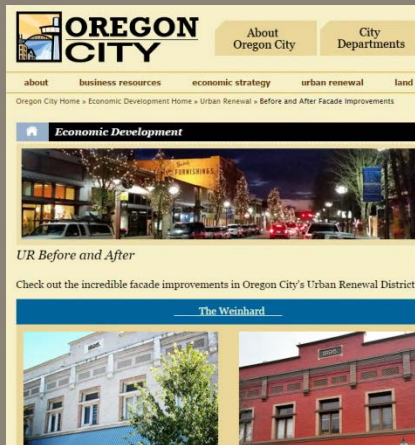
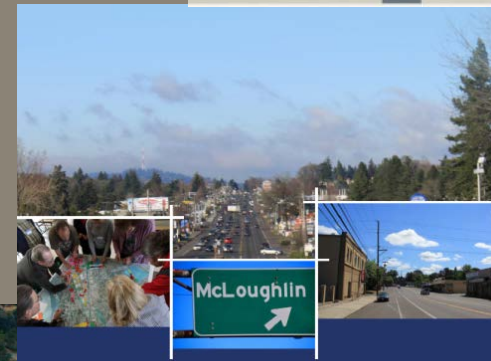
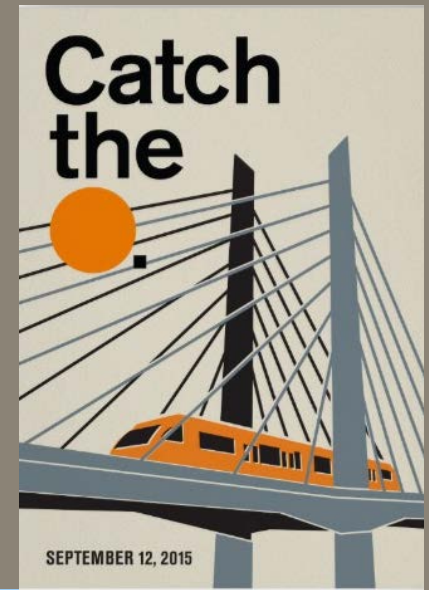
Focus Area – McLoughlin Corridor

- Downtown Milwaukie
- N. Milwaukie Industrial Area
- Oaks Grove Neighborhood
- Highway 99E
- Jennings Lodge Neighborhood
- Gladstone Main St.
- Downtown Oregon City
- Willamette Falls Legacy Site



Coordinate with Existing Efforts

- Metro Investment Area
- McLoughlin Area Plan
- Moving Forward Milwaukie
- Downtown Revitalizations
- Portland-Milwaukie Light Rail
- Oregon Brownfields Coalition
- Willamette Falls Legacy Project



Willamette Falls Legacy Site

- Focus for regional revitalization
- Evaluate need for assessment and cleanup
- Support public involvement and reuse planning



Inventory & Prioritization

Update Metro's existing inventory of brownfield opportunity sites

- Review environmental databases, historical use, tax delinquency, etc.
- Identify sites with greatest redevelopment potential
- Include community input-seeking community supported outcomes



Environmental Assessments

Phase I ESAs

- Site-specific report that identifies historical land uses and potential issues that may impede redevelopment
- Used to facilitate property transactions

Phase II ESAs

- Testing of soil, groundwater, building materials, etc.
- Used to identify environmental impacts and develop cleanup alternatives



Cleanup & Reuse Planning

- Identify highest and best use of sites
- Perform analysis of cleanup alternatives
- Balance cleanup alternatives with reuse plans
- Implement redevelopment strategy



Following Assessment: EPA Brownfield Cleanup Grants



Provide direct funding for cleanup activities at specific sites

- Additional funding available for sites identified during assessment process
- Up to \$200,000 per property
- 20% cost share (money, labor, material, or services)
- Annual competition
- Applicant must be sole property owner

Next Steps

MOU/A

- Document partner roles/responsibilities

Advisory Group

- Partners appoint equally
- Group will assist in awarding grant dollars
- Group will assist in public outreach
- Metro Council will establish group via Resolution



Questions

- What guidance would you give us as we convene our partners to discuss the Brownfield Advisory Group?
- What specific direction would you give to staff when thinking about the membership on the Brownfield Advisory Group?