

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ESTABLISHING THE) RESOLUTION NO. 16-4744
THE BROWNFIELDS ADVISORY GROUP TO)
ADVISE STAFF AND SUPPORTING) Introduced by Chief Operating Officer Martha
APPOINTMENT OF ITS INITIAL MEMBERS Bennett in concurrence with Council
President Tom Hughes

WHEREAS, Brownfields are properties with perceived or actual environmental contamination that impact human health and safety, efficient use of land, and limit tax revenues for local governments; and

WHEREAS, on May 20, 2016, grant partners, Metro, Clackamas County, and Oregon City received an Environmental Protection Agency (EPA) award for a \$600,000 Coalition Assessment Grant for the McLoughlin Corridor, as outlined on the attached map labeled Exhibit A; and

WHEREAS, the grant partners and the EPA have agreed that the grant partners will form a Brownfield Advisory Group to advise staff in the implementation of the grant by helping staff to develop program criteria, review applicants to the grant program, and determine where grant funds will be expended; and

WHEREAS, the Brownfield Advisory Group should be composed of citizens from affected areas, experts in the field of environmental assessment and remediation, and local government representatives, and should contain representation from all parts of the grant area; and

WHEREAS, staff from Clackamas County, Metro, and Oregon City (the grant partners) will each appoint up to, but no more than, six representatives to the Brownfield Advisory Group; and

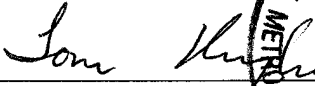
WHEREAS, all parties to the grant have identified initial members to serve on the Brownfield Advisory Group through their own local nomination or selection process; now therefore,

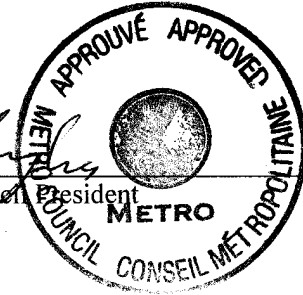
BE IT RESOLVED that the Metro Council:

1. Hereby establishes the Brownfield Advisory Group to advise staff during the life of the grant and specifically to:
 - a. Provide recommendations to staff on updating the existing region-wide brownfield inventory
 - b. Review criteria for selecting brownfield sites for further assessment in the project area
 - c. Prioritize sites for environmental assessments
 - d. Provide recommendations to staff regarding development of brownfield sites within local communities
2. Hereby supports the appointment of the persons listed in Exhibit B, attached and incorporated into this resolution, to be members of the Brownfield Advisory Group.

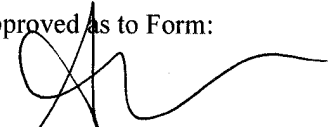
3. Charges grant partners to determine, in 6 months, if additional appointments to the group are necessary
4. Directs staff to ensure that the Brownfield Advisory Group to meet at least quarterly, with administrative and technical support from Metro staff.

ADOPTED by the Metro Council this 27th day of October 2016.


Tom Hughes, Council President



Approved as to Form:


Alison R. Kean, Metro Attorney

2016 EPA Coalition Assessment Grant Area



Grant Area Boundary



EXHIBIT B TO RESOLUTION NO. 16-4744
Members of the Brownfields Advisory Group

1. Mr. Chip Laizure,
General Contractor, Deacon Corp.
Board Member of Clackamas County Business Alliance

2. The Honorable Paul Savas
Clackamas County Board of Commissioners

3. Ms. Lorraine Gonzales
Senior Planner
Clackamas County Planning and Zoning

4. Mr. Matt Glazewski
Water Environment Services
Clackamas County

5. Mr. David Queener
Program Supervisor
Clackamas County Development Agency

6. Mr. Grover Bornefeld
Jennings Lodge CPO

7. Ms. Rebecca Wells-Albers
NWR Brownfields Coordinator, Oregon DEQ

8. Mr. Bryce Magorian
Citizen Representative
City of Milwaukie

9. Mr. Geoffrey Janke
Oak Grove CPO

10. Mr. Don Slack
Oregon City Business Alliance

11. Mr. John Lewis
Public Works Director
City of Oregon City

12. Ms. Laura Terway
Community Development Director
City of Oregon City

13. The Honorable Renate Mengelberg
City Commissioner, District 4
City of Oregon City

14. Mr. Doug Neely
Greater Oregon City Watershed Council

15. TBD

16. TBD

17. TBD

18. TBD

STAFF REPORT

In consideration of Resolution no. 16-4744, FOR THE PURPOSE OF ESTABLISHING THE THE BROWNFIELDS ADVISORY GROUP TO ADVISE STAFF AND SUPPORTING APPOINTMENT OF ITS INITIAL MEMBERS

Date: October 17, 2016

Prepared by: Brian Harper
Ext. 1833

BACKGROUND

Brownfield properties experience redevelopment complications due to the presence, or perceived presence of, hazardous substances or pollutants. These sites exist throughout the region and constitute unrealized assets with the potential to help the region meet multiple goals relating to livability, economic development, environmental protection, equity, and efficient use of land and existing infrastructure. At the local level, these vacant and underutilized properties undermine neighborhood livability and can threaten human health and environmental quality. Redeveloping these sites enables local governments to generate greater tax revenues due to the increased value of the redeveloped and neighboring properties.

Metro's 2012 Regional Brownfields Scoping Report estimated that there are up to 2,300 brownfield properties in the region covering 6,300 acres of land. Findings include:

- Half of the known brownfields are in, or within 1,000 feet of, sensitive environmental areas.
- Brownfields are highly likely to be located in underserved communities.
- There are over 1,800 brownfield sites in centers and corridors with the maximum potential of providing 38,000 net new jobs and up to 138,000 new dwelling units at full buildout.
- Over 4,000 acres of industrial land face redevelopment barriers related to environmental contamination. At full buildout these properties could produce 27,500 jobs and \$108,000,000 of net new annual personal income tax revenues.
- Existing tax structures, lack of incentives, and a shortage of designated funds for brownfield redevelopment keep most of these sites from redeveloping.

At the July 7, 2015 Council Work Session, staff provided an update on the opportunity to apply for existing Environmental Protection Agency (EPA) Brownfield funding, in the form of a Brownfield Coalition Assessment Grant. With the support of the Metro Council, staff submitted an 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, for a 9-mile stretch of the McLoughlin Corridor (see Exhibit A of Resolution no. 16-4744).

The objective of partnering with Oregon City and Clackamas County in this portion of the region is to leverage the many planning and investment efforts that have been undertaken over the last decade, including Metro Community Planning & Development Grants, local area plans, and the recent opening of the MAX Orange Line. The EPA brownfield assessment grant funds may be spent over three years, but may be dispensed faster if opportunity arises as the Brownfields Advisory Group works to award funds to qualifying properties. These funds will be used to identify and assess brownfield sites and define the financial and liability constraints for prospective purchasers and developers. The grant will also help build regional expertise in redeveloping brownfield sites

by engaging and providing technical assistance to local partners during the assessment and redevelopment process. Additionally, the grant offers the opportunity to help build capacity within existing equity communities through education and outreach efforts.

Staff has finalized a cooperative work agreement with EPA and a Memorandum of Agreement (MOA) between grant partners (see Attachment 1), which allows us to begin grant implementation. The final step prior to the expenditure of funds on public involvement and site selection is the appointment of a Brownfields Advisory Group. The Brownfields Advisory Group will be tasked with providing guidance and recommendations to advise staff regarding the expenditure of grants funds over the next 3 years. Over the coming year, the advisory group will review criteria for selecting brownfield sites for further assessment, and assist in prioritizing sites for Phase I and Phase II environmental site assessments. In addition, the Brownfields Advisory Group will provide general guidance and recommendations to staff regarding redevelopment of brownfield sites throughout local communities.

Members of the advisory group will be asked to serve for the entire three year life of the grant and will meet on a quarterly basis (March, June, September, and December), with most meetings occurring in Oregon City or Clackamas County. As outlined in the MOA, each jurisdictional partner may nominate 5 individuals for the Advisory Group. Exhibit B lists the members nominated by each partner that are being considered with this resolution. The intent of the Advisory Group is to have a diverse range of expertise, interests, and backgrounds that best represent the diversity of the corridor. Several positions on the BAG will initially remain unfilled. This will allow the BAG and staff to determine if there are voices missing from the discussion on the implementation of this grant in the corridor. This is the first attempt at implementing a grant of this scale in an area of this size in the Metro Region. The flexibility that this approach offers allows for the project to provide the best possible outcomes for the residents and citizens of the grant area.

ANALYSIS/INFORMATION

1. **Known Opposition** No known opposition
2. **Legal Antecedents** The appointment of the members of the Brownfields Advisory Group is consistent with Metro Council Resolution No. 05-3644, For the Purpose of Establishing a Brownfields Program and a Brownfields Task Force.
3. **Anticipated Effects** The Brownfield Advisory Group may begin the process of helping staff to identify sites, lay the groundwork for possible future redevelopment of such sites, and thus support Metro's efforts to utilize land more efficiently within the Urban Growth Boundary.
4. **Budget Impacts** Staff resources for this program will be provided from staff assignments that are included in the 2015/2016 budget for Investment Areas. Grant funds will cover costs of interns; data resource center staff time to support mapping; communications efforts and consultants to complete this work.

RECOMMENDED ACTION

Approve the resolution supporting establishment of the Brownfield Advisory Group and the appointment members of the Brownfield Advisory Group.