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បើលោកអ្នកត្រូវការការបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1890 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃធ្វើការ) ប្រាំពីរថ្ងៃ ថ្ងៃធ្វើការ មុនថ្ងៃប្រជុំដើម្បីអាចឲ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

إشعار بعدم التمييز من Metro

تحتزم Metro الحقوق المدنية. للمزيد من المعلومات حول برنامج Metro للحقوق المدنية أو لإبداء شكوى ضد التمييز، يرجى زيارة الموقع الإلكتروني www.oregonmetro.gov/civilrights. إن كنت بحاجة إلى مساعدة في اللغة، يجب عليك الاتصال مقدماً برقم الهاتف 503-797-1890 (من الساعة 8 صباحاً حتى الساعة 5 مساءً، أيام الاثنين إلى الجمعة) قبل خمسة (5) أيام عمل من موعد الاجتماع.

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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 lw m ua nte ntawm lub rooj sib tham.

Agenda Item No. 2.0

OREGON BROWNFIELDS COALITION UPDATE

Metro Council Work Session
Thursday, January 29, 2015
Metro Regional Center, Council Annex

METRO COUNCIL

Work Session Worksheet

PRESENTATION DATE: January 29th, 2015

LENGTH: 45 minutes

PRESENTATION TITLE: Oregon Brownfields Coalition update

DEPARTMENT: Planning and Development

PRESENTER(S): John Williams, x1635, John.Williams@oregonmetro.gov

WORK SESSION PURPOSE & DESIRED OUTCOMES

- The purpose of the work session is to provide Metro Council with an update on the Brownfields Coalition's progress to date, including legislative proposals and membership makeup.
- The desired outcome of the work session is Council's endorsement of a letter of support for the Brownfield Coalition Legislative proposal.

TOPIC BACKGROUND & FRAMING THE WORK SESSION DISCUSSION

In spring 2014, Metro helped convene a strong multi-sector and multi-organizational coalition to develop legislative policy options that would promote the cleanup and redevelopment of brownfield sites, while simultaneously fostering strategic political champions to assist in enacting these policies in the region and the state.

Following many discussions on the array of policy options, many of which were identified in the 2012 Metro Scoping report, subcommittee groups conducted research to inform the coalition's legislative agenda as to what was most impactful and feasible at this point in time. After researching and analyzing best practices and lessons learned from case studies around the nation, the coalition developed two legislative proposals. One bill centered around a tax credit to incentivize cleanup and redevelopment, and the other bill focused on enabling legislation for local jurisdictions to establish a property tax abatement and land bank authority.

A coordinated effort by coalition members led to \$7 million being identified in the Governor's budget to recapitalize Business Oregon's brownfield redevelopment fund. Additionally, Metro, Business Oregon, and the cities of Beaverton and Portland contributed funding for a study (conducted by ECONorthwest and Maul Foster Alongi) that analyzed the development feasibility on identified brownfield sites around the state. These findings look to strengthen the proposals by giving return on investment figures that will inform the size and types of incentives that have an impact on site redevelopment.

The Oregon Brownfields Coalition has already made great strides towards addressing these underutilized, environmentally hazardous sites. Brownfields are not just eyesores in our communities but also adversely affect our growing economy, limiting the potential value in our infrastructure and creating barriers to community revitalization. The outcomes of this effort will support existing Metro programs that address developable land issues, neighborhood revitalization, and healthy and equitable communities. While present efforts have been focused on the 2015 legislative agenda, the coalition's efforts do not stop there and will continue to investigate solutions to promote the cleanup and productive redevelopment of brownfield sites.

Presently, the Coalition has actively been conducting outreach to different stakeholders around the region and state to sign on to the legislative proposal letter of support. This letter represents the diverse group of organizations and jurisdictions that want to see these sites cleaned up and contributing to the state's economy, workforce and communities. Staff recommends endorsement of the legislative proposal letter of support.

QUESTIONS FOR COUNCIL CONSIDERATION

- Will Council formally endorse the 2015 Oregon Brownfields Coalition legislative agenda in the form of a letter of support?

PACKET MATERIALS

- Would legislation be required for Council action Yes No
- If yes, is draft legislation attached? Yes No
- What other materials are you presenting today? **NONE**

Thousands of properties around Oregon are vacant or underutilized because of known or perceived environmental contamination. These brownfield properties – which range from small dry cleaners and former gas stations to large industrial sites – can be found in virtually every city and county. Not only are these sites failing to contribute to Oregon’s economic recovery, but they are undermining the livability of communities across the state.

Every brownfield is different, which is why it is important to have a range of strategies at our disposal to solve Oregon’s brownfield challenge. A statewide coalition has formed to address this problem by supporting both existing and new policy and funding tools that reduce the risks and costs associated with brownfield cleanup and redevelopment. While our efforts will not be focused entirely on the Legislature, we are supporting a limited legislative agenda for 2015 that we believe will significantly accelerate efforts to clean up these sites and bring them into productive use.

Our agenda is as follows:

- ✓ Recapitalize the Brownfields Redevelopment Fund (lottery bond dollars, Business Oregon budget)
- ✓ Allow local governments to create land banks and offer local property tax abatements to facilitate brownfield cleanup and redevelopment (House Bill 2734)
- ✓ Establish a state brownfield income tax credit to provide a statewide incentive to clean up sites that would otherwise remain contaminated (House Bill 2289)

Enactment of these proposals can unlock billions of dollars of economic activity while improving environmental quality and making our communities more successful. We urge you to support these proposals and look forward to working with you to address Oregon’s brownfield challenge.

Sincerely,

Association of Oregon Counties
Clackamas County
Clackamas County Business Alliance
City of Beaverton
City of Bend
City of Salem
City of Portland
City of Wilsonville
Columbia Corridor Association
Greater Portland Inc.
Hart Crowser
League of Oregon Cities
Metro
Multnomah County

Northwest Environmental Business Council
Oregon Business Association
Oregon Public Ports Association
Oregon State Bldg & Construction Trades
Council
Oregon State Chamber of Commerce
Port of Portland
Tonkon Torp LLP
Washington County
Westside Economic Alliance



OREGON BROWNFIELDS COALITION

ORGANIZATIONAL COALITION MEMBERS AS OF JANUARY 2015

ASSOCIATION OF OREGON COUNTIES
LEAGUE OF OREGON CITIES
OREGON PUBLIC PORTS ASSOCIATION
CITIES OF BEAVERTON, BEND, EUGENE,
LINCOLN CITY, PORTLAND, SALEM AND
SPRINGFIELD
CLACKAMAS COUNTY
MULTNOMAH COUNTY
WASHINGTON COUNTY
METRO
PORT OF PORTLAND
BUSINESS OREGON
OREGON DEPT. OF ENVIRONMENTAL
QUALITY
OREGON HEALTH AUTHORITY
REGIONAL SOLUTIONS CENTER
US ENVIRONMENTAL PROTECTION
AGENCY
1000 FRIENDS OF OREGON
AUDUBON SOCIETY OF PORTLAND
BEYOND TOXICS
COMMUNITY HOUSING FUND
GROUNDWORK PORTLAND
NEIGHBORHOOD PARTNERSHIPS
OREGON ENVIRONMENTAL JUSTICE
TASK FORCE
OREGON OPPORTUNITY NETWORK
UPSTREAM PUBLIC HEALTH
VERDE
ASSOCIATED OREGON INDUSTRIES
COLUMBIA CORRIDOR ASSOCIATION
NORTHWEST ENVIRONMENTAL
BUSINESS COUNCIL
OREGON BUSINESS ASSOCIATION
OREGON ECONOMIC DEVELOPMENT
ASSOCIATION
OREGON STATE BUILDING &
CONSTRUCTION TRADES COUNCIL
OREGON STATE CHAMBER OF
COMMERCE
CLACKAMAS COUNTY BUSINESS
ALLIANCE
PORTLAND BUSINESS ALLIANCE
WESTSIDE ECONOMIC ALLIANCE
PORTLAND STATE UNIVERSITY

BROWNFIELDS: POLLUTED SITES, NEW HOPE

Oregon is burdened by thousands of polluted sites called brownfields. Ranging in size from large factory sites to small former gas stations and dry cleaners, over 13,000 brownfields are scattered throughout the state – only 35 percent of which have been assessed or cleaned up.

Nearly every Oregonian has a brownfield in their community. They are the vacant lots we drive by daily, the piles of polluted dirt behind rusting chain link fences, the abandoned storefronts blighting our main streets.

Brownfields must be cleaned up before they can be reused for jobs, housing and other community needs. However, cleanup is expensive. Current owners and potential developers are required to pay, even though the original polluters may have gone bankrupt, been acquired by other companies or disappeared. Landowners interested in cleanup often face a time-consuming and expensive maze of permits, regulations and inspections. Many landowners and developers steer clear of known or potential brownfields because the costs and risks are too high to justify action.

Government action to help get brownfields cleaned up could unlock billions of dollars of economic activity. The state's small Brownfields Redevelopment Fund has helped create \$2.3 billion in economic activity with relatively minimal investment. But so far the fund has barely scratched the surface of Oregon's brownfield challenge.

SOLUTIONS TO OREGON'S BROWNFIELD CHALLENGE

The Oregon Brownfields Coalition has this goal: find collaborative strategies to help turn these liabilities into community assets quickly and equitably. The members of the Coalition represent public, private and nonprofit partners and a wide range of disparate interests. But we share a common goal with respect to this critical challenge. Brownfields are holding our communities and our economy back. It's time to take action to help communities all over Oregon.

The Coalition proposes these solutions in the 2015 legislative session:

- **Recapitalize the state Brownfields Redevelopment Fund**, as proposed in the Governor's budget.
- Allow local communities to create **land banks** and offer **tax abatements** for brownfield cleanup and redevelopment.
- Create **state tax credits** for brownfield redevelopment.

We look forward to working with you to solve Oregon's brownfield challenge.

CONTACT

Oregon Brownfields Coalition
503-797-1562
oregonmetro.gov/brownfields



OREGON BROWNFIELDS COALITION

2015 LEGISLATIVE PROPOSAL: MORE DETAILS

Every brownfield is different. It is important to have a range of tools to solve Oregon's brownfield challenge. As such, the Brownfields Coalition is respectfully presenting a three-part legislative proposal for the 2015 Oregon Legislature. In addition to recapitalizing the state Brownfield Fund, here are the strategies the Coalition is recommending.

LAND BANKS: COMMUNITY CREATED, COMMUNITY DRIVEN

A land bank is a locally-created public authority that can acquire, hold, manage and transfer property to new owners. Land banks aim to return brownfield sites neglected by the open market back into productive use. They do this by:

- acquiring titles to contaminated, vacant, or blighted properties
- facilitating remediation and/or site improvements to eliminate barriers to redevelopment
- transferring properties to owners who will develop the property in a way that supports community priorities.

A land bank works in cooperation with local governments, non-profits, community organizations, lenders, and property developers to leverage available resources to clean up contaminated properties.

How would land banks benefit Oregon communities? Local land banks let the community create a streamlined process to acquire, clean up and redevelop brownfields throughout the state. By making the process faster, easier and cheaper, communities can more easily return brownfields to productive use, in a way that reflects their own values.

BROWNFIELD TAX ABATEMENTS: LOCAL SOLUTIONS MAKE THINGS HAPPEN

Brownfield tax abatements are partial property tax exclusions for specified improvements to brownfields. They can offset risks and costs of brownfield cleanup, especially for sites that would otherwise remain polluted. Abatements can:

- be targeted to specific reinvestment areas
- have a set of conditions attached for participation
- be enacted at the discretion of the local jurisdiction
- offer a new benefit to non-profit development organizations

A tax abatement program for brownfields would focus on work done to assess a property's current contamination and for any cleanup done by the owner. No abatement would be given for any subsequent redevelopment on the property.

How would a tax abatement benefit Oregon communities? A tax abatement program would give local control to municipalities to provide incentives for brownfield remediation and redevelopment. Properties that don't pencil out for redevelopment could potentially become feasible to property owners and industrial developers much sooner.

BROWNFIELD TAX CREDIT: STATE LEADERSHIP CREATES JOBS

A brownfield tax credit would allow property owners and developers to reduce income taxes by a percentage of the documented qualifying costs of brownfield cleanup. This incentive can help offset risks and costs of brownfield cleanup, especially for sites that would otherwise remain polluted. The tax credit can:

- apply to prospective purchasers or non-responsible owners (public, private, non-profit)
- have an annual program cap
- require property owners to be enrolled in a DEQ cleanup program
- require a contribution of cleanup costs from the owner

A tax credit program for brownfields would focus on any work done to assess and cleanup properties, including assessment, demolition, cleanup, and disposal.

How would a tax credit benefit Oregon communities? A tax credit would give a statewide incentive to property owners and developers that might not explore development on known brownfields. The credit could tilt the development feasibility of key industrial and employment sites, as well as town center and main street redevelopment opportunities statewide. Similar tax credits in other states have created thousands of jobs with relatively little state investment.

Materials following this page were distributed at the meeting.

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សេចក្តីជូនដំណឹងអំពីការមិនរើសអើងរបស់ Metro

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

إشعار بعدم التمييز من Metro

تحتزم Metro الحقوق المدنية. للمزيد من المعلومات حول برنامج Metro للحقوق المدنية أو لإبداء شكوى ضد التمييز، يرجى زيارة الموقع الإلكتروني www.oregonmetro.gov/civilrights. إن كنت بحاجة إلى مساعدة في اللغة، يجب عليك الاتصال مقدماً برقم الهاتف 503-797-1890 (من الساعة 8 صباحاً حتى الساعة 5 مساءً، أيام الاثنين إلى الجمعة) قبل خمسة (5) أيام عمل من موعد الاجتماع.

Paunawa ng Metro sa kawalan ng diskriminasyon

Iginagalang ng Metro ang mga karapatang sibil. Para sa impormasyon tungkol sa programa ng Metro sa mga karapatang sibil, o upang makakuha ng porma ng reklamo sa diskriminasyon, bisitahin ang www.oregonmetro.gov/civilrights. Kung kailangan ninyo ng interpreter ng wika sa isang pampublikong pulong, tumawag sa 503-797-1890 (8 a.m. hanggang 5 p.m. Lunes hanggang Biyernes) lima araw ng trabaho bago ang pulong upang mapagbigyan ang inyong kahilingan. Notificación de no discriminación de Metro.

Notificación de no discriminación de Metro

Metro respeta los derechos civiles. Para obtener información sobre el programa de derechos civiles de Metro o para obtener un formulario de reclamo por discriminación, ingrese a www.oregonmetro.gov/civilrights. Si necesita asistencia con el idioma, llame al 503-797-1890 (de 8:00 a. m. a 5:00 p. m. los días de semana) 5 días laborales antes de la asamblea.

Уведомление о недопущении дискриминации от Metro

Metro уважает гражданские права. Узнать о программе Metro по соблюдению гражданских прав и получить форму жалобы о дискриминации можно на веб-сайте www.oregonmetro.gov/civilrights. Если вам нужен переводчик на общественном собрании, оставьте свой запрос, позвонив по номеру 503-797-1890 в рабочие дни с 8:00 до 17:00 и за пять рабочих дней до даты собрания.

Avizul Metro privind nediscriminarea

Metro respectă drepturile civile. Pentru informații cu privire la programul Metro pentru drepturi civile sau pentru a obține un formular de reclamație împotriva discriminării, vizitați www.oregonmetro.gov/civilrights. Dacă aveți nevoie de un interpret de limbă la o ședință publică, sunați la 503-797-1890 (între orele 8 și 5, în timpul zilelor lucrătoare) cu cinci zile lucrătoare înainte de ședință, pentru a putea să vă răspunde în mod favorabil la cerere.

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 lw m ua nte ntawm lub rooj sib tham.



Metro

Oregon Brownfields Coalition update

John Williams, Noah Siegel, Brian Harper

Thursday, January 29th, 2015

Metro Council Work Session



Metro Brownfields Scoping Project

November 12, 2012



ECONorthwest
ECONOMICS • FINANCE • PLANNING



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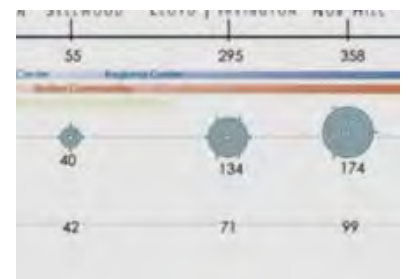
Desired Outcomes

- Improve regional brownfield data
- Clarify brownfield needs and opportunities
- Outline a range of potential strategies
- Enable local and regional policy discussions to address the needs



Report Products

- Estimation and illustration of the extent of brownfields in the region
- Spectrum of brownfield site redevelopment typologies
- Several district-level databases
- Outline of potential solutions and next steps



Coalition members as of January 2015

Association of Oregon Counties

Associated Oregon Industries

Ater Wynne LLP

Audubon Society

Beyond Toxics

Black Helterline LLP

Business Oregon

Clackamas County

Clackamas County Business Alliance

City of Beaverton

City of Bend

City of Eugene

City of Lincoln City

City of Portland

City of Salem

City of Springfield

City of Tigard

City of Wilsonville

Columbia Corridor Association

Community Housing Fund

GEI Consultants

Groundwork Portland

Hart Crowser

League of Oregon Cities

Maul, Foster & Alongi

Metro

Multnomah County

Native Plant Society of Oregon

NEEK Engineering

Neighborhood Partnerships

Northwest Environmental Business Council

1000 Friends of Oregon

Oregon Business Authority

Oregon DEQ

Oregon Economic Development Association

Oregon Environmental Justice Task Force

Oregon Health Authority

Oregon Opportunity Network

Oregon Public Ports Association

Oregon State Building and Construction Trades Council

Oregon State Chamber of Commerce

Port of Portland

Portland Business Association

Portland State University

Regional Solutions Center

Special Districts Association of Oregon

Stoel Rives LLP

Sussman Shank LLP

Tonkon Torp LLP

Upstream Public Health

U.S. Environmental Protection Agency

Verde NW

Westside Economic Alliance

Brownfield Solutions: Tax Credit

HIGHLIGHTS

- State, personal or business income tax credit for clean-up costs
- State agency administers the program: auditing, authorizing, and awarding credits
- Developers find predictable benefit to make projects pencil. Communities benefit by having brownfields find new life

COSTS

- Some potential state income tax revenue is lost. (However, many brownfields currently don't generate any state income tax.)

ACTION NEEDED

- Oregon Legislature must pass authorizing statute. State agency must create program

Brownfield Solutions: Tax Abatement

HIGHLIGHTS

- Partial property tax exclusion for improvements to brownfield sites
- City/County governments can choose to participate
- Developers recoup some cleanup costs. Local and state governments find new sources of income and property taxes.

COSTS

- Local governments forgo full tax benefit from redevelopment. Developers pay for cleanup.

ACTION NEEDED

- Oregon Legislature must pass authorizing statute for local governments to create programs

Brownfield Solutions: Land Banking

HIGHLIGHTS

- Creating local non-profit corporations that may acquire, redevelop and sell brownfield sites using a variety of financing strategies
- Local governments create land banks, governed by community Boards of Directors
- Local and state governments find new sources of income/property taxes, more efficient use of existing infrastructure

COSTS

- Seed capital comes from state, local or nonprofit sources. Land bank pays for itself through investments and sales

ACTION NEEDED

- Oregon Legislature must pass authorizing statute for local governments to create land banks

What's next?

- Coalition efforts do not end with the 2015 legislative session
- Other programmatic and legislative ideas have been discussed, including but not limited to:
 - Licensed Site Remediation Professional program
 - Pooled environmental insurance program
 - Brownfield urban renewal areas
 - Tax Assessment reform
 - Local and regional funding programs