SeQuential Biofuels is both paving the way for future energy options. The station and the potential to accommodate alternative energy options.

Oregon Brownfields Redevelopment Fund

The Brownfields Redevelopment Fund is a direct loan and grant financing program to assist property owners to conduct environmental actions and assessment through cleanup on brownfields.

Eligible Applicants

Any individual, business, non-profit organization, prospective purchaser, municipality, special district, port or tribe may apply to the Brownfields Redevelopment Fund. For program purposes there are two types of applicants: 1) Municipal and 2) Non-municipal.

Note: Any applicant in violation of an active enforcement order relating to the contamination at the site receiving the environmental action is not eligible to apply for funding assistance from the Brownfields Redevelopment Fund.

Funding

The Brownfields Redevelopment Fund provides both grant and loan funding, but is primarily a loan program. Grants can be awarded, up to program limits, on a case-by-case basis depending on a financial analysis of the applicant’s debt capacity and the public benefits of the proposed redevelopment project. Financial analysis of an applicant’s ability to repay a loan is the primary method the department uses to manage and allocate limited grant resources. Examples of public benefits that factor into the funding decision include family wage job creation, assistance to rural or economically distressed communities, or addressing urgent health and/or safety needs of a local population directly impacted by identified environmental contamination on the property.

Regulatory Oversight

All environmental actions funded by the Brownfields Redevelopment Fund must receive review oversight by the Department of Environmental Quality. ORS 285A.188 requires Business Oregon to consult with the Department of Environmental Quality prior to making a funding decision. Indication of how oversight will be performed must be included in the funding application. Oregon’s voluntary cleanup program and underground storage tanks programs are examples of acceptable oversight.

Oregon Coalition Brownfields Cleanup Fund

The Oregon Coalition Brownfields Cleanup Fund offers a low-interest loan and grant financing option for cleanup projects on properties impacted by the existence of hazardous substances and for which cleanup is necessary in order for development or redevelopment can occur.

Eligible Applicants

Any individual, business, non-profit organization, prospective purchaser, municipality, special district, port or tribe may make application to the Brownfields Cleanup Fund. However, an applicant is not eligible for funding if any of the following general restrictions are true:

1. Funding would be used to pay for cleanup costs at a brownfields site where the loan or grant applicant is potentially liable for having caused or contributed to the contamination under CERCLA Section 107 or in ORS 465.255.
2. The applicant is currently suspended, debarred or otherwise declared ineligible for federal or state funding.
3. The site is proposed to be, or is listed on, the US EPA National Priorities List (NPL) (i.e., Superfund Sites).

Eligible Projects

Assistance is targeted to economic or community development projects showing the greatest need and exhibiting long-term project viability. Examples of eligible redevelopment projects the program will support include business development projects, industrial lands capacity projects, community facility projects and downtown or mixed use revitalization projects. The cleanup project must be associated with redevelopment of the property.

For more information contact:
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SeQuential Biofuels Project, Eugene, OR

Recipient of the 2007 National UST Phoenix Award

Located along the McVay Highway in Eugene on the former Franko #15 service station property, the SeQuential Biofuels retail station was the first alternate fuel retail station in the Pacific Northwest offering biofuel blended with petroleum as well as ethanol blends for flex-fuel vehicles. The station and adjoining coffee shop/natural food market is substantially run on renewable power through its self-contained solar array and wind power.

The former Franko #15 service station was left abandoned after petroleum contamination was discovered on the site in 1991, and became the property of Lane County through tax foreclosure by 2004. In an effort to revitalize the site, Lane County entered into negotiations with ODEQ and SeQuential Biofuels. A Brownfield Cleanup Grant from the US EPA in 2005 along with a matching brownfields cleanup loan from Business Oregon started the cleanup, which included soil excavation, installation of monitoring wells, and collection and treatment of groundwater. Today, the property’s unique features are designed to prevent recontamination. In addition, “green” features include solar canopies at the dispensers that provide 30 to 50 percent of the site’s electrical power, an ecoooop, an interior constructed from untreated wood interior and architectural design features that allow the store’s interior to heat and cool naturally. SeQuential Biofuels has a loyal following of patrons, serving approximately 300 customers everyday.

SeQuential Biofuels is both paving the way for future alternative fuel facilities while cleaning up a site impacted from an “old-line” service station. It is a pivotal representation of what tomorrow’s brownfields can encompass, and the potential to accommodate alternative energy options.

Port of Newport’s International Terminal Project, Newport, OR

The Port of Newport, as part of the redevelopment of its International Terminal is undertaking the removal of environmental contamination from within two WWII era concrete hulled ships that formed the structural foundations for the Terminal’s piers when sunk in place in the 1940’s. Deterioration of the Terminal’s deep draft dock resulted in its closure to shipping in 2001.

Further environmental and safety concerns threatened the loss of the Port’s distant-water fleet business and led to the Port Commission successfully attaining voter-approval for a $35.4 million general obligation bond to cleanup and renovate the Terminal. Following the removal of one ship, encapsulation of the other ship, and rebuilding of the docks, the Port will have added back vital infrastructure that will once again support many local family-wage jobs in the seafood and marine service industries.

Once completed, the redevelopment and improvements will complement existing ship operations from both the Hatfield Marine Science Center and the new NOAA Marine Operations Center-Pacific.
Eligible Project Costs
Activities eligible for reimbursement from the Brownfields Cleanup Fund are limited to environmental cleanup activities. Eligible activities include but are not limited to:
- documentation of the Analysis of Brownfields Cleanup Alternatives (Feasibility Study);
- state (ODEQ) oversight of cleanup activities;
- installation of fences, warning signs or other security or site control precautions;
- installation of drainage controls;
- stabilization of berms, dikes or impoundments; or drainage or closing of lagoons;
- capping of contaminated soils;
- excavation, consolidation or removal of contaminated soils;
- removal of drums, barrels, tanks or other bulk containers that contain or may contain hazardous substances, pollutants or contaminants, including petroleum;
- removal of source materials, including free product recovery; and
- containment, treatment or disposal of hazardous materials and petroleum contamination;
- site monitoring activities, including sampling and analysis, that are reasonable and necessary during the cleanup process, including determining the effectiveness of a cleanup and confirmation sampling;
- costs associated with meeting public participation, worker health and safety, and programmatic management requirements.

Community Participation Requirement
The cleanup and redevelopment of brownfields properties does not occur in isolation. Local communities have a vested economic and social interest in brownfields redevelopment. Federal and state environmental statute encourages community relations and provides for community involvement in decisions surrounding cleanup of contaminated properties.

Regulatory Oversight
All environmental cleanup activities funded by the Brownfields Cleanup Fund must receive review oversight by the Department of Environmental Quality. Oregon's voluntary cleanup program and underground storage tanks program are examples of acceptable oversight.

Financing Brownfields Redevelopment in Oregon
A brownfield is property where expansion or redevelopment is complicated by actual or perceived environmental contamination. Business Oregon's Brownfields Program is available to provide financing for the full range of environmental activities, assessment through cleanup, associated with brownfields redevelopment. Business Oregon works closely with the Oregon Department of Environmental Quality to ensure that a project's scope and scale of work will not only achieve environmental compliance but also will meet the needs of the redevelopment project.

The benefits of redeveloping brownfields include:
- promoting economic development;
- enabling efficient land use;
- minimizing construction of new service infrastructure;
- facilitating the resolution of environmental justice issues;
- and protecting environmental and human health.

Business Oregon’s mission is to create, retain, expand and attract businesses that provide sustainable, family-wage jobs for Oregonians through public-private partnerships, to leverage funding and support of economic opportunities for Oregon companies and entrepreneurs.

Business Oregon, a.k.a. the Oregon Business Development Department, houses the Infrastructure Finance Authority; the Office of Minority, Women and Emerging Small Business; the Oregon Arts Commission; the Oregon Cultural Trust; and is the fiscal agent for the Oregon Film and Video Office.

Business Oregon’s business development officers are in the field helping existing businesses grow. To locate your representative visit, www.oregon4biz.com. For more information about Business Oregon’s brownfields financing programs contact Karen Homolac, 503-986-0191.