

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.

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 \$15.4 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.



Oregon Coalition Brownfields Cleanup Fund Continued:

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.

Funding

The Brownfields Cleanup Fund is primarily a loan program. Grants can be awarded to eligible municipal and non-profit organizations, 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 redevelopment project. Financial analysis of an applicant's ability to repay a loan is the primary method Business Oregon uses to manage and allocate limited grant and loan 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 an urgent need of a local population.

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.

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.



Before

Tabor Commons:

A former gas station was redeveloped into a thriving neighborhood gathering center, with coffee cafe, meeting rooms and a community garden.



After

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