



ColPac EPA Brownfield Revolving Loan Fund (RLF) Summary

Presented by: ColPac & CHA Consulting
November 7 and 8, 2023



RLF Presentation Summary



- Introductions
 - Sarah Lu Heath; ColPac
 - Keith Ziobron, PE; CHA Consulting
 - All
- Background & Funding Opportunity Review
- ColPac's Brownfield Program
- Accessing the Funding
- Case Studies
- Questions/Contacts



Background & Funding Opportunity Review



Teamwork & Leveraging

Brownfields Defined



*“...A Brownfield site is defined as real property, the expansion, redevelopment, or reuse of which may be complicated by the **presence or potential presence** of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land.”*

Brownfields Redevelopment Objectives



- Return abandoned underutilized sites to productive reuse
 - Public benefit
 - Generate tax revenues
 - Create jobs
 - Address blight
 - Address environmental justice issues
- Recycle commercial and industrial properties
- Ties to sustainability

Other EPA Grant Opportunities



EPA Assessment Grants

\$500,000 - \$1,000,000

- Brownfields inventory - focus on developable sites
- Community outreach and engagement - paramount to brownfields success
- Phase I and II Environmental Assessments
- Cleanup and reuse planning

EPA Brownfield Cleanup Grant

Up to \$2 million per site

- Local governments, Economic Development agencies or non-profits (match TBD)
- Grantee must own site at time of application & Eligibility must be vetted

Multipurpose Grant – Even Fiscal Year

Up to \$1,00,000 for assessment and cleanup

The US Conference of Mayors has identified lack of cleanup funding as the #1 impediment to Brownfields redevelopment

Brownfield Revolving Loan Fund (RLF) Grant – Odd Fiscal Year

Up to \$1 million annually for cleanup

Funded activities include:



Low-to-no-interest loans for public and private sector



Sub-grants for non-profits for cleanup



Supplemental Funds can be requested annually



Community outreach and engagement - [paramount to brownfields success](#)



Leverage Business Oregon Programs

EPA Program Benefits - *By the Numbers*

Summary of EPA Brownfields Program Accomplishments

Performance Measure	Cumulative Program Accomplishments
Properties assessed	~30,000
Jobs leveraged	~150,000
Dollars leveraged	~\$27 billion
Acres made ready for anticipated reuse	>77,000

Tillamook County EPA Project Officers



RLF Project Officers

Sarah Frederick

p. 206.553.1601

e. frederick.sarah@epa.gov

Margaret Olson

p. 503.326.5874

e. olson.margaret@epa.gov

Business Oregon Brownfield Grant & Loan Opportunities



- **Oregon Brownfields Redevelopment Fund** - a direct loan and grant financing program to assist property owners to conduct environmental actions and assessment through cleanup on brownfields.
- **Oregon Brownfields Cleanup Fund** - 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.
- **Integrated Planning Grants**

Oregon Brownfield Resources



Business Oregon Contact

Karen Homolac, Brownfield Specialist

Assessment, Cleanup & RLF Grants

p. 503.986.0191

e. karen.homolac@state.or.us



Oregon DEQ Regional Contact

Kara Master, Brownfields Coordinator/Project Manager

DEQ NWR Cleanup Program

p. 503.229.5585 | m. 503.686.3903

e. kara.e.master@deq.oregon.gov



ColPac's Brownfield Program Goals

Origins of ColPac Brownfield Program: *How did we get here?*

- **Late 2020** - Initial Discussions regarding concept of regional **Coalition Assessment Grant** to be lead by ColPac
- **Q2 2021** - Business Oregon Interim Planning Grant (IPG) Awarded to ColPac for public outreach, site selection and EPA grant Applicator Development
- **September 2021:** EPA guidance issued removing Coalition Assessment Grant. As a result, ColPac pivoted:
 - **ColPac** elected to apply for their current EPA Brownfield **Revolving Loan Fund Grant (RLF) - \$1,000,000**
 - **Tillamook County** applied for an EPA **Community-wide Brownfield Assessment Grant - \$500,000**
 - **Clatsop County** applied for an EPA **Community-wide Brownfield Assessment Grant - \$500,000**
- ColPac's Business Oregon IPG yielded **\$2,000,000** NW Oregon



Background/Purpose



- In May 2022, the Columbia Pacific Economic Development District (ColPac) was awarded a **\$1 M Environmental Protection Agency (EPA) Brownfields Revolving Loan Fund (RLF) Grant**.
- The grant will be used to capitalize a revolving loan fund from which the ColPac provide loans (private developers) and subgrants (municipalities & non-profits) to support **Brownfield cleanup** activities.
- RLF will be available through ColPac's full service area, area: **Columbia, Clatsop, and Tillamook Counties and western Washington County**.

The US Conference of Mayors has identified lack of cleanup funding as the #1 impediment to Brownfields redevelopment

ColPac's Brownfield Program Goals



- Provide Expanded Equitable Housing Opportunities
- Return Vacant or Underutilized Properties into Productive Reuse
- Protect Human Health and the Environment
- Economic Development
- Spur Job Growth
- Eliminate Blight
- Leverage Additional Regional and State Resources
 - Tillamook County Community-wide Assessment Grant
 - Clatsop County Community-wide Assessment Grant
 - Business Oregon Brownfields Properties Revitalization Fund



Accessing the Funding

The Basics



COLUMBIA PACIFIC ECONOMIC DEVELOPMENT DISTRICT BROWNFIELD REVOLVING LOAN FUND PROGRAM



In 2022, the Columbia Pacific Economic Development District (ColPac) was awarded an Environmental Protection Agency (EPA) Brownfields Revolving Loan Fund (RLF) Grant.

The grant will be used to capitalize a revolving loan fund from which the Columbia Pacific Economic Development District will provide loans and subgrants to support cleanup activities. Grant funds also will be used to market the fund and support community outreach activities. RLF activities will focus on ColPac's full service area, including Columbia, Clatsop, Tillamook and Tillamook Counties as well as western Washington County.

The EPA defines a Brownfield as a 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.

ColPac's Brownfield Program Goals:

- Provide Expanded Equitable Housing Opportunities
- Return Vacant or Underutilized Properties into Productive Reuse
- Protect Human Health and the Environment
- Economic Development
- Spur Job Growth
- Eliminate Blight
- Leverage Additional Resources

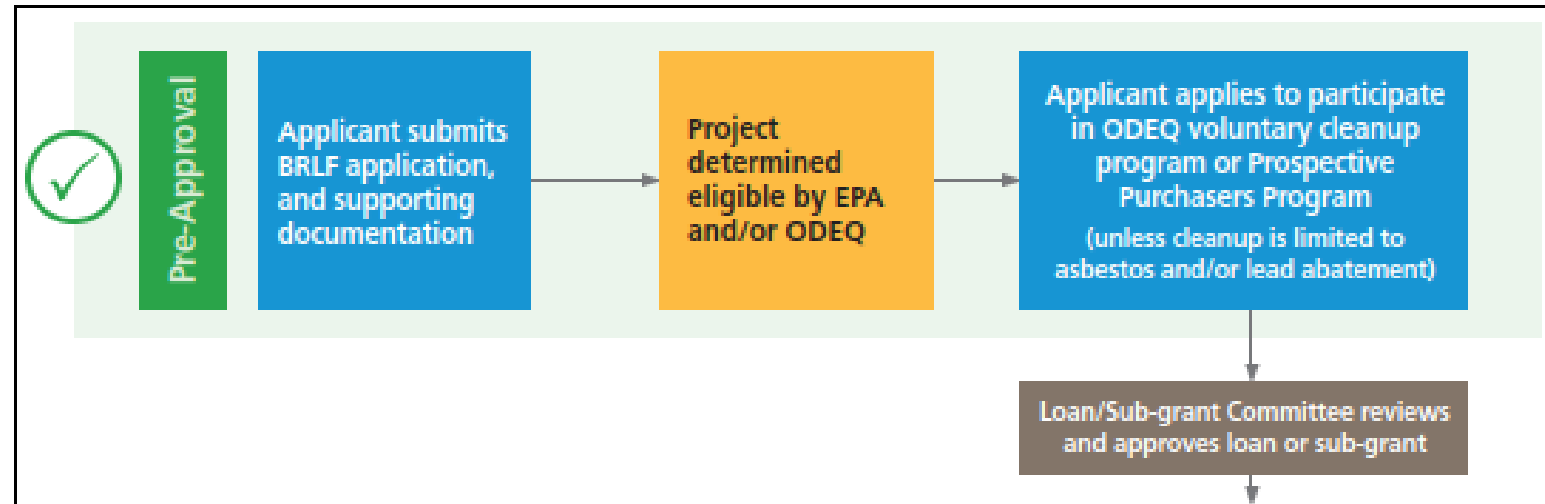
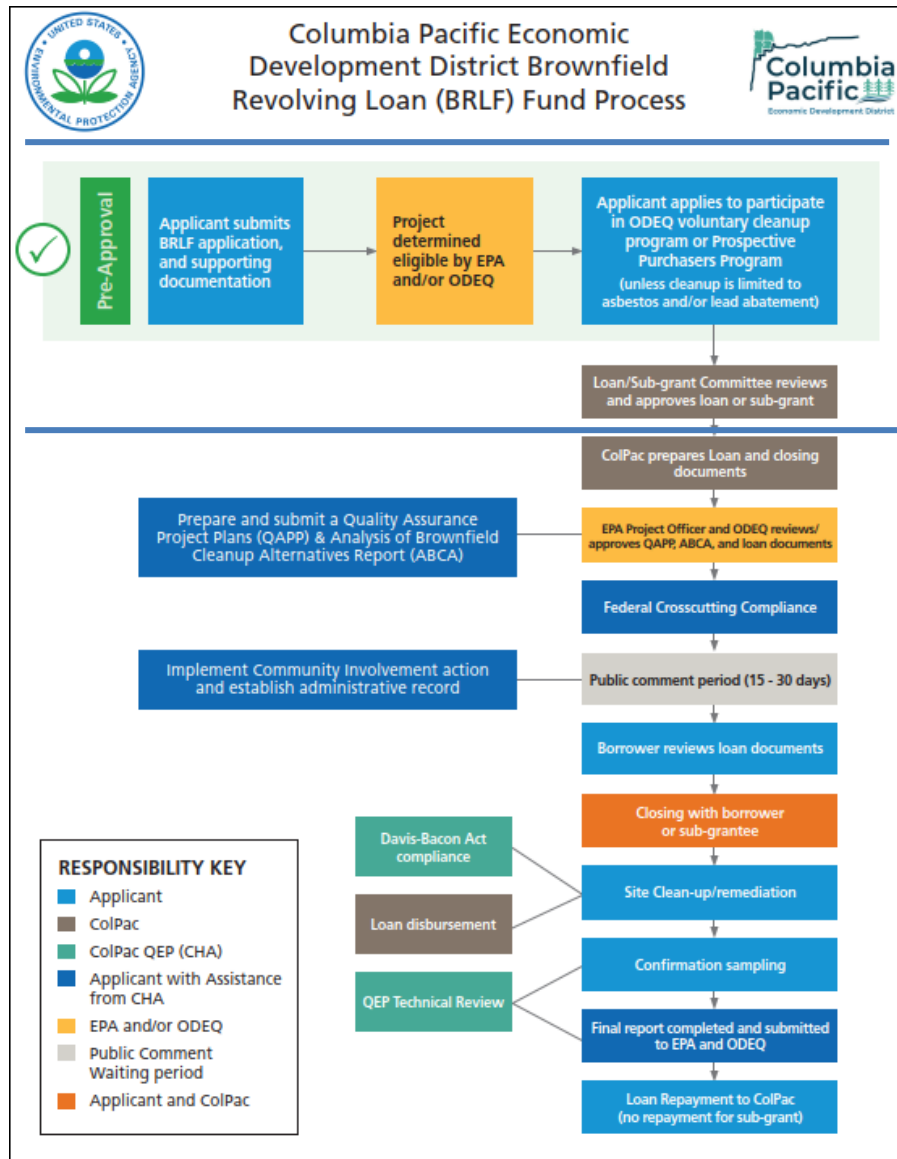
Typical Brownfield properties include former:

- Gas stations
- Automobile service and repair shops
- Dry cleaning facilities
- Industrial facilities
- Former Lumber mills
- Vacant schools, apartment complexes and motels
- Former agricultural facilities
- Vacant storefronts

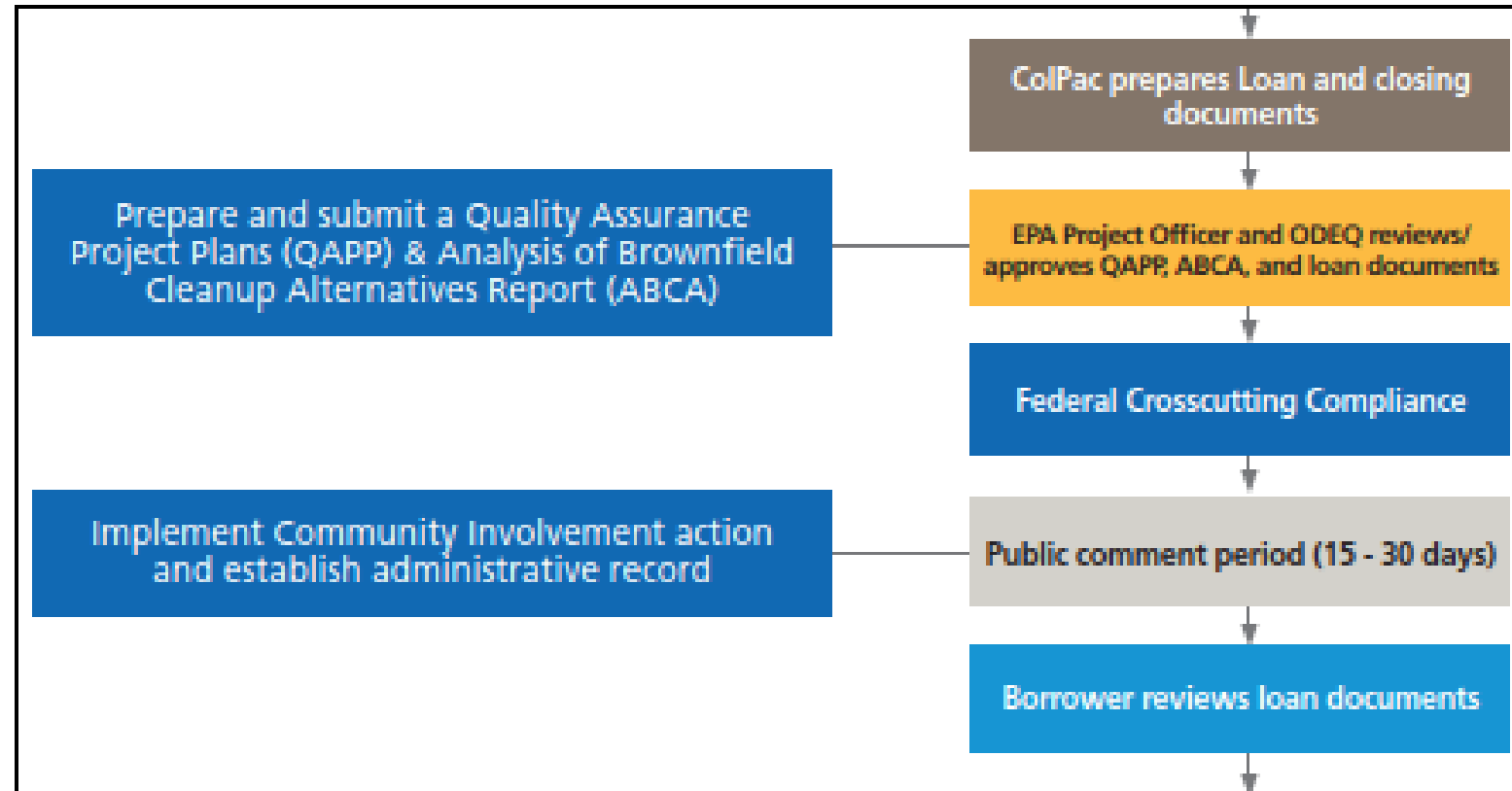
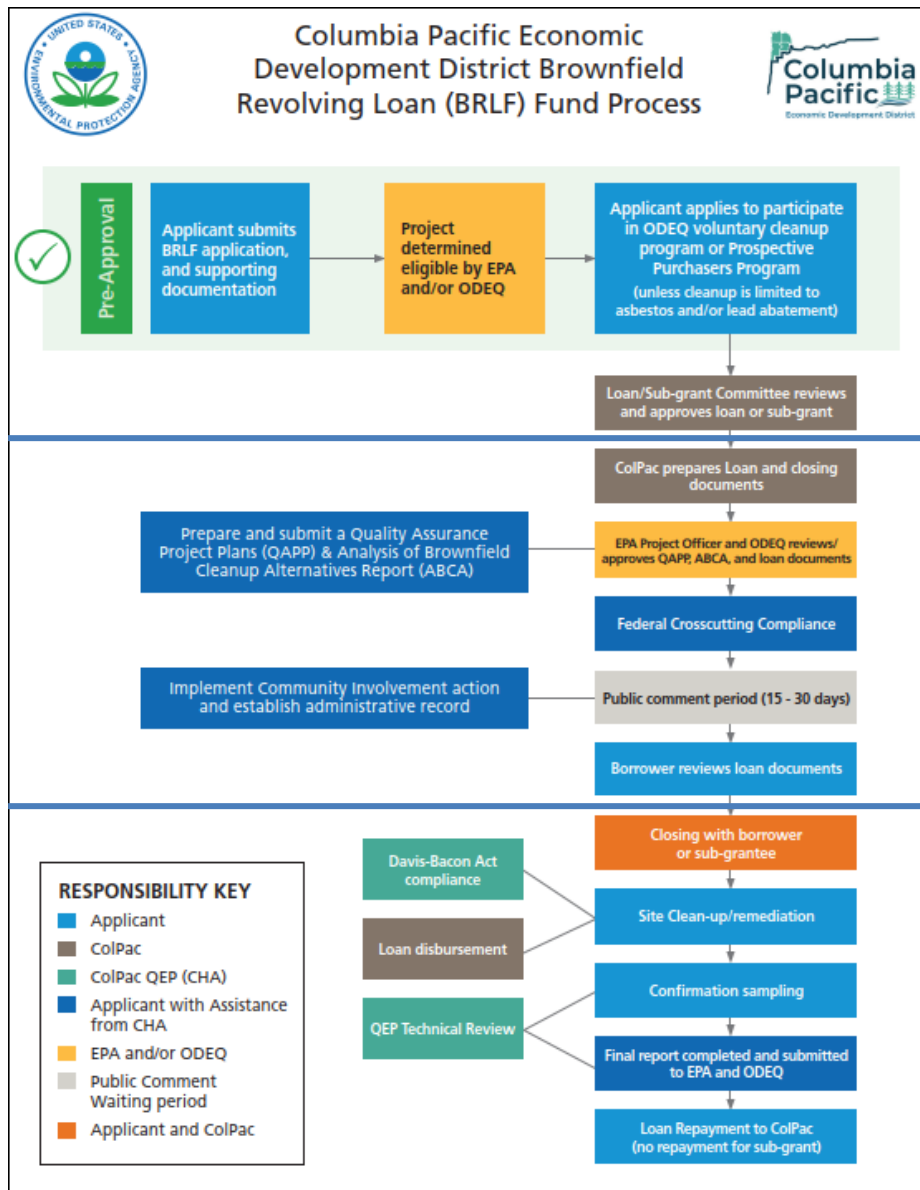
RLF grant funds can be used for low interest loans to developers and sub-grants to non-profit businesses for remediation/cleanup of soil and ground water contamination, asbestos, lead paint, and mold abatement, etc.

- Funding Available Now
- Resources:
 - RLF Fact Sheet (available here)
 - RLF Flow Chart (available here)
 - RLF Applicant Guidance Manual (in review – available soon)
- Low Interest Loans for Cleanup (developer)
- Subgrant for Cleanup (municipalities and non-profits)
- Supplemental Funds available annually with demonstrated momentum
- RLF Performance period can extend to 15 yrs

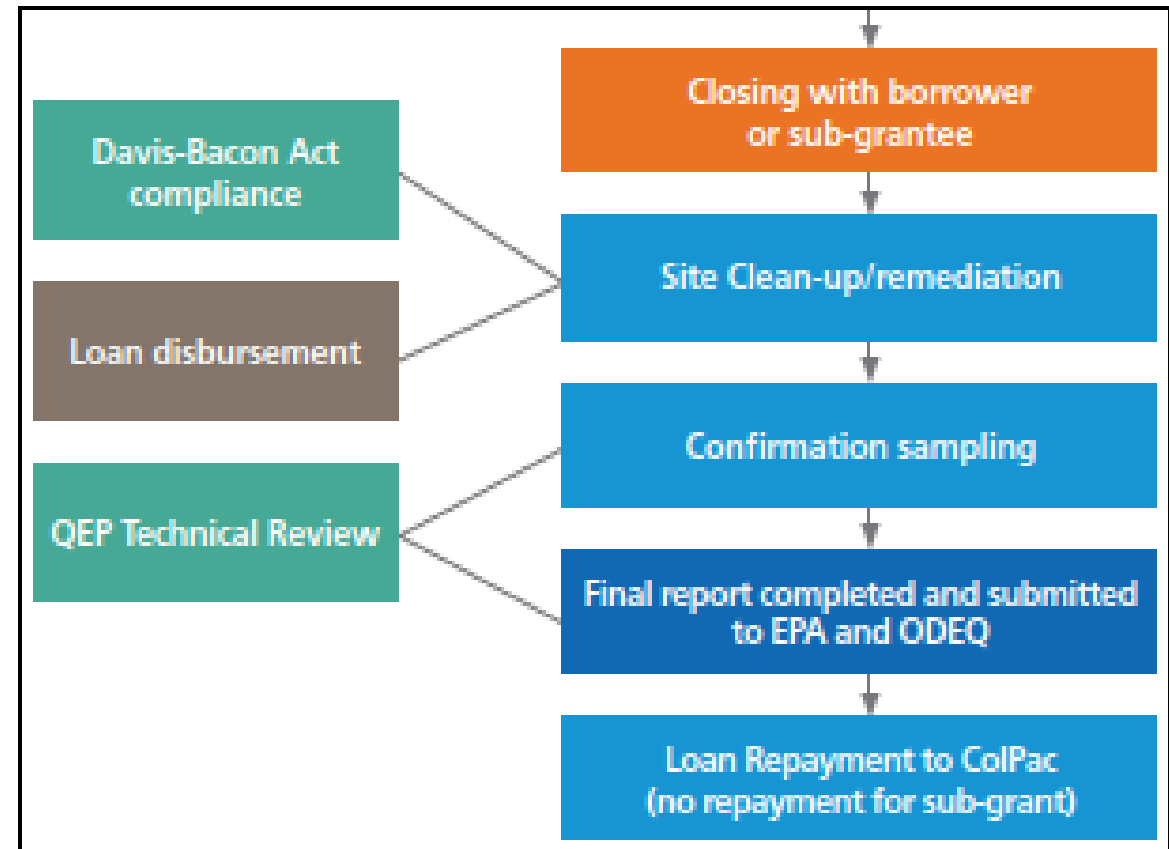
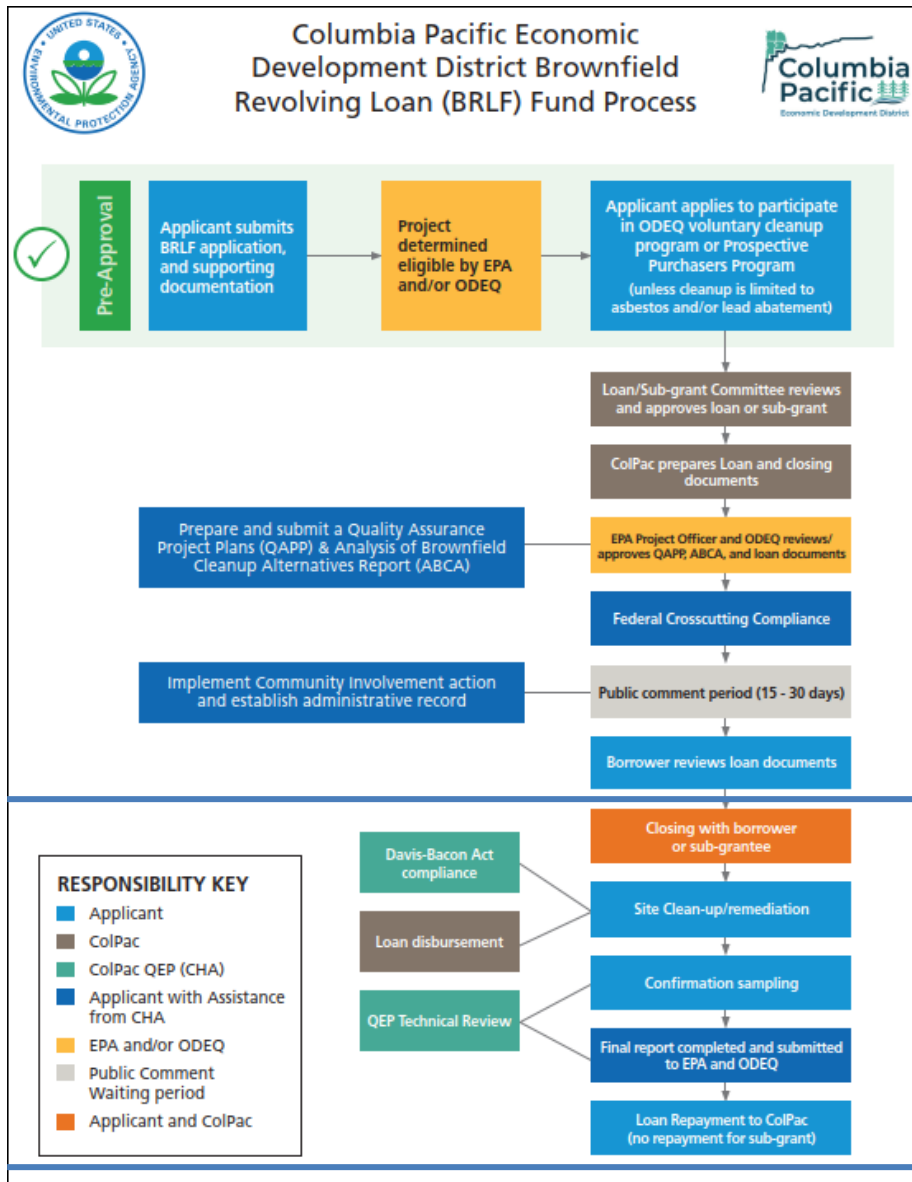
Accessing the Funding



Accessing the Funding



Accessing the Funding



Accessing the Funding



- Stay in touch and feel free to reach out any time to vet projects
- RLF Application Forms are available
- Reach out any time with questions!



Case Studies

Chiloquin's Brownfield Program

Since 2021, The City of Chiloquin has leveraged >\$980,000 in State and Federal Brownfield Program funding

- 2021 Business Oregon Assessment Grant for the pre-acquisition due diligence for the former Markwardt Brothers Garage site (\$56,000)
- FY2021 EPA Community-wide Assessment Grant (\$300,000)
- FY2022 EPA Cleanup Grant for the former Markwardt Brothers garage (\$402,500)
- 2023 Business Oregon Cleanup Grants for removal of Chiloquin Mercantile Building asbestos-containing debris (\$220,000)



Chiloquin's By the Numbers

- Incorporated 1926
- Population 767
- 0.82 Square miles
- Grant funded Development Opportunity inventory identified 21 Brownfields



Pullman Yard Transformed



RRPictureArchives.NET Image Copyright Jason Greene

- 26.8 acres/>12 buildings
 - Built from 1900s to 1950s
 - 1,212 to 70,656 sq ft in size- 153,000 sq ft
- Pratt Engineering- tested chemical process equipment 1904-1926
- Pullman Company- rail car maintenance 1926- 1950s
- Second American Iron-metal manufacturing- 1955- 1965
- Southern Iron and Equipment - rail car manufacturing- 1965-1980
- Georgia Building Authority

Pullman Yard Transformed

- **Atomic Entertainment Purchased Site in 2018**
- **Multiple EPA Grants Leveraged**
 - Cleanup planning completed under City of Atlanta Assessment Grant (2019) (~\$40,000.00)
 - FY2009 City of Atlanta RLF Loan funded Asbestos Abatement in 6 buildings (~\$1 Million)
 - FY2011 Decide DeKalb RLF Funded ~3000 cy impacted Soil Removal & Disposal (~1 Million)
 - FY2022 City of Atlanta RLF to fund additional soil remediation(~1 Million)



Pullman Yards Today

Welcome to **PULLMAN YARDS**

The South's premier destination for entertainment



Thank you/Questions

For more information, please contact:



Sarah Lu Heath

Deputy Director, ColPac EDD

p. 971.328.2877 | e. SarahLu@nworegon.org



Keith J. Ziobron, PE

CHA | Associate Vice President - Brownfield Program Discipline Lead

p. 678.787.9576 | e. kziobron@chacompanies.com