

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 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
- Underused Industrial facilities
- 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.

ColPac's RLF Grant Provides Funding for Brownfield Cleanup Activities

EPA's Brownfield RLF Program, through the use of a low interest long-term loan, can help provide funding for cleanup of identified contamination to comply with State of Oregon RBCs.

Prior to the issuance of the loan or subgrant, site owners should consider participation in the State of Oregon Voluntary Cleanup Program. The terms of the loan, interest rates, payment terms, and the length of loan are negotiated. Oversight of all cleanup activities is required by ColPac's Qualified Environmental Professional (QEP), CHA Consulting, Inc (CHA) to ensure the cleanup is conducted in accordance with all applicable regulations.

ColPac's Brownfields RLF Program allows for the immediate cleanup of contaminated vacant and underutilized properties to expedite their redevelopment and put properties back into productive uses.

By leveraging Regional EPA and state of Oregon funded programs, including:

- Tillamook County's EPA Community-wide Assessment Grant
- Clatsop County's EPA Community-wide Assessment Grant
- Business Oregon Brownfields Properties Revitalization fund

Municipalities, non-profits, and developers can fund environmental due diligence (generally provided at no cost) and cleanup activities with subgrants (municipalities and non-profits) and low interest loans (developers). Leveraging these programs free up other funding options for the development/construction activities.

What are the next steps?:

As the loans or subgrants are funded by an EPA Grant, additional considerations are required prior to receiving funds and include the following:

- Prepare and Submit Application for funding
- Develop a Quality Assurance Project Plan (QAPP) for EPA Approval
- Conduct an Analysis of Brownfield Cleanup Alternatives (ABCA) for EPA Approval and Public Notice
- Project Specific Community engagement meeting
- Ensure Davis Bacon Act Compliance during remediation
- National Historic Preservation Act in coordination with the State Historic Preservation Division
- Endangered Species Act Compliance
- Tribal Coordination



For a Site Application or additional information, please contact:

Sarah Lu Heath
Deputy Director, ColPac EDD
971.328.2877
SarahLu@nworegon.org

Keith Ziobron
CHA Consulting, Inc.
Brownfield Program Discipline
678.787.9576
kziobron@chacompanies.com

Helpful websites:

EPA Brownfield Program:
www.epa.gov/brownfields

Oregon DEQ Brownfield Program
www.oregon.gov/deq/Hazards-and-Cleanup/env-cleanup/Pages/Brownfields.aspx

Business Oregon Brownfield Programs:
www.oregon.gov/biz/programs/brownfields/pages/default.aspx