

WPPA Environmental Seminar

Resources for Port Cleanup Projects and Maximizing Economic Value

Emily Hess, LHG | Senior Hydrogeologist
September 21, 2023



MAUL FOSTER ALONGI

Port of Skagit County, Northern State Multi Service Center



City of Palouse, Former Palouse Produces site cleanup.



1955

2022

<https://www.portvanusa.com/waterfront-project/port-of-vancouver-usa-unveils-vancouver-landing/>

PORT OF VANCOUVER TERMINAL 1



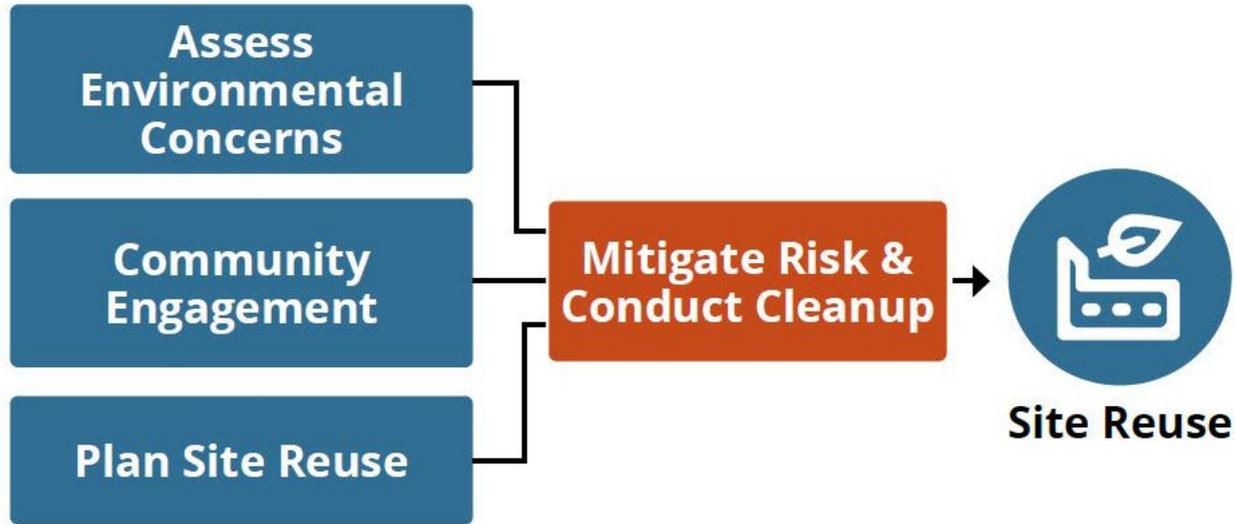


A ***brownfield*** is a property, the expansion, redevelopment, or reuse of which may be complicated by the *presence or potential presence* of a hazardous substance, pollutant, or contaminant.

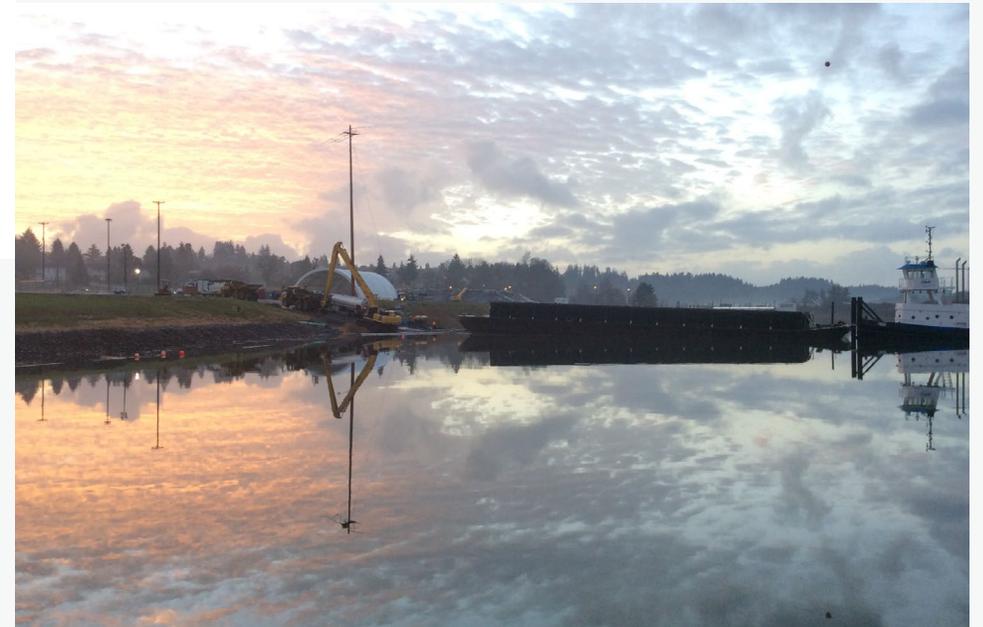


Port of Camas-Washougal, Hambleton Bros Log Yard waterfront redevelopment

SIMPLIFIED ASSESSMENT AND CLEANUP PROCESS



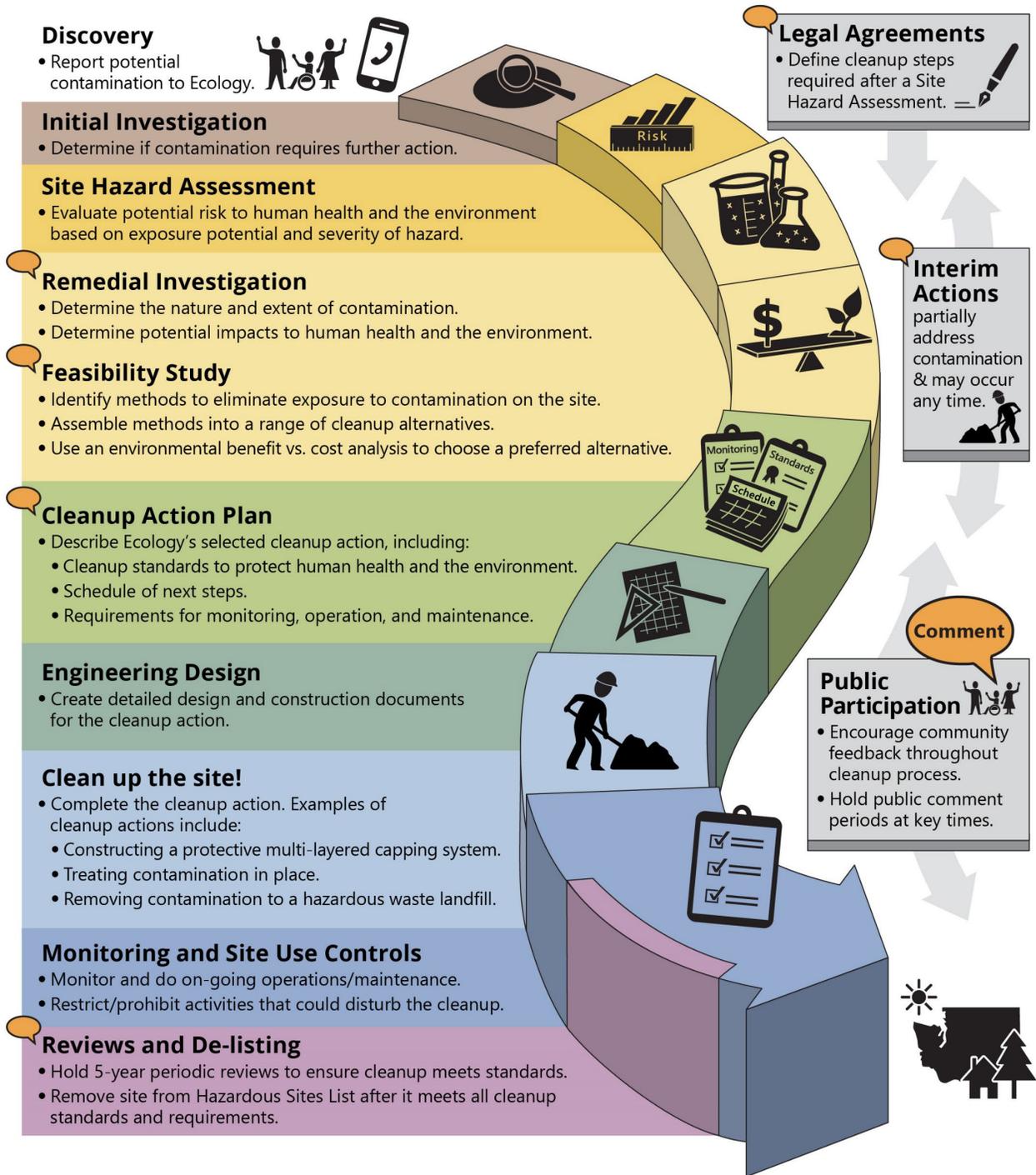
Port of Skamania County, Cascades Business Park assessment



Port of Ridgefield, Lake River sediment cleanup

WA DEPT OF ECOLOGY FORMAL MTCA CLEANUP PROCESS

<https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

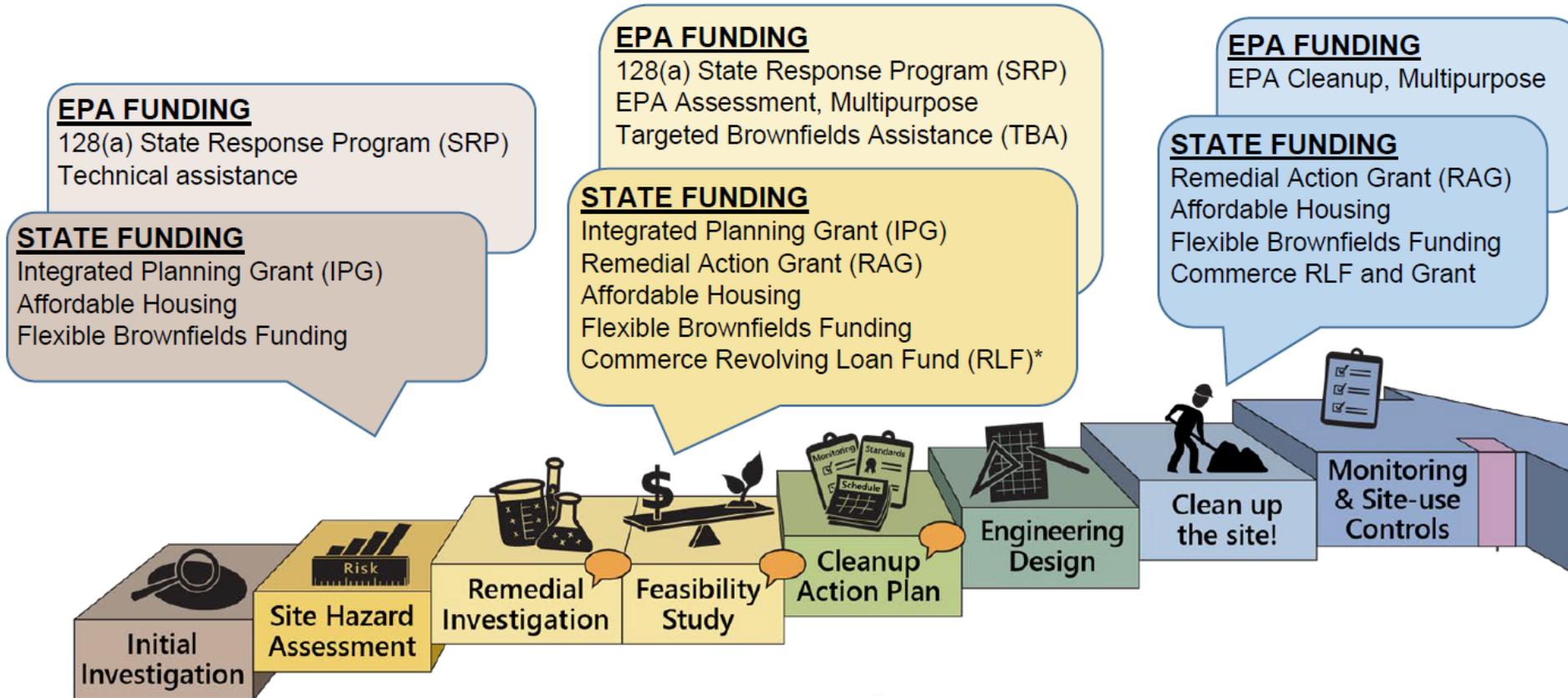
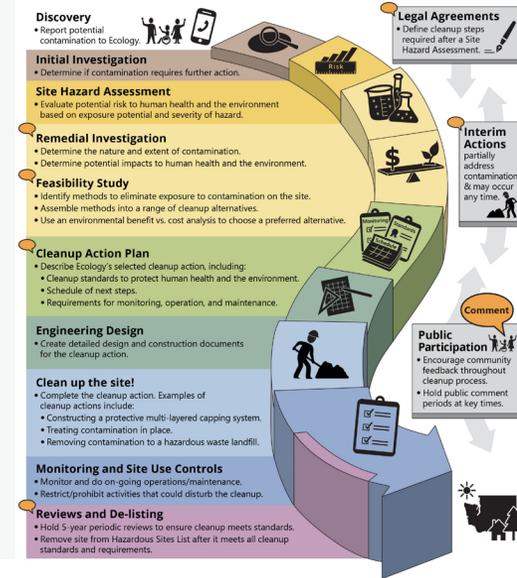


WA STATE BROWNFIELD FUNDING OPPORTUNITIES

Available from	Funding type	Who is eligible?	Eligible activities	Cost share?	When is it offered?
 DEPARTMENT OF ECOLOGY State of Washington	Integrated Planning Grant (IPG) ^a	Local government	Planning, assessment	None	Competitive, solicitation every two years
	State Response Program (SRP) and Brownfields Flexible Funding ^b	Local government, Tribes, nonprofit	Planning, assessment, limited cleanup	None	Continuous, based on available funding
	Independent Remedial Action Grant (IRAG) ^c	Local government	Assessment, cleanup	25–50%	Competitive, solicitation every year
	Oversight Remedial Action Grant (ORAG) ^d	Local government	Assessment, cleanup	10–50%	Competitive, solicitation every two years
	Affordable Housing Cleanup or Planning grant ^e	Anyone	Planning, assessment, cleanup	0–50%	Competitive, solicitation every two years
 UNITED STATES ENVIRONMENTAL PROTECTION AGENCY	EPA Assessment, Cleanup, and Multipurpose Grants ^f	Local government, Tribes, nonprofit	Planning, assessment, cleanup (varies by grant type)	Varies by grant type	Competitive, solicitation every fall
	EPA Targeted Brownfields Assessment (TBA) ^g	Local government, Tribes, nonprofit	Assessment	None	Continuous, based on available funding
 Washington State Department of Commerce	Commerce Brownfields Revolving Loan Fund (BRLF) Loan ^h	Local government, nonprofit, Tribes, private entity	Cleanup	None	Continuous, based on available funding
	Commerce BRLF Program Grant	Local government, nonprofit, Tribes	Assessment, planning	None	Continuous, based on available funding
 PLIA STATE OF WASHINGTON	Pollution Liability Insurance Agency UST Loan and Grant Program ⁱ	Owners/operators of underground storage tanks (including private entities and heating oil tanks)	Assessment, cleanup, infrastructure	Varies	Accepting applications for heating oil only every six months
 CENTER FOR CREATIVE LAND RECYCLING RECLAIM. CORRECT. THRASHER	Free technical assistance for brownfield communities ^j	Anyone	Visioning, planning, cleanup, redevelopment, more!	Varies	Continuous

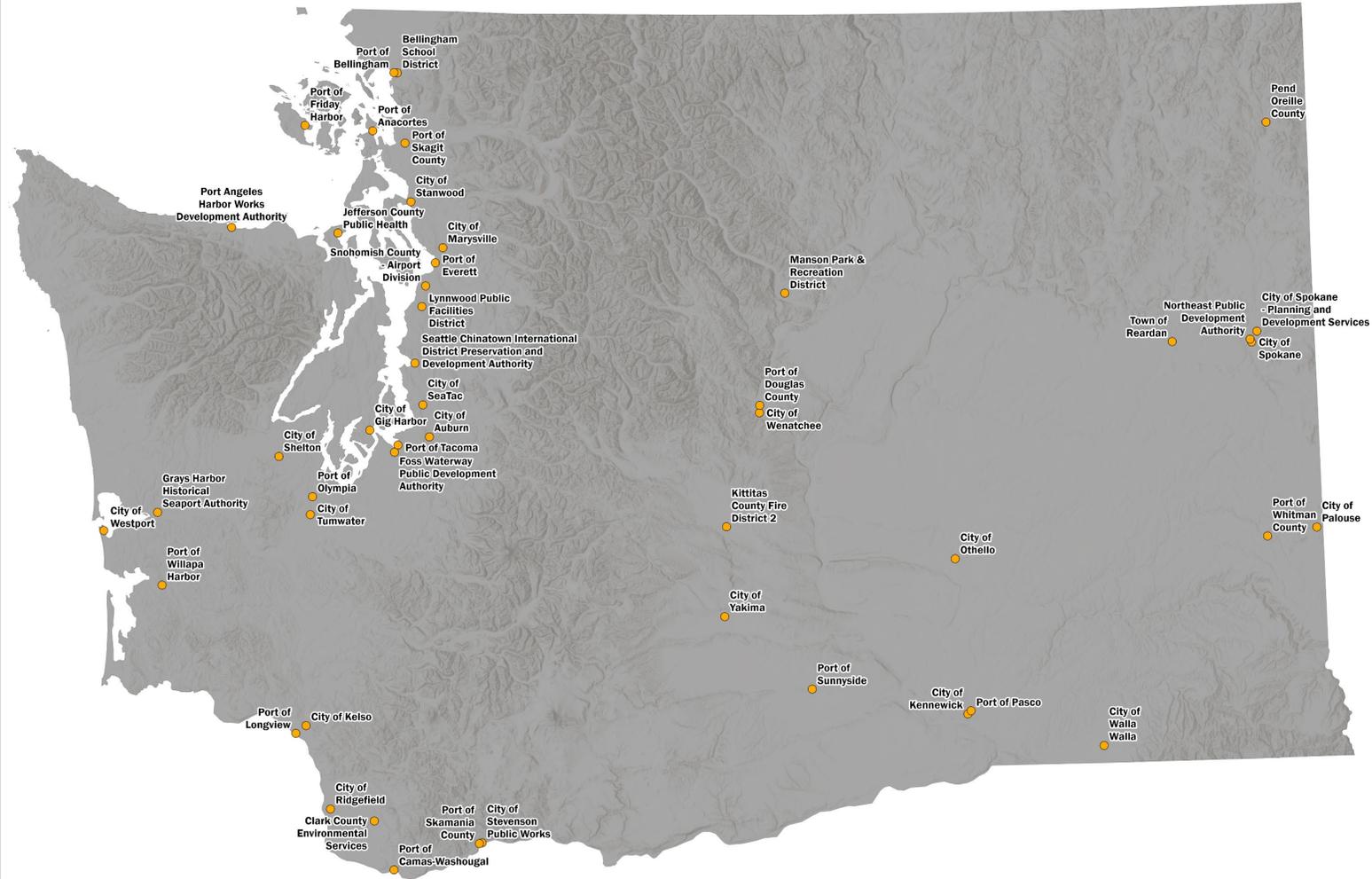
<https://ecology.wa.gov/getattachment/fed0108e-520f-4158-8992-bd5078fae9f1/BrownfieldsFundingOverview.pdf>

MARRYING BROWNFIELD FUNDING OPPORTUNITIES WITH ECOLOGY CLEANUP PROCESS



<https://ecology.wa.gov/getattachment/fed0108e-520f-4158-8992-bd5078fae9f1/BrownfieldsFundingOverview.pdf>

ECOLOGY IPG FUNDING RECIPIENTS



Port of:

Anacortes Guemes Channel Trail Project, Quiet Cove

Bellingham Bellingham Healthy Housing (GP West)

Camas-Washougal Hambleton Bros Log Yard

Douglas County Rock Island Waterfront Redevelopment

Everett Kimberly Clark Worldwide

Friday Harbor Albert Jensen and Sons Shipyard Redevelopment

Longview Marine Terminal Berth 4 Silo Complex Redevelopment

Olympia WA Dept of Fish & Wildlife Print Shop

Pasco Pasco Bulk Fuel Terminal Site

Skagit County Northern State Multi Service Center, Former Bell Pole and Lumber Property

Skamania County Cascades Business Park and Stevenson Waterfront Redevelopment

Sunnyside Cream Wine/Carnation Property, Planters Hotel

Tacoma West Hylebos Terminal, Maritime Center

Whitman County WSU College Avenue Steam Plant

Willapa Harbor South Bend Boat

ECOLOGY IPG FAQs

What? Ecology's IPGs provide funding to local governments to assess one or more contaminated sites, and to develop integrated project plans for cleaning up and redeveloping brownfield properties at those sites.

Who? Local government means any political subdivision of the state, including ports. Must have ownership interest in the property or have a demonstrated interest in purchasing property affected by a contaminated site.

Cost? Ecology may fund 100% of eligible project costs, \$200,000 for a single contaminated site and \$300,000 for a study area involving two or more contaminated sites.

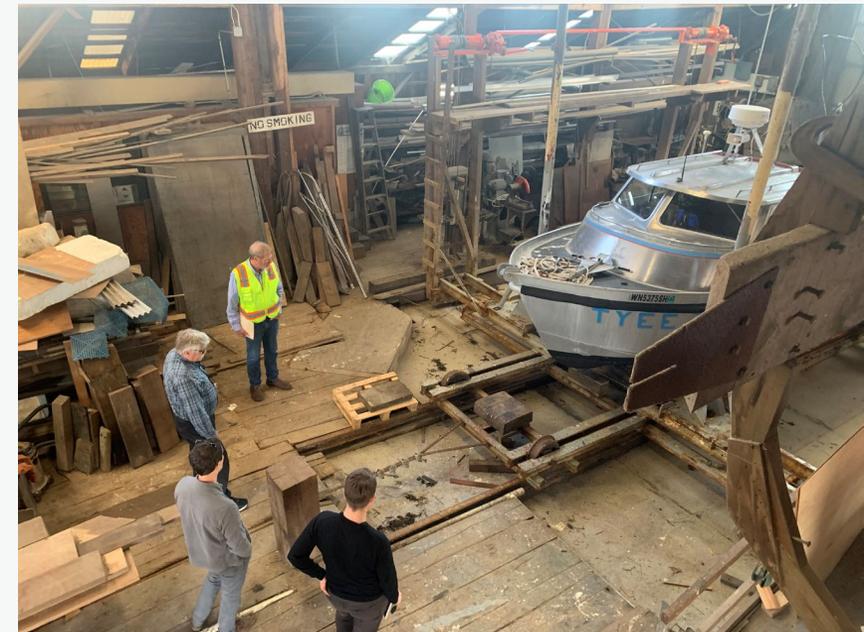
When? Ecology solicits applications in the spring of each odd-numbered year.

Why? IPGs are intended to help local governments make informed decisions when considering whether to purchase or redevelop brownfield properties.

How? Ecology guidance provides scoring criteria to help applicant ensure project is competitive.



Port of Willapa Harbor, South Bend Boat Shop assessment

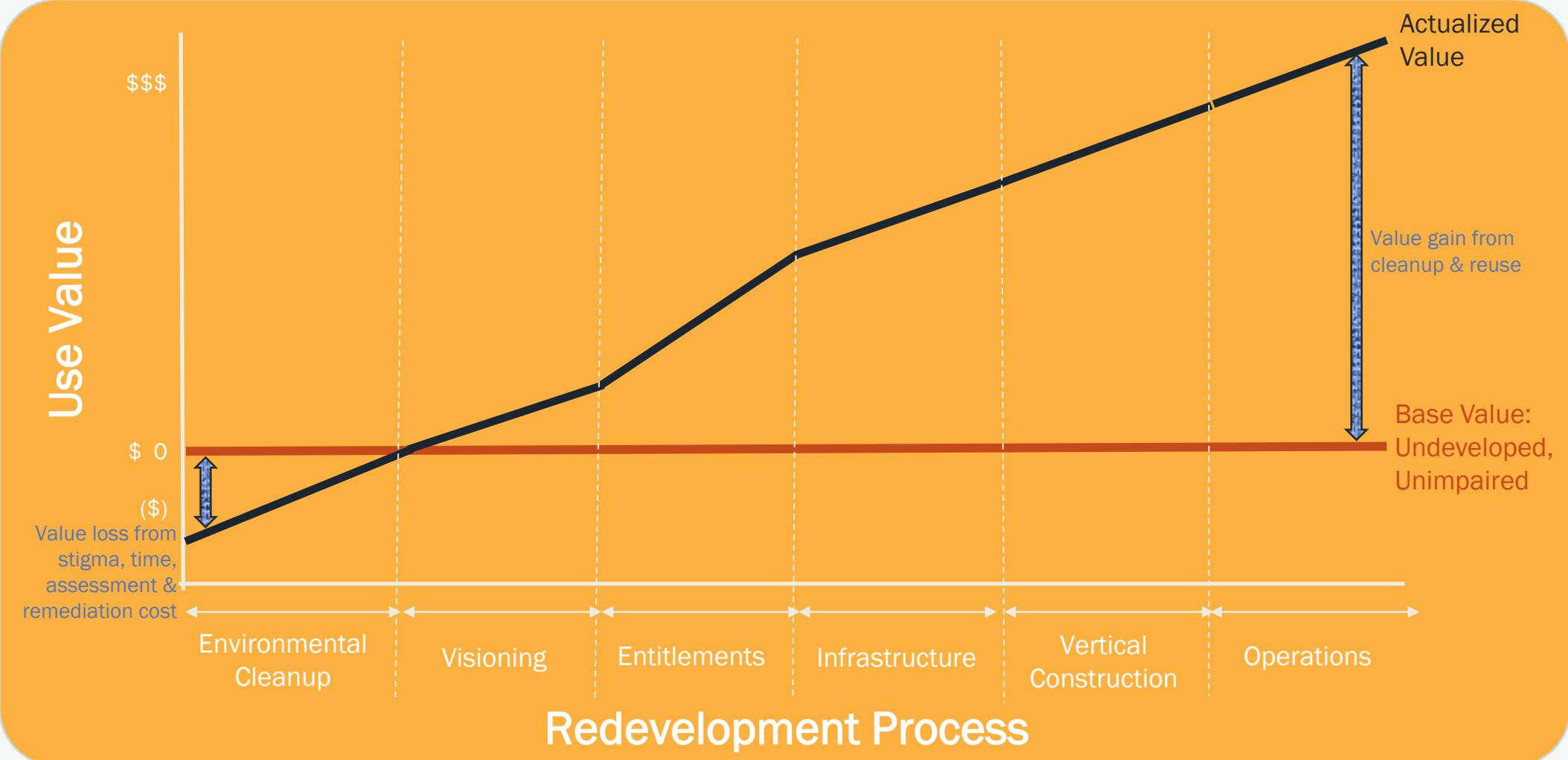


ECOLOGY IPG SCORING CATEGORIES

Scoring Category	Scoring Weight	Rationale
Category #1: Faster Cleanup	22%	Process emphasizes readiness to proceed.
Category #2: Improve Human Health	10%	Lack of information on threat to human health during early phases of cleanup.
Category #3: Improve the Environment and Natural Resources	10%	Lack of information on threat to the environment and natural resources during early phases of cleanup.
Category #4: Equitable Distribution	22%	Regional and Environmental Justice considerations.
Category #5: Redevelopment and Reuse in Cleanups	18%	Focus of grant type.
Category #6: Meaningful Investment in Communities	18%	Focus of grant type.

<https://apps.ecology.wa.gov/publications/documents/2309054.pdf>

BROWNFIELD GENERATION OF VALUE



QUESTIONS?



EMILY HESS, LHG
Senior Hydrogeologist
ehess@maulfoster.com



MATT HOFFMAN
Senior Planner
mhoffman@maulfoster.com



MAUL FOSTER ALONGI

Port of Bellingham, Bellingham Healthy Housing (GP West)