



Oregon Brownfield Coalition

Current priority

Every brownfield is different, which makes it critical to have a range of tools to solve Oregon's brownfield challenge.

The Oregon Brownfield Coalition is a group of more than 50 public, private and nonprofit organizations dedicated to finding solutions to the statewide problem of brownfield contamination. The coalition has approached the creation of new tools through legislative proposals to advance brownfield remediation and cleanup across Oregon. Formed in 2014, the coalition has successfully advocated for bills in the Oregon Legislature and supported other successful bills introduced by outside parties.

2017: Coalition to explore new policy tools to incentivize cleanups

A brownfield tax credit would allow property owners and developers to reduce state income taxes by a percentage of the documented qualifying costs of brownfield cleanup. This incentive can help offset risks and costs of brownfield cleanup, especially for sites that would otherwise remain polluted. The tax credit can:

- apply to prospective purchasers or non-responsible owners (public, private, nonprofit)
- have an annual program cap
- require property owners to be enrolled in a DEQ cleanup program
- require a contribution of cleanup costs from the owner

A tax credit program for brownfields would focus on any work done to assess and cleanup properties, including assessment, demolition, cleanup and disposal. A tax credit would give a statewide incentive to property owners and developers that might not explore development on known brownfields. The credit could tilt development feasibility of key industrial and employment sites, as well as redevelopment opportunities statewide. Similar tax credits elsewhere have created thousands of jobs with relatively little public investment.

Current action: The coalition is reviewing a tax credit study by the Legislative Revenue Office to inform a more detailed conversation during the 2017 legislative session.

Coalition members

January 2017

1000 Friends of Oregon	IBEW	Oregon Public Ports Association
Albina Community Bank	Jordan Ramis	Oregon State Building & Construction Trades Council
Allen Enterprises 2000	League of Oregon Cities	Oregon State Chamber of Commerce
Associated Oregon Industries	Maul, Foster & Alongi	PBS Engineering + Environmental
Association of Oregon Counties	Metro	Port of Portland
Audubon Society of Portland	Multnomah County	Portland Business Alliance
Beyond Toxics	Multnomah County Environmental Health	Portland Development Commission
Black Helterline LLP	Native Plant Society of Oregon	Portland State University
Business Oregon	NEEK Engineering	Regional Solutions Center
Cardno	Neighborhood Partnerships	Stoel Rives
Cities of Bend, Beaverton, Gresham, Hillsboro, Medford, Milwaukie, Portland, Salem, Tigard, Wilsonville	Northeast Oregon Economic Development District	Sussman Shank LLP
Clackamas County	Northwest Environmental Business Council	Terraphase Engineering
Clackamas County Business Alliance	Oregon Business Authority	Tonkon Torp
Columbia Corridor Association	Oregon Business Council	US EPA Brownfields Program - Oregon
DEQ	Oregon Coalition of Police/Sheriffs	Verde NW
Durham & Bates Insurance Brokers	Oregon Health Authority	Washington County
GEI Consultants	Oregon Home Builders Association	Westside Economic Alliance
Groundwork Portland	Oregon Opportunity Network	US Army Corps of Engineers



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Past success

2016: Coalition supports legislative effort to create a local tax abatement program

The coalition supported a tax abatement bill in the 2016 legislative session. Tailored to work with a variety of local jurisdictions, tax abatements allow cities, counties or ports to initiate a property tax incentive for specified improvements related to cleanup and redevelopment of brownfield properties.

The abatement can offset risks and costs of brownfield cleanup, especially for sites that would otherwise remain polluted. Abatements can:

- be targeted to specific reinvestment areas
- have a set of conditions attached for participation
- be enacted at the discretion of the local jurisdiction
- offer a new benefit to nonprofit development organizations

A tax abatement program for brownfields focuses on work done to assess a property's current contamination and for any cleanup or redevelopment done by the owner. With the Legislature's approval, local jurisdictions can now develop abatement programs that meet their needs. For some, that might mean a focus on affordable housing, parks, health care facilities or other needs.

Current action: A subset of the coalition is working on creating a toolbox of resources to help local jurisdictions create their own tax abatement programs.

2015: Coalition proposes the creation of land bank authority in Oregon

The Oregon Brownfield Coalition introduced a bill in 2015 asking the Oregon Legislature to authorize enabling legislation allowing local jurisdictions to create a public authority that can acquire, hold, manage and transfer property to new owners.

Land banks aim to return brownfield sites neglected by the open market back into productive use. They do this by:

- acquiring titles to contaminated, vacant, or blighted properties
- facilitating remediation and/or site improvements to eliminate barriers to redevelopment
- transferring properties to owners who will develop in a way that supports community priorities

A land bank works in cooperation with local governments, non-profits, community organizations, lenders and property developers to leverage available resources to clean up contaminated properties. During the 2015 session, the coalition also supported a successful \$7 million recapitalization of the State Brownfield Fund.

Current action: A subset of the coalition is working on creating a toolbox of resources to help local jurisdictions create their own land bank authorities.

Contact

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