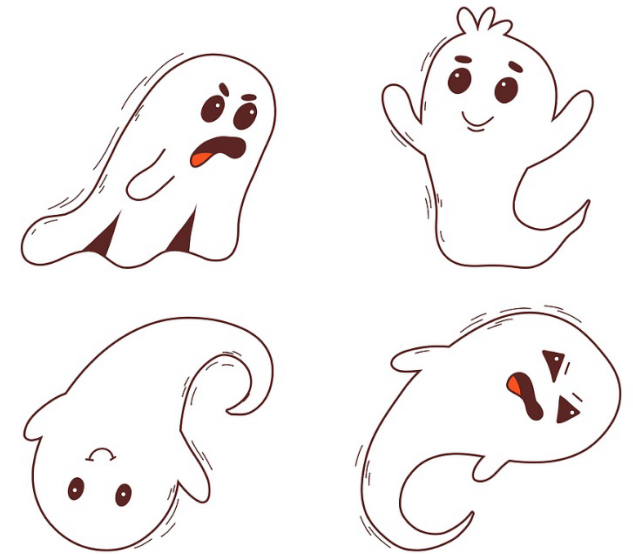


Pre-developments Journey Towards Successful Projects

Oct. 24, 2022

Oregon Brownfields and Infrastructure Conference

Don't get spooked!



Trick or treat – doing your homework

- Identify the project – housing, community park, parking, health center, food bank, city hall, etc.
- Identify champions for the project
- Greenfields versus brownfields sites
- Who can help you?
- Where could funding coming from?
 - Urban renewal, enterprise zones, brownfields programs, federal programs, Clean Water State Revolving Fund loans



Happy haunting for properties

- Due diligence – Is the property clean?
 - ❑ Phase 1 and Phase 2 Environmental Assessments
- Minimizing risk
 - ❑ Prospective Purchasers Agreements
 - ❑ No Further Action Determinations
- Quick deed – Is that a good deal?
- Helpers - lawyers, consultants, regulators, Regional Solution Team, state and federal agencies



Caution: Witches are crossing - regulations

- Identify the waste streams
 - Hazardous building materials abatement
 - Lead based paint, asbestos, mercury switches, abandoned drums/containers
 - Impacts to wetlands or other waterways
 - Stormwater permits
 - Air permits (pre-construction requirements)
 - Wastewater and water capacity
- Identify local and state building and other requirements

