

## Harbor ReDI Recommendations for the Portland Harbor Brownfield Properties

The following recommendations were designed to promote the redevelopment of 18 environmentally impaired properties along the Willamette River and within the Portland Harbor Superfund designation. The recommendations were developed by a team of national brownfield experts with additional recommendations by a Steering Committee composed of local brownfield professionals. The feasibility of the recommendations will be studied further in the next phase of the Harbor ReDI project.

### **A. STAMP Recommendations**

**"Vehicle" recommendations:** *Short term actions that are not by themselves solutions but various ways of moving towards the goal of redevelopment.*

- ✓ Recognize the cost of doing nothing. **(completed)**
- ✓ Identify a Champion or Champions for the redevelopment effort. **(completed)**
- Provide education and outreach to current property owners (liability information, government programs that address liability and cleanup issues, etc).
- Produce parcel-specific data including economic and demographic information that may facilitate transactions.
- Create profiles for individual properties (infrastructure, geotechnical data/engineering solutions, both upland and in-river environmental information and solutions).
- Survey other waterfront cities that have taken a public sector approach to solving similar site-specific issues and apply lessons learned to the Harbor properties situation.
- Create a standard operating procedure for dealing with potential buyers and tenants.

**"Pathway" Recommendations:** *Fundamental, long-term solutions for surmounting barriers to redevelopment.*

- Create a model purchase and sale agreement addressing available financing options, indemnification of past and future liabilities, that differentiates and addresses upland and in-water contamination and that contains language addressing standard transfer issues (e.g., price, inspection period, down payment, due diligence period, reps and warranties, timing of cleanup and closing).
- Select a master developer to gain control of and redevelop multiple properties.
- Create a public/private partnership to own the properties and manage the redevelopment effort.

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**B. Steering Committee Recommendations**

- Examine potential of using environmental insurance programs as a method of offsetting risk
- Explore possibilities of adjusting the property and income tax structure to create incentives to brownfields cleanup and redevelopment
- Promote cross-agency collaboration
- Advocate methods that result in streamlined permitting at all levels of government