



Thursday, May 12

Welcoming Remarks

Thursday, May 12 - 8:45 am – 9:15 am

Description

The Mayor of Spokane, Mary Verner is a strong supporter of brownfields redevelopment. Welcoming participants to her city, she will share the story of Spokane's industrial history and invite you to visit sites that are revitalized and meeting the needs of today's economy. In fact, the jewel of the city, Riverfront Park, is a tremendous legacy of the remediation done in preparation for the 1974 World's Fair – well before "brownfields" was even a word. Spokane

has a long history of focusing on the potential of contaminated property to support economic development, environmental health, and social justice.

Master of Ceremonies:

TBD

Washington Welcome:

Mary Verner, Mayor, City of Spokane

Plenary Session

9:15 am - 10:00 am

The Regional Real Estate Market: A Developer's Perspective

Description:

Listen as a local developer unravels the mystery of what developers look for in a potential project and the realities of the current market. Hear the glimmers of hope and how the market is turning around. Right now Kendall yards is transforming the river front in Spokane with new housing opportunities and proximity to the downtown. Learn how Greenstone approached this project and moved it forward in a depressed real estate market.

Keynote Speaker

Jason Wheaton, President, Greenstone Corporation

Session 1

10:00 am - 11:30 am

Brownfields 101 Workshop

Description:

This workshop will use a case study brownfields property as the basis for discussion. Participants will collaborate in small groups to make key decision related to potential acquisition, cleanup and redevelopment of the property by a local government. Experts in the fields of economics, environmental science, land use planning, and funding will be on hand to support participants in the exercise. The planning process will be simulated, but the case study is based on a real property

Facilitator:

Jim Darling, Maul Foster Alongi

Mike Stringer, Maul Foster Alongi

Jim Maul, Maul Foster Alongi

Panelists:

Brooks Stanfield, US Environmental Protection Agency

Sandy Treccani, Washington Department of Ecology

John Means, Washington State Department of Ecology

Steve Gill, Idaho Department of Environmental Quality

Bill Hager & Alan Hughes, Maul Foster Alongi

Eric Hovee, ED Hovee, LLC

Frank Chmelik, Chmelik Sitkin & Davis

Gil Wistar, Oregon Department of Environmental Quality

Q&A With the Deal Makers

Description:

Bring your questions for the deal makers: a developer, an attorney, a finance expert, and a real estate broker. In this candid moderated discussion, four panelists will answer questions about the current market, identifying opportunities from a buyers and sellers perspective, negotiating the hot potato of liability, managing your risk in the deal process, and why deals fall apart.

Moderator:

Denise Trimble, GordonDerr

Speakers:

Denise Trimble, Partner, GordonDerr

Seth Hudson, Weston Solutions Inc

Don Moody, First Vice President, CB Richard Ellis

Ed Morales, Environmental Risk Officer, Sterling Savings Bank

History Recycled – Adaptive Re-use of Our Historic Buildings

Description:

Adaptive reuse and rehabilitation of historic buildings is a sustainable building practice that also retains and celebrates community identity. Learn how to approach the purchase and renovation of a historic building by following the St. George Plaza transformation from a declining building to a high end apartment complex on Pendleton's Main Street. This mixed use redevelopment also incorporates space for a childcare center, bringing new vitality to the Downtown Historic District. Learn about the McKinstry company's renovation for the 1907 Great Northern Building in Spokane's University District. McKinstry is re-tooling the historic building for energy efficiency

without losing historic character. Hear about their efforts to turn this renovation into a flagship demonstrating green design including cistern for capturing rain water, solar panels, and a ground-source heat pump. You also have the opportunity to see McKinstry project first hand by signing up for the Spokane Brownfields Mobile Tour.

Moderator:

Bruce Williams, GeoEngineers

Speakers:

Al Plute, President, A&G Property Management

Kim Pearman-Gillman, Business Development Director, McKinstry

Lunch and Keynote

11:30 am - 1:00 pm

Stand-Up Economist

Description:

Dr. Yoram Bauman has appeared in TIME Magazine, on PBS and NPR, and on YouTube, where his videos have over 800,000 hits. Yoram lives in Seattle and appears regularly at the Comedy Underground as part of a political comedy benefit show called [Non-Profit Comedy](#) that has raised over \$75,000 for local non-profits. He has a BA in mathematics from [Reed College](#), a PhD in economics from the [University of Washington](#), and spends

his non-comedy hours teaching in the [UW environmental studies program](#), researching the economics of climate change, and campaigning for [environmental tax reform](#). In July 2011 he's heading to Beijing for 5 months as a visiting scholar at UIBE's Global Institute for Low Carbon Economy.

Keynote Speaker

Yoram Bauman, PhD

Session 2

1:00 pm - 2:30 pm

Brownfields 101 Workshop cont.

Description:

See Above

Facilitator & Speakers:

See above

Tools to Manage Risk and Liability

Description:

The liability and associated risk of owning or being associated with contaminated properties is the primary reason Brownfield sites exist. Providing controls to manage contaminated site liability is a basic incentive provided by state and federal governments to encourage Brownfields redevelopment. But what about the financial risk? Tools to Manage Risk and Liability presents an overview of risk and liability associated with contaminated properties, and compares both private and public accounting standards used to account for and extinguish distressed property financial risk. Basics of Sarbanes-Oxley and Governmental Accounting

Standards Board (GASB) Standard 49 will be presented. This presentation was developed to educate environmental managers of publically-held corporations, municipal risk managers and accountants, attorneys, and consultants who desire to learn the auditor's version of site assessment, agency reporting, and cleanup.

Moderator:

Dave Enos, URS Corp

Speakers:

Patrick Rowe, Attorney, Sussman Shank, LLP

Tracy Sizemore, Director of Environmental Health and Safety, Agrium U.S. Inc

Tammy Erickson, Partner, Moss Adams LLP

Branding & Un-Branding – How to Market Your Community

Description:

Learn the nuts and bolts of how to brand and market your town, district, or community by focusing on the positive, knowing your audience, and public involvement. Hear how Pendleton, Oregon “The Real West” has successfully branded and marketed their town. Learn how Spokane’s University District has developed into a “Live, Learn, Work & Play” center, transforming a diverse older urban setting into a vibrant asset. From Superfund site to destination year-round recreational area, hear from Kellogg, Idaho “The Heartbeat of the Fabulous Silver Valley” on how they un-branded their community from their mining past and transformed into a thriving destination.

Moderator:

Melissa Wittstruck, City of Spokane

Speakers:

Leslie Carnes, Executive Director, Pendleton Chamber of Commerce

Jerry Cobb, Program Manger, Panhandle Health District

Brandon Betty, Project Coordinator, Spokane’s University District

Session 3

3:00 pm - 4:15 pm

EPA Session: Moving Projects Forward in Partnership

Description:

We know resources for cleaning up and reusing contaminated land are tight. But you may be leaving the money (you need for your project) on the table—because you missed an opportunity to leverage other cash or services. Or you think the work involved using an RLF Program loan or subgrant seems a whole lot more like chess than checkers. Are your project partners working together to realize a shared vision? How do you know? Ask someone who’s been where you are. In this session (actually 4-short repeating mini-sessions) you can compare your experience, your site, and your resource needs with the people responsible for some major land revitalization success stories in Idaho, Oregon and Washington.

Karen Homolac from OBDD (who believes preserving land for industrial use is fundamental to sustainability) will talk about successes in Oregon.

Blake Nelson with the Washington Department of Commerce, will describe what the Washington RLF Program brings to the table, and what you need for a seat at that table. Steve Gill from IDEQ will talk about communities collaborating in rural Idaho. And Jim Waddell, creator of the Vision to Action Process, (used in Steve’s Idaho project) describes how to bring your community to a shared vision of their project.

Moderator:

Deborah Burgess, EPA Region 10

Speakers:

Blake Nelson, Washington Department of Commerce

Steve Gill, Idaho Department of Environmental Quality

James Waddell, TBD

Karen Homolac, Brownfields Program Specialist, Business Oregon

Brownfields Issues on Tribal Lands

Description:

Cleaning up and reusing contaminated land requires similar steps wherever the property is located. Managing a brownfields site means getting familiar with its regulatory framework, identifying tools and resources, and creating a vision and plan for its reuse. In this session veteran program managers from three regional tribes share their experience restoring once contaminated tribal land. Each will offer a project overview, and then join colleagues to answers questions – lots of questions! (With lots of very good answers!)

Moderator:

Brooks Stanfield, EPA Region 10

Speakers:

Kevin Brackney, M.S., P.G., Groundwater Program Leader, Nez Perce Tribe

Kelly Wright, Environmental Waste Program Manager, Shoshone-Bannock Tribes

Don Hurst, Tribal Response Program Manager, Colville Confederated Tribes

Using Land Use Planning to Promote Brownfields Redevelopment

Description:

Every community's land use priorities are unique to its citizens and resources. However, nearly every community has parcels of industrial or commercial property that are abandoned or underutilized because of concerns about environmental contamination. Learn how communities can use SEPA planned actions, comprehensive planning, land use codes, and local incentives to create a brownfields redevelopment strategy that supports their local planning goals.

Moderator:

Mike Stringer, Maul Foster Alongi

Speakers:

Leonard Bauer, Managing Director, Washington Department of Commerce

Steve King, City of Wenatchee

Jeff Jones, Executive Director, City of Moscow

Plenary Session

4:30 pm – 5:30 pm

Regional Legislative Update

Description:

The legislative session should be wrapped up in May! Hear what happened in Idaho, Oregon, and Washington regarding environmental and economic development issues affecting brownfields. Learn if any major state budget deficits affected grant programs, staffing and priorities.

Moderator:

Jim Pendowski, WA Dept of Ecology

Speakers:

Karen Homolac, Brownfields Program Specialist, Business Oregon

Bill Eddie, President, OneEnergy Renewables

Robin Toth, Greater Spokane Incorporated

Friday, May 13

Session 4

8:30 am – 10:00 am

Brownfields Funding: Where is the Money

Description:

Learn where to find and how to use Federal and State sources for brownfields assessment, cleanup, planning, redevelopment, free technical assistance and more. During the first part of this workshop – “Meet the Funders” – you will hear about programs that fund brownfields, housing, energy, open space, planning and many other activities. During the second part – “Ask the Funders” – panelists will provide advice to project proponents seeking funding for their revitalization projects. Conference attendees are encouraged to bring their funding questions to this workshop.

Moderator:

Ignacio Dayrit, Center for Creative Land Recycling

Speakers:

Brooks Stanfield, US Environmental Protection Agency
Trini Mayo, Area Director, Northeast Washington Rural Development, US Department of Agriculture
Jack Peters, Community Planning & Development Regional Office Director, US Department of Housing and Urban Development
Terry Lawhead, Regional Manager, Washington Department of Commerce
Karen Homolac, Brownfields Program Specialist, Business Oregon
Steve Gill, Brownfields Specialist, Idaho Department of Environmental Quality
John Means, Washington State Department of Ecology

Vapor Intrusion: Emerging Policy and Guidance in Three States

Description:

Many Brownfields sites, such as former industrial facilities, gas stations, and dry cleaners have potential vapor intrusion issues. How does one go about investigating and addressing vapor intrusion? How do you plan for redevelopment if vapors may be on your property? Listen to representatives of Oregon, Washington, and Idaho explain what their new guidance and policies are, and how they will affect the investigation and cleanup of your site.

Moderator:

Tom Briggs, Landau and Associates

Speakers:

Rebecca Wells – Albers, Northwest Region Brownfields Coordinator, Oregon Department of Environmental Quality
Bruce Wicherski, Voluntary Cleanup Program Manager, Idaho Department of Environmental Quality
Craig Rankine, Site Manager, Washington Department of Ecology

Session 5

Thursday, May 12 – 10:30 am – 12:00 pm

Brownfields Funding: Where is the Money

Description:

See Above

Moderator & Speakers:

See Above

Vapor Intrusion: Technical Case Studies

Description:

See how potential vapor intrusion issues are handled on real-world sites in Idaho, Oregon, and Washington. Case studies will be presented for:

- Former General Farm Supply Site in Caldwell, Idaho
- Vapor Mitigation Case Studies from Oregon
- Port of Vancouver/Cader Manufacturing and the Fruit Valley Neighborhood

Moderator:

William Holder, P.E., STRATA

Speakers:

Shawn Ringo, Northern Environmental Coordinator, STRATA
Mark Pugh, Remedial Action Project Manager, Oregon Department of Environmental Quality
Craig Rankine, Site Manager, Washington Department of Ecology