

MEETING NOTES

Meeting Topic and Number:	St. Helens Brownfield Assessment Program Brownfield Advisory Committee Meeting No. 2
Meeting Date & Time:	10/26/18; 1pm-3:30pm
Project Number:	0830.05.01
Project Name:	St. Helens Brownfield Assessment Program
Meeting Location:	St. Helens City Hall
Recorded By:	Seth Otto, Maul Foster & Alongi
Attendees:	John Walsh, City of St. Helens Jennifer Dimsho, City of St. Helens Jacob Graichen, City of St. Helens Sue Nelson, City of St. Helens Scott Jensen, Port of St. Helens Alex Tardiff, Columbia County Commission Audrey Webster, Citizen at Large
Members Absent	Mayor Rick Scholl Chuck Daughtry Columbia County Economic Team Claire Catt, Public Health Foundation of Columbia

Meeting Content

The second BAC meeting agenda focused on providing an update to the members of the Brownfield Advisory Committee (BAC) on status of on-going project work, including site assessment at the South 80 Landfill site, public informational materials, and the brownfield site inventory.

Project Update: South 80 Landfill Assessment

MFA is wrapping up analysis of site conditions and expects to present a draft summary report in early November. The site evaluation showed that the three-foot layer of clean cap did not have areas of contamination above DEQ screening levels. The field work uncovered areas of methane gas in the former landfill as well as areas of contaminated material related to the closed landfill. BAC members requested additional information on the scale of the methane gas and the impact it will have on future construction on the site.

Public Involvement

The BAC reviewed a draft of the informational brochure prepared by MFA to provide general information about the brownfield program.

In addition to streamlining the text, BAC members agreed that the brochure should focus on describing in specific detail the benefits to property owners from participating in the program, and should include a timeframe on funding availability. Once the brochure is finalized, City staff will

distribute the brochure to local real estate agencies to share information about the resources available to interested sellers and buyers of potential brownfields.

The BAC discussed dates for the upcoming Public Meeting #1. It was decided to plan to host the meeting before a City Council meeting (at 6 p.m.) after the holidays in 2019.

Inventory and Site Prioritization

MFA presented the brownfield site inventory web viewer to the BAC and gave an overview of how to navigate and search properties.

The BAC identified the following characteristics as priorities when considering a site for grant funding:

- High-profile, visible properties in commercial corridors and employment areas
- Willingness of property owner to participate
- Demonstrable outcomes and return on investment

As a reminder, the following characteristics were identified in meeting #1:

- Good for employment
- Lack of other physical/regulatory encumbrances
- Pose a threat to public health due to contamination
- Potential for future public access and/or transportation improvements

Action Items:

Item No.	Description	Person Responsible	Date Due
1	Revise Informational Brochure	MFA	11/16/18
2	Provide BAC with single file (pdf) of inventory for review and discussion	MFA	11/16/18
(from Meeting #1)	Recruit a business owner or real estate developer to sit on the BAC	City	Before next meeting