

Harbor ReDI

Milestone Report 12/1/09

Project	12/1/09 90 day milestone	Met/Partially Met/Not Met	Detail/Next Steps
<p>Linnton Plywood</p> <p>Support business expansion; Opportunity for new business recruitment. Settlement of outstanding environmental liabilities, including SF, NRDA, LWG</p>	<p>Mayor & OBDD redevelopment support letter sent</p>	<p>Met</p>	<p>Redevelopment Letters of support sent to EPA Region 10 from Mayor and OBDD Director. LPA achieved upland No Further Action determination from DEQ and is working to settle liability issues with EPA. Latest update from prospective purchaser is that deal may have fallen through.</p>
<p>Nexion</p> <p>New sustainable business. Real Estate Acquisition: Prospective purchaser/lessee protection from SF liability separation. Find applicable financial incentives</p>	<p>Requirements Obtained from Nexion owners</p>	<p>Met</p>	<p>Conducted two company visits w/ team and explained applicable PDC programs and opportunities. Monitored discussion conversations and offered assistance where wanted. Company has identified harbor site and is working with potential landlord. Harbor ReDI team will support efforts to relocate facility and identify ways to support financing needs.</p>
<p>Simplot</p> <p>Business retention & expansion. Real Estate Acquisition: prospective purchaser protection from SF issues associated with new parcel; stormwater management / source control issues</p>	<p>Finalize Letter of Agreement to acquire property</p>	<p>Met</p>	<p>Participated in meetings with Owner, Prospective Purchaser, DEQ conducted. Parties have agreed to terms, Letter of Agreement is being finalized, Agreement is expected to be approved by Port Commission on 12/9.</p>
<p>TOC Holdings</p> <p>New business recruitment; brownfield redevelopment</p>	<p>Obtain complete list of owner interests and deal points</p>	<p>Partially Met</p>	<p>Met with owner in Seattle to discuss interests. Promoted site at during Developers Forum at National Brownfields Conference in New Orleans. Working to better characterize site conditions and develop comprehensive site info which can be used to market site as well as prototype for other sites. Will arrange second meeting with TOC in Seattle to obtain add'l info.</p>
<p>Research</p> <p>Pursue potential tools to aid in getting sites back into productive use, including financial and regulatory incentives</p>	<p>Contracts signed for new research areas</p>	<p>Not Met</p>	<p>Changing future milestones to reflect revisions in workplan. Analyzed variety of research items, completed workplan. Reviewed Tax Incentives used by other states. Conducting outreach on public private partnership/Land Trust/ Real Estate Inv Trust prior to developing contracts. Also underway: Researching EPA comfort letters, investigating stormwater liability, and identifying properties appropriate for county tax reassessment.</p>
<p>Legislation</p> <p>Review, comment, develop ideas for local, state, federal consideration</p>	<p>Fed 2010 request; comments on HR 3518</p>	<p>Met</p>	<p>Established Fed 2010 funding and authorization request. Reviewed HR3518 and shared observations with Cong Blumenauer Staff. Shifted focus to Oregon legislative opportunities 2011 and developed tentative list of state legislative ideas. Next Step is to refine state legislative ideas and build support coalition.</p>