

Addressing Old Gas Stations Challenges and Opportunities

May 30, 2019

Washington State Brownfields Conference



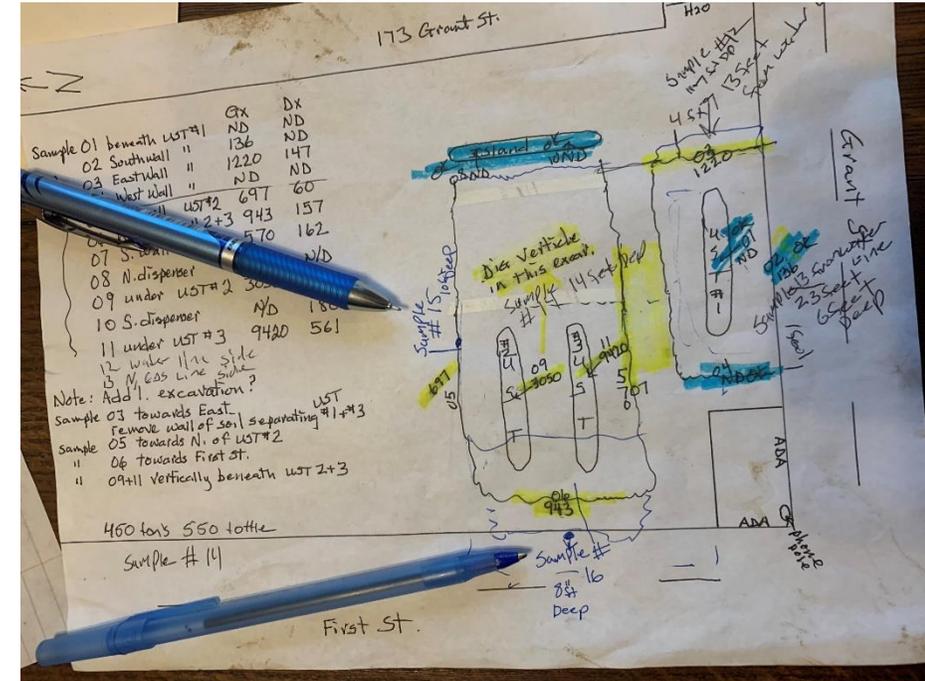
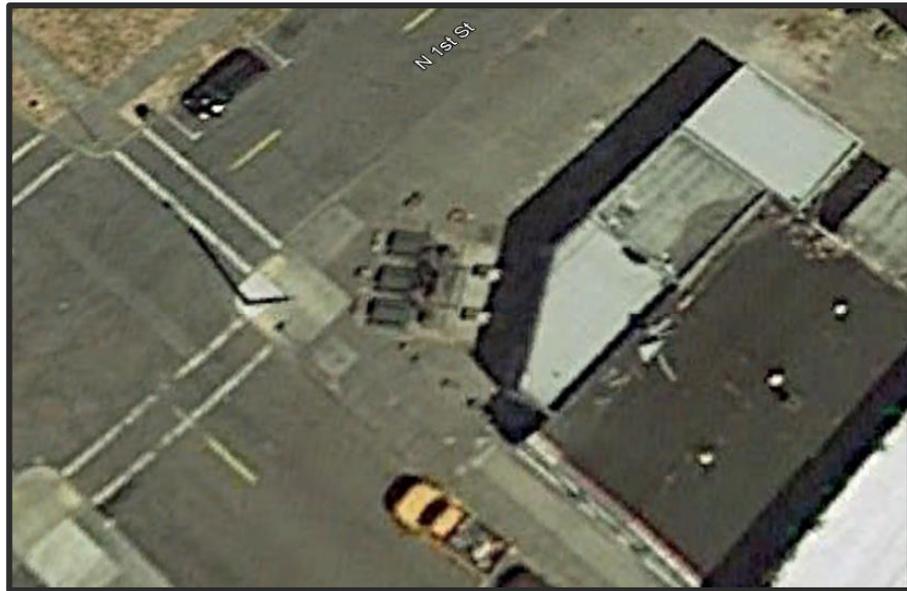
Hart Crowser, Inc 2018

Funding and Cleanup Challenges



Former Johnson Oil - Clatskanie

City Takes Action for an Unwilling Owner



Woodburn removes fuel tanks near their right of way.

Check Before Purchasing



Photo 1



Photo 2



Photo 3



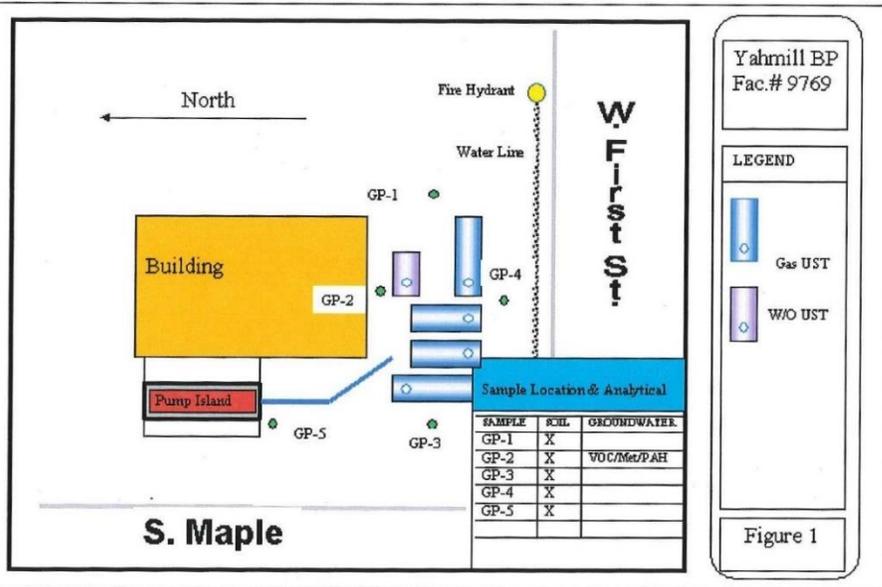
Photo 4

Benton County foreclosed on Monroe Fuels

City of Monroe purchased property for back taxes.

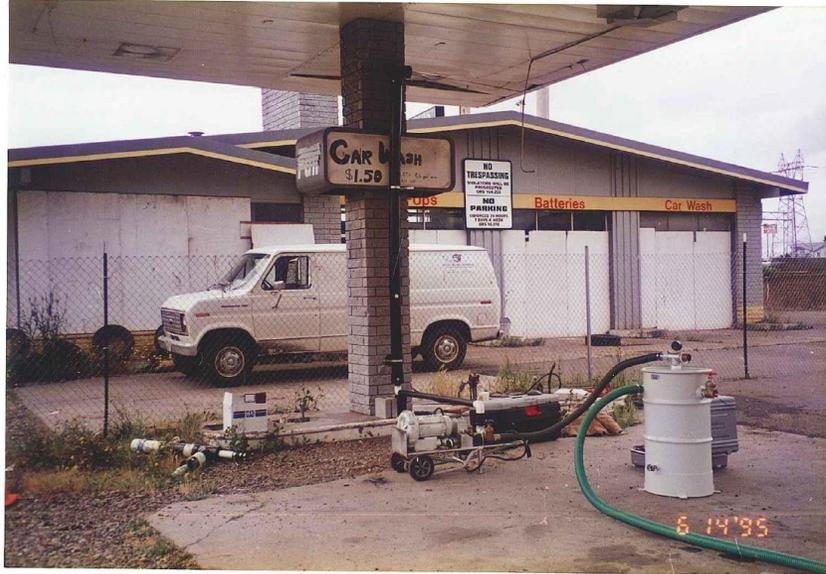
- Didn't register tanks
- Didn't check for possible releases
- Didn't want to bring the fueling system up standards
- Sold it as is for \$86,000

Waiting for Decades to Address Issues



Tanks sampled in 1993
ODEQ sampled in 2002
Yamhill County foreclosed on property
City of Yamhill is interested in
purchasing the property

Working through Eligibility Requirements



Oregon DOT takes ownership by eminent domain

- No Phase 1 completed
- Cleanup not completed
- Unresolved issues impact sale of property

What tools are available in Oregon?

- 128(a) grant – DEQ State Site Specific Assessment
- LUST Trust Funds
- Business Oregon Brownfields Redevelopment Funds
- EPA Assessment Grant Funds
- Prospective Purchaser Agreement



**KEEP
CALM
AND
DO
YOUR
DUE
DILIGENCE**

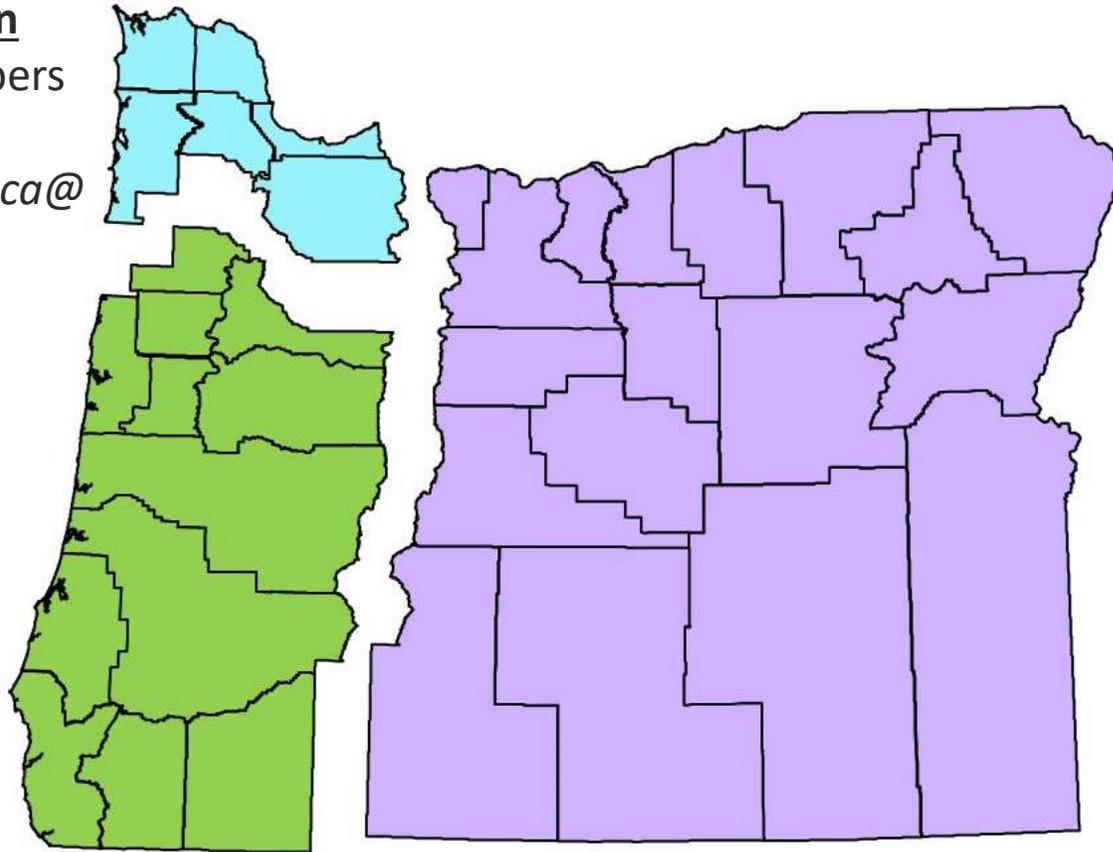
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