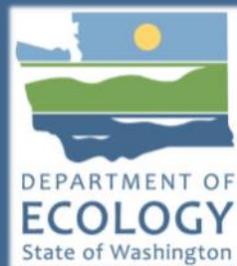


# WASHINGTON STATE Brownfields CONFERENCE

May 29 & 30, 2019  
Doubletree by Hilton Spokane City Center



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# AGENDA AT-A-GLANCE

## May 29

10 – 5 Conference registration

### Lunch & Keynote Speaker

11:45 – 12:45

**Jim Pendowski, Program Manager, Washington Department of Ecology Toxics Cleanup Program**

12:45 – 1 Networking break

<b>Session 1</b> 1 – 4:30	Spokane Brownfields Bus Tour	Brownfields Redevelopment Boot Camp (same as sessions 2A & 3A) in Salons I, II, III	Self-guided Downtown Spokane Brownfields Walking Tour	Office hours by appointment in Executive Boardroom or Shades Conference Room
	5 – 6:30 Reception hosted by Northwest Environmental Business Council			

## May 30

7 – 2 Conference registration

7:30 – 9

Breakfast & Opening Remarks (8:30)

Session	Salon I A Sessions	Salon II B Sessions	Salon III C Sessions	Executive Boardroom or Shades Conference Room
<b>2</b> 9:15 – 10:15	Brownfields Process Overview: Navigating to Redevelopment and Reuse (same as Session 1B)	How to Attract Redevelopment to Your Brownfield Through Incentives and Effective Positioning	Tribal Brownfields	Office hours by appointment
10:15 – 10:40 Networking break, visit exhibitor tables				
<b>3</b> 10:40 – 11:40	Brownfields Redevelopment Funding: It's There for the Taking (same as Session 1B)	From Liability to Ability: Getting a Brownfield Redeveloped	Creating Community Vision	Office hours by appointment

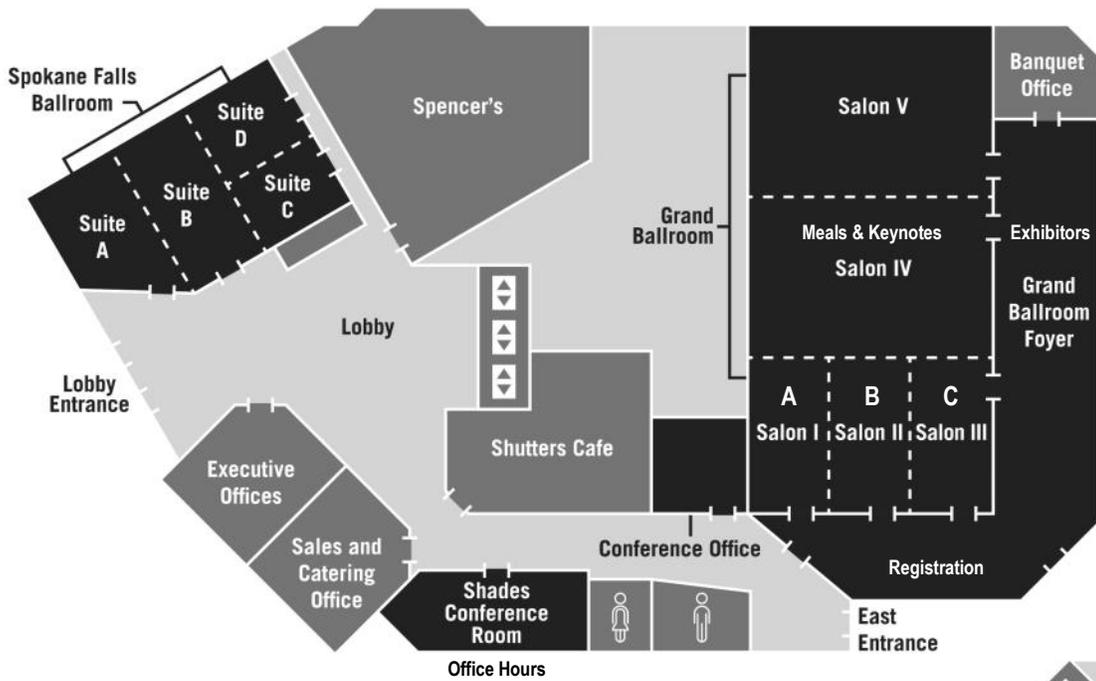
11:50 – 1

**Lunch & Welcome to Spokane**  
**Honorable David Condon, Mayor, City of Spokane**

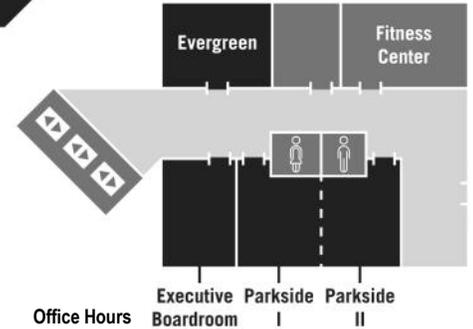
<b>4</b> 1:10 – 2:10	Technical Challenges for Redeveloping Brownfields: Focus on Vapor Intrusion	Integrating Brownfields into Community Planning & Economic Development Goals	Mt. Baker Housing's Maddux Project: Affordable Housing Brownfield Case Study	Office hours by appointment
2:10 – 2:20 Networking break				
<b>5</b> 2:20 – 3:20	Addressing Old Gas Stations	Creative Cleanup and Reuse Strategies	Affordable Housing Challenges & Resources	Office hours by appointment
3:20 – 3:45 Networking break, visit exhibitor tables				
<b>6</b> 3:45 – 4:45	Approaches & Resources for Managing Asbestos-Containing Building Materials	Funding Beyond Cleanup	Office hours by appointment	Office hours by appointment

# CONFERENCE MAP

## Main Level



## Third Level



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## 1A Spokane Brownfields Bus Tour

The bus tour will highlight five projects in Spokane, showcasing a variety of sites – from industrial, to park, to multi-use urban infill that used a variety of State of Washington and EPA grant funding. Tour guides will explain how a variety of project partners — non-profits, cities, universities, and private developers — collaborated to make these projects successful. Learn about and see firsthand interesting and innovative approaches to brownfields redevelopment!

**Tour guides:**

Teri Stripes, City of Spokane  
Sandra Treccani, WA Dept. of Ecology

## 1B Brownfields Redevelopment Boot Camp (same as sessions 2A & 3A)

Getting started? Need a refresher? Need pointers to convince others? This workshop has everything, and is designed for YOU.

Ignacio will define what makes a property a brownfield; discuss the impacts of brownfields on communities; explain why redeveloping brownfields is beneficial to a community, and the challenges of doing so within the context of the development process.

Mike will explain environmental site assessments, due diligence, and how they are used within the Model Toxics Control Act programs and processes. He will also briefly discuss EPA’s All Appropriate Inquiries requirements and eligibility for EPA funding. Margo will overview Ecology funding available for brownfields planning, environmental assessment, and cleanup.

Tina will discuss how local governments, non-profit organizations, and private entities can clean up eligible brownfields with a loan or grant from the Department of Commerce’s Brownfields Revolving Loan Fund. Mary will explain how EPA’s funding and technical assistance programs can be used to facilitate development on brownfield properties.

Michael puts all these lessons together by guiding participants through a case study and role-play that puts real-life lessons into place.

**Moderator:**

Ted Uecker, WA Dept. of Ecology

**Speakers:**

Ignacio Dayrit, Center for Creative Land Recycling  
Margo Thompson and Mike Warfel, WA Dept. of Ecology  
Tina Hochwender, WA Dept. of Commerce  
Mary Goolie, EPA Region 10  
Michael Stringer, Maul Foster Alongi

## 1C Self-guided Downtown Spokane Brownfields Walking Tour

Starting at the Doubletree, experience the heart of Spokane on foot! The tour map guides you through Riverfront Park, Snxw mene᠎ (Canada) Island, The Gathering Place (Huntington Park), and Kendall Yards. The tour map provides information about the history, cleanup, and redevelopment of each site. After the tour, explore the shops in Kendall Yards and then head back into downtown Spokane via the Monroe Street bridge to select from a variety of fine dining options!

Maps available at the conference registration desk.

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## 2A Brownfields Process Overview: Navigating to Redevelopment and Reuse

This introduction to brownfields explores ways to facilitate the cleanup and redevelopment of a contaminated property.

Ignacio will define what makes a property a brownfield; discuss the impacts of brownfields on communities; explain why redeveloping brownfields is beneficial to a community, and the challenges of doing so within the context of the development process.

Mike will explain environmental site assessments, due diligence, and how they are used within the Model Toxics Control Act programs and processes. He will also briefly discuss EPA's All Appropriate Inquiries requirements and eligibility for EPA funding.

**Moderator:**

Sara Fulton, WA Dept. of Ecology

**Speakers:**

Ignacio Dayrit, Center for Creative Land Recycling  
Mike Warfel, WA Dept. of Ecology

## 2B How to Attract Redevelopment to Your Brownfield Through Incentives and Effective Positioning

This session will explain what private investors and developers look for in brownfield real estate and how to attract and evaluate real estate investment firms that can transform your contaminated property.

The speakers will outline ways local governments in partnership with private owners can improve their community by attracting real estate investors to remediate and develop brownfields. The driving motivation for private brownfield investment is explained, followed by the benefits of selling to a real estate investment firm to manage the remediation and redevelopment versus managing it "in-house." By delving into fundamental prerequisites for real estate investment, attendees will better understand how they can position their brownfields for sale and how to evaluate private investment firms and their offers to see if that is the right course of action for them.

**Moderator:**

Teri Stripes, City of Spokane

**Speakers:**

Liz Ewbank, Real Estate Recovery Capital  
Melissa Lafayette, National Development Council  
Seth Otto, Maul Foster Alongi  
Jeri Sawyer, Greene Economics

## 2C Tribal Brownfields

This session presents an overview of resources available to assist with brownfields on tribal lands.

Mickey will present an overview of the Kansas State University Tribal Technical Assistance to Brownfields (TAB) program. The Tribal TAB assists tribes with implementing EPA 128(a) Tribal Response Program Grants and 104(k) Brownfields Grants, as well as addressing overlapping issues. The Tribal TAB also conducts workshops and training for tribes and visioning sessions to implement these programs. Mickey will discuss issues with addressing brownfields on tribal lands and how they can differ from non-tribal brownfields redevelopment.

Mary will discuss EPA's programs and technical assistance for tribal brownfields.

Tiffany will provide information on the Coeur d'Alene Tribe's Brownfields Tribal Response Program, including why and how the Tribe started its program. She will discuss what the Tribe has done to develop the program to date, its future plans, and site-specific work at the Old Tensed Town Landfill.

**Moderator:**

Kathy Falconer, WA Dept. of Ecology

**Speakers:**

Mickey Hartnett, Kansas State University Tribal TAB  
Mary Goolie, EPA Region 10  
Tiffany Allgood, Coeur d'Alene Tribe

### **3A** Brownfields Redevelopment Funding: It's There for the Taking

One major challenge for redeveloping brownfields is uncertainty about the nature and extent of contamination and possible cleanup costs. The WA departments of Ecology and Commerce and the EPA offer a variety of funding opportunities to assist with removing this uncertainty.

Margo will provide an overview of funding available from Ecology for planning, environmental assessment, and cleanup for brownfields.

Tina will discuss how local governments, non-profit organizations, and private entities can clean up eligible brownfields with a loan or grant from the WA Department of Commerce's Brownfields Revolving Loan Fund.

Terri will explain how EPA's funding and technical assistance programs can be used to facilitate development on brownfield properties.

**Moderator:**

Ali Furmall, WA Dept. of Ecology

**Speakers:**

Margo Thompson, WA Dept. of Ecology  
Tina Hochwender, WA Dept. of Commerce  
Terri Griffith, EPA Region 10

### **3B** From Liability to Ability: Getting a Brownfield Redeveloped

Environmental liability stifles transactions and redevelopment. This session covers the tools to protect every stakeholder. In addition to hearing about a case study, attendees can send the panel a problem site in advance of the session to spark the conversation.

Allyson will provide an overview of Ecology's regulatory regime and process.

Gus will offer strategies for site owners, prospective purchasers, and developers to mitigate potential liability concerns.

Colleen will illustrate Environmental Liability Transfer's criteria in screening sites and demonstrate how innovative partnerships and tools can bring the most troublesome sites to productive use.

**Moderator:**

Ignacio Dayrit, Center for Creative Land Recycling

**Speakers:**

Allyson Bazan, WA Attorney General's Office  
Gus Winkes, Beveridge & Diamond  
Colleen Kokas, Environmental Liability Transfer

### **3C** Creating Community Vision

In many cases, it is difficult to get to cleanup without reuse options. And you cannot get to reuse options without community vision. Communities create vision—find out how in this session.

Johanna will discuss recent Vision-to-Action exercises completed in the west, including Gresham, OR, Richmond, CA, and Stevenson, WA, as well as other options for obtaining technical assistance from state and federal sources. These tools are stepping stones to building trust and partnerships, and finding new funds and forward momentum.

Arianne will describe the visioning and community outreach in Anacortes that brought about multi-million-dollar waterfront cleanups that not only removed the risk to human health and the environment, but included sustainable habitat and community elements that benefited the area economically. Partnerships to reach this goal involved several tribes, state agencies, local volunteer groups, property owners, and the city. This presentation will focus on the evolution of the partnerships, especially with tribes, that helped bring about the current success.

Mark will describe the \$1.5-billion Vancouver Waterfront Development, which is transforming the southernmost portion of downtown Vancouver along the Columbia River into 32 acres of park, residential, and commercial space. A group of private investors, led by Gramor Development, worked closely with many stakeholders, including the City, Port of Vancouver, and local residents, to create a master plan for downtown waterfront development. His presentation will explore strategic visioning, beginning with the creation of a sub-area plan related to revitalization of a downtown park that was fundamental to laying the groundwork, creating momentum, and aligning necessary project champions to implement a redevelopment project of this magnitude.

**Moderator:**

Evelyn Cummings, WA Dept. of Ecology

**Speakers:**

Johanna Roth, Center for Creative Land Recycling  
Arianne Fernandez, WA Dept. of Ecology  
Mark Leece, PBS USA

## 4A Technical Challenges for Redeveloping Brownfields: Focus on Vapor Intrusion

Vapor intrusion (VI) is the migration of chemical vapors from subsurface contamination, such as soil or groundwater, into an overlying building or other enclosed structure. Chemical vapors can accumulate at levels that may pose a human health threat.

Mark will overview VI basics, contaminants that most commonly cause issues, guidance that can help evaluate whether this pathway represents a risk to human health, and issues to consider so VI doesn't negatively affect property redevelopment.

Tom will share a case study on a newly constructed 275,000 square-foot medical supply distribution facility that now stands where a once-blighted Detroit neighborhood previously stood. The redevelopment incorporated state-of-the-art design elements, including one of the largest passive vapor mitigation systems in the country. The property contained blighted structures requiring hazardous material surveys, abatement, and demolition before multiple properties could be redeveloped. The site had several historical operations, including fuel storage, a rail yard, paint shops, and commercial structures. Subsurface investigations within the area identified volatile organic compounds (VOCs), including chlorinated solvents, within the soil and soil gas, which posed a potential risk to the indoor air quality of the proposed medical supply warehouse facility. As part of the development, a passive vapor mitigation system that included a redundant ventilation and barrier system was installed.

**Moderator:**

Richelle Perez, WA Dept. of Ecology

**Speakers:**

Mark Gordon, WA Dept. of Ecology  
Tom Szocinski, Land Science

## 4B Integrating Brownfields into Community Planning & Economic Development Goals

Since the time people first gathered in cities and put down roots, the character of urban space has been central to the economic success of the community. Even in a globalized, hyper-connected 21<sup>st</sup> century economy, this remains true. Redevelopment in existing communities aligns with Washington State Growth Management goals and can slow the outward urban expansion around our population centers. Many times, older city districts possess redevelopment challenges that include clear community goals, public consensus, infrastructure capacity, private investment, and regulatory controls. The perceptions of brownfield sites further complicate redevelopment.

Dave's presentation, "Why Great Places are the Foundation of Economic Vitality," will explain the dynamics of how the quality of a place drives economic vitality. He will offer some principles to evaluate the quality of urban space and highlight steps a community can take to support its overall economic development goals.

Many of EPA's brownfield grants can be used to facilitate area-wide planning to create a vision and plan of action toward redevelopment. Using the Callow Avenue Corridor in Bremerton as an example, Katrina and Ryan will explain area-wide planning steps and opportunities for district redevelopment and brownfield site reuse.

John and Mary will share a case study about a former brownfield site where Kittitas Valley Fire & Rescue constructed a state-of-the-art fire station. With building construction scheduled to start 90 days after the cleanup contract award, the remediation team developed an aggressive cleanup schedule to identify assessment data gaps and complete cleanup construction on time. Using an integrated remedy solution that included removing and stockpiling soil overburden, removing soil "hot-spots," and performing lance injections of chemical oxidants in remaining soils, the project was completed on schedule and under budget.

**Moderator:**

Erika Bronson, WA Dept. of Ecology

**Speakers:**

Dave Andersen, WA Dept. of Commerce  
Ryan Givens and Katrina Nygaard, Stantec  
John Means, Alta Science & Engineering  
Mary Monahan, WA Dept. of Ecology

## 4C Mt. Baker Housing's Maddux Project: Affordable Housing Brownfield Case Study

Hear from the team that piloted an urban brownfields remediation program that enabled the development of affordable housing. Mt. Baker Housing Association, Perkins Coie, Aspect Consulting, and Ecology embarked on a program that allows affordable housing developers to purchase and cleanup contaminated land with liability protection and funding that had not existed until now.

**Moderator:**

Scott O'Dowd, WA Dept. of Ecology

**Speakers:**

Dave Cook, Aspect Consulting  
Michael Dunning, Perkins Coie LLP  
Conor Hansen, Mt. Baker Housing Association

## 5A Addressing Old Gas Stations

Old gas stations present a number of challenges with assessment, cleanup, and property transactions. Common themes associated with these challenges include unwilling/unable property owners, uncertainty regarding future site use, high cleanup costs with a low likelihood of recovering those costs, and limited capacity of local governments to understand the rules and shepherd sites through the redevelopment process.

Mark will discuss model remedies, which are standard ways to clean up contaminated sites. Ecology has developed 23 of them to streamline and speed up the selection of cleanup actions. Each of these methods protects human health and the environment and prefers a permanent cleanup solution as much as possible.

Ali will present an overview of the resources and technical assistance available from the WA Pollution Liability Insurance Agency.

Mary and Rebecca will share tools available in Oregon, and solicit ideas for additional resources to help blighted brownfield properties.

### **Moderator:**

Christer Loftenius, WA Dept. of Ecology

### **Speakers:**

Mark Gordon, WA Dept. of Ecology

Ali Furmall, WA Dept. of Ecology

Mary Camarata & Rebecca Wells-Albers, OR Dept. of Environmental Quality

## 5B Creative Cleanup & Reuse Strategies

Steve, Jon, and Josh will present a case study on the remediation of nitrate-contaminated soils and petroleum-contaminated soils from two properties enrolled in IDEQ's Voluntary Cleanup Program. The remediation was facilitated by collaboration between IDEQ and the Greater Moscow Area Brownfields Coalition, who received an EPA grant to conduct environmental site assessments for brownfield sites in the Moscow area.

Cynthia and Kyle will share information about the City of Spokane's efforts to reduce untreated combined sewer overflows during high precipitation events. One strategy includes building underground concrete tanks to hold the combined wastewater during a storm and then meter it back to the wastewater treatment plant when the storm surge subsides. A number of these tanks already have been built and others are under construction. Many of the tanks have been constructed in parks and vacant properties with known and unknown environmental contamination.

### **Moderator:**

Ted Uecker, WA Dept. of Ecology

### **Speakers:**

Steve Gill, ID Dept. of Environmental Quality

Josh Kannenberg, Geoprofessional Innovation

Jon Munkers, Alta Science & Engineering

Kyle Twohig, City of Spokane

Cynthia Wall, WA Dept. of Ecology

## 5C Affordable Housing Challenges & Resources

Scott's "Healthy Housing Remediation" presentation will cover the Toxics Cleanup Program's (TCP) recent work supporting affordable housing throughout the state and highlight some of the exciting work we have in progress. He will also discuss findings from our 2018 report about the link between cleanup and housing affordability. You can also learn how to engage with TCP staff about different grant opportunities that support projects at each stage of the cleanup and redevelopment process.

Ann will discuss the Housing Trust Fund that finances affordable housing projects through a competitive application process. Housing Trust Fund dollars support a wide range of projects serving a diverse array of low-income populations. Projects can serve people with incomes up to 80 percent of Area Median Income, but the majority of projects funded to date serve households with special needs or incomes below 30 percent of Area Median Income, including homeless families, seniors, farmworkers, and people with developmental disabilities.

Bob will share information about the Washington State Housing Finance Commission, a publicly accountable, self-supporting team, dedicated to increasing housing access and affordability and to expanding the availability of quality community services for the people of Washington.

### **Moderator:**

Margo Thompson, WA Dept. of Ecology

### **Speakers:**

Scott O'Dowd, WA Dept. of Ecology

Ann Campbell, Housing Trust, WA Dept. of Commerce

Bob Peterson, WA Housing Finance Commission

## 6A Approaches & Resources for Managing Asbestos-Containing Building Materials

Susan will talk about the history and regulations on asbestos via federal nexus, including funding resources, including the Brownfields Revolving Loan Fund through the Washington Department of Commerce.

Deirdre will provide regulatory background on asbestos removal in Washington and how asbestos removal fits into Washington's seven clean air authorities. She will also cover the environmental and labor components unique to Washington.

Steve and Jon will present a case study on the Prairie Elementary School in Cottonwood, Idaho. Prairie Elementary School was built in 1956 by the Benedictine Sisters and was operated by the Cottonwood School District from 1970 until it closed in 2010. IDEQ completed a Phase I that identified asbestos-containing materials (ACMs). In 2017, IDEQ and EPA's Land Revitalization team conducted a two-day technical needs assessment with the community to determine reuse of the school. IDEQ then committed \$109,000 in state response grant funds to abate ACMs. The convent building will be remodeled into senior housing called the Sisters Apartments. Repurposing the main school building will begin next fall.

**Moderator:** Tina Hochwender, WA Dept. of Commerce

**Speakers:**

Susan Morales, EPA Region 10

Deirdre Fitzgerald, Spokane Regional Clean Air Agency

Steve Gill, ID Dept. of Environmental Quality

Jon Munkers, Alta Science & Engineering

## 6B Funding Beyond Cleanup

Rick will explain USDA's Community Program's loans and grants for community facilities and water and environmental programs. They fund community facilities such hospitals, community centers, fire stations, police cars, school buses, and medical equipment, as well as infrastructure such as sewer plants, water reservoirs, and storm drains.

Janéa will present "CERB 101," focused on economic development through job creation in partnership with local governments and federally recognized Indian tribes. The Board finances public infrastructure improvements that encourage new private business development and expansion.

Steve will share Wenatchee's waterfront transformation. Historically, the Columbia River was Wenatchee's dumping ground. After adopting a waterfront master plan, the community pursued redeveloping the waterfront. The plan included relocating the city's public works yard, which had a historic landfill underneath and was contaminated from maintenance operations. Located next to the Pybus public market, the property could be redeveloped to support tourism and commercial activities. Using an Ecology Integrated Planning Grant, the city assessed the contamination and developed a cleanup plan. Then they recruited Hilton Garden Inn to develop a hotel there. The cleanup included excavating impacted soils and capping the site with clean fill. Ecology is providing a Remedial Action Grant to reimburse 50 percent of the cleanup costs. Hotel construction began in summer of 2017, and it is scheduled to open in spring 2019.

Christy will present "A Rural Alaska Case Study: The Keku Cannery." Cleaning up brownfield sites in rural Alaska communities can be challenging and expensive and finding funding for reuse or redevelopment can be difficult. This case study highlights a brownfields cleanup project in rural Kake, Alaska, at the historic Keku Cannery and the funding mechanisms that are being used for this soon-to-be success story.

**Moderator:**

Jeff Johnston, WA Dept. of Ecology

**Speakers:**

Rick Rose, U.S. Dept. of Agriculture

Janéa Delk, WA Dept. of Commerce

Steve King, City of Wenatchee

Christy Howard, AK Dept. of Environmental Conservation

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# KEYNOTE SPEAKERS

## Opening Keynote, May 29



### **Jim Pendowski**, Toxics Cleanup Program Manager

Jim has been at the Washington State Department of Ecology for 28 years, managing the Toxics Cleanup Program since 1998. His current responsibilities include administering the state's cleanup law (the Model Toxics Control Act) and Underground Storage Tank Program. He has also managed Ecology's Solid Waste Program.

Prior to coming to Washington, Jim worked at the Illinois Environmental Protection Agency and the Illinois Department of Transportation. He has also managed permitting water quality, solid waste, and transportation projects at the local level in both Illinois and Arkansas.

## Lunch Keynote, May 30



### **Honorable David Condon**, Mayor of the City of Spokane

The first re-elected Mayor in Spokane in more than 40 years, Mayor Condon is focused on many key initiatives which began during his first term – all aimed at making Spokane safer, smarter, and healthier. These include making major investments in public safety, improving streets, growing jobs and our economy, crafting an affordable budget, leading in developing innovative infrastructure, and increasing the quality of life.

Prior to becoming Mayor, Condon's career included serving in the U.S. Army, owning and operating small businesses, and serving as the senior staff in the U.S. House of Representatives. He was selected as an Aspen Institute Roedel Fellow with a small group of colleagues around the country for values-based leadership and exchange of ideas.

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# SPEAKERS

**Tiffany Allgood**, Environmental Action Plan Coordinator  
Coeur d'Alene Tribe, tallgood@cdatribe-nsn.gov  
Tiffany was hired by the Tribe in 1997 and manages the Environmental Programs Office in the Natural Resources Department.

**Dave Andersen**, Eastern Regional Manager, Growth Management Services  
Washington State Department of Commerce  
dave.andersen@commerce.wa.gov  
Dave's group assists and guides local governments, state agencies, and others in managing growth and development, consistent with the Growth Management Act. Dave is also an adjunct lecturer in the Planning program at Eastern Washington University.

**Allyson Bazan**, Assistant Attorney General  
Washington State Attorney General's Office  
allyson.bazan@atg.wa.gov  
Allyson has worked in the Ecology Division since 2011, representing the Department of Ecology. Her practice focuses on client advice with toxic cleanup sites and she has litigated water quality, air quality, and shorelands enforcement.

**Mary Camarata**, Regional Brownfields Coordinator  
Oregon Department of Environmental Quality  
mary.camarata@state.or.us

Mary has worked in the environmental field for about 30 years, first as a consultant and then as a regulator with the ODEQ. She is a brownfields coordinator in western Oregon. Mary has worked on former gas stations, wrecking yards, military bases, mills, landfills, dry cleaners, Superfund sites, plating shops, firing ranges, marine docks, etc. She enjoys helping communities redevelop underutilized properties. She has helped with parks, health centers, food banks, libraries, housing, a city hall, recreational dock, and wetlands bank.

**Ann Campbell**, State Underwriting & Project Development Supervisor  
Washington State Department of Commerce  
ann.campbell@commerce.wa.gov

Ann is a professional community developer. She has more than 12 years' experience working with a broad array of local governments, non-profit organizations, and community groups to make dreams a reality. Her efforts have assisted communities throughout the state to establish a strong foundation for healthy families and economies by ensuring clean drinking water, appropriate waste handling, and buildable properties.



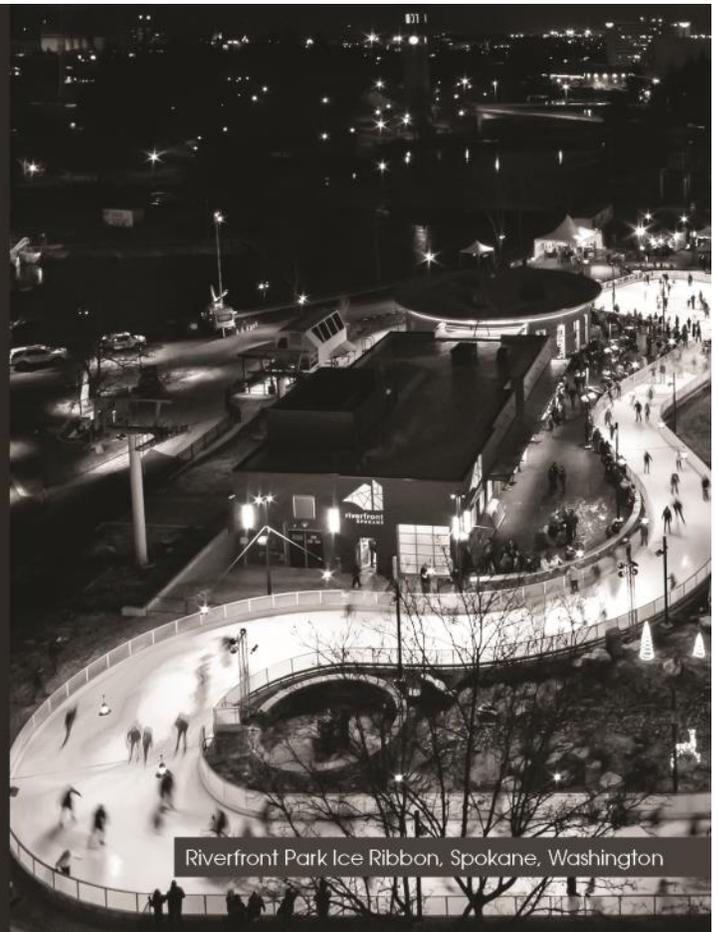
## Stop by for a chat

Visit our booth to learn about how we have helped communities across the country secure and implement over \$50M in EPA and state brownfield grants.

Listen in on a panel discussion featuring Stantec's own Ryan Givens and Katrina Nygaard.

Thursday May 30th  
1:10pm - 2:10pm

SESSION: INTEGRATING BROWNFIELDS INTO  
COMMUNITY PLANNING & ECONOMIC GOALS



Riverfront Park Ice Ribbon, Spokane, Washington

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## SPEAKERS

**Dave Cook**, Principal Geologist  
Aspect Consulting, [dcook@aspectconsulting.com](mailto:dcook@aspectconsulting.com)  
Dave specializes in managing complex projects that require creative strategies, detailed budget tracking, unique technical decisions, and communications with multiple involved parties. Over his 25+ year environmental consulting career, he has led projects focused on recycling brownfield properties into productive use. Examples of his work include assisting the Gates Foundation, Amazon, and the Mt. Baker Housing Association.

**Ignacio Dayrit**, Director of Programs  
Center for Creative Land Recycling  
[ignacio.dayrit@cclr.org](mailto:ignacio.dayrit@cclr.org)  
Ignacio has over 30 years of experience in public sector development including grant writing, fiscal and financial analysis, public debt financing, feasibility analyses, community outreach and participation, and urban design. With CCLR, he has assisted communities throughout the west to obtain state and federal grants and technical assistance.

**Janéa Delk**, Community Economic Revitalization  
Board Program Director & Tribal Liaison  
Washington State Department of Commerce  
[janea.delk@commerce.wa.gov](mailto:janea.delk@commerce.wa.gov)  
Janéa works with potential clients to develop projects to bring to the Board for approval. She has first-hand knowledge of the challenges that many of our local jurisdictions are facing when trying to fund economic development in their area. Janéa is also the Co-Chair of the Infrastructure Assistance Coordinating Council.

**Michael Dunning**, Partner  
Perkins Coie LLP, [MDunning@perkinscoie.com](mailto:MDunning@perkinscoie.com)  
Michael helps clients solve challenges arising from land, water, and air pollution. Mike previously served for over a decade as an assistant attorney general for the State of Washington and acted as lead counsel on some of the state's most challenging contaminated sites. He works on settlements for many brownfield redevelopment projects and assists with non-profit affordable housing and market developers with innovative legal and funding strategies to facilitate contaminated property redevelopment.

**Liz Ewbank**, Business Operations Manager  
Real Estate Recovery Capital  
[ewbank@RERCapital.com](mailto:ewbank@RERCapital.com)  
Liz manages operational details and marketing strategy. Previously, as Sales Director at Keter Environmental Services, she and her team initiated and expanded sustainable waste and recycling programs for properties owned by real-estate investment companies.

**Arianne Fernandez**, Baywide Project Manager,  
Natural Resource Scientist  
Washington State Department of Ecology  
[arianne.fernandez@ecy.wa.gov](mailto:arianne.fernandez@ecy.wa.gov)  
In Arianne's 15 years at Ecology, she has managed site cleanups, tracked contaminant sources through innovative methods, and worked to bring disparate groups together by focusing on community solutions through fostering trust and developing lasting partnerships.

**Deirdre Fitzgerald**, Inspector II  
Spokane Regional Clean Air Agency  
[dfitzgerald@spokanecleanair.org](mailto:dfitzgerald@spokanecleanair.org)  
During her 18 years at the Clean Air Agency, Deirdre has worked on various programs, including asbestos rule development and implementation. As lead inspector for asbestos, she investigates asbestos complaints and conducts routine inspections of both abatement contractors and general contractors.

**Ali Fumall**, Small & Rural Communities Brownfields  
Specialist  
Washington State Department of Ecology  
[ali.fumall@ecy.wa.gov](mailto:ali.fumall@ecy.wa.gov)  
Ali provides technical assistance and oversight primarily to communities in Ecology's Eastern and Central regions. Before joining Ecology in July 2018, Ali worked with the New Mexico Environment Department where she managed the State Cleanup Program and the joint Voluntary Remediation/Brownfields Program. Prior to working with NMED, she worked in the private sector at an environmental consulting firm providing investigation and cleanup services at Los Alamos National Laboratory.

**Steve Gill**, Brownfields Analyst  
Idaho Department of Environmental Quality  
[steve.gill@deq.idaho.gov](mailto:steve.gill@deq.idaho.gov)  
Steve has dedicated over 13 years of service to the IDEQ, as a Brownfields Analyst. He is responsible for managing IDEQ's brownfields program and voluntary cleanup program projects in the 10 northern Idaho counties. His background in hydrogeology and environmental science help him oversee brownfields projects. He brings an additional 30 years of private-sector work to effectively manage brownfields projects and assist local governments awarded brownfield grant funds with managing their projects.

**Ryan Givens**, Senior Planner  
Stantec, [Ryan.Givens@stantec.com](mailto:Ryan.Givens@stantec.com)  
Ryan is a planner and urban designer with a focus in redevelopment and economic development. Ryan has project experience across Washington, Oregon, Alaska, Florida, and California. In his role, Ryan facilitates local communities to articulate their long-term vision and then create an implementation strategy. For the last 10 years, Ryan has worked in established urban neighborhoods that include brownfield sites and other distressed properties.

**Mary Goolie**, Brownfields Project Manager  
U.S Environmental Protection Agency Region 10  
goolie.mary@epa.gov

Mary has been in the Alaska Operations Office since 1994. In 2008, she became AK Lead for the Region 10 Brownfields Team and the Lead of the State and Tribal Response Program. As of June 2018, she is again serving as the AK Area Planner and AK Regional Response Team Coordinator for Region 10 in addition to her duties as a Brownfields Project Manager.

**Mark Gordon**, Environmental Engineer  
Washington State Department of Ecology  
mark.gordon@ecy.wa.gov

In the Toxics Cleanup Program's Policy and Technical Support Unit, Mark's responsibilities include overseeing the development of model remedies and vapor intrusion guidance. Prior to joining Ecology, Mark worked for the Wisconsin Department of Natural Resources Remediation and Redevelopment Program.

**Terri Griffith**, Competition Grant Coordinator & Idaho State Lead  
U.S Environmental Protection Agency Region 10  
griffith.terri@epa.gov

Terri currently serves as program coordinator for the Brownfield Assessment, Cleanup, and Multipurpose competition process. She has years of experience working with local communities and tribes to address contaminated properties using a variety of tools available through EPA's Brownfield program. She also serves as the Idaho state liaison and brings her personal experience when developing a business on a former brownfield.

**Conor Hansen**, Director of Real Estate  
Mt. Baker Housing Association  
conor@mtbakerhousing.org

Conor has been involved with multi-family real estate development since 2006. He is currently overseeing the development of around 700 affordable units totaling \$250 million in total development costs. Within these projects, Conor is responsible for the assessment and remediation of three sites with over \$20 million in remediation expenses.

**Mickey Hartnett**, Tribal Assistance to Brownfields Program Co-Director

Kansas State University, mickeyh@ksu.edu

Mickey provides technical assistance to tribes and tribal communities on 128(a) Tribal Response Programs and other brownfield issues. He served as a tribal circuit rider for the EPA Region 8 from 2004 to 2014 providing technical assistance and training to tribes for brownfields, solid waste, and emergency response. His prior experience includes 25 years with the EPA in the hazardous wastes, Superfund, and Brownfields programs. He has diverse and extensive experience in assessment, remediation, and redevelopment/reuse of contaminated sites and properties, including brownfield and Superfund sites.

**Tina Hochwender**, Brownfield Revolving Loan Fund Program Manager & Section Supervisor  
Washington State Department of Commerce  
tina.hochwender@commerce.wa.gov

Tina has overseen local brownfield, Community Development Block Grants, and private sector work, which included site selection and real estate management. With over 25 years of experience in environmental and land use planning, housing, and economic development, she provides redevelopment and financial technical assistance for brownfields redevelopment activities across the state of Washington.

**Christy Howard**, Environmental Program Specialist  
Alaska Department of Environmental Conservation  
christy.howard@alaska.gov

Christy joined the Alaska DEC Brownfields team in January 2015. She manages the EPA State Response grant and administers the DEC Brownfields Assessment & Cleanup Program that assists Alaskan communities with assessment and cleanup efforts at brownfields sites across the state. She also works to increase education and awareness of brownfields in Alaska, with a focus on outreach to EPA Tribal Response Program grantees and Alaska Native Corporations.

**Josh Kannenberg**, Environmental Services Manager

Geoprofessional Innovation, jkannenberg@geoprocorp.com

Josh has 15 years of experience conducting Phase I and Phase II environmental site assessments and environmental sampling projects on industrial facilities, fueling stations, commercial properties, agricultural land, multi-tenant apartment complexes, single family residences, easements, and undeveloped land. Josh is also adept at industrial hygiene monitoring, incremental soil sampling, multi-tiered QA/QC, asbestos surveys, indoor air quality surveys, lead inspections, abatement oversight, environmental drilling oversight and sampling, geotechnical sample collection, and environmental remediation projects.



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**Steve King**, Economic Development Director  
City of Wenatchee, [sking@wenatcheewa.gov](mailto:sking@wenatcheewa.gov)  
Steve formerly served as the Public Works Director. He has played a key role in the city's efforts to revitalize the waterfront and downtown, including the road improvements, wastewater treatment plant aesthetic upgrades, and the transformation of a former steel mill into the Pybus public market. Steve is leading the effort to redevelop a former public works yard on the Columbia River into a boutique hotel.

**Colleen Kokas**, Executive Vice President  
Environmental Liability Transfer, [ckokas@eltransfer.com](mailto:ckokas@eltransfer.com)  
Colleen has 30+ years of experience in the remediation of contaminated sites, including project management, funding, liability protection, brownfield redevelopment, and sustainability. At ELT, Colleen works with government agencies, property owners, and attorneys to create new business opportunities in contaminated property acquisition.

**Melissa LaFayette**, Assistant Director, West Team  
National Development Council, [mlafayette@ndconline.org](mailto:mlafayette@ndconline.org)  
Melissa manages two EDA revolving loan funds on the Olympic Peninsula and in Skagit County, and sources, analyzes, and underwrites loans to support small business growth in these rural communities. She also provides technical assistance to communities across the Pacific Northwest in the areas of economic development finance, small business development, affordable housing policy, and Opportunity Zones.

**Mark Leece**, Principal Engineer  
PBS USA, [Mark.Leece@pbsusa.com](mailto:Mark.Leece@pbsusa.com)  
Mark has over 20 years' experience as a program manager, project manager, and senior technical resource in the engineering consulting industry. His expertise includes managing and delivering multi-disciplined engineering projects and programs for public and private clients, including site development, infrastructure, and industrial facilities.

**John Means**, Senior Environmental Manager  
Alta Science & Engineering, Inc., [john.means@alta-se.com](mailto:john.means@alta-se.com)  
John is a senior environmental manager who guides clients through the brownfields redevelopment process. Formerly, he led the Washington Department of Ecology's Brownfields Program. John acted as the project manager and conceptual architect of a multi-year brownfield policy initiative that resulted in legislation to amend MTCA. He has effectively built close-knit client/regulator teams to guide projects through complex regulatory and economic conditions. He currently serves as an expert witness for the U.S. Department of Justice.

**Mary Monahan**, Cleanup Site Manager  
Washington State Department of Ecology  
[mary.monahan@ecy.wa.gov](mailto:mary.monahan@ecy.wa.gov)  
Mary loves working with communities in Ecology's Central Region and managing toxics cleanup projects. At work, engineer is her classification, but her role is more that of a multi-disciplinary scientist.

**Susan Morales**, Brownfield Coordinator  
U.S Environmental Protection Agency Region 10  
[morales.susan@epa.gov](mailto:morales.susan@epa.gov)  
Currently serving as the Region's Brownfields Coordinator, she works to bring resources to assess, cleanup, and redevelop properties throughout the Pacific Northwest and Alaska. Her experience with environmental justice issues has been the foundation in serving as a project manager on a variety of projects since joining EPA's Brownfields Program in 1999. Prior to joining EPA, she worked on economic and business development projects in Thailand and Germany.

**Jon Munkers**, CFO/Principal Scientist  
Alta Science & Engineering, Inc.  
[Jon.Munkers@alta-se.com](mailto:Jon.Munkers@alta-se.com)  
Jon has more than 20 years of experience working on a wide range of brownfields projects throughout the northwest. Blending a background in environmental science with business, Jon supports clients with the brownfields process and oversees Alta business operations. He works collaboratively with state and local agencies providing land owners creative solutions to redevelopment of their contaminated properties.

**Katrina Nygaard**, Planner  
Stantec, [Katrina.Nygaard@stantec.com](mailto:Katrina.Nygaard@stantec.com)  
With a specialty in community engagement, Katrina works across the Northwest and Alaska to create community-driven brownfield areawide plans as part of the EPA Brownfield Assessment Grant Program.

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## SPEAKERS

**Scott O'Dowd**, Cleanup Policy Engineer  
Washington State Department of Ecology  
scott.odowd@ecy.wa.gov

In the Toxics Cleanup Program Policy Unit, Scott is the affordable housing lead with additional responsibilities in the program's environmental justice and climate adaptation work.

**Seth Otto**, Senior Planner

Maul Foster Alongi, sotto@maulfoster.com

Seth has over a decade of experience in the fields of land use planning, community development, public policy, and sustainability and currently leads MFA's land use planning and brownfield practice in Oregon and southwest Washington. In this role, Seth is engaged in redevelopment planning for brownfield and underutilized properties for both public and private clients. He regularly supports project funding strategies and has written successful grant applications to state and federal agencies. Seth recently managed several policy research studies focused on the scale and impact of brownfield properties on local and statewide levels and remains active in the effort to craft, pass, and implement new policies.

**Bob Peterson**, Multifamily Housing and Community Facilities Division Manager  
Washington State Housing Finance Commission  
Bob.Peterson@wshfc.org

Bob Peterson is the multifamily housing and community facilities division manager in Seattle, with the Washington State Housing Finance Commission (WSHFC). Bob brings a wealth of expertise about and insight into Washington's affordable housing and economic development needs and opportunities. Bob has been with WSHFC for more than 15 years, and has extensive public and private sector experience in affordable housing finance.

**Rick Rose**, Community Programs Loan Specialist  
U.S. Department of Agriculture Rural Development  
Richard.rose@usda.gov

Rick has been in finance for over 15 years and in community programs for the past 12 years. He works with rural communities with the focus of building better capacity, more sustainability, safety, and improving the quality of life within the framework of essential community facilities and infrastructure. He has been working in this capacity with clients such as public bodies, tribes, and non-profits.

**Johanna Roth**, Program Associate  
Center for Creative Land Recycling  
johanna.roth@cclr.org

Johanna has worked at CCLR for two years, where she manages workshops, online resources, webinars, and social media. Prior to joining CCLR, Johanna worked for various environmental science labs at UC Berkeley, where she studied sustainable land use and food systems.

**Jeri Sawyer**, Managing Partner & Senior Economist  
Greene Economics, jsawyer@greeneconomics.com  
Jeri has more than 30 years of experience in environmental and natural resources economics. Her expertise is in providing regulatory fiscal and economic impact analyses for governments. Recent efforts have related to economic feasibility and opportunities of brownfield redevelopment.

**Michael Stringer**, Principal Planner  
Maul Foster Alongi, mstringer@maulfoster.com  
Michael specializes in the policy and practice of integrating cleanup into redevelopment of contaminated properties. His diverse background includes land use planning, policy, permitting, public outreach, and habitat restoration. His perspective emerges from experience working in the public, non-profit, and private sectors.



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# SPEAKERS

**Teri Stripes**, Assistant Planner & Brownfields Program Manager  
City of Spokane, [tstripes@spokanecity.org](mailto:tstripes@spokanecity.org)  
With over 20 years of project management experience in economic development and redevelopment initiatives throughout the city, Teri's been instrumental in building the city's brownfields program; leading to funding, strategic planning, assessments, and cleanups. Teri's expertise has led to redevelopment of blighted, low-performing districts.

**Tom Szocinski**, Director of Vapor Intrusion Land Science, [tszocinski@landsciencetech.com](mailto:tszocinski@landsciencetech.com)  
Thomas is a nationally recognized vapor intrusion expert with over 16 years' experience as an environmental scientist, focusing on vapor intrusion assessment/mitigation, remediation, and brownfields site management. Thomas also has extensive experience with state and federal regulators and their respective agencies.

**Margo Thompson**, Brownfields Environmental Planner  
Washington State Department of Ecology  
[margo.thompson@ecy.wa.gov](mailto:margo.thompson@ecy.wa.gov)  
Margo plays a critical role in Washington's Brownfields Program by managing both regular and Affordable Housing Integrated Planning Grants, leading the multi-agency State Brownfields Team, and building bridges with brownfields redevelopment partners.

**Sandra Treccani**, Cleanup Site Manager  
Washington State Department of Ecology  
[sandra.treccani@ecy.wa.gov](mailto:sandra.treccani@ecy.wa.gov)  
For over 20 years, Sandra has overseen the investigation and cleanup of state and federal cleanup sites, and assisted communities with brownfields cleanup and redevelopment.

**Kyle Twohig**, Director of Engineering Services  
City of Spokane, [ktwohig@spokanecity.org](mailto:ktwohig@spokanecity.org)  
Kyle and his team provide the design and construction management for capital projects, including streets, water, sewer, stormwater, and trail infrastructure. He has overseen the combined sewer overflow reduction program, not only constructing the large detention facilities but also providing public benefits on the surface of the facilities. He has worked in residential, commercial, and municipal construction and development for over 16 years.

**Cynthia Wall**, Municipal Facility Financial Assistance Specialist  
Washington State Department of Ecology  
[cynthia.wall@ecy.wa.gov](mailto:cynthia.wall@ecy.wa.gov)  
Cynthia provides environmental, technical, and administrative assistance to grant, contract, and loan recipients in the planning and implementation of environmental protection projects. She serves as the grant and loan administrator for approximately 40 projects totaling over \$75 million dollars, including stormwater planning, design, and construction projects.

**Mike Warfel**, Cleanup Site Manager  
Washington State Department of Ecology  
[michael.warfel@ecy.wa.gov](mailto:michael.warfel@ecy.wa.gov)  
Mike works in Ecology's Voluntary Cleanup Program. His work in contaminated site characterization and cleanup includes Superfund, state-lead, and brownfield sites across the U.S. Since migrating to the Pacific Northwest in the mid-1980s, Mike has been involved in assessment and remediation of sites for MTCA and CERCLA compliance, transit corridor expansion, and brownfield redevelopment.

**Rebecca Wells-Albers**, Northwest Region Brownfields Coordinator  
Oregon Department of Environmental Quality  
[rebecca.wells-albers@state.or.us](mailto:rebecca.wells-albers@state.or.us)  
Rebecca has over 19 years of public service experience in environmental regulation in the states of Missouri and Oregon. Her duties in her current position include project management of site investigations and cleanups, and providing technical assistance to support site assessment, cleanup, and reuse of brownfields.

**Augustus Winkes**, Attorney  
Beveridge & Diamond, [awinkes@bdlaw.com](mailto:awinkes@bdlaw.com)  
Gus focuses his practice on contaminated site cleanup and litigation. He also advises clients on regulatory compliance and defends enforcement actions under federal and state hazardous waste, water quality, air quality, and climate change laws.



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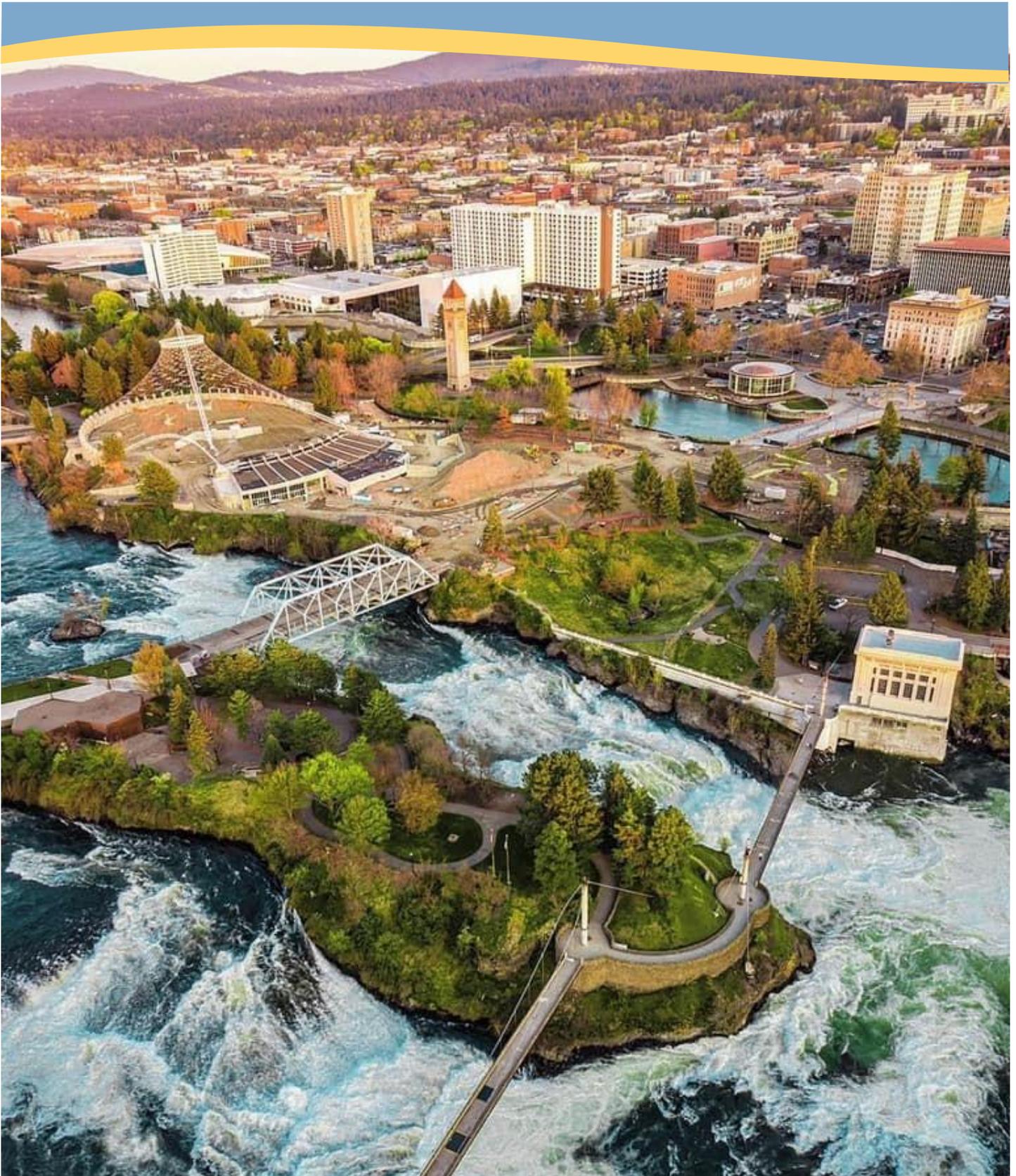
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