



# State Incentives for Achieving Clean and Renewable Energy Development on Contaminated Lands

The development of clean and renewable energy on formerly used land offers many economic and environmental benefits. Combining clean and renewable energy and contaminated land cleanup incentives can allow investors and communities to create economically viable clean and renewable energy redevelopment projects. This document provides information about incentives in your state that can be leveraged for clean and renewable energy and development of contaminated land.



## Incentives for Clean and Renewable Energy

### Funding (grants, loans, bonds, etc.)

#### Bonneville Environmental Foundation (BEF) Renewable Energy Grants

[www.b-e-f.org/grants/](http://www.b-e-f.org/grants/)

Provides grants, loans, convertible loans, guarantees, and direct investments for renewable energy projects in the Pacific Northwest. Projects may be funded from a few thousand dollars for small installations, up to significant investments in central station grid-connected renewable energy projects. The BEF share will not exceed 33% of capital costs and 0% of operating costs for a generating project.

#### Energy Trust – Open Solicitation Program

[www.energytrust.org/RR/os/index.html](http://www.energytrust.org/RR/os/index.html)

Provides cost-share funding for feasibility studies, representing 50% of costs, up to \$30,000 and funding for new commercial technologies to build renewable energy markets, including small hydroelectric, wave, geothermal, or other renewable energy projects that deliver power to the service territories of Portland General Electric or Pacific Power.

#### Energy Trust – Wind Program

[www.energytrust.org/RR/wind/index.html](http://www.energytrust.org/RR/wind/index.html)

Provides funding, technical support, and co-funding to wind energy projects that range from community-scale up to 20 MW utility-scale.

#### Energy Trust – Solar Program

[www.energytrust.org/solar/index.html](http://www.energytrust.org/solar/index.html)

Provides cash incentives for solar energy systems, based on watts produced. Systems must be tied to the grid and net metered. Incentives vary, depending on location of the project.

#### Energy Loan Program

<http://egov.oregon.gov/ENERGY/LOANS/selphm.shtml>

Offers low-interest loans from \$20,000 to \$20 million for projects that produce energy from renewable resources, including water, wind, geothermal, solar, biomass, waste materials, or waste heat.

### Tax Incentives (abatements, deductions, credits, etc.)

#### Business Energy Tax Credits

<http://egov.oregon.gov/ENERGY/CONS/BUS/BETC.shtml>

Offers a tax credit of 50% of project costs for renewable energy projects, up to \$20 million, over a specified time period.

#### Tax Credit for Renewable Energy Equipment Manufacturers

[http://egov.oregon.gov/ENERGY/CONS/BUS/tax/BETC-Renewables.shtml#Renewable\\_Energy\\_Resource\\_Equipment\\_Manufacturing\\_Facilities](http://egov.oregon.gov/ENERGY/CONS/BUS/tax/BETC-Renewables.shtml#Renewable_Energy_Resource_Equipment_Manufacturing_Facilities)

Offers a tax credit of 50% of project costs for facilities that will manufacture renewable energy systems. The credit is taken over 5 years, at 10% a year, with a maximum of \$40 million.

#### Tax Exemption for Renewable Energy Systems

<http://landru.leg.state.or.us/ors/307.html>

Eliminates the property tax on the value added to a property from the installation of qualifying renewable energy production systems, provided the system is a net metering facility.

#### Net Metering

[www.pacificpower.net/Article/Article39589.html](http://www.pacificpower.net/Article/Article39589.html)

[www.portlandgeneral.com/business/products/power\\_options/customer\\_generation/net\\_metering.asp](http://www.portlandgeneral.com/business/products/power_options/customer_generation/net_metering.asp)

Oregon allows net metering for commercial customers up to 2 MW. The new rules credit the annual net against retail rates.

#### Quick Facts

Public Benefit Fund (PBF)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Renewable Portfolio Standard	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<i>Large utilities: 25% by 2025, Small utilities: 10% by 2025</i>		
<i>Smallest utilities: 5% by 2025</i>		
Net Metering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Interconnection Standards	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

#### Electric Power Industry Generation by Primary Energy Source (EIA, 2006)

Petroleum-Fired	-	Nuclear	-
Natural Gas-Fired	21.0%	Hydroelectric	71%
Coal-Fired	4.4%	Other Renewables	3.5%

#### Points of Contact

##### BEF Renewable Energy Grants

Bryce Smith, [grants@b-e-f.org](mailto:grants@b-e-f.org), (206) 274-4648

##### Energy Trust

##### Open Solicitation Program

Betsy Kauffman, [betsy.kauffman@energytrust.org](mailto:betsy.kauffman@energytrust.org), (503) 459-4072

##### Wind Program

Erin Johnston, [erin.johnston@energytrust.org](mailto:erin.johnston@energytrust.org), (503) 459-4075

##### Solar Program

Brian Thornton, [brian.thornton@energytrust.org](mailto:brian.thornton@energytrust.org), (503) 445-7640

##### Energy Loan Program

Kathy Estes, [kathy.estes@state.or.us](mailto:kathy.estes@state.or.us), (503) 378-4040

##### Oregon Department of Energy

##### Business Energy Tax Credits and Tax Credit for Renewable Energy Equipment Manufacturers

Suzanne Dillard, [Suzanne.C.Dillard@state.or.us](mailto:Suzanne.C.Dillard@state.or.us), (503) 373-7565

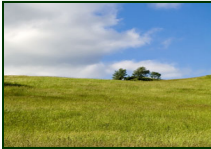
##### Tax Exemption for Renewable Energy Systems

Oregon Department of Energy, (503) 378-4040

##### Net Metering

Pacific Power, [customerservice@pacificpower.net](mailto:customerservice@pacificpower.net), (888) 221-7070

Portland General Electric, Net Metering Coordinator, (503) 464-8000



# Incentives for Development of Contaminated Land



## Funding (grants, loans, bonds, etc.)

### Brownfields Redevelopment Fund

<http://econ.oregon.gov/ECDD/CD/program/brownfields.shtml>

Provides both grant and loan funding for environmental actions at brownfield sites. Funding decisions are based on the project's expected public benefits (e.g., job creation, economic development, and community revitalization).

### Oregon Coalition Brownfields Cleanup Fund

<http://econ.oregon.gov/ECDD/CD/program/CBC.shtml>

Provides funds for assisting with the cleanup of brownfields. Loans and grants require a 20% cost share and are targeted to projects that demonstrate the greatest need and most benefits to the community. Applicants that are responsible for the contamination or sites proposed for the National Priorities List are ineligible.

### Community Development Block Grant Program

<http://econ.oregon.gov/ECDD/CD/CDBG/CDBG.shtml>

Funds brownfields redevelopment projects, among other categories, for non-metropolitan cities and counties in rural Oregon. Projects must demonstrate benefits to low-income persons, alleviate blight, or meet an urgent community development need. Maximum Brownfields Redevelopment grant amount is \$300,000 with a local match of 15%.

### Oregon Business Development Fund

[www.oregon4biz.com/obdf.htm](http://www.oregon4biz.com/obdf.htm)

Revolving loan fund provides financing that can be used for brownfields cleanup. Loans can be made for up to \$500,000 and can cover up to 40% of project costs.

### Oregon Credit Enhancement Fund

[www.oregon4biz.com/cef.htm](http://www.oregon4biz.com/cef.htm)

Provides a loan insurance tool for lenders to help businesses secure financing for brownfields redevelopment projects. The average credit enhancement loan is \$230,000. This provides additional loan backing for businesses seeking credit.

### Oregon Capital Access Program

[www.oregon4biz.com/cap.htm](http://www.oregon4biz.com/cap.htm)

Assists lenders in making loans to small businesses and developers wishing to redevelop brownfields. Since the program was established in 1991, it has helped facilitate nearly 1,500 loans for \$56.3 million.

## Technical Assistance and Other Incentives

### Oregon Department of Environmental Quality Site-Specific Assessments

[www.deq.state.or.us/lq/cu/brownfields/assessments.htm](http://www.deq.state.or.us/lq/cu/brownfields/assessments.htm)

Performs site-specific assessments (SSAs) to promote property transfer and redevelopment. Privately-owned sites must have a local sponsor and help offset the SSAs cost.

## Limitations on Liability

### Voluntary Cleanup Program

[www.deq.state.or.us/lq/cu/voluntarycu.htm](http://www.deq.state.or.us/lq/cu/voluntarycu.htm)

Provides two pathways to help cleanup brownfields—the Independent Cleanup Pathway and the Voluntary Cleanup Pathway. The Independent Cleanup Pathway is for parties wishing to clean up sites without DEQ oversight. The Voluntary Cleanup Pathway involves DEQ oversight throughout the process. Oregon's VCP issues No Further Action (NFA) determinations for sites demonstrated not to present unacceptable risk to human health or the environment.

### Prospective Purchaser Agreements

[www.deq.state.or.us/lq/cu/ppa.htm](http://www.deq.state.or.us/lq/cu/ppa.htm)

Limits the purchaser's or lessee's liability to DEQ for environmental cleanup of the property, provided the redevelopment creates a substantial public benefit. Developers must complete an application to initiate formal negotiation of the agreement.

## Quick Facts

Limitations on Liability	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number of State-Tracked Contaminated Properties:	1,085*	
Includes Urban Sites Remedial Action Program, Voluntary Remediation Program, and Property Transfer Program sites that have entered the State VCP since its inception in 1989.		
Number of EPA CERCLIS Sites:	112	
Sites identified for potential investigation under the federal Superfund Program		
Number of EPA Brownfields Properties:	334	
Properties being funded or addressed under the EPA Brownfields Program		
<i>There may be some overlap among the categories listed and sites listed may not represent all potentially contaminated sites in Oregon.</i>		

## Points of Contact

**Oregon Community Development Division**  
**Brownfield Redevelopment Fund and Brownfields Cleanup Fund**  
Karen Homolac, [karen.homolac@state.or.us](mailto:karen.homolac@state.or.us), 503-986-0191  
**Community Development Block Grant Program**  
Mary Baker/Christine Valentine, [oeed.info@state.or.us](mailto:oeed.info@state.or.us), 503-986-0123

**Oregon Economic & Community Development Department**  
**Business Development Fund**  
(503) 986-0123  
**Credit Enhancement Fund, Capital Access Program**  
(503) 986-0172

**Oregon Department of Environmental Quality**  
**Site-Specific Assessments**  
Gil Wistar, [wistar.gil@deq.state.or.us](mailto:wistar.gil@deq.state.or.us), (503) 229-5512  
**Limitation of Liability - Voluntary Cleanup Program**  
Ann Levine, (503) 229-6258  
**Limitation of Liability - Prospective Purchaser Agreements**  
Charlie Landman, (503) 229-6461