CleanLane Resource Recovery Facility

LANE COUNTY OREGON

BHS Material Recovery Facility and Anaerobic Digestion & Organics Processing Facility

	County / Board Actions
2015	Lane County established a goal to achieve a **63% recovery rate by 2025, codified by DEQ in Oregon Revised Statues**.
2019	The Board approved an update to the County's Solid Waste Management Plan (SWMP) **establishing waste processing as a future goal** & outcome.
2020	The Board adopted a **Climate Change Strategy for Lane County** that included goals to reduce greenhouse gas emissions from County operations. **Identified the Short Mountain Landfill as the highest contributor (77%) of greenhouse gas emissions** from County operations and **recommended an Anaerobic Digester to reduce emissions from landfill waste**.
2022	**Bulk Handling Systems (BHS) was selected through a competitive RFP process** to develop a Waste Recovery Facility to meet or exceed the 63% recovery goal.
2023 (Dec)	The **Board approved moving forward with Bulk Handling Systems to construct and operate a Waste Processing Facility**, to increase solid waste fees to support the facility, and to purchase property in Goshen to build the facility.
2024 (Aug)	The **Board approved $35 million in financing for the facility** and delegated Authority to the County Administrator to sign any necessary agreements with BHS Projects, LLC related to leasing property for and operations of the CleanLane Resource Recovery Facility.
2024 (Sep)	The **Board approved a Construction Manager/General Contractor (CM/GC)** approach to soliciting for construction of a portion of the CleanLane Resource Recovery Facility.

	Land Use Timeline
2011	**The Lane County Board of Commissioners directed the Lane County Planning Department to explore ideas to increase development and employment within unincorporated community of Goshen.** *Goal: By 2017, Lane County will transform the existing industrial land in Goshen to support increased levels of development resulting in jobs that pay no less than 150 percent of the median wage.*
2013	The **Board adopted Goshen Region Employment and Transition (GREAT) Plan for Goshen**, obtaining a Goal 14 exception from DLCD to "up-zone" rural industrial land to allow for urban levels of industrial development. **CleanLane Property was rezoned from Rural Industrial (RI) to a Goshen-specific Light-Industrial (LI) Zone.**
2022	Through the 30% design contract, BHS evaluated a conceptual design locating the IMERF at Short Mountain Landfill. The proposed location was to be excavated into the side of Short Mountain and would have required a massive retaining wall. **Concerns about site development costs at Short Mountain prompted a search for potential properties in Goshen**. **Waste Management Division evaluated two sites in Goshen – one zoned Goshen Industrial (GI) and one zoned Light Industrial (LI).** Public Works entered into a Purchase & Sale Agreement for the LI parcel - a 26-acre parcel. LMD advised that the parcel would need to be rezoned back to RI due to provisions in the LI zone against "waste-related" uses**.**
2023	**Following approval by the Board, the County purchased the LI parcel in Goshen for $1,500,000.**
2024	County requested to rezone the parcel from LI to RI. The rezone was approved by the Hearings Official but was appealed. Upon further analysis, County withdrew the rezone request feeling that the existing zoning was adequate since "Recycling Operations are not considered a Waste related use" by Code. **County submitted a Special Use Permit (SUP) for the project in the existing zoning.** The SUP was approved by the Planning Director. Six appeals were filed against the approval.
2025	Lane County will conduct a **Public Hearing on the Special Use Permit** through the contracted Hearings Official. Scheduled for **February 14, 2025.**

	Design Contract Progress	Expenses
2022	Emerging Acquisitions, LLC dba Bulk Handling Systems – 30% Design Plans for an IMERF	$150,000
2023 (May)	Emerging Acquisitions, LLC dba Bulk Handling Systems – Design & Preconstruction Services	$195,000
2023 (Aug)	Amendment for work beyond 30%	$252,000
2024 (Mar)	Amendment – to complete 60%, 90%, & 100% design	$2,210,000
2025 (Feb)	Amendment – adding funds to complete 100% design	$187,400 = current amount needing approval
		Total $2,994,400

Rule of thumb for engineering costs: 10% of Construction Cost (+/- 5%)
10% of estimated $30M construction cost = $3M

SCHEDULE OF PERFORMANCE
CleanLane

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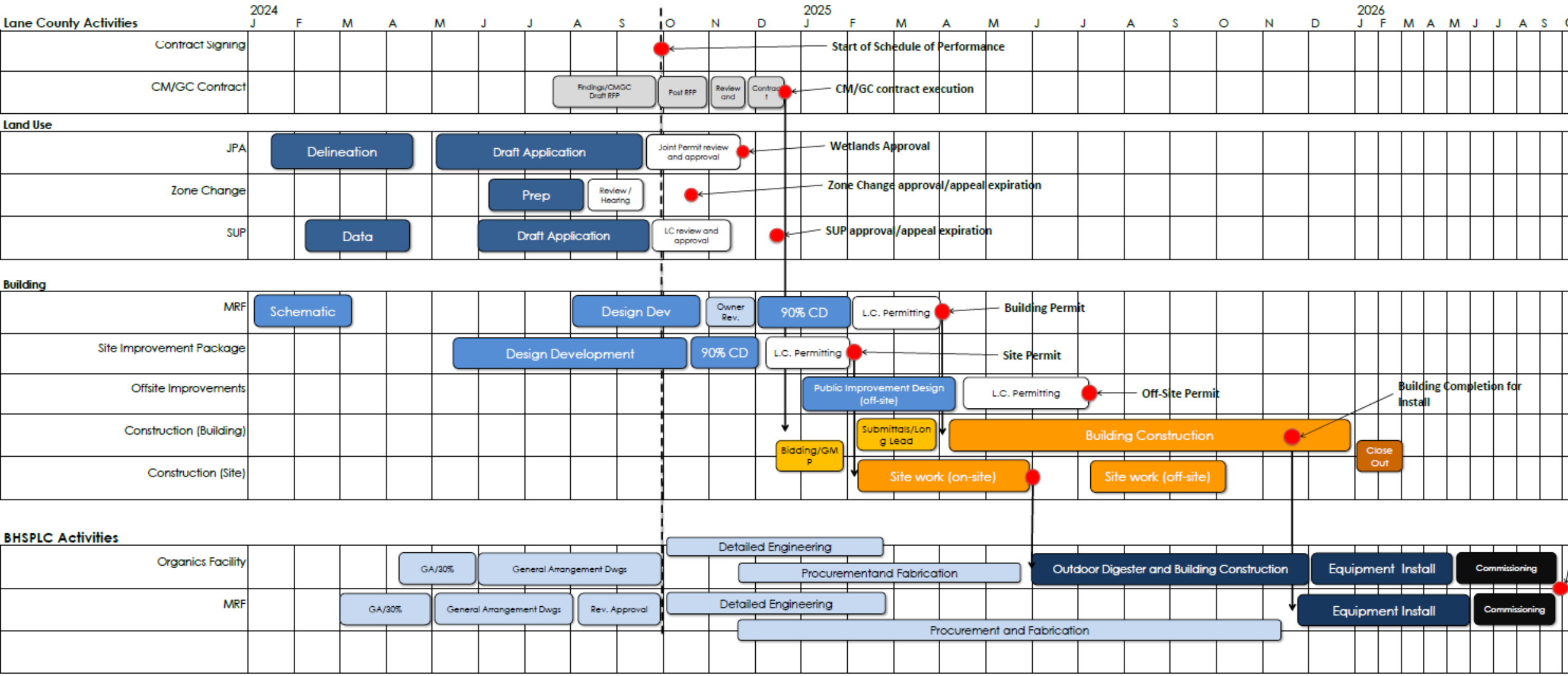
Schedule of Performance



Key Features Overview

- State-of-the-art waste processing facility to recover commodities from garbage headed to the landfill
- Processing of commingled recyclables to provide local materials and reduce long haul shipments
- Anaerobic Digestion of organic waste to produce Renewable Natural Gas (RNG) and reduce landfill emissions
- Visitor and Educational Center to showcase the facility and advance environmental education

Key Terms of Public Private Partnership

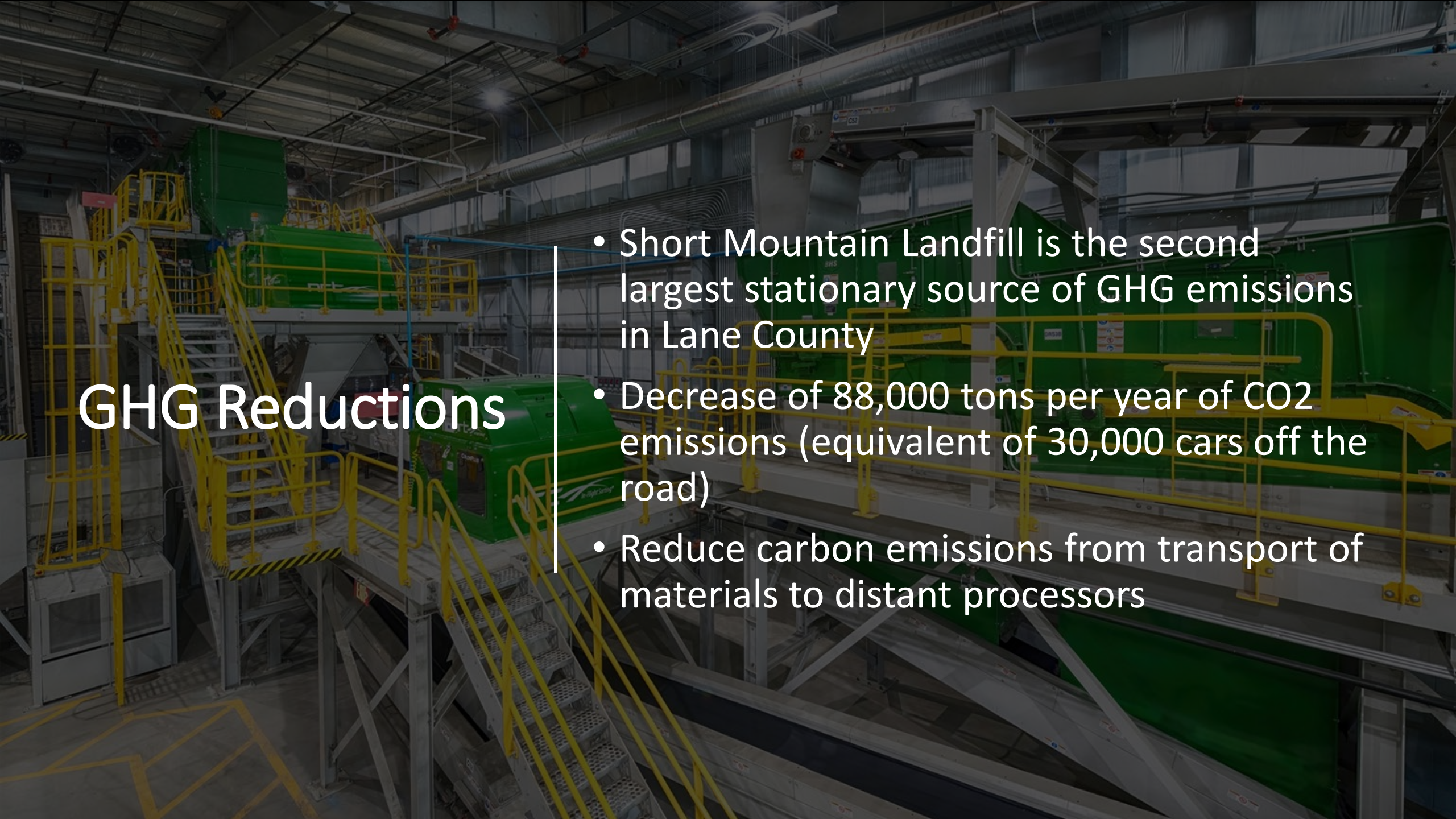
- Lane County develops and owns the site and buildings
- BHS to fund entire buildout of recycling and renewable energy infrastructure
- Construct and opening within 18 months
- Lane County guarantees 120,000 tons of waste to be processed
- BHS operates the facility with guaranteed diversion performance criteria
- 25-year term with options to renew

Landfill Life

- 70 years of landfill space remain
- Project would add 20+ years
- **20 years of landfill space is worth over $330M**
- Nearest landfills will close in 15 years
- Delay future costs of landfill development and eventual closure

Recyclables

- Expanded list of acceptable materials to include wider range of plastics
- Eliminates bin confusion for users
- Recyclables recovered from the system will be sold locally and abroad



GHG Reductions

- Short Mountain Landfill is the second largest stationary source of GHG emissions in Lane County
- Decrease of 88,000 tons per year of CO2 emissions (equivalent of 30,000 cars off the road)
- Reduce carbon emissions from transport of materials to distant processors

RNG Production

- The facility will produce 1M diesel gallon equivalent (DGE) per year of biogas upgraded to pipeline quality Renewable Natural Gas (RNG)
- Produces Negative Carbon Intensity RNG fuel under Oregon’s Clean Fuels Program

Local Jobs & Economic Impact

- $135+ million construction value with $35 million of site development and building work
- Generates over $272m in Lane County regional economic activity
- More than 190 high-paying manufacturing and construction jobs during design, fabrication, and construction of the facility.
- Facility employment for the next 25 years estimated at more than 65 at the facility; paying prevailing wages and benefits
- Catalyst for further development in Goshen

Lane County
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BHS
What's next.

A Public Private Partnership