

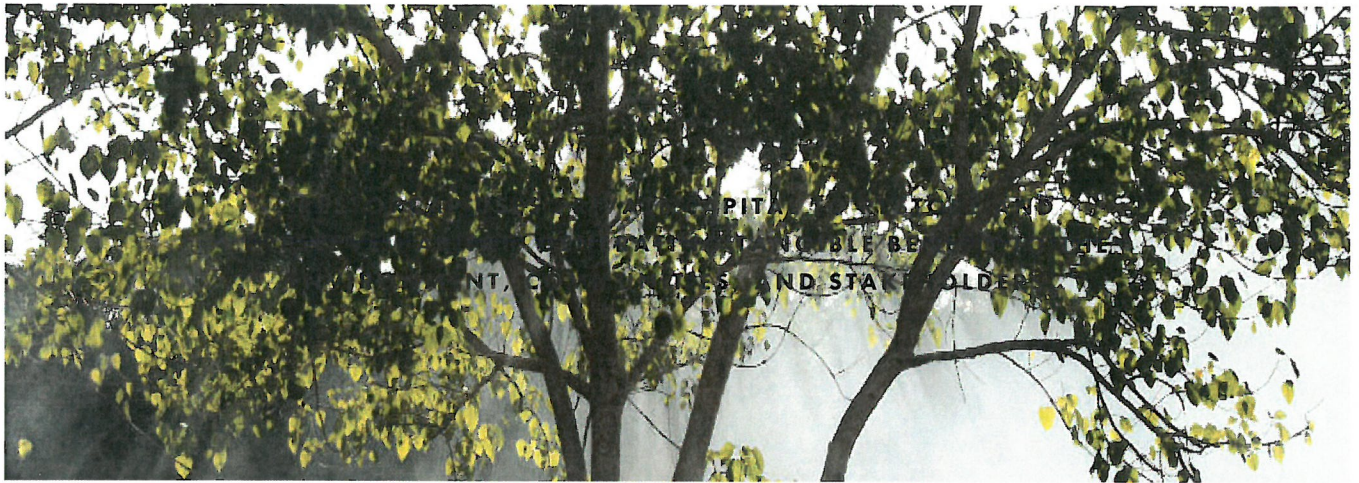
RestorCap is an investment and advisory firm that creates value by redeveloping and transforming marginal, or abandoned real estate. We believe that private capital plays an important role in rejuvenating the environment.



CURRENT PROJECT -- PORTLAND HARBOR OREGON

RestorCap is implementing an urban restoration project within the Portland Harbor Superfund Study Area advancing ecological restoration goals. The project will create natural resource and mitigation credits that may be purchased by industry or other responsible parties to offset past environmental liability. RestorCap will dismantle a former plywood plant and transform the 25-acre site into riparian, channel, tidal marsh, and mud flat habitats, and daylight a section of freshwater stream which is now currently piped. The project, conducted under the oversight of the Portland Harbor Trustee Council, will create vital habitat to native anadromous fish and other critical species.

learn more ([/portland-harbor](#)) → ([/portland-harbor](#))



Understanding the economics of restoration allows us to **identify** and **uncover** value. Our experience serving end-users helps us **realize** that value.

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Our Management Team

ROBERT MARINAI - PARTNER, PRESIDENT

Robert has over 25 years' experience in environmental restoration and engineering, finance, and mitigation banking. Before joining RestorCap, he was integrally involved in the development of an NRD bank on the Duwamish River in Seattle, Washington. Robert has also helped finance and manage the risk of a variety of brownfield and related real estate and restoration projects. He has helped with the transition of thousands of acres of impacted properties to beneficial use and has managed over \$100 million in restoration projects. Robert has a BS in Geology from UC Santa Cruz, an MBA in Geotechnical Engineering from UC Santa Barbara, and an MBA from St. Mary's College.

ANDREW GREGG - PARTNER, LEGAL COUNSEL

Andrew has over 25 years' experience in environmental law, corporate and real estate law, and ecological restoration. He drafts and negotiates legal instruments associated with the creation and transaction of environmental credits. Andrew has a BS in Geological Engineering from the University of Nevada, as well as a law degree from Lewis and Clark Law School, with a Certificate in Environmental Law.

SCOTT LOCKERT - PARTNER

Scott directs program strategy and provides oversight to generate and market eco-credits. He leads the development of ecological credit protocols working closely with federal and local trustees, municipalities, and non-governmental organizations. He interfaces closely with industrial customers and works on initiatives for ecological financing, and market development nationally. He has corporate expertise in management of Natural Resource Damage liabilities and more than 20 years of environmental experience including financial risk modeling, administration and cost control of complex environmental liabilities for Fortune 500 corporations in the mining, micro-chip, paper, and petroleum industries. Scott is a Washington State Licensed Geologist and Hydrogeologist and a graduate of University of Illinois, Urbana-Champaign.

MARY STALLARD - ENVIRONMENTAL ENGINEER

Mary has more than 21 years of environmental consulting experience focused on investigation, remediation, and restoration of numerous sites under various states and federal Environmental Protection Agency (EPA) regulations and oversight. Her areas of expertise include hydrogeology and geochemistry, environmental project management, environmental risk management, CERCLA/RCRA regulations, and brownfield redevelopment. She has extensive experience with all aspects of site management, including due diligence, Phase I Assessments, site characterization and risk assessment, litigation support, responsible party negotiations, remediation, ecological restoration, and regulatory compliance. Mary has a BS in Geology from Stanford and an MS in Geology from UC Santa Barbara.

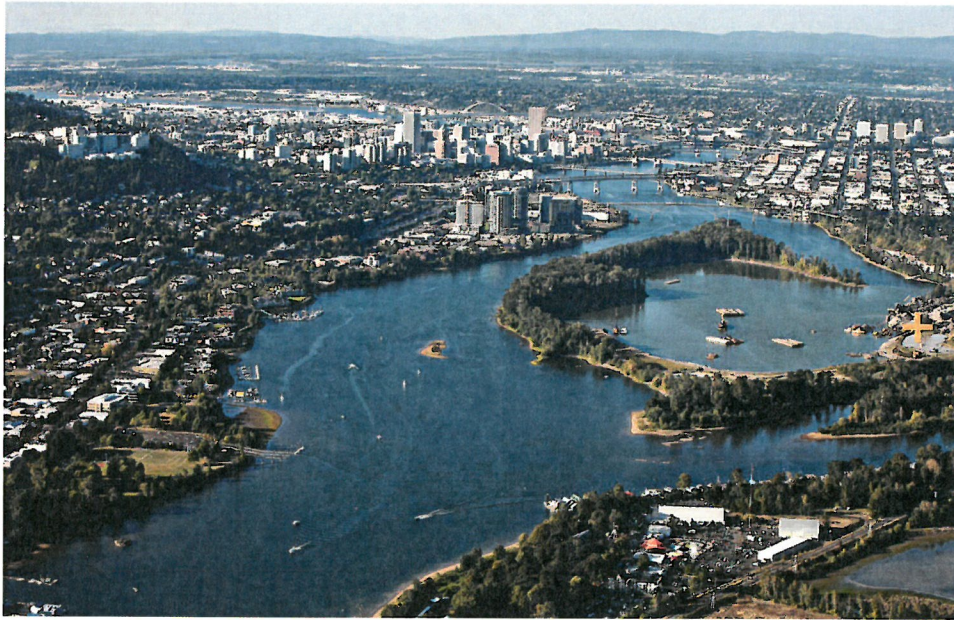
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PORTLAND HARBOR NRD MITIGATION BANK, OREGON



Portland Harbor

RestorCap is implementing an urban restoration project within Portland Harbor, Oregon. The project will create Natural Resource Damage credits (DSAYs) for purchase by industry or other Responsible Parties to settle Natural Resource Damage claims from the Portland Harbor Superfund site. The project is in the approval process (<http://www.restorcap.net/new-blog/>) to qualify for stream and wetland habitat mitigation credits associated with unavoidable impacts from EPA or DEQ led cleanup efforts. Dual purpose credits will allow purchasers of these credits from this project to apply them interchangeably toward either NRD liability or dredging/capping mitigation offsets.

RestorCap will dismantle former Linnton Plywood Mill and transform the 25-acre site into riparian, channel, tidal marsh, and mud flat habitats, and daylight a section of freshwater stream which is now currently piped. The project, conducted under the oversight of the Portland Harbor Trustee Council and the US Army Corps of Engineers and will create vital habitat to native anadromous fish and other critical species.





Former Linnton Plywood Mill

Photo - Paul Joseph Brown

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EPA Releases Portland Harbor Record of Decision (/new-blog/2017/1/19/epa-releases-portland-harbor-record-of-decision)

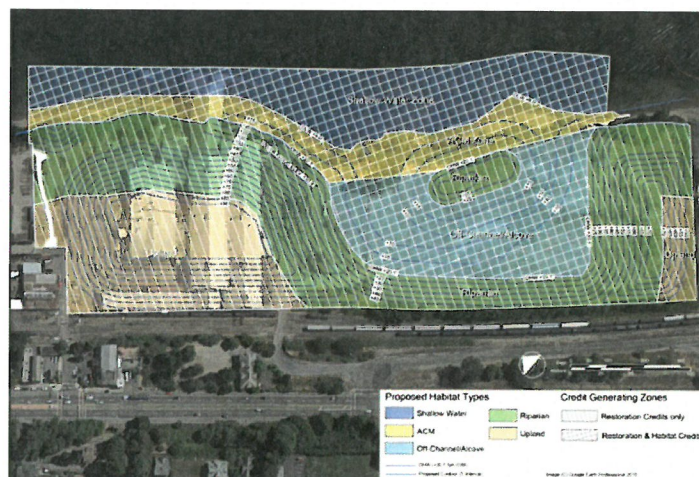
Scott Lockett (/new-blog/?author=572916647c65e4c932433fd3) · January 19, 2017 (/new-blog/2017/1/19/epa-releases-portland-harbor-record-of-decision)

On Friday January 6, 2017 EPA Region 10 released the Record of Decision (ROD) for the Portland Harbor Superfund Site in Portland, Oregon. They selected "Alternative F Modified" as the final remedy proposing 394 acres of contaminated sediment dredging, capping and natural recovery. The cleanup cost is estimated by EPA at \$1.05 billion and will take about 13 years to complete.

The EPA Fact Sheet (<https://semspub.epa.gov/work/10/100036700.pdf>) outlines the basic elements of the ROD and the EPA's website (<https://yosemite.epa.gov/r10/cleanup.nsf/sites/ptldharbor>) has the most up-to-date information about information sessions as well as the ROD text and figures.

Mitigation Credit Bank Proposed for Linnton Mill (/new-blog/2017/1/9/mitigation-credit-bank-proposed-for-linnton-mill)

Scott Lockett (/new-blog/?author=572916647c65e4c932433fd3) · January 9, 2017 (/new-blog/2017/1/9/mitigation-credit-bank-proposed-for-linnton-mill)



The Linnton Mill site is being considered by the U.S. Army Corps of Engineers and the Oregon Department of State Lands as a Mitigation Bank. The proposal seeks "dual credit" status for the project allowing credits to satisfy either restoration credits for Natural Resource Damages as well as

"habitat credits" for stream and wetland credits available to clients seeking to offset unavoidable impacts from EPA or DEQ led cleanups in Portland Harbor. Our customers requested more freedom to use their credits for both cleanup and NRD and we are happy to have made this one step closer to reality.

The proposed credit service area includes the entirety of Portland Harbor and the urban Portland waterfront.

The U.S. Army Corps notice can be found here; <http://www.nwp.usace.army.mil/Missions/Regulatory/Notices/Article/1039171/nwp-2014-477/>

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