

Testimony in Favor of SB 246 and SB 253 — Industrial Site-Readiness Bills

For Public Hearing Scheduled on March 18, 2013

To Chair Beyer, Vice-Chair Starr and members of the Senate Committee on Business and Transportation:

The City of Wilsonville supports Senate Bills 253 and 246, and the companion House Bills 2284 and 2285, that address long-standing property-aggregation and infrastructure-financing issues that have prevented the City of Wilsonville from bringing to development existing UGB lands planned and zoned by Metro regional government as “Regionally Significant Industrial Areas” in the Coffee Creek area.

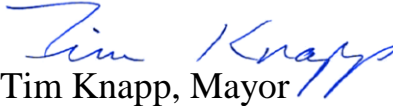
The “due diligence grants” in SB 253 and HB 2285 help the State and local governments better understand the constraints facing the development of these industrial lands. The ability to conduct appropriate due-diligence has the effect of reducing risk about site-preparation costs and helps to inventory the work necessary to bring these job-producing lands into the industrial-lands market.

Of great value to local governments, including the City of Wilsonville, are the forgivable loan provisions of SB 246 and House Bill 2284, which help to pay for the expensive front-end costs of property aggregation and infrastructure development that are currently a major impediment to UGB lands currently planned and zoned for industrial development. An important aspect of this is having the funds on the front-end of the development process to aggregate parcelized lots into larger lots to meet the market demands of industrial users, coupled with the provision of key infrastructure.

Together, these two bills, and their House companion bills, provide a much-needed set of new tools to bring important industrial lands to market, produce family-wage jobs, and generate new tax revenues for local and state governments, including schools and other key public services.

The City of Wilsonville urges a DO-PASS vote by the Senate Committee Business and Transportation on SB 253 and SB 246.

Sincerely,



Tim Knapp, Mayor
City of Wilsonville