

House Bill 2285

Sponsored by Representative READ (Pre-session filed.)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Requires Oregon Business Development Department to establish and administer Oregon Industrial Site Readiness Program providing grants to perform due diligence assessments of large industrial sites, to create detailed development plans to make large industrial sites market-ready and to conduct regional industrial site inventories.

Establishes Oregon Industrial Site Readiness Program Fund. Continuously appropriates moneys in fund to Oregon Business Development Department.

Declares emergency, effective on passage.

A BILL FOR AN ACT

1
2 Relating to development of large industrial sites; appropriating money; and declaring an emergency.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. The Legislative Assembly finds that:**

5 (1) **A competitive supply of market-ready large industrial sites is critical to the expansion**
6 **and recruitment of traded sector industries in this state.**

7 (2) **Traded sector industries are the foundation of state and regional economic develop-**
8 **ment strategies for long-term prosperity and job creation.**

9 (3) **There is a shortage of market-ready large industrial sites in this state and limited**
10 **financial tools and developers available to facilitate the development of large industrial sites**
11 **in this state.**

12 (4) **Financial assistance is required to facilitate the determination of necessary actions,**
13 **costs and development-related constraints involved in ensuring the availability of a compet-**
14 **itive supply of market-ready large industrial sites suitable for traded sector development in**
15 **this state.**

16 **SECTION 2. As used in sections 1 to 4 of this 2013 Act:**

17 (1) **"Due diligence assessment" means an assessment of the actions, costs and**
18 **timeframes involved in bringing large industrial sites to market-ready status, including but**
19 **not limited to wetland delineation, geotechnical investigation, environmental assessment and**
20 **traffic analysis.**

21 (2) **"Economic development district" means one of the following:**

22 (a) **The Affiliated Tribes of Northwest Indians Economic Development Corporation,**
23 **servicing tribal members of the Burns-Paiute Tribe, the Confederated Tribes of Coos, Lower**
24 **Umpqua and Siuslaw Indians, the Confederated Tribes of Grand Ronde, the Confederated**
25 **Tribes of Siletz Indians, the Confederated Tribes of the Umatilla Indian Reservation, the**
26 **Confederated Tribes of the Warm Springs Reservation of Oregon, the Coquille Indian Tribe,**
27 **the Cow Creek Band of Umpqua Tribe of Indians and the Klamath Tribes.**

28 (b) **The Cascades West Economic Development District, servicing Benton, Lane, Lincoln**

NOTE: Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in **boldfaced** type.

1 and Linn Counties.

2 (c) The Columbia-Pacific Economic Development District, serving Clatsop, Columbia and
3 Tillamook Counties and western Washington County.

4 (d) The CCD Business Development Corporation, serving Coos, Curry and Douglas Coun-
5 ties.

6 (e) The Greater Eastern Oregon Development Corporation, serving Gilliam, Grant,
7 Morrow, Umatilla, Wheeler, Harney and Malheur Counties.

8 (f) The Central Oregon Intergovernmental Council, serving Crook, Deschutes and
9 Jefferson Counties.

10 (g) The Mid-Columbia Economic Development District, serving Hood River, Wasco and
11 Sherman Counties.

12 (h) The Mid-Willamette Valley Council of Governments, serving Marion, Polk and Yamhill
13 Counties.

14 (i) The South Central Oregon Economic Development District, serving Lake and Klamath
15 Counties.

16 (j) The Northeast Oregon Economic Development District serving Baker, Union and
17 Wallowa Counties.

18 (k) Southern Oregon Regional Economic Development, Inc., serving Jackson and
19 Josephine Counties.

20 (L) Greater Portland, Inc.-Portland-Vancouver Economic Development District, serving
21 Multnomah, Clackamas and Washington Counties.

22 (3) "Industrial use" has the meaning given that term in ORS 197.722.

23 (4) "Large industrial site" means:

24 (a) A site of 25 acres or greater in a metropolitan statistical area as defined in ORS
25 267.010; or

26 (b) A site of 15 net acres or greater in a rural area, as defined in ORS 285A.010, that is
27 zoned and planned for industrial use.

28 (5) "Local government" has the meaning given that term in ORS 197.015.

29 (6) "Market-ready site" means a large industrial site that has been issued all appropriate
30 and necessary building permits.

31 (7) "Region" means an economic development district, a port district as defined in ORS
32 285A.666 or an area within the jurisdiction of a local government.

33 (8) "Regional industrial land inventory" means an inventory of large industrial sites in a
34 region that identifies development-related constraints and opportunities to develop large in-
35 dustrial sites and that rates the sites based on market-ready status.

36 (9) "Traded sector" has the meaning given that term in ORS 285A.010.

37 (10) "Willing property owner" means a public or private property owner that is commit-
38 ted to bringing a large industrial site to a state of market-readiness and pursuing develop-
39 ment of the site for industrial and traded sector purposes.

40 **SECTION 3.** (1) The Oregon Business Development Department shall establish and ad-
41 minister the Oregon Industrial Site Readiness Program. The purpose of the program is to
42 provide grants on a competitive basis, as funds are available, to:

43 (a) Public or private individuals or entities to, with respect to large industrial sites,
44 perform due diligence assessments, define development-related constraints and create de-
45 tailed development plans to bring the site to a state of market-readiness; and

1 (b) Public or private entities acting on behalf of regions for the purposes of performing
 2 regional industrial land inventories and prioritizing sites for further due diligence assessment
 3 and site preparation assistance.

4 (2) In each fiscal year of a biennium:

5 (a) Eighty percent of all moneys available for making grants under this section is re-
 6 served for grants to be made pursuant to subsection (1)(a) of this section; and

7 (b) Twenty percent of all moneys available for making grants under this section is re-
 8 served for grants to be made pursuant to subsection (1)(b) of this section.

9 (3) The department may prioritize grants to be made under this section based on estab-
 10 lished targets for regional allocations.

11 (4) Public or private individuals or entities may apply to participate in the program by
 12 submitting an application in writing in a form prescribed by the department by rule.

13 (5) The department shall establish by rule criteria and standards for successful applicants
 14 under the program. At a minimum, the applicant must demonstrate that:

15 (a) For grants made under subsection (1)(a) of this section:

16 (A) The applicant has obtained a willing property owner;

17 (B) The applicant has received the support of the region in which the large industrial site
 18 is located, or the large industrial site is located in an area that has been designated a re-
 19 gionally significant industrial area as defined in ORS 197.722 in accordance with ORS 197.722
 20 to 197.728;

21 (C) The large industrial site is suitable for traded sector development;

22 (D) The large industrial site is not currently market-ready and has not been certified by
 23 the department as ready for development within six months or less as of the date on which
 24 the application is submitted; and

25 (E) The applicant can provide matching funds in an amount to be determined by the de-
 26 partment.

27 (b) For grants made under subsection (1)(b) of this section:

28 (A) The applicant is committed and has the ability to perform regional industrial land
 29 inventories for a specific region;

30 (B) Is committed and has the ability to prioritize large industrial sites in a region for due
 31 diligence assessment and site preparation funding; and

32 (C) The applicant can provide matching funds in an amount to be determined by the de-
 33 partment.

34 (6) Grants made under subsection (1)(a) of this section may not exceed \$100,000 per site.
 35 Grants made under subsection (1)(b) of this section may not exceed \$50,000 per region.

36 **SECTION 4.** The Oregon Industrial Site Readiness Program Fund is established in the
 37 State Treasury, separate and distinct from the General Fund. The Oregon Industrial Site
 38 Readiness Program Fund consists of amounts deposited in the fund and other moneys
 39 transferred to the fund. Amounts in the fund are continuously appropriated to the Oregon
 40 Business Development Department for the purposes of making grants under section 3 of this
 41 2013 Act and to implement and administer sections 1 to 4 of this 2013 Act.

42 **SECTION 5.** The Legislative Assembly finds that the implementation and administration
 43 of the Oregon Industrial Site Readiness Program under sections 1 to 4 of this 2013 Act will
 44 further economic development by facilitating the development of large industrial sites that
 45 are market-ready in this state.

