

Senate Bill 253

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

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

SECTION 1. The Legislative Assembly finds that:

4 (1) **A competitive supply of market-ready large industrial sites is critical to the expansion**
5 **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.**

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.**

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 (b) The Cascades West Economic Development District, serving Benton, Lane, Lincoln
2 and Linn Counties.

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

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

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

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

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

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

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

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

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

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

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

24 (4) "Large industrial site" means:

25 (a) A site of 25 acres or greater in a metropolitan statistical area as defined in ORS
26 267.010; or

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

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

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

32 (7) "Region" means an economic development district, a port district as defined in ORS
33 285A.666 or an area within the jurisdiction of a local government.

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

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

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

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

44 (a) Public or private individuals or entities to, with respect to large industrial sites,
45 perform due diligence assessments, define development-related constraints and create de-

1 tailed development plans to bring the site to a state of market-readiness; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

37 **SECTION 4.** The Oregon Industrial Site Readiness Program Fund is established in the
38 State Treasury, separate and distinct from the General Fund. The Oregon Industrial Site
39 Readiness Program Fund consists of amounts deposited in the fund and other moneys
40 transferred to the fund. Amounts in the fund are continuously appropriated to the Oregon
41 Business Development Department for the purposes of making grants under section 3 of this
42 2013 Act and to implement and administer sections 1 to 4 of this 2013 Act.

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

1 are market-ready in this state.

2 **SECTION 6.** There is allocated for the biennium beginning July 1, 2013, from the Admin-
3 istrative Services Economic Development Fund, to the Oregon Business Development De-
4 partment, the amount of \$_____ for the purposes of section 3 of this 2013 Act.

5 **SECTION 7.** The Oregon Business Development Department shall report on the Oregon
6 Industrial Site Readiness Program to the committees of the Seventy-eighth Legislative As-
7 sembly with authority over the subject area of economic development during the 2015 regular
8 session.

9 **SECTION 8.** This 2013 Act being necessary for the immediate preservation of the public
10 peace, health and safety, an emergency is declared to exist, and this 2013 Act takes effect
11 on its passage.

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