

## SENATE AMENDMENTS TO SENATE BILL 253

By COMMITTEE ON BUSINESS AND TRANSPORTATION

April 22

1 On page 1 of the printed bill, delete lines 4 through 27 and delete pages 2 through 4 and insert:

2 **“SECTION 1. The Legislative Assembly finds that:**

3 **“(1) A competitive supply of market-ready regionally significant industrial sites is critical**  
4 **to the expansion and recruitment of traded sector industries in this state.**

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

7 **“(3) There is a shortage of market-ready regionally significant industrial sites in this**  
8 **state and limited financial tools and developers available to facilitate the development of re-**  
9 **gionally significant industrial sites in this state.**

10 **“(4) Financial assistance is required to facilitate the determination of necessary actions,**  
11 **costs and development-related constraints involved in ensuring the availability of a compet-**  
12 **itive supply of market-ready regionally significant industrial sites suitable for industrial use**  
13 **and development in this state.**

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

15 **“(1) ‘Due diligence assessment’ means an assessment of the actions, costs and time**  
16 **frames involved in bringing regionally significant industrial sites to market-ready status,**  
17 **including but not limited to wetland delineation, geotechnical investigation, environmental**  
18 **assessment and traffic analysis.**

19 **“(2) ‘Economic development district’ means one of the following:**

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

26 **“(b) The Cascades West Economic Development District, servicing Benton, Lane, Lincoln**  
27 **and Linn Counties.**

28 **“(c) The Columbia-Pacific Economic Development District, servicing Clatsop, Columbia and**  
29 **Tillamook Counties and western Washington County.**

30 **“(d) The CCD Business Development Corporation, servicing Coos, Curry and Douglas**  
31 **Counties.**

32 **“(e) The Greater Eastern Oregon Development Corporation, servicing Gilliam, Grant,**  
33 **Morrow, Umatilla, Wheeler, Harney and Malheur Counties.**

34 **“(f) The Central Oregon Intergovernmental Council, servicing Crook, Deschutes and**  
35 **Jefferson Counties.**

1       “(g) The Mid-Columbia Economic Development District, serving Hood River, Wasco and  
2 Sherman Counties.

3       “(h) The Mid-Willamette Valley Council of Governments, serving Marion, Polk and  
4 Yamhill Counties.

5       “(i) The South Central Oregon Economic Development District, serving Lake and  
6 Klamath Counties.

7       “(j) The Northeast Oregon Economic Development District serving Baker, Union and  
8 Wallowa Counties.

9       “(k) Southern Oregon Regional Economic Development, Inc., serving Jackson and  
10 Josephine Counties.

11       “(L) Greater Portland, Inc.—Portland-Vancouver Economic Development District, serv-  
12 ing Multnomah, Clackamas and Washington Counties.

13       “(3) ‘Industrial use’ means employment activities, including but not limited to manufac-  
14 turing, assembly, fabrication, processing, storage, logistics, warehousing, importation, dis-  
15 tribution, transshipment and research and development, that generate income from the  
16 production, handling or distribution of goods or services, including goods or services in the  
17 traded sector.

18       “(4) ‘Local government’ has the meaning given that term in ORS 197.015.

19       “(5) ‘Market-ready’ means that a regionally significant industrial site has been issued all  
20 appropriate and necessary building permits.

21       “(6) ‘Region’ means an economic development district, a port district as defined in ORS  
22 285A.666 or an area within the jurisdiction of a local government.

23       “(7) ‘Regional industrial land inventory’ means an inventory of regionally significant in-  
24 dustrial sites in a region that identifies development-related constraints and opportunities  
25 to develop regionally significant industrial sites and that rates the sites based on market-  
26 ready status.

27       “(8) ‘Regionally significant industrial site’ means an area planned and zoned for industrial  
28 use that:

29       “(a)(A) Contains a site or sites, including brownfields, that are suitable for the location  
30 of new industrial uses or the expansion of existing industrial uses and that can provide sig-  
31 nificant additional employment in the region;

32       “(B) Has site characteristics that give the area significant competitive advantages that  
33 are difficult or impossible to replicate in the region; and

34       “(C) Has superior access to transportation and freight infrastructure, including but not  
35 limited to rail, port, airport, multimodal freight or transshipment facilities and other major  
36 transportation facilities or routes; or

37       “(b) Is land designated by Metro, as defined in ORS 197.015, as a regionally significant  
38 industrial area.

39       “(9) ‘Willing property owner’ means a public or private property owner that is committed  
40 to bringing a regionally significant industrial site to a state of market-readiness and pursuing  
41 development of the site for industrial use.

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

45       “(a) Public owners of regionally significant industrial sites or public entities that have

1 entered into development agreements or other agreements with private owners with respect  
2 to regionally significant industrial sites, to perform due diligence assessments, define  
3 development-related constraints and create detailed development plans to move the site to-  
4 ward a state of market-readiness; and

5 “(b) Public owners of regionally significant industrial sites or public entities that have  
6 entered into development agreements or other agreements with private owners with respect  
7 to regionally significant industrial sites, acting on behalf of regions for the purposes of per-  
8 forming regional industrial land inventories and prioritizing sites for due diligence assess-  
9 ment and site preparation assistance.

10 “(2) In each fiscal year of a biennium:

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

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

15 “(3) The department may prioritize grants to be made under this section based on es-  
16 tablished targets for regional allocations.

17 “(4) Public owners of regionally significant industrial sites or public entities that have  
18 entered into development agreements or other agreements with private owners with respect  
19 to regionally significant industrial sites may apply to participate in the program by submit-  
20 ting an application in writing in a form prescribed by the department by rule.

21 “(5) The department shall establish by rule criteria and standards for successful appli-  
22 cants under the program. At a minimum, the applicant must demonstrate that:

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

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

25 “(B) The applicant has received the support of the region in which the regionally signif-  
26 icant industrial site is located, or the regionally significant industrial site is located in an  
27 area that has been designated a regionally significant industrial area as defined in ORS  
28 197.722;

29 “(C) The regionally significant industrial site is not currently market-ready and has not  
30 been certified by the department as ready for development within six months or less as of  
31 the date on which the application is submitted; and

32 “(D) The applicant can provide matching funds in an amount to be determined by the  
33 department.

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

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

37 “(B) The applicant is committed and has the ability to prioritize regionally significant  
38 industrial sites in a region for due diligence assessment and site preparation funding; and

39 “(C) The applicant can provide matching funds in an amount to be determined by the  
40 department.

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

43 “SECTION 4. The Oregon Industrial Site Readiness Assessment Program Fund is estab-  
44 lished in the State Treasury, separate and distinct from the General Fund. The Oregon In-  
45 dustrial Site Readiness Assessment Program Fund consists of amounts deposited in the fund

1 and other moneys transferred to the fund. Amounts in the fund are continuously appropri-  
2 ated to the Oregon Business Development Department for the purposes of making grants  
3 under section 3 of this 2013 Act and to implement and administer sections 1 to 4 of this 2013  
4 Act. Interest earned on the fund shall be deposited into the fund.

5 “SECTION 5. The Legislative Assembly finds that the implementation and administration  
6 of the Oregon Industrial Site Readiness Assessment Program under sections 1 to 4 of this  
7 2013 Act will further economic development by facilitating the development of regionally  
8 significant industrial sites that are market-ready in this state.

9 “SECTION 6. There is allocated for the biennium beginning July 1, 2013, from the Ad-  
10 ministrative Services Economic Development Fund, to the Oregon Business Development  
11 Department, the amount of \$\_\_\_\_\_ for the purposes of section 3 of this 2013 Act.

12 “SECTION 7. The Oregon Business Development Department shall report on the Oregon  
13 Industrial Site Readiness Assessment Program to the committees of the Seventy-eighth  
14 Legislative Assembly with authority over the subject area of economic development during  
15 the 2015 regular session.

16 “SECTION 8. This 2013 Act being necessary for the immediate preservation of the public  
17 peace, health and safety, an emergency is declared to exist, and this 2013 Act takes effect  
18 on its passage.”.

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