

**PROPOSED AMENDMENTS TO
SENATE BILL 253**

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

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

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

7 **“(2) Traded sector industries are the foundation of state and re-**
8 **gional economic development strategies for long-term prosperity and**
9 **job creation.**

10 **“(3) There is a shortage of market-ready regionally significant in-**
11 **dustrial sites in this state and limited financial tools and developers**
12 **available to facilitate the development of regionally significant indus-**
13 **trial sites in this state.**

14 **“(4) Financial assistance is required to facilitate the determination**
15 **of necessary actions, costs and development-related constraints in-**
16 **volved in ensuring the availability of a competitive supply of market-**
17 **ready regionally significant industrial sites suitable for industrial use**
18 **and development in this state.**

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

20 **“(1) ‘Due diligence assessment’ means an assessment of the actions,**
21 **costs and time frames involved in bringing regionally significant in-**
22 **dustrial sites to market-ready status, including but not limited to**

1 wetland delineation, geotechnical investigation, environmental assess-
2 ment and traffic analysis.

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

4 “(a) The Affiliated Tribes of Northwest Indians Economic Develop-
5 ment Corporation, serving tribal members of the Burns-Paiute Tribe,
6 the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians,
7 the Confederated Tribes of Grand Ronde, the Confederated Tribes of
8 Siletz Indians, the Confederated Tribes of the Umatilla Indian Reser-
9 vation, the Confederated Tribes of the Warm Springs Reservation of
10 Oregon, the Coquille Indian Tribe, the Cow Creek Band of Umpqua
11 Tribe of Indians and the Klamath Tribes.

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

14 “(c) The Columbia-Pacific Economic Development District, serving
15 Clatsop, Columbia and Tillamook Counties and western Washington
16 County.

17 “(d) The CCD Business Development Corporation, serving Coos,
18 Curry and Douglas Counties.

19 “(e) The Greater Eastern Oregon Development Corporation, serving
20 Gilliam, Grant, Morrow, Umatilla, Wheeler, Harney and Malheur
21 Counties.

22 “(f) The Central Oregon Intergovernmental Council, serving Crook,
23 Deschutes and Jefferson Counties.

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

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

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

30 “(j) The Northeast Oregon Economic Development District serving

1 **Baker, Union and Wallowa Counties.**

2 **“(k) Southern Oregon Regional Economic Development, Inc., serv-**
3 **ing Jackson and Josephine Counties.**

4 **“(L) Greater Portland, Inc.—Portland-Vancouver Economic Devel-**
5 **opment District, serving Multnomah, Clackamas and Washington**
6 **Counties.**

7 **“(3) ‘Industrial use’ means employment activities, including but not**
8 **limited to manufacturing, assembly, fabrication, processing, storage,**
9 **logistics, warehousing, importation, distribution, transshipment and**
10 **research and development, that generate income from the production,**
11 **handling or distribution of goods or services, including goods or ser-**
12 **vices in the traded sector.**

13 **“(4) ‘Local government’ has the meaning given that term in ORS**
14 **197.015.**

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

17 **“(6) ‘Region’ means an economic development district, a port dis-**
18 **trict as defined in ORS 285A.666 or an area within the jurisdiction of**
19 **a local government.**

20 **“(7) ‘Regional industrial land inventory’ means an inventory of re-**
21 **gionally significant industrial sites in a region that identifies**
22 **development-related constraints and opportunities to develop re-**
23 **gionally significant industrial sites and that rates the sites based on**
24 **market-ready status.**

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

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

1 **“(B) Has site characteristics that give the area significant compet-**
2 **itive advantages that are difficult or impossible to replicate in the re-**
3 **gion; and**

4 **“(C) Has superior access to transportation and freight**
5 **infrastructure, including but not limited to rail, port, airport, multi-**
6 **modal freight or transshipment facilities and other major transporta-**
7 **tion facilities or routes; or**

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

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

14 **“SECTION 3. (1) The Oregon Business Development Department**
15 **shall establish and administer the Oregon Industrial Site Readiness**
16 **Assessment Program. The purpose of the program is to provide grants**
17 **on a competitive basis, as funds are available, to:**

18 **“(a) Public owners of regionally significant industrial sites or public**
19 **entities that have entered into development agreements or other**
20 **agreements with private owners with respect to regionally significant**
21 **industrial sites, to perform due diligence assessments, define**
22 **development-related constraints and create detailed development plans**
23 **to move the site toward a state of market-readiness; and**

24 **“(b) Public owners of regionally significant industrial sites or public**
25 **entities that have entered into development agreements or other**
26 **agreements with private owners with respect to regionally significant**
27 **industrial sites, acting on behalf of regions for the purposes of per-**
28 **forming regional industrial land inventories and prioritizing sites for**
29 **due diligence assessment and site preparation assistance.**

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

1 “(a) Eighty percent of all moneys available for making grants under
2 this section is reserved for grants to be made pursuant to subsection
3 (1)(a) of this section; and

4 “(b) Twenty percent of all moneys available for making grants un-
5 der this section is reserved for grants to be made pursuant to sub-
6 section (1)(b) of this section.

7 “(3) The department may prioritize grants to be made under this
8 section based on established targets for regional allocations.

9 “(4) Public owners of regionally significant industrial sites or public
10 entities that have entered into development agreements or other
11 agreements with private owners with respect to regionally significant
12 industrial sites may apply to participate in the program by submitting
13 an application in writing in a form prescribed by the department by
14 rule.

15 “(5) The department shall establish by rule criteria and standards
16 for successful applicants under the program. At a minimum, the ap-
17 plicant must demonstrate that:

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

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

20 “(B) The applicant has received the support of the region in which
21 the regionally significant industrial site is located, or the regionally
22 significant industrial site is located in an area that has been desig-
23 nated a regionally significant industrial area as defined in ORS 197.722;

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

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

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

1 “(A) The applicant is committed and has the ability to perform re-
2 gional industrial land inventories for a specific region;

3 “(B) The applicant is committed and has the ability to prioritize
4 regionally significant industrial sites in a region for due diligence as-
5 sessment and site preparation funding; and

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

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

11 “SECTION 4. The Oregon Industrial Site Readiness Assessment
12 Program Fund is established in the State Treasury, separate and dis-
13 tinct from the General Fund. The Oregon Industrial Site Readiness
14 Assessment Program Fund consists of amounts deposited in the fund
15 and other moneys transferred to the fund. Amounts in the fund are
16 continuously appropriated to the Oregon Business Development De-
17 partment for the purposes of making grants under section 3 of this
18 2013 Act and to implement and administer sections 1 to 4 of this 2013
19 Act. Interest earned on the fund shall be deposited into the fund.

20 “SECTION 5. The Legislative Assembly finds that the implementa-
21 tion and administration of the Oregon Industrial Site Readiness As-
22 sessment Program under sections 1 to 4 of this 2013 Act will further
23 economic development by facilitating the development of regionally
24 significant industrial sites that are market-ready in this state.

25 “SECTION 6. There is allocated for the biennium beginning July 1,
26 2013, from the Administrative Services Economic Development Fund,
27 to the Oregon Business Development Department, the amount of
28 \$_____ for the purposes of section 3 of this 2013 Act.

29 “SECTION 7. The Oregon Business Development Department shall
30 report on the Oregon Industrial Site Readiness Assessment Program

1 to the committees of the Seventy-eighth Legislative Assembly with
2 authority over the subject area of economic development during the
3 2015 regular session.

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

7
