

Fiscal: Has minimal fiscal impact

Revenue: Has minimal revenue impact

Action Date: 05/28/15

Action: Do Pass As Amended And Be Printed Engrossed.

Meeting Dates: 05/13, 05/28

Vote:

Yeas: 6 - Barnhart, Davis, Lininger, Read, Smith Warner, Vega Pederson

Nays: 3 - Bentz, Johnson, Whitsett

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WHAT THE MEASURE DOES:

Authorizes local governments to create land bank authority. Provides land bank authority powers and responsibilities. Details authority and duties of land bank authority and composition of land bank authority board. Clarifies that the authority is to exist as a legal entity separate from the local government that created it. Adds purpose of authority and language related to board of directors. Clarifies that a local government may incur debt, including issuance of bonds, on behalf of an authority it creates and clarifies that all assets owned by the authority, income earned by assets, and bonds issued by the authority and their income are exempt from taxation by State of Oregon. Provides method for dissolution of authority. Requires member of land bank authority board to file statement of economic interest with Oregon Government Ethics Commission. Exempts land bank authority from liability of remedial action costs or for damages of any spill or release of oil or hazardous material at facility acquired by authority under certain conditions.

ISSUES DISCUSSED:

- The brownfield coalitions.
- Liability assumption or transfer, and the bundling of the properties.
- Cleanup and rehabilitation of property to allow market value reestablishment.
- The authority of the Board and its role.
- Tax abatement and how it can be used to improve the value and make clean up more possible.
- The authority to issue tax exempt bonds.

EFFECT OF COMMITTEE AMENDMENT:

The amendment defines the regular term of the board membership and puts limitations on it. It also deletes the part of the measure that deals with property tax abatement.

BACKGROUND:

As defined in ORS 285A.185, a “brownfield” is real property where expansion or redevelopment is complicated by actual or perceived environmental contamination. Brownfields must be cleaned up before they can be reused for jobs, housing, and other community needs. House Bill 2734 authorizes local governments to organize land banks, which could take ownership of brownfields with immunity from legal liability for legacy contaminations. During the period of ownership, the land bank authorities would be offered tax abatements (No longer in the bill) for brownfield clean up and redevelopment. House Bill 2734 outlines the authority and duties of land bank authorities and composition of land bank authority boards.