

Fiscal: Has minimal fiscal impact
Revenue: Has minimal revenue impact

Action Date: 06/17/15

Action: Do Pass The C-Eng Bill.

Meeting Dates: 06/16, 06/17

Vote:

Yeas: 5 - Baertschiger Jr, Boquist, Edwards, Hass, Riley

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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.
- Different types of industrial property and small parcels like gas stations.
- The authority of the Board and its role. The authority to issue tax exempt bonds.
- Voluntary but useful tool for local government. No imminent domain
- Possible conflicts between local governments with joint jurisdictions.

EFFECT OF COMMITTEE AMENDMENT:

No amendment.

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. This measure 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. This measure outlines the authority and duties of land bank authorities and composition of land bank authority boards.