

SB 1182 A STAFF MEASURE SUMMARY

Carrier: Rep. Nelson

Joint Committee On Transportation**Action Date:** 05/20/25**Action:** Do Pass the A-Eng bill.**House Vote****Yeas:** 5 - Evans, Gamba, Mannix, McLain, Nathanson**Nays:** 2 - Boshart Davis, Helfrich**Senate Vote****Yeas:** 4 - Gorsek, Meek, Pham, Weber**Nays:** 1 - Starr**Fiscal:** Has minimal fiscal impact**Revenue:** No revenue impact, statement issued (Indeterminate Impact)**Prepared By:** Patrick Brennan, LPRO Analyst**Meeting Dates:** 5/12, 5/19, 5/20**WHAT THE MEASURE DOES:**

The measure allows the Oregon Department of Transportation to sell or lease surplus property from the Interstate 5 Rose Quarter Project to Albina Vision Trust, Inc. The measure sunsets January 2, 2040.

ISSUES DISCUSSED:

- Background and overview of the Interstate 5 Rose Quarter Project
- History of the Albina neighborhood
- Partnership between Albina Vision Trust and Portland Trail Blazers
- Financial sources for land purchases on project
- Public-private partnerships on project
- Previous efforts to revitalize area
- Whether there would be any impact on State Highway Fund
- Need for third-party analysis of property prior to transfer
- Method for ensuring proper analysis: statute, budget note, or otherwise

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

The Interstate 5 Rose Quarter (RQ) Project was initiated with passage of House Bill 2017 (2017), which included the project on its list of major projects of statewide importance, along with strengthening and widening Interstate 205 between Oregon City and its confluence with Interstate 5. The RQ project was initially envisioned as a freeway widening project in one of the most severe bottlenecks on the interstate highway system, at a location south of the Moda Center where there is only travel in two lanes in each direction. The project was initially estimated to cost about \$550 million; however, during the project's development, the RQ project became a much more significant undertaking, now involving improvements to several interchanges, multimodal local street improvements, a new roadway crossing at Hancock Street, pedestrian and bicycle bridges, and, most significantly, a highway cover that will reconnect local streets and community spaces above Interstate 5. The estimated cost of the project now stands at nearly \$2 billion, meaning that a significant percentage of the planned project remains unfunded.

Albina Vision Trust, LLC is a nonprofit, 501(c)(3) organization that was formed to help influence the Rose Quarter Project. The organization is driven by the past history of the construction of Interstate 5 through the Rose

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Quarter, which, at the time it was constructed, bisected and devastated one of Portland's largest Black communities. A major impetus for the expansion of the RQ Project has been to provide some level of restoration of the community that was affected years before.

Senate Bill 1182 A allows the Oregon Department of Transportation to sell or lease real property that remains following the project's completion, to include any and all properties under the state's interest that was acquired or developed without moneys from the State Highway Fund, or for sale or lease at fair market value any or all of the state's interest acquired or developed with State Highway Fund moneys.