

RESOLUTION No. 37307

Direct the Bureau of Environmental Services, Bureau of Planning and Sustainability, and Prosper Portland to Evaluate Development of a Brownfield Cleanup Tax Incentive that benefits the City of Portland (Resolution)

WHEREAS, the 2016 Legislative Session enacted House Bill 4084 (Chapter 96 Oregon Laws 2016) which authorized certain local governments to adopt an ordinance to provide property tax incentive programs to brownfields as defined in ORS §285A.185 that are located within the respective jurisdiction of the city.

WHEREAS, all State of Oregon House of Representatives and Senate members present collectively voted 100 percent in favor of HB 4084.

WHEREAS, the Oregon Brownfield Coalition, which included the City of Portland, 1000 Friends of Oregon, Association of Oregon Industries, Association of Oregon Counties, Columbia Corridor Association, League of Oregon Cities, Metro, Multnomah County, Northwest Environmental Business Council, Oregon Economic Development Association, Oregon State Building & Construction Trades Council, Port of Portland, Portland Business Alliance, Special Districts Association of Oregon, among many other statewide organizations and jurisdictions, provided support for HB 4084.

WHEREAS, brownfield models from Kentucky, Maryland, New Jersey, North Carolina, and Texas were studied to create best practice recommendations for Oregon legislation.

WHEREAS, brownfields are three times as likely to be located in underserved communities, approximately 50 percent of reported brownfields are within 1,000 feet of environmentally sensitive areas such as wetlands and streams, and the Portland's Economic Opportunity Analysis projects a shortfall of industrial land supply within the Urban Growth Boundary in the next 20 years and estimates that brownfield properties account for about one-third of the growth capacity.

WHEREAS, there are approximately 910 acres of potential brownfield properties in Portland alone with an estimated total cleanup cost of all potential Portland brownfield properties at approximately \$240 million;

WHEREAS, redevelopment of all potential brownfields identified in Portland could result in 31,000 new jobs and over \$40 million in additional annual Portland tax revenues, and redevelopment of brownfields in industrial areas accounts for approximately 30 percent of future potential jobs.

NOW THEREFORE BE IT RESOLVED, that the Council expresses interest in the City of Portland adopting a property tax incentive for brownfield cleanup in conformance with 2016 Oregon laws Chapter 96 and with additional provisions to promote City goals such as affordable housing, environmental justice, living wage job development, and public open space.

BE IT FURTHER RESOLVED that the Council directs the Bureau of Environmental Services, the Bureau of Planning and Sustainability, and Prosper Portland to work with other appropriate City, County, Regional and State Agencies to gather input for designing an effective property tax incentive for brownfields.

BE IT FURTHER RESOLVED that the Bureau of Environmental Services, the Bureau of Planning and Sustainability, and Prosper Portland are directed to report back to Council within approximately one year identifying the benefits and potential costs of a brownfield property tax incentive and if appropriate, to provide

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drafts of proposed code amendments, administrative regulations, and other materials necessary to implement the tax incentive.

Adopted

Passed by the Council,
Commissioner Nick Fish

JUL 19 2017

Mary Hull Caballero

Auditor of the City of Portland

By



Deputy

Direct the Bureau of Planning and Sustainability, Bureau of Environmental Services and Prosper Portland to Evaluate Development of a Brownfield Redevelopment Tax Incentive that benefits the City of Portland (Resolution)

INTRODUCED BY Commissioner/Auditor: Commissioner Fish	CLERK USE: DATE FILED <u>JUL 11 2017</u>
COMMISSIONER APPROVAL Mayor—Finance & Administration – Wheeler Position 1/Utilities - Fritz Position 2/Works - Fish <i>SMS for Nick Fish</i> Position 3/Affairs - Saltzman Position 4/Safety - Eudaly	Mary Hull Caballero Auditor of the City of Portland By: <u><i>Susan Parsons</i></u> Deputy
BUREAU APPROVAL Bureau: BES Bureau Head: Michael Jordan <i>Michael Jordan</i> Prepared by: Jenny Bildersee Date Prepared: 6/26/17	ACTION TAKEN:
Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
City Auditor Office Approval: required for Code Ordinances	
City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan	
Council Meeting Date 7/19/2017	

AGENDA	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
TIME CERTAIN <input checked="" type="checkbox"/> Start time: 2:00pm Total amount of time needed: 45 minutes (for presentation, testimony and discussion)		YEAS	NAYS
CONSENT <input type="checkbox"/>	1. Fritz	<u> </u>	<u> </u>
REGULAR <input type="checkbox"/> Total amount of time needed: <u> </u> (for presentation, testimony and discussion)	2. Fish	✓	
	3. Saltzman	✓	
	4. Eudaly	✓	
	Wheeler	<u> </u>	<u> </u>