



# Oregon Land Bank History and Progress



# HB 2734 and Land Bank Authorities

In 2015, the Oregon Legislature passed HB 2734. HB 2734 allows for the creation of **Land Bank Authorities (LBAs)** to assist local governments in remediating, redeveloping, and revitalizing brownfields.

- Separate governmental entities, with separate Boards of Directors.
- May acquire, hold, use, enjoy and convey, lease or otherwise dispose of any interest in brownfield properties.
- May enter into contracts, borrow funds, and issue notes and revenue bonds.
- Enjoy significant protection from liability for pre-existing contamination.







# CCLBA Business Plan - Development

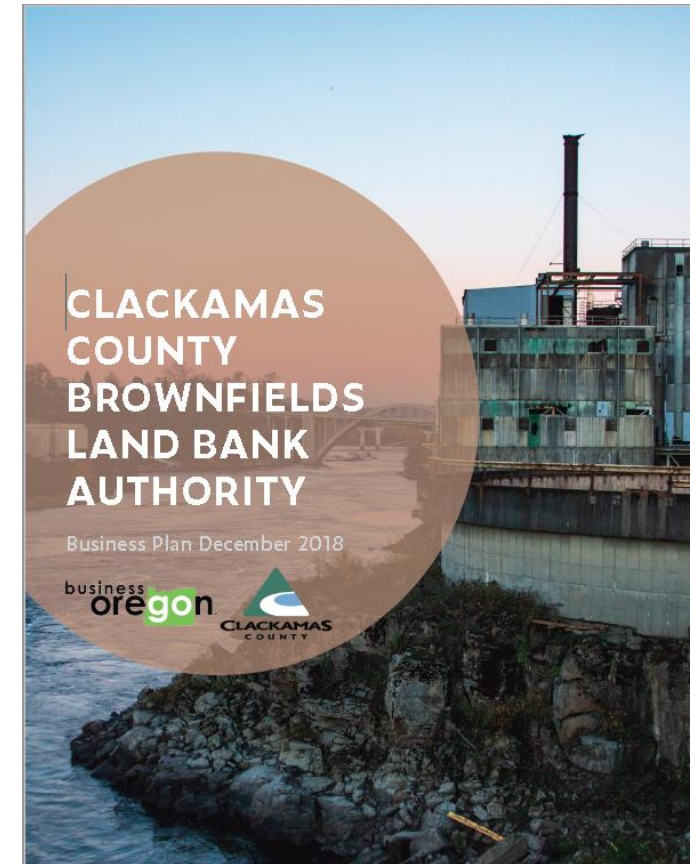
- **September 2018:** Board of County Commissioners approval to complete a CCLBA Business Plan
- **September 2018 - December 2018:** Development of CCLBA Business Plan

## Consultant Team

- Cascadia Partners
- Stantec
- Development Research Partners

## Land Bank Advisory Committee

- Governor's Regional Solutions Team
- Port of Portland
- Metro
- Business Oregon
- Oregon Department of Environmental Quality (DEQ)





# CCLBA Mission

## MISSION

The CCLBA collaborates with partners in the for-profit, non-profit, and public agency sectors to identify, acquire, remediate, redevelop and dispose of environmentally contaminated sites, resulting in **new housing**, **employment**, and community uses which generate a **stronger economy**, a healthier environment, and **increased funding** for schools and other vital public services.



# CCLBA Governance – Recommendations

The CCLBA Business Plan recommended a 9-member Board of Directors, as follows:

- Required
  - County Board Commissioner (1)
  - Representative from largest City within the County (1)
  - Representative from a civic organization with a mission/purpose aligned with that of the LBA (1)
  - Representative from largest School District within County (1)
  
- At large
  - Representative from a rural community within the County (1)
  - Representative from Port of Portland (1)
  - Representative from Metro (1)
  - Representative from NAIOP, the Commercial Real Estate Development Association (1)
  - Representative from Oregon Home Builders Association/Development Industry (1)



# CCLBA Funding – Assumptions

- Estimated 3-year expenses of **\$1.2 million.**
- Goal is for CCLBA to be self-sustaining after 3 years.
- Potential funding sources (over 3 years):
  - \$300,000 ask from Business Oregon Strategic Reserve Fund (requires equal dollar match)
  - \$300,000 from Business & Community Services (BCS) Economic Opportunity Program (Lottery funds)
  - \$300,000 request from General Fund
  - \$300,000 from other grants/sources (i.e., Metro, Business Oregon/Oregon Innovation Council, etc.)
  - In-kind support from other County departments





## CCLBA Funding – Assumptions (cont.)

- Estimated annual Personnel expenses of \$230,000.
  - 1.0 FTE Economic Development Coordinator
  - 0.5 FTE Administrative Assistant
- Estimated annual Materials and Services expenses of \$135,000.
- Contingency of \$35,000.
- **Total annual expenses of \$400,000.**





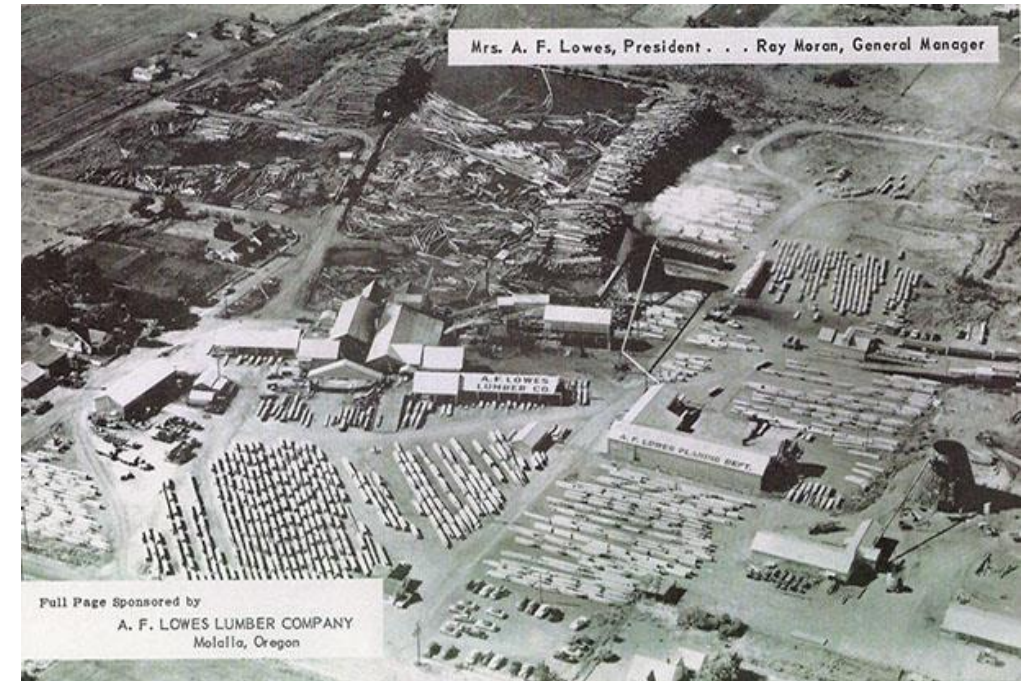


# Almost There!

In late 2019, Clackamas County was on the verge of establishing CCLBA.

- Committed funding included:
  - \$300,000 from Business Oregon Strategic Reserve Fund (forgivable loan)
  - \$300,000 from BCS Economic Opportunity Program (Lottery funds)

At the last minute, BCS funding was diverted to COVID economic relief.

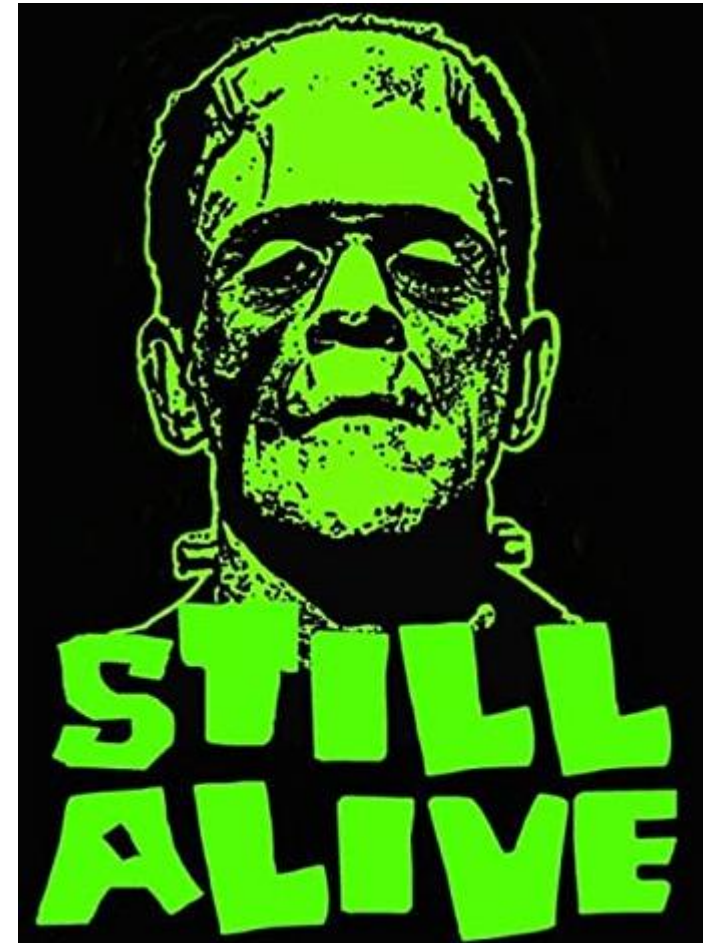






## Where s it Today?

- On February 1, 2022, the Board of County Commissioners made a decision to postpone creation of CCLBA for one year.
- \$300,000 from Business Oregon Strategic Reserve Fund able to be extended.





## Other Oregon LBA Initiatives

- Business Oregon provided \$25K in funding to inventory brownfields and explore establishment of an LBA to aid in Alameda Wildfire Recover.
- Initiative unable to get traction with the Jackson County Board of Commissioners.



604/608 N. Main Street, Phoenix



1209-1309 S. Pacific Highway, Talent



3628 S. Pacific Highway, Medford



Bear Lake Estates Mobile Home Park, Phoenix