



Administrator REPORT

To: Economic Recovery Review Council
From: Gary Van Huffel, Program Administrator
Subject: **RSIA Program Updates**
Date: October 28, 2016

I. RSIA Interest

The department is not aware of any nominations being prepared for submission to the ERRC.

II. RSIA Reporting

The department has requested information from each approved RSIA to report on the improvements, success stories, needs, and opportunities within each designation. Our goal is to complete the report by year-end. The report will be reviewed by agency senior staff and presented at a future ERRC meeting.

III. Conditional Approval Updates

- a. **Hermiston Cook Site:** Conditions have not been met to limit commercial uses by the date specified in the ERRC's decision, and the Sponsor will be officially notified that the site will not be added in rule.
- b. **Pendleton & Pilot Rock:** Both municipalities have been actively working on changes to comply with the ERRC's conditions. Pendleton is expected to complete the process to amend their code in November, and the City of Pilot Rock amendments are in process.
- c. **Lincoln County Nomination:** (the sponsor has been contacted and will provide updates to the Program Administrator after consulting the local jurisdictions)

ACTION: The department will remove the Hermiston Cook Site from program reports and web site, and update nomination records.

IV. Other Related Project Updates

Industrial Lands Inventory: Over the last 18 months, Business Oregon has undertaken an inventory and assessment of vacant and redevelopment employment lands in Oregon. From previous work, research, site visits, and partner information, the inventory includes more than 1,300 individual and aggregated industrial lots. The inventory's primary purpose is to assist the agency, city and county governments, regional governments, and economic development partners in prioritizing sites for planning, technical assistance, and site development. The information will also provide the department with a better understanding of development investments needed to advance the readiness of employment land in Oregon.

Regional Priorities: In 2016, the department in coordination with Regional Solutions, city and county governments, regional governments, and economic development partners, requested each region to identify five priority industrial sites for the Industrial Lands team staff to develop specific infrastructure and assistance action plans, and to summarize the state needs for priority development assistance. The regions' 77 site selections have been identified and the Lands staff will begin working on the "Site Readiness Plans" over the next six months.

Return on Investment Report (in progress)

The goal of the Employment Lands Economic Impact Study is to evaluate, assess, and quantify the economic impact of selected projects and categories, focusing on direct jobs created or retained, the value of private and other public sector investments leveraged, and contributions to local and state tax revenues. The evaluation of the economic impact will include both project related and non-project related business and industrial development activities resulting from the technical assistance or capital investment. The evaluation will include an assessment of the role of these projects in enabling other economic development efforts in local economies to occur.

Regionally Significant Industrial Site (RSIS) Program

A companion program to Regionally Significant Industrial Areas, was established by SB246. The program provides for a rapid interagency consideration and decision process for sites meeting specific criteria, but differs in the designation benefits and does not provide long-term protection of land use. Though the legislation can provide loans, forgivable loans, and loan reimbursements, the only option currently available is reimbursement to the Sponsor for up to 50% of State Income Taxes received from qualifying jobs as a result of the Sponsor investments. In March 2016, the Port of Portland TRIP2 Property was designated by the Director as a Regionally Significant Industrial Site.

Industrial Projects of State Significance

As provided in SB766, the Economic Recovery Review Council can issue a Project Certificate through a process where the five agencies work together to make decisions within 120 days for "Industrial Projects of State Significance." Though the process has never been requested, the department recently received an inquiry from a RSIA site about including this provision in their recruitment proposal. To be prepared for possible requests, the department will consult with DLCD to review the procedures for the Notice of Intent, Project Order, Application for Project Certificate, Public Notices and Hearings, and the Final Order.