

RESOLUTION NO. 1932

A RESOLUTION REQUESTING THE OREGON ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT TO AUTHORIZE A BOUNDARY EXPANSION OF THE COLUMBIA CASCADE ENTERPRISE ZONE BY ADDING INDUSTRIAL PROPERTIES WITHIN THE CITY OF WOOD VILLAGE.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

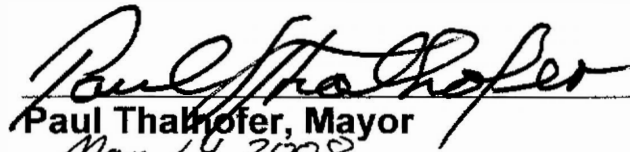
1. The Cities of Troutdale and Fairview, with consent by resolution from the Port of Portland, successfully applied for an enterprise zone, which was designated as the Columbia Cascade Enterprise Zone by the Director of the Oregon Economic and Community Development Department on September 28, 2007; and
2. The City of Wood Village seeks to join the Columbia Cascade Enterprise Zone as a co-sponsor in order to encourage new business investment, job creation, higher incomes for local residents, and greater diversity of economic activity.
3. The City of Wood Village requests a change in the boundary of the Columbia Cascade Enterprise Zone to include areas zoned commercial/industrial and manufacturing to benefit new or expanding businesses in manufacturing and industrially oriented facilities as well as hotel, motel, resort businesses. The proposed properties within Wood Village are shown in the attached map and legal description (see Attachments A and B).
4. The City of Wood Village has sent proper notice to all affected taxing districts that receive operating revenue through the levying of ad valorem taxes on real and personal property in any area of the existing Columbia Cascade Enterprise Zone and the proposed expansion area inviting them to comment and attend a public meeting regarding this proposal (see Attachment C).
5. A public meeting was held by the City of Troutdale City Council on Tuesday, May 13th, 2008 to hear the response of the citizenry to the proposed boundary change in the Columbia Cascade Enterprise Zone requested herein.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE

Section 1. The City of Troutdale hereby requests that the Oregon Department of Economic and Community Development authorize adding the City of Wood Village as a co-sponsor of the Columbia Cascade Enterprise Zone.

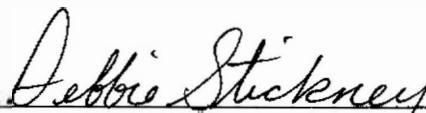
Section 2. The City of Troutdale hereby requests that the Oregon Department of Economic and Community Development authorize a change in the boundary of the Columbia Cascade Enterprise Zone to include the properties in Wood Village as shown in the attached map and legal descriptions (see Attachments A and B).

YEAS: 6
NAYS: 0
ABSTAINED: 0



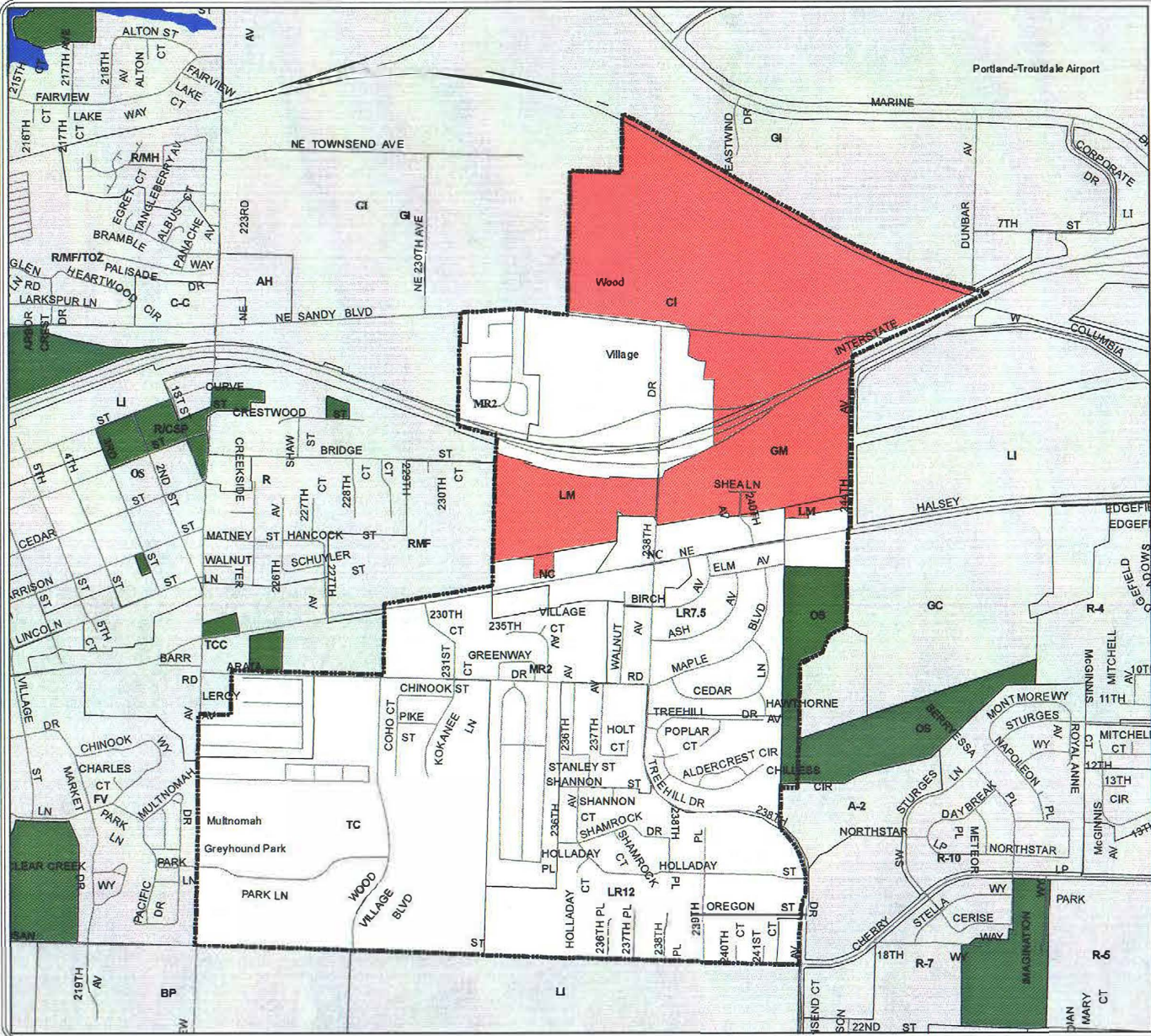
Paul Thalhoffer, Mayor
May 14, 2008

Date







Debbie Stickney, City Recorder
Adopted: May 13, 2008

CITY OF WOOD VILLAGE
Enterprise Zone
 (with land use zones)

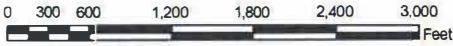


Legend

-  Land Use Zones
-  Wood Village Enterprise Zones
-  Parks and Open Space
-  City Boundaries

Enterprise Zone area: 155 acres (6,734,599 square feet)

Disclaimer:
 We have been trying to get current, correct, and complete information for the purposes of mapping. However, it is not error-free. The information is also subject to change without notice. Please contact the city staff for more in-depth and up-to-date information.



City of Wood Village
Proposed Properties to be added to the
Columbia Cascade Enterprise Zone
April-08

Attachment B
Resolution #1932

Light-Manufacturing							2007			Assessed
Map #	Tax Lot #	Address	Street	Acreage	SF	Owner	Improvements	Land	RMV	Value
1N3E27D	400	23365	Halsey Street	8.28	360,752	Proactive Properties LLC % Merix Corp	3,199,210	1,443,010	4,642,220	4,642,220
	700	23555-23605	Halsey Street	9.08	395,357	Map Investment Co.	2,899,180	592,970	3,492,150	2,272,740
	800	vacant	238th Drive	2.73	118,919	City of Wood Village	0	321,190	321,190	0
	900	vacant	238th Drive	0.03	1,307	City of Wood Village	0	3,540	3,540	0
	1200	vacant	238th Drive	0.21	9,232	City of Wood Village	0	134,350	134,350	0
	1201	vacant	238th Drive	0.31	13,290	ODOT % Right of Way Section	0	193,410	193,410	0
	801	vacant	238th Drive	0.32	13,939	ODOT	0	26,160	26,160	0
IN3E26CB	300	2195	244th Ave	2.1	91,476	John & Vickie Kraxberger	1,095,670	160,640	1,256,310	718,400
SUBTOTAL				23.06	1,004,272					

General-Manufacturing							2007			Assessed
Map #	Tax Lot #	Address	Street	Acreage	SF	Owner	Improvements	Land	RMV	Value
1N3E27D	1301		238th Drive	0.52	22,848	ODOT	0	76,910	76,910	0
	1300	24023 W/I	Shea Lane	0.44	19,003	Foreign Mission Foundation	472,830	62,470	535,300	270,670
	1401		238th Drive	0.3	13,068	ODOT	0	56,450	56,450	0
	1400	24023	Shea Lane	3.95	172,062	Foreign Mission Foundation	1,938,270	554,330	2,492,600	1,152,350
	1705	24025	Shea Lane	0.49	21,435	City of Wood Village	207,440	138,350	345,790	182,880
	1706	24085	Shea Lane	0.47	20,454	Troutdale Sand & Gravel	0	224,440	224,440	72,980
	1704	2155	240th Ave	0.31	13,536	Larry & Yvonne Calhoun	348,630	87,240	435,870	230,470
	1703	2160	240th Ave	0.47	20,665	Foreign Mission Foundation	370,050	133,190	503,240	274,900
	1800	2205	240th Ave	2.39	104,108	Troutdale Sand & Gravel	107,380	127,200	234,580	120,760
1N3E26CB	101	2233	244th Ave	1.08	47,045	Robert Bennett	552,260	191,010	743,270	362,820

	102	2345	244th Ave	1.26	54,886	KCB Properties LLC % James Mott	1,238,900	208,200	1,447,100	711,640
	200	2233	244th Ave	2.32	101,059	Robert Bennett	1,277,460	410,300	1,687,760	818,780
SUBTOTAL				14	610,169					

Commercial/Industrial										
Map #	Tax Lot #	Address	Street	Acreage	SF	Owner	2007 Improvements	Land	RMV	Assessed Value
1N3E27A	600	23585	Sandy Blvd	12.8	557,568	Larane Investments LLC	0	1,093,390	1,093,390	725,670
	400	23585	Sandy Blvd	14.38	626,516	Larane Investments LLC	6,708,950	2,876,650	9,585,600	4,165,960
	303	24001 W/I	Sandy Blvd	1.02	44,431	I-84 Wood Village Land Inc	0	227,810	227,810	101,340
	301	24001 W/I	Sandy Blvd	13.96	608,145	Wood Village I-84	0	1,376,450	1,376,450	612,400
	302	24001	Sandy Blvd	18.39	801,068	Wood Village Land Co.	3,485,100	3,160,150	6,645,250	3,610,960
	200	23705	Sandy Blvd	0.9	39,131	Jaysal Investments LLC dba: Travelodge	0	285,750	285,750	203,750
	100	23705 W/I	Sandy Blvd	0.33	14,242	Jaysal Investments LLC dba: Travelodge	7,060	0	7,060	5,990
SUBTOTAL				61.78	2,691,101					

Commercial/Industrial										
Map #	Tax Lot #	Address	Street	Acreage	SF	Owner	2007 Improvements	Land	RMV	Assessed Value
1N3E27AD	1100		Sandy Blvd	0.8	34,852	Realty Income Corp	0	390,510	390,510	229,330
	1200		Sandy Blvd	3.31	144,130	Realty Income Corp	0	1,366,860	1,366,860	665,020
	1300	24000	Sandy Blvd	2.8	121,968	Realty Income Corp	3,446,550	1,209,050	4,655,600	1,897,640
	702	24000	Sandy Blvd	1.41	61,460	Realty Income Corp	0	557,640	557,640	271,300
	703	vacant	Sandy Blvd	0.62	27,118	ODOT	0	82,160	82,160	0
	1301	vacant	Sandy Blvd	0.56	24,394	Dale W Kreuger, Estate (ODOT)	0	118,210	118,210	0
	1400	24000	Sandy Blvd	0.44	19,167	Olinger Properties LLC	1,260	53,990	55,250	27,560
1N3E26BC	800	24257	Sandy Blvd	1	43,560	Northwest Pipeline Corp	0	0	0	0
	700	24315	Sandy Blvd	4.16	181,121	Will iam & Geraldine Davis	65,510	890,370	955,880	182,210

	600	24425	Sandy Blvd	2.17	94,525	Ernest & Christine Singer	82,960	109,500	192,460	119,690
	500	24435-24505	Sandy Blvd	0.17	7,206	Wood-Mizer Products Inc	0	10,810	10,810	6,600
	400	24435-24505	Sandy Blvd	2.81	122,404	Wood-Mizer Products Inc	343,270	142,440	485,710	276,860
	300	24435-24505	Sandy Blvd	1.25	54,450	Wood-Mizer Products Inc	0	54,530	54,530	32,490
	200	24435-24505	Sandy Blvd	0.82	35,719	Wood-Mizer Products Inc	0	28,430	28,430	17,490

Commercial/Industrial										
1N3E26BC										
(ctd)										
	100	vacant	Sandy Blvd	0.46	20,038	ODOT	0	36,580	36,580	0
	1000	24000	Sandy Blvd	1.41	61,420	Olinger Properties LLC	123,910	143,760	267,670	133,600
	900	24000	Sandy Blvd	1.21	52,707	Realty Income Corp	0	526,050	526,050	231,890
	301	vacant	Sandy Blvd	0.24	10,454	ODOT	0	38,940	38,940	0
SUBTOTAL				25.64	1,116,693					

	Total Acreage	Total SF	Total AC LM & GM	Total AC All
Light-Manufacturing	23.06	1,004,272	37.06	124.48
General-Manufacturing	14.00	610.17		
Commercial/Industrial	87.42	3,807,794		

Distance between Townsend Farms property and Light-Manufacturing in Wood Village = 1,371.43 feet

April 10, 2008

Michael Jordan
Chief Operating Officer
METRO
600 NE Grand Ave.
Portland OR 97232-2736

Subject: Expansion of the Columbia Cascade Enterprise Zone

Dear Mr. Jordan:

This letter is to inform you of the exciting opportunity available to our region for improving the local economic base, business climate and long-run community development. The Cities of Fairview, Troutdale and Wood Village are seeking to add industrial/commercial land within Wood Village to the Columbia Cascade Enterprise Zone, which the City of Wood Village will also join as a cosponsor. The boundary change request will be submitted to the Oregon Economic and Community Development Department for approval.

At its meeting on Tuesday, May 13th, 2008 at 6:00 P.M. in the Wood Village Council Chambers located at 2055 NE 238th Drive, Wood Village, Oregon 97060, the Wood Village City Council is expected to consider a resolution requesting boundary amendment. The Troutdale City Council is expected to consider a resolution requesting boundary amendment at its regular City Council meeting on Tuesday, May 13th, 2008 at 7:00 P.M. in the Troutdale Council Chambers located at 104 SE Kibling Ave., Troutdale, Oregon 97060. The Fairview City Council is expected to consider a resolution requesting boundary amendment on Wednesday, May 21st, 2008 at 7:00 P.M. in the Fairview Council Chambers located at 1300 NE Village Street, Fairview, Oregon 97024.

The current Columbia Cascade Enterprise Zone or proposed areas to be added include relevant tax codes, such that the zones could affect future property tax collections in your district. Therefore, you are being asked to comment on this proposal, either at the Wood Village Council meeting on May 13th, 2008 or by sending comments to me by Monday, May 5th for inclusion in the Council meeting packet.

Please understand that an enterprise zone exempts only new property that a job-creating business might build or install in the enterprise zone at some future time. Also, an enterprise zone exemption is temporary, usually lasting only three years, after which time the property induced

by these incentives is available for assessment. An extension to four or five years in total is possible in some cases.

Finally, none of these property tax exemptions would be available to just any business. Most commercial/retail operations would not be eligible. Rather, the primary beneficiaries of enterprise zone benefits are manufacturing and other more industrially oriented facilities serving other businesses.

Feel free to contact me at 503-667-6211 or ritz@ci.wood-village.or.us should you have any questions or wish to meet to discuss this proposed boundary change.

Thank you for your support of this Columbia Cascade Enterprise Zone boundary expansion. We anticipate that providing the enterprise zone incentive, manufacturing firms will invest in this area resulting in great benefit to local taxing districts within a short period of time.

Sincerely,

Sheila M. Ritz
City Administrator

cc. John Gessner, City of Fairview
John Anderson, City of Troutdale

Columbia Cascade Enterprise Zone Application

List of Taxing Districts Provided Notice of Required Meeting

Tom Hansell
Budget Manager
Mid-County Street Lighting Service
1620 SE 190th
Portland OR 97233

Edward Schmitt
Superintendent
Multnomah County ESD
11611 NE Ainsworth Circle
Portland OR 97220

Dr. Terry Kneisler
Superintendent
Reynolds School District
1204 NE 201st Ave
Fairview OR 97024

Hasina Squires
Special Districts Association of Oregon
PO Box 23879
Tigard OR 97281

Bob Eaton
Executive Director
Sandy Improvement District 1
1880 NE Elrod Drive
Portland OR 97211

Mr. Gary Murph
Interim President
Mt. Hood Community College
26000 SW Stark St
Gresham OR 97030

Ted Wheeler
Chair
Multnomah County Chair's Office
501 SE Hawthorne Blvd., Ste. 600
Portland OR 97214

Harvey Barnes
District Manager
Rockwood PUD
19601 NE Halsey
Portland OR 97230

Fred Hansen
Executive Director
TRI MET
4012 SE 17th Ave
Portland OR 97202

Jean Fike
East Multnomah Soil & Water Conservation
District
2701 NW Vaughn St., Ste 450
Portland OR 97210

Bill Wyatt
Executive Director
Port of Portland
121 NW Everett St.
Portland OR 97209-4049

Michael Jordan
Chief Operating Officer
METRO
600 NE Grand Ave.
Portland OR 97232-2736