

RESOLUTION NO. 2051

A RESOLUTION ESTABLISHING A BUSINESS INCENTIVE PROGRAM

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. Due to the lengthy and continuing economic recession, commercial and industrial areas in Troutdale are plagued by high vacancy rates.
2. High vacancy rates negatively affect the activity of surrounding businesses and threaten even further decline.
3. Establishing and expanding businesses within empty commercial buildings will bring new customers and activity that benefit existing businesses but current economic conditions are making it very difficult for business entrepreneurs to set up or expand their business.
4. The City desires to reduce financial barriers for business entrepreneurs in order to encourage them to act now to start or expand a business in Troutdale.
5. The City Council has determined that certain fees should be waived or reduced for a limited period of time and that certain fees should be paid by the City or by the Troutdale Urban Renewal Agency.

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

Section 1. The City Council hereby authorizes a Business Incentive Program as follows:

- A. To qualify for the Business Incentive Program, a business must:
 1. Locate within an area of the city that is designated Commercial or Industrial on the Troutdale Comprehensive Land Use Plan Map;
 2. Be moving into existing vacant commercial building space that received approval of a final building inspection on or before March 31, 2010;
 3. Not be currently located in Troutdale or be an existing business located in Troutdale that is:
 - a. Expanding into adjacent vacant commercial building space, or
 - b. Opening a new satellite location in vacant commercial building space, or
 - c. Relocating to a vacant new site and is increasing its square footage;

4. Receive a permanent Certificate of Occupancy for a Commercial Tenant Improvement within 180 days of the initial tenant improvement building permit and the initial permit is issued between May 1, 2010 and June 30, 2011.
- B. Notwithstanding Section 1A, a business does not qualify for the Business Incentive Program if the business:
1. Is currently located in Troutdale and expands into adjacent existing commercial building space or relocates to a vacant new site but increases its square footage size by less than ten percent of its current size;
 2. Excludes minors at all hours of the day;
 3. Expands its existing commercial building space by new construction that adds square footage;
 4. Converts occupied or vacant residential building space to commercial space; however, the owner of vacant upper floor commercial space within the Central Business District zone qualifies for the Business Incentive Program when converting this vacant commercial space to a residential use.
 5. Does not commence construction within thirty days of issuance of the initial Tenant Improvement building permit, fails to continuously perform the tenant improvement construction work, or fails to obtain a permanent Certificate of Occupancy within 180 days of issuance of the initial Tenant Improvement building permit;
 6. Is a non-profit entity that is exempt from paying property taxes and is buying rather than leasing the building space it will occupy;
 7. Must obtain a Type III land use permit in order to occupy the building space.
- C. Reductions or waivers of fees and charges for a business that qualifies for the Business Incentive Program or for allowed conversions to residential use shall be as described in Attachment A.
- D. To receive the benefits of the program a qualifying business shall execute an agreement at the time of building permit application or at the time of business license application if no building permit is necessary. The agreement shall certify that the business qualifies for the Business Incentive Program. The agreement shall also include the provision that if the business does not meet program qualifications, the business will pay all applicable fees and charges before issuance of a temporary or permanent Certificate of Occupancy.

Section 2. This resolution shall take effect immediately.

Section 3. This program shall automatically sunset on June 30, 2011 unless extended by resolution of the City Council. Prior to June 30, 2011, the


City Administrator shall prepare a final program evaluation that discusses the program's success and whether there is a need for it to be extended.

YEAS: 7
NAYS: 0
ABSTAINED: 0



Jim Kight, Mayor

Date May 27, 2010



Debbie Stickney, City Recorder
Adopted: May 25, 2010

BUSINESS INCENTIVE PROGRAM AFFECTED FEES AND CHARGES

- A. A business that has a possessory right in, or control over, no more than 5,000 square feet of building space, including any expansion at the time of completion, shall be entitled to waivers of all of the following fees and charges as applicable.
- B. A business that has a possessory right in, or control over, more than 5,000 square feet of building space, including expansion at the time of completion, shall be entitled to waivers of one-half of the following fees and charges as applicable.
- C. Conversion of vacant upper floor commercial space to residential within the Central Business District zone shall be entitled to waivers of all of the following fees and charges as applicable.
- D. Fees and charges that are subject to waivers under the Business Incentive Program are:

<u>Fee or Charge</u>	<u>Outside Urban Renewal Area (URA)</u>	<u>Inside Urban Renewal Area</u>
Business License, including 1. New license 2. Renewal of Existing 3. Change of Address	Paid by General Fund	Paid by URA
Land Use Review, including sign permits	Paid by General Fund	Paid by URA
Building Permits*	Paid by General Fund*	Paid by URA*
Plan Review	Paid by General Fund	Paid by URA
Transportation SDC	Paid by Street Fund	Paid by URA
Sewer SDC	Paid by Sewer Fund	Paid by URA

Attachment A
to Resolution #2051

Water SDC	Paid by Water Fund	Paid by URA
Stormwater SDC	Paid by Storm Sewer Fund	Paid by URA
Public Works Permit	Paid by General Fund	Paid by URA
Engineering Plan Review	Paid by Applicable Utility Fund(s)	Paid by URA

* Building permit fees include various surcharges and taxes imposed by other governmental entities but are collected by the City on their behalf. The following fees cannot be waived and must be paid in full by the applicant. However, the City will work with these agencies to seek their cooperation in granting a waiver of their surcharge or tax.

- State surcharge on building permits
- Metro Construction Excise Tax
- Reynolds School District Construction Excise Tax