

A RESOLUTION CONTINUING THE COSPONSORSHIP) RESOLUTION NO. 11
OF THE SOUTH SANTIAM ENTERPRISE ZONE) for 2007

Whereas, the City of Lebanon is sponsoring an application for designation/continuation/renewal of the South Santiam Enterprise Zone in conjunction with the zones co sponsors, the Cities of Albany and Millersburg and the County of Linn; and

Whereas, the City of Lebanon is interested in an enterprise zone to encourage new business investment, job creation, higher incomes for local residents and greater diversity of economic activity.

Whereas, the proposed enterprise zone has a total area of 12 square miles, and meets other statutory limitations on size and configuration. It is depicted on the map (Exhibit "A").

Whereas, the proposed enterprise zone contains significant land that is reserved for industrial use, as indicated by land use zoning map(s) that will be submitted with the renewal application and consistent with the Lebanon Comprehensive Plan as acknowledged by the Land Conservation and Development Commission. Such industrial sites are accessible, serviced or serviceable and otherwise ready for use and further development.

Whereas, the designation of an enterprise zone does not grant or imply permission to develop land within the Zone without complying with prevailing zoning, regulatory and permitting processes and restrictions for applicable jurisdictions; nor does it indicate any intent to modify those processes or restrictions, except as otherwise in accordance with Comprehensive Plans

Whereas, the City of Lebanon appreciates the impacts that a designated enterprise zone would have and the property tax exemptions that eligible business firms might receive therein, as governed by Oregon Revised Statutes (ORS) Chapter 285C and other provisions of Oregon Law.

Whereas, all of the other municipal corporations, school districts, and special service districts, other than the sponsoring governments, that receive operating revenue through the levying of ad valorem taxes on real and personal property in any area of the proposed enterprise zone were sent notice and invited to a public meeting regarding this proposal. This meeting was held on March 9, 2007 as indicated in the minutes (Exhibit "B"). The sponsoring governments were able to effectively consult with these other local taxing districts. Follow-up arrangements as agreed to with these consultations will be completed with affected districts within six months of the proposed enterprise zone's designation.

Whereas, the availability of enterprise zone exemptions to business firms that operate hotels, motels or destination resorts would help diversify local economic activity, provide useful employment for some segments of the labor force, and facilitate the expansion of accommodations for visitors which in turn will spend time and money in the area for business, recreation or other purposes.

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. The City of Lebanon proposes and applies for an Oregon enterprise zone to be named the South Santiam Enterprise Zone, and requests that the director of the state Economic and Community Development Department order the designation/continuation/renewal of this enterprise zone.

Section 2. John Pascone, President of Albany Millersburg Economic Development Corporation (AMEDC) is authorized to submit the enterprise zone application for the City of Lebanon, and the South Santiam Enterprise Zone, and to make any substantive or technical change to the application materials, as necessary, after adoption of this resolution, upon consultation with the Lebanon City Manager or his/her designee.

Section 3. The City of Lebanon will give priority to the use in the proposed enterprise zone, if designated, of any economic development or job training funds received from the federal government, consistent with ORS 285C.065(3)(d).

Section 4. The City of Lebanon appoints, upon designation, City Manager John Hitt and AMEDC President John Pascone as co managers for the South Santiam Enterprise Zone.

Section 5. The City of Lebanon will jointly comply with the requirements and provisions of ORS 285C.105 and to otherwise fulfill its duties under ORS 285C.050 to 285C.250.

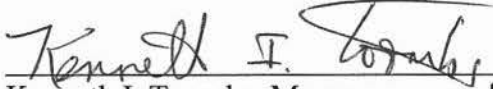
Section 6. The City of Lebanon jointly commits, within six months of designation, to implement and to confirm for the department its fulfillment of such duties, as specified in OAR 123-065-0210, including but not limited to preparation of a list or map of local lands and buildings owned by the state or by municipal corporations within the enterprise zone that are not being used or designated for a public purpose and that have appropriate land use zoning, and to efforts for making such real property available for lease or purchase by authorized business firms under ORS 285C.110.

Section 7. The City of Lebanon will provide, upon approval of the Lebanon City Council, the local incentives described in Chapter 5.04 of the Lebanon Municipal Code (as authorized under ORS 285C.065(4) to (6) in accordance with OAR 123-065-0240) to any authorized business firm in the proposed enterprise zone for the length of the standard enterprise zone exemption, insofar as the firm's qualifying investments are also located inside of the City of Lebanon's jurisdiction. The City of Lebanon has considered the impacts of these binding incentives.

Section 8. The City of Lebanon as a cosponsor of the proposed South Santiam Enterprise Zone exercises its option herewith under ORS 285C.070 that qualified property of and operated by a qualified business firm as a hotel, motel or destination resort may receive a property tax exemption in the Zone, and that such business firms are eligible for purposes of authorization upon the effective designation of the Zone.

Section 9. This Resolution shall become effective upon its passage.

PASSED by the City Council of the City of Lebanon by a vote of 5 in favor 0 against on this 2nd day of April, 2007.



Kenneth I. Toombs, Mayor
Ron Miller, Jr., Council President

ATTESTED BY:



Linda Kaser, City Clerk/Recorder

South Santiam Enterprise Zone
Tax District Meeting
City of Lebanon, Council Chambers
March 9, 2007

Minutes

The meeting was called to order at 12 noon by John Hitt, City Administrator. After welcoming those in attendance the group introduced themselves.

In Attendance; John Hitt, John Pascone, Arlene Crosman and Gus Arzner, representing the Lebanon Aquatic District and Perry Palmer representing the Lebanon Rural Fire District.

John Pascone explained the history of the enterprise zone program, the history of the South Santiam zone and the current situation regarding expiration and the re-application process. He also showed and discussed the map and boundaries and also the projects that have benefited from the existing zone.

John Hitt explained the Lowe's RDC project and the Urban Renewal District. He also mentioned the opportunity for public comment at the public hearing which adopts the resolution. He said the enterprise zone program is for the community's best interest and can help attract future business.

The participants were then given the opportunity to ask questions. The representatives of the Lebanon Aquatic District asked if they would lose or gain tax revenue. The answer given was no and yes; no they would not lose tax revenue and yes, after a project comes off exemption, they would gain tax revenue.

John Hitt also mentioned that home and commercial property does not qualify for enterprise zone benefits.

There were no more questions asked.

There were no written comments submitted and no other statements made by taxing district representatives.

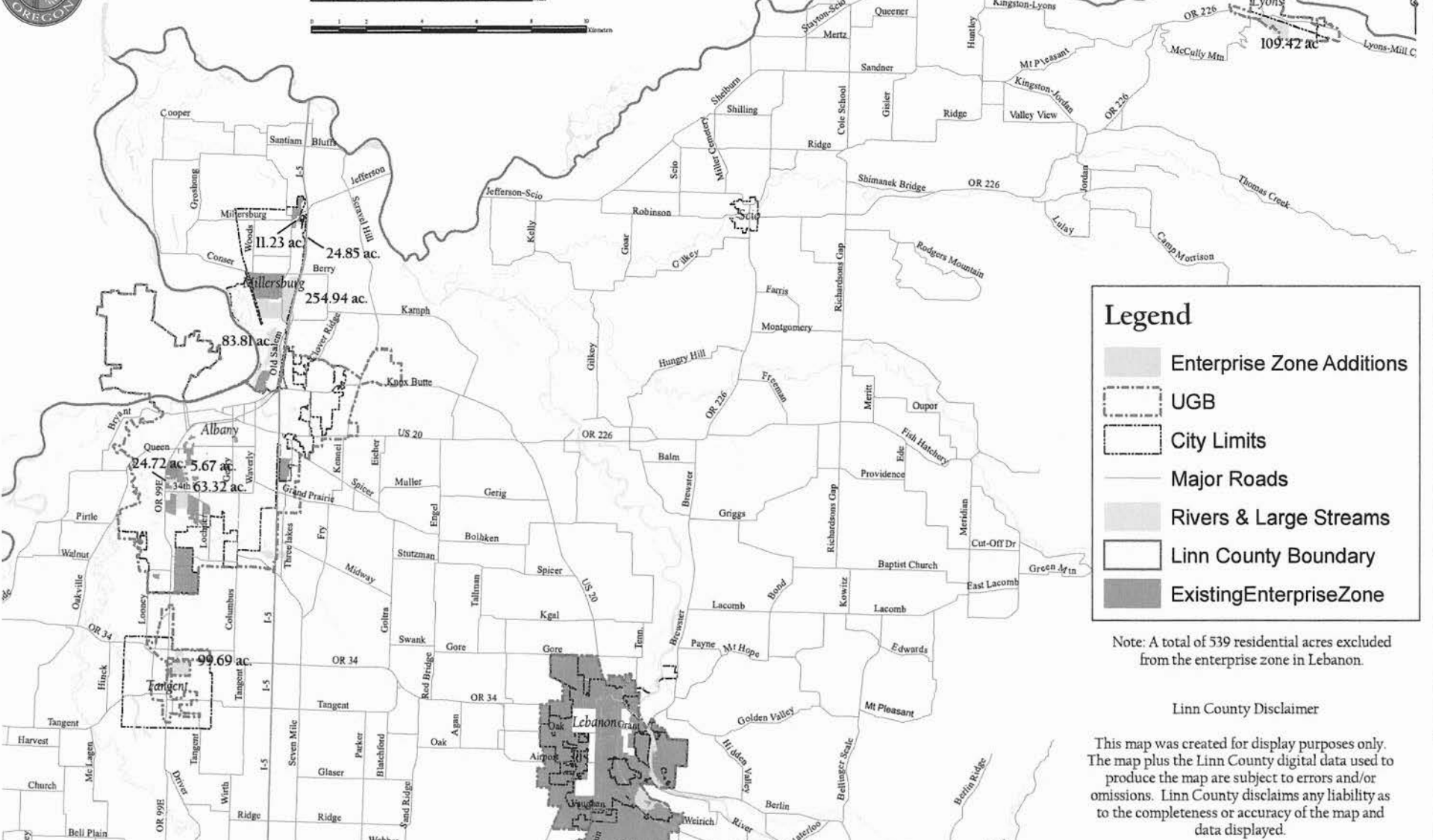
There was no further discussion of major issues nor any follow-up required.

There being no further business to discuss, the meeting was adjourned at 12:35.

John Pascone, AMEDC



South Santiam Enterprise Zone with Recent Additions



Legend

- Enterprise Zone Additions
- UGB
- City Limits
- Major Roads
- Rivers & Large Streams
- Linn County Boundary
- Existing Enterprise Zone

Note: A total of 539 residential acres excluded from the enterprise zone in Lebanon.

Linn County Disclaimer

This map was created for display purposes only. The map plus the Linn County digital data used to produce the map are subject to errors and/or omissions. Linn County disclaims any liability as to the completeness or accuracy of the map and data displayed.