

**RESOLUTION NO. 18-013**

**A RESOLUTION REQUESTING STATE DESIGNATION OF THE WASCO COUNTY JOINT ENTERPRISE ZONE; DESCRIBING THE ENTERPRISE ZONE AREA; PROVIDING FOR LOCAL INCENTIVES AND ESTABLISHING A CERTIFICATION FEE; ALLOWING EXEMPTIONS FOR HOTELS, MOTELS, AND DESTINATION RESORTS; DESCRIBING ZONE MANAGEMENT; AND DESIGNATING ZONE MANAGERS**

**WHEREAS**, the Cities of The Dalles, Maupin, Mosier, Dufur, the Port of The Dalles and Wasco County are co-sponsoring an application for designation of an enterprise zone in Wasco County; and

**WHEREAS**, the above entities are interested in utilizing the enterprise zone to encourage new business investment including homegrown entrepreneurs and firms to start up and scale up; prompt larger investments than would otherwise occur; accelerate investment, expansion and hiring at firms; expand employment, job creation, and living wage jobs created; bolster early success of business projects; attract investment and facilities that would otherwise move or locate outside of Oregon; promote higher incomes for local residents; and enhance greater diversity in regional economic activity; and

**WHEREAS**, the proposed enterprise zone has a total area of 3.71 square miles and it meets other statutory limitations on size and configuration as permitted through waived considerations by Business Oregon due to the rural nature of the County, distance, and capacity limitations, and it is depicted on the drawn to scale map marked as "*Exhibit A*" and described in "*Exhibit B*" in the application; and

**WHEREAS**, the proposed enterprise zone contains significant land that is reserved for industrial and commercial use, as indicated by the land use zoning maps submitted with the application marked as "*Exhibit C*", consistent with the Comprehensive Plans of each community and Wasco County acknowledged by the Land Conservation and Development Commission. Such industrial and commercial sites are accessible, serviced or serviceable, and otherwise ready for use and further development. The designation of the enterprise zone does not grant or imply permission to develop land within the Zone without complying with local prevailing zoning, regulatory and permitting processes and restrictions for applicable jurisdictions; nor does it indicate any intent to modify those processes or restrictions; and

**WHEREAS**, the sponsoring communities appreciate the impacts that a designated enterprise zone would have and the property tax exemptions that eligible businesses firms might receive therein, as governed by the Oregon Revised Statutes (ORS) Chapter 285C and other provisions of Oregon Law; and

**WHEREAS**, all of the school districts and special service districts, that received 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 the proposal, in order for the co-sponsoring governments of the Cities of The Dalles, Maupin, Mosier, Dufur, the Port of The Dalles and Wasco County to effectively consult with these local taxing districts; and

**WHEREAS**, at said public meeting, taxing districts requested that the impact of long-term enterprise zone abatements on said districts be taken into consideration when sponsors are deciding any distribution of enterprise zone fees; and

**WHEREAS**, local incentives are an important part of the success of an enterprise zone. The Wasco County Joint Enterprise Zone shall offer local incentives throughout the zone as determined by each sponsoring entity; and



**WHEREAS**, two Enterprise Zone Managers are required for the effective and efficient management of the Joint Wasco County Enterprise Zone due to local conditions, distance, and areas of staff focus; and

**WHEREAS**, sponsors are agreeable to a structure of zone management where the geographic location of the development determines which sponsor(s) approval is required for authorization of extended and long-term abatement agreements at the exclusion of others; and

**WHEREAS**, the Cities of Mosier and Maupin, and the communities of Tygh Valley, Pine Grove, and Chenoweth have been found to be distressed by the State of Oregon, and Wasco County continues to see lower wages per capita than Oregon as a whole while lower wage industry clusters continue to grow; and the Wasco County Economic Development commission and Zone Sponsors are committed to growing higher wage sectors; and

**WHEREAS**, the current The Dalles/Wasco County Enterprise Zone will terminate on June 30, 2018. This enterprise zone has been in place since 2007 and has been a useful and effective tool in the expansion and location of new industries in the zone; and

**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 and accommodations of visitors who in turn will spend time and money in the area for business, recreation, or other purpose.

**WHEREAS**, said entities shall adopt substantially the same resolution to sponsor the Joint Wasco County Enterprise Zone.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AS FOLLOWS:**

**Section 1.** The City of The Dalles, along with Wasco County, the Port of The Dalles and the Cities of Maupin, Mosier, and Dufur as co-sponsors, propose and apply for an Oregon enterprise zone to be named: The Wasco County Joint Enterprise Zone; and request that the director of Oregon Business Development Department order the designation of this enterprise zone.

**Section 2.** The City Manager, is authorized to submit the enterprise zone application for the City of The Dalles and to make any substantive or technical changes to the application materials, as necessary, after the adoption of this resolution.

**Section 3.** The City of The Dalles shall provide zone management for enterprise zone applications submitted for developments within City of The Dalles city limits. The Mid-Columbia Economic Development District (MCEDD), through its role as staff for the Wasco County Economic Development Commission (EDC) shall provide zone management for enterprise zone applications submitted for developments outside the city limits of The Dalles.

**Section 4.** The City of The Dalles will comply with the requirements and provisions of ORS 285C105 and otherwise fulfill its duties under ORS 285C.050 to 285C.250.

**Section 5.** The City of The Dalles commits, within six months of designation, to implement and to confirm for the departments its fulfillment of such duties, as specified in OAR 123-668-1400, including but not limited to preparation of a list or map of local lands and buildings owned by the state or by the 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 6.** Local Incentives: The City of the Dalles will provide the local incentives described in

"Exhibit D" under ORS 285C.105 offered 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's jurisdiction. The City has considered the impacts of these binding incentives.

**Section 7.** An application fee for certification review as allowed by ORS 285C.140 (1) may be charged.

**Section 8.** Any negotiated extended or long term enterprise zone payment distributions will be determined by the relevant geographic sponsors. Distribution of any fees as a result of approved agreements shall be determined by the geographic sponsors where the development occurs and may take into consideration potential impacts on affected taxing districts.

**Section 9.** The City of The Dalles as a co-sponsor of the proposed Wasco County Joint 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 10. Effective Date.** This Resolution shall be effective as of the 14th day of May, 2018.

**PASSED AND ADOPTED THIS 14th DAY OF MAY, 2018**


Voting Yes, Councilors: Elliott, McGlothlin, Long-Curtiss, Miller, Brown  
Voting No, Councilors: \_\_\_\_\_  
Absent, Councilors: \_\_\_\_\_  
Abstaining, Councilors: \_\_\_\_\_

**AND APPROVED BY THE MAYOR THIS 14th DAY OF MAY, 2018**

SIGNED:

  
\_\_\_\_\_  
Stephen E. Lawrence, Mayor

ATTEST:

  
\_\_\_\_\_  
Izetta Grossman, City Clerk