

Tigard, at the center of the economically thriving Portland MSA, is ideally located to meet regional employment demand. The region's workforce lives here. What's lacking, however, is infrastructure that supports business expansion here.

Tigard's Hunziker Industrial Core includes more than 138 acres of industrial zoned property located $\frac{3}{4}$ of a mile from I-5 and immediately accessible by existing rail. In this area 96 acres are developed but underutilized. Forty-two acres are undeveloped but limited in their development potential. This area exemplifies the challenge suburban cities face when trying to support business growth. Factors like sloping land, limited site access and incomplete infrastructure make private sector development unlikely.

Through the support of a DLCDC grant, and in partnership with local property owners, the City of Tigard has developed an Infrastructure Finance Plan that paves the way for private sector development, business growth, and increased employment. The cost of public infrastructure (roads, water, waste water and storm water) to support private sector development in the Hunziker Industrial Core is about \$9.5 million.

The first \$3.95 million project upgrades infrastructure in this area to catalyze \$22.1 million in new private investment and estimates of 300 to 500 new jobs for residents from around the region. The City of Tigard would like to make a request to the State Legislature for \$1.8 million in economic development funding for water, waste water and storm water infrastructure improvements.