

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 15- 48

A RESOLUTION TO AUTHORIZE A REQUEST TO THE STATE OF OREGON FOR THE
EXPANSION OF THE TIGARD ENTERPRISE ZONE TO INCLUDE A PORTION OF THE CITY
OF LAKE OSWEGO

WHEREAS, the City of Tigard sponsors the Tigard/Lake Oswego Enterprise Zone jointly with the City of Lake Oswego and consent of other taxing authorities; and

WHEREAS, the enterprise zone as amended has a total area of 2.85 square miles. It meets other statutory limitations on size and configuration, and it is depicted here on a drawn-to-scale map (Exhibit A), and its boundary is here described in a list of parcels with tax identification number (Exhibit B); and

WHEREAS, the municipal corporations, school districts, special service districts, *etc.*, 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 enterprise zone, as amended, were sent notice regarding this boundary change; and

WHEREAS, the City of Tigard and City of Lake Oswego shall fulfill their duties and implement provisions jointly under ORS 285C.105 or elsewhere in ORS Chapter 285C and related parts of Oregon Law; and

WHEREAS, the Tigard/Lake Oswego 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 as acknowledged by the State of Oregon Land Conservation and Development Commission; and

WHEREAS, the City of Tigard's economic development strategy focuses on encouraging private sector investment through the creation of strong relationships with public and private sector partners, as well as programs that support entrepreneurs and business owners; and

WHEREAS, the City of Tigard encourages business investment, job creation, higher incomes for residents, greater diversity of economic activity, and business growth; and

WHEREAS, the City of Tigard recognizes that regional collaboration with local partners improves the local and regional economy; and

WHEREAS, in collaboration with the City of Lake Oswego, the two communities may apply to the state for an expansion of the Tigard Enterprise Zone to include a portion of the City of Lake Oswego; and

WHEREAS, Lake Oswego and Tigard are partners using the State of Oregon's Enterprise Zone program to support collaboration in economic development in both cities; and

WHEREAS, the State of Oregon, through ORS 285C.115 allows for the expansion of an enterprise zone in areas of economic hardship to encourage additional private sector investment through a three to five year tax credit on new investments for certain businesses, made in conjunction with an increase in employment; and

WHEREAS, an enterprise zone allows industrial and some commercial firms making a new capital investment a waiver of 100 percent of the amount of real property taxes attributable to the new investment for up to a five year period after completion; and

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WHEREAS, there is no loss of current property tax levies to local taxing jurisdictions because land or *existing* buildings, machinery or equipment is not tax exempt; and

WHEREAS, once the abatement period is over, the improvements are fully taxed for the life of the improvements resulting in a long-term return to the local taxing jurisdictions; and

WHEREAS, an enterprise zone is an economic development tool that will: provide selected Tigard and Lake Oswego based firms with assistance in growing, making larger capital investments than might otherwise occur, accelerate investment or expansion, induce hiring, improve wages, bolster the early success of a business project or investment, and attract investment and facilities that would otherwise move or locate outside of the area; and

WHEREAS, the proposed expanded enterprise zone has a total area of 2.7 square miles in Tigard and 0.15 square miles in Lake Oswego, and meets other State of Oregon statutory limitations on size and configuration with no part of the zone greater than 12 miles distant at its furthest point; and

WHEREAS, this proposed zone expansion is based on qualifying Census tracts 203.02, 204.01 and 320.05 based upon U.S. Census, American Community Survey Estimates, 2009–2013 which includes land zoned for industrial and commercial uses comprising more than 85 tax lots; and

WHEREAS, the proposed enterprise zone contains significant land zoned for industrial use, and acknowledged by the Land Conservation and Development Commission, as including industrial sites which are accessible, serviced or serviceable, and otherwise ready for use and further development.

NOW, THEREFORE, BE IT RESOLVED Under ORS 285C.115, the City of Tigard authorizes the expansion of the Tigard Enterprise Zone to include portions of Lake Oswego and seek approval from Business Oregon for this zone expansion.

The name of the zone is changed to: *Tigard/Lake Oswego Enterprise Zone*.

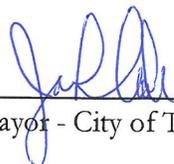
The City of Lake Oswego does hereby join the zone as a new co-sponsor.

The City of Tigard's Economic Development Manager, is authorized to submit documentation of this enterprise zone boundary to the Oregon Business Development Department (OBDD) for purposes of a positive determination under section 18, chapter 648, Oregon Laws 2015 (Enrolled House Bill 2643) on behalf of the zone sponsors.

This change of the Tigard Enterprise Zone boundary takes effect on the date that this resolution is adopted and confirmed by Business Oregon.

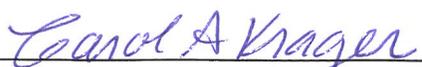
SECTION: This resolution is effective immediately upon passage.

PASSED: This 27th day of October 2015.

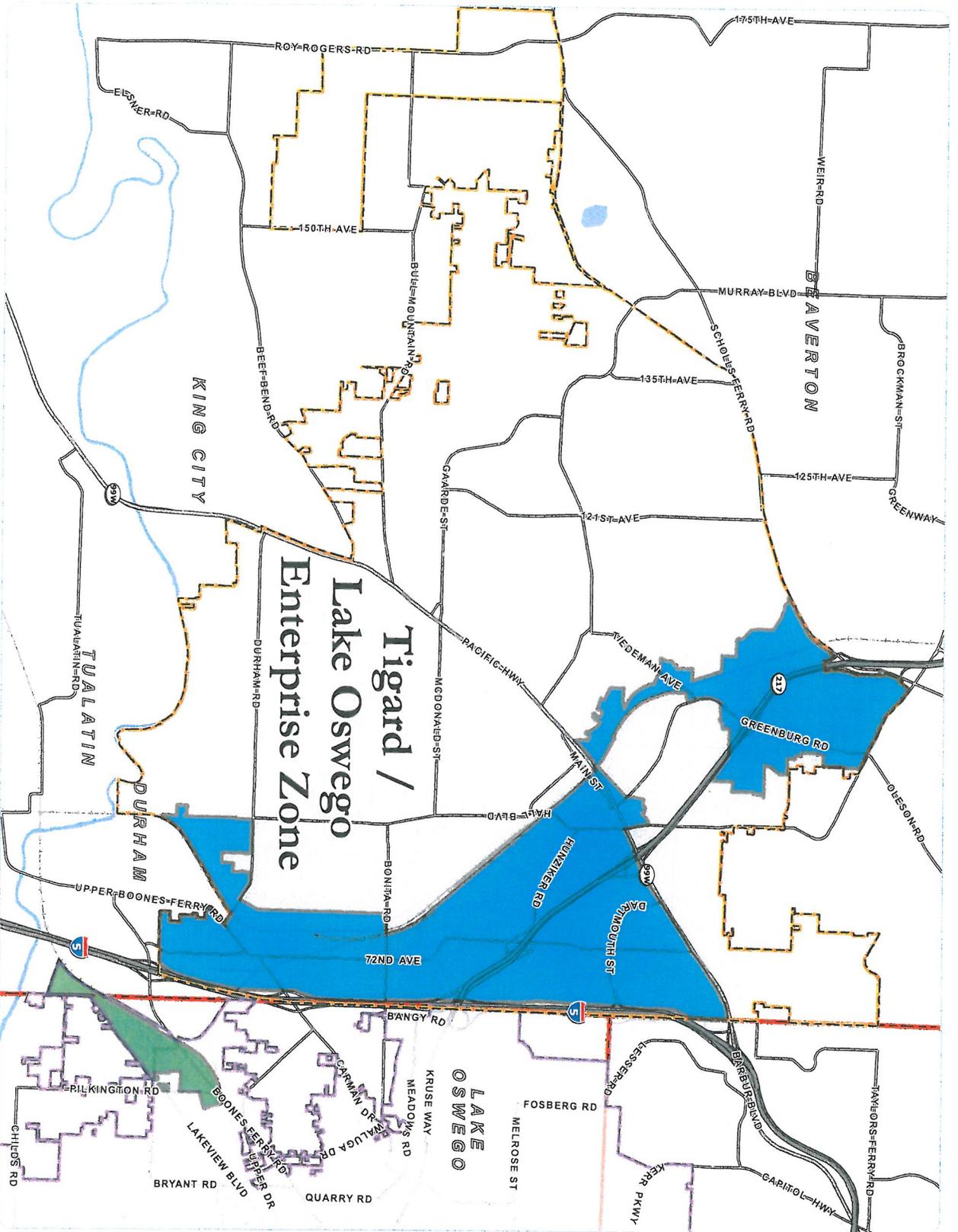


Mayor - City of Tigard

ATTEST:



City Recorder - City of Tigard



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Exhibit A
Tigard / Lake Oswego Enterprise Zone

-  Lake Oswego Portion of Enterprise Zone
-  Tigard Portion of Enterprise Zone
-  Tigard City Boundary
-  Lake Oswego City Boundary
-  County Boundary



TIGARD MAPS
 Map Created 10/2/2015

City of Tigard, Oregon
 13125 SW Hall Blvd
 Tigard, OR 97223
 503 639 4171
 www.tigard.or.gov



Tigard/Lake Oswego (Amended) Property List additions

TLO EZ	Tax ID Number	Owner	Owner City	Owner State	Owner ZIP	Sq Ft	Total Value
	1 21E18CB01200	MICRO SYSTEMS ENGINEERING INC	LAKE OSWEGO	OR	97035-5571	201,980.00	\$5,990,160
	2 21E18BD03300	PATZER SUZANNE M	BEAVERTON	OR	97007-6056	6,398.30	\$192,267
	3 21E18BD03500	CDLW VENTURES LLC	LAKE OSWEGO	OR	97035-5360	25,929.20	\$903,424
	4 21E18BD03501	GREGOIRE LLC	LAKE OSWEGO	OR	97034-5661	13,483.90	\$295,933
	5 2S113DD00200	CONWAY, MARY A	SALEM	OR	97302	27,442.80	\$470,200
	6 2S113DD00401	CARPENTER, MICHAEL C &	LAKE OSWEGO	OR	97035	134,164.80	\$3,078,040
	7 2S113DD00700	WHITE, SPENCER F REVOCABLE LIVIN	NEWBERG	OR	97132	40,510.80	\$733,580
	8 2S113DD00500	WHITE FAMILY TRUST	LAKE OSWEGO	OR	97035	21,780.00	\$234,010
	9 2S113DD00800	GAGE ASSOCIATES LLC	LAKE OSWEGO	OR	97034	80,150.40	\$1,353,430
	10 2S113DD00600	WASHINGTON COUNTY	HILLSBORO	OR	97124	871.2	\$260
	11 2S113DD00400	WASHINGTON COUNTY	HILLSBORO	OR	97124	3,049.20	\$910
	12 2S124AAA05800	GAGE ASSOCIATES LLC	LAKE OSWEGO	OR	97034	21,344.40	\$505,850
	13 2S124AAA05900	GAGE ASSOCIATES LLC	LAKE OSWEGO	OR	97034	54,450.00	\$836,650
	14 2S124AAA06000	GAGE ASSOCIATES LLC	LAKE OSWEGO	OR	97034	38,332.80	\$1,038,590
	15 2S124AAA05600	NATIONAL WATERWORKS INC	ORLANDO	FL	32802	89,733.60	\$779,630
	16 2S124AAA05700	GAGE ASSOCIATES LLC	LAKE OSWEGO	OR	97034	32,670.00	\$153,140
	17 2S124AAA06100	GAGE ASSOCIATES LLC	LAKE OSWEGO	OR	97034	77,101.20	\$1,595,390
	18 2S124AAA04600	HUNT, TROY E	PORTLAND	OR	97223	12,961.30	\$362,970
	19 2S124AAA04500	GIBBS, CATHLEEN & JAMES	OREGON CITY	OR	97045	13,164.10	\$442,870
	20 21E18CC03000	HOLTMAN JANET	GILBERT	AZ	85295-9130	16,388.80	\$272,462
	21 21E18CC03100	HOLTMAN JANET	GILBERT	AZ	85295-9130	1,725.60	\$7,559
	22 21E18CC03200	SCO & CO LLC	LAKE OSWEGO	OR	97034-7539	104,816.10	\$1,329,510
	23 21E18BA03900	EDMONDS SCOTT TRUSTEE	LAKE OSWEGO	OR	97035-0563	8,320.80	\$234,136
	24 21E18BA04000	GOODWILL IND OF THE COLUMBIA	PORTLAND	OR	97214-4508	40,299.40	\$736,592
	25 21E18BA04100	MPD LLC	VANCOUVER	WA	98683	42,528.50	\$935,658
	26 21E18BA04200	CAREY STEVEN G	LAKE OSWEGO	OR	97035-5354	28,958.70	\$825,539
	27 21E18BC01600	PAGLINAWAN PATRICIA G	LAKE OSWEGO	OR	97035-5224	10,829.00	\$278,291
	28 21E18BC01700	LANDSHIRE ACRES COMPANY LLC	LAKE OSWEGO	OR	97035-5309	32,540.30	\$1,855,052
	29 21E18BD00100	THE GALLARUS GROUP LLC	LAKE OSWEGO	OR	97035-3359	31,729.10	\$547,518
	30 21E18BD00200	PACIFIC PARTNER COMMERCIAL LLC	LAKE OSWEGO	OR	97035-5371	38,769.40	\$802,306
	31 21E18BD00300	BRISBEE PEGGY	TILLAMOOK	OR	97141-1120	39,636.20	\$614,337

Enterprise Zone Expansion:

Exhibit B

32	21E18BD00400	NWB/CSP-LAKE OSWEGO LLC	MILL CREEK	WA	98012-4740	43,406.10	\$460,807
33	21E18BD00500	HYDE JOYCE P TRUSTEE	LAKE OSWEGO	OR	97034-2753	30,829.20	\$662,835
34	21E18BD00600	SALEH HOLDINGS LLC	LAKE OSWEGO	OR	97035-4367	68,017.60	\$2,891,431
35	21E18BD00601	VARNIS STREET PROPERTIES LLC	PORTLAND	OR	97223-8145	42,509.70	\$2,391,313
36	21E18BD00604	KALBERER COMPANY	PORTLAND	OR	97204-2330	58,560.90	\$1,873,970
37	21E18BD00700	DEBAUW WILLIAM & VIRGINIA	TIGARD	OR	97223-4804	39,924.20	\$1,556,478
38	21E18BD00900	SHIRAZI LLC	LAKE OSWEGO	OR	97035-5344	8,604.20	\$389,256
39	21E18BD01000	HOWARTH CHERYL L	BEAVERTON	OR	97007-4893	8,968.20	\$404,430
40	21E18BD01100	KCM PROPERTIES LLC	LAKE OSWEGO	OR	97034-7224	14,307.90	\$546,809
41	21E18BD01200	FS UNLIMITED LLC	LAKE OSWEGO	OR	97034-6718	39,075.00	\$563,982
42	21E18BD01300	WRIGHT WILLIAM TRUSTEE	PORTLAND	OR	97239-0627	67,905.20	\$1,473,143
43	21E18BD01400	WILLOW LANE PROPERTIES LLC	LAKE OSWEGO	OR	97035-5338	10,125.80	\$288,301
44	21E18BD01500	STEVENS JOINT VENTURE LLC	SHERWOOD	OR	97140-0275	70,066.30	\$1,914,441
45	21E18BD01900	CITY OF LAKE OSWEGO	LAKE OSWEGO	OR	97034-0369	41,626.00	\$446,113
46	21E18BD02000	EVERETT RICHARD C	LAKE OSWEGO	OR	97035-0513	78,418.50	\$1,652,062
47	21E18BD02200	GMS PRODUCTS LLC	LAKE OSWEGO	OR	97035-5315	31,362.50	\$801,609
48	21E18BD02300	MOHAN INVESTMENTS LLC	LAKE OSWEGO	OR	97035-5263	35,407.00	\$721,792

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49	21E18BD02400	HARP MEDICAL PLAZA LLC	LAKE OSWEGO	OR	97035-5586	57,639.50	\$4,130,544
50	21E18BD02402	WAL-MART PROPERTY TAX DEPT	BENTONVILLE	AR	72712	108,644.70	\$2,532,400
51	21E18BD02403	MARK A PETROFF LLC	LAKE OSWEGO	OR	97035-5384	25,738.40	\$1,815,731
52	21E18BD02500	JONSSON PROPERTIES LLC	AUSTIN	TX	78704-4346	21,925.60	\$1,185,805
53	21E18BD02600	WAL-MART PROPERTY TAX DEPT	BENTONVILLE	AR	72712	17,178.40	\$367,871
54	21E18BD02700	JEAN BUILDING LLC	LAKE OSWEGO	OR	97035-5303	15,334.90	\$178,031
55	21E18BD02701	JEAN BUILDING LLC	LAKE OSWEGO	OR	97035-5303	27,862.90	\$1,215,102
56	21E18BD02800	ATLAS SPECIALTIES CORP	SACRAMENTO	CA	95838-3001	49,122.30	\$900,430
57	21E18BD02900	R & D JEAN RD LLC	TIGARD	OR	97224-4715	49,203.40	\$1,484,948
58	21E18BD03000	LAKE OSWEGO EXECUTIVE PARK LLC	PORTLAND	OR	97204-3132	25,515.50	\$889,105
59	21E18BD03001	LAKE OSWEGO EXECUTIVE PARK LLC	PORTLAND	OR	97204-3132	24,608.70	\$1,302,415
60	21E18CC03201	MO & CO LLC	LAKE OSWEGO	OR	97034-7539	62,582.80	\$1,855,654
61	21E18BD03002	LAKE OSWEGO EXECUTIVE PARK LLC	PORTLAND	OR	97204-3132	44,247.00	\$1,903,388
62	21E18BD03003	LAKE OSWEGO EXECUTIVE PARK LLC	PORTLAND	OR	97204-3132	3,937.50	\$49,529
63	21E18CA03200	JMCM MORSE-JEAN RD LLC	LAKE OSWEGO	OR	97035-5306	84,258.80	\$732,042
64	21E18CA03201	BETHPAGE OSWEGO LLC	NEWBERG	OR	97132-6934	44,140.00	\$1,798,636

Enterprise Zone Expansion:

Exhibit B

65	21E18CA03300	BTLO LLC		LAKE OSWEGO	OR	97035-7047	45,143.90	\$1,712,024
66	21E18CA03400	11TH HOUR LLC		TIGARD	OR	97281-0819	34,771.90	\$618,195
67	21E18CA03500	PACIFIC-JEAN ROAD LAND CO LLC		LAKE OSWEGO	OR	97035-5306	68,580.70	\$813,083
68	21E18CA03600	MOODY MICHAEL & RONDA		LAKE OSWEGO	OR	97035-5308	9,999.60	\$202,530
69	21E18CA03700	MOODY J MICHAEL & R K		LAKE OSWEGO	OR	97035-5308	9,999.40	\$293,010
70	21E18CA03800	11TH HOUR LLC		TIGARD	OR	97281-0819	76,380.00	\$553,423
71	21E18CA04000	11TH HOUR LLC		TIGARD	OR	97281-0819	37,671.30	\$1,432,074
72	21E18AB01500	BOONES FERRY CROSSING LLC		WEST LINN	OR	97068-3631	41,500.20	\$1,753,999
73	21E18AB01700	BOONES FERRY CROSSING LLC		WEST LINN	OR	97068-3631	38,187.80	\$2,101,937
74	21E18CB00201	MICRO SYSTEMS ENGINEERING INC		LAKE OSWEGO	OR	97035-5571	326,690.40	\$9,794,002
75	21E18CB01100	ELLIOTT ASSOCIATES INC		PORTLAND	OR	97232-2730	288,814.00	\$5,381,727
76	21E18CB01101	KEYBANK NATIONAL ASSOC TRUSTEE		CLEVELAND	OH	44114	79,144.90	\$1,859,707
77	21E18CB01103	CHINOOK INVESTMENT CO		BEND	OR	97708-5309	75,888.30	\$1,493,696
78	21E18CC03300	TOTORO LLC		LAKE OSWEGO	OR	97035-7740	15,206.80	\$977,076
79	21E18CC03400	TOTORO LLC		LAKE OSWEGO	OR	97035-7740	7,405.20	\$29,924
80	21E18AB03500	TAYLOR-MADE LABELS		LAKE OSWEGO	OR	97035-0056	40,433.40	\$376,578

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81	21E18AB03600	TAYLOR-MADE LABELS	LAKE OSWEGO	OR	97035-0056	74,009.40	\$1,870,393
82	21E18BA03700	VARNIS STREET PROPERTIES LLC	PORTLAND	OR	97223-8145	68,056.40	\$2,351,418
83	21E18BA03704	LES SCHWAB TIRE CTRS OF OR	BEND	OR	97708-5350	30,493.20	\$592,960
84	21E18BA03800	LES SCHWAB TIRE CTR INC	BEND	OR	97708-5350	53,746.60	\$1,796,631
85	21E18BA03801	HOFFMAN CATHERINE A	SHERWOOD	OR	97140-8489	24,525.20	\$638,435

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