

RESOLUTION 15-52

A RESOLUTION TO EXPAND THE TIGARD ENTERPRISE ZONE TO INCLUDE LAND IN LAKE OSWEGO'S SW EMPLOYMENT AREA AND TO SPONSOR THE ZONE JOINTLY WITH THE CITY OF TIGARD

WHEREAS, the Lake Oswego Comprehensive Plan has designated the light industrial and general commercial zones at the southwest corner of the city as one of Lake Oswego's three Employment Centers, which are envisioned as the highest intensity employment areas in the city; and

WHEREAS, in 2014 the City initiated the Southwest Employment Area Plan to remove regulatory and infrastructure barriers, and support private investment and job creation in this district; and

WHEREAS, the State of Oregon, through ORS 285C.050-285C.250 allows for the creation of an enterprise zone in areas of economic hardship to encourage private sector investment through a three- to five-year exemption on real property taxes attributable to the new investments, for industrial and some commercial businesses, made in conjunction with an increase in employment; and

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

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

WHEREAS, through ORS 285C.115 the State allows for the expansion of an enterprise zone; and

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

WHEREAS, in 2014, the City of Tigard successfully applied for an enterprise zone, which was designated as the Tigard Enterprise Zone by the Director of Business Oregon in November 2014; and

WHEREAS, the City of Lake Oswego desires to sponsor the Tigard Enterprise Zone jointly with Tigard; and

WHEREAS, the expanded enterprise zone boundaries are depicted on the drawn-to-scale map in Exhibit A, and will add land zoned for industrial and commercial uses comprised of more than 84 tax lots with at least 15 candidate firms; and

WHEREAS, the expanded enterprise zone has a total area of 2.7 square miles in Tigard and 0.18 square miles in Lake Oswego, and meets State of Oregon statutory limitations on size and configuration, with the distance between any two points in the zone being no greater than 12 miles; and

WHEREAS, the expanded zone continues to meet the economic hardship criteria with an unemployment rate for the zone that is more than two percentage points higher than the state average, based on 2013 U.S. Census, American Community Survey Estimates; and

WHEREAS, notice regarding this proposed boundary change has been sent to each taxing district, including but not limited to municipal corporations, school districts, and special service districts, other than the sponsoring cities, that levy or have authority to levy ad valorem taxes on real and personal property in any area of the proposed expanded enterprise zone; and

WHEREAS, the City of Tigard and City of Lake Oswego will fulfill their duties as co-sponsors and will cooperatively meet the requirements of ORS 285C.105 and other applicable statutes and administrative rules; and

WHEREAS, the Tigard/Lake Oswego Enterprise Zone will not grant or imply permission to develop land within the Zone without complying with zoning, regulatory and permitting processes and restrictions of applicable jurisdictions; nor will it indicate any intent to modify those processes or restrictions, except in accordance with Comprehensive Plans and land use regulations acknowledged by the State of Oregon Land Conservation and Development Commission.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lake Oswego, that:

Section 1. The City of Lake Oswego does hereby request to join the Tigard Enterprise Zone as a new sponsor, and requests expansion the zone as depicted on Exhibit A.

Section 2. The name of the zone shall be changed to the Tigard/Lake Oswego Enterprise Zone.

Section 3. 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 sponsor.

Section 4. This change of the Tigard Enterprise Zone boundary will take effect on the date that the Tigard City Council resolution is adopted (or later, as so stipulated by OBDD in its determination following any revision or resubmission of documentation).

Section 5. The City of Lake Oswego will provide the additional local incentives and requirements, listed on Exhibit B, to any authorized business firm in the Lake Oswego portion of the proposed enterprise zone.

Section 6. Effective Date. This Resolution shall take effect upon passage.

Adopted at the regular meeting of the City Council of the City of Lake Oswego on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

AYES:

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NOES:

EXCUSED:

ABSTAIN:

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Kent Studebaker, Mayor

ATTEST:

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Anne-Marie Simpson, City Recorder

APPROVED AS TO FORM:

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David Powell, City Attorney