

RESOLUTION No. 37047

Authorize the submittal of a boundary change request to the State of Oregon to add 172.5 acres to the Portland Enterprise Zone (Resolution)

WHEREAS, the Oregon Enterprise Zone Act, ORS 285C.045-250, authorizes the designation of Enterprise Zones in urban areas and provides that property tax abatements, job creation, and local municipal incentives are desirable to stimulate economic development in economically depressed areas;

WHEREAS, in 2008, after a request by the Portland City Council (“Council”), the Director of Business Oregon designated the Portland Enterprise Zone (“E-Zone”), incenting businesses to make significant capital investments in the E-Zone boundary through the abatement of property taxes on qualifying property for up to five years;

WHEREAS, the E-Zone program has been very successful and has become one of the City’s most effective economic development tools;

WHEREAS, ORS 285C.115 authorizes the Council, as E-Zone sponsor, to amend the E-Zone boundary, and the E-Zone can be expanded up to a total size of 12 square miles;

WHEREAS, Canpotex is proposing an investment of \$25 million at Terminal 5 (T-5) located at 15550 N. Lombard St. as they intend to purchase a new loader to move product onto ocean liners;

WHEREAS, Canpotex, the world's premier potash exporter, is an international marketing and logistics company owned by Saskatchewan potash producers: Agrium Inc., The Mosaic Company through its wholly-owned subsidiary, Mosaic Canada Crop Nutrition, LP, and Potash Corporation of Saskatchewan Inc.;

WHEREAS, Canpotex has a long-standing presence in the Port of Portland (“Port”) and is well respected by Port management;

WHEREAS, in addition to the new equipment to be initially purchased, Canpotex has further indicated that the tax benefits associated with the E-Zone would make their new site competitive for future job growth opportunities and future expansion;

WHEREAS, Portland Development Commission (PDC) and Port staff is working with Canpotex, as they are conditionally committed to making a significant investment on 100 acres at the Port’s T-5 marine facility, and after an initial \$25 million investment in new equipment, if the E-Zone boundary amendment is approved by the State of Oregon, and if further investment is approved by Canpotex’s board of directors, the investment could grow to more than \$150 million;

WHEREAS, the City has rezoned 48.4 acres of a site currently used by the Colwood Golf Course, located at 7313 NE Columbia Blvd. to be used for industrial development;

WHEREAS, as there is a very limited supply of large lot sites for higher-value, traded-sector industrial development, adding this site to the Portland E-Zone to provide incentives for larger

recruitments in the Advanced Manufacturing cluster would be beneficial to promote industrial development;

WHEREAS, to accommodate inclusion of these two properties in the Portland E-Zone boundary, a portion (approx. 92 acres) on Rivergate property would be removed (Bonneville Yard rail tracks as well as wetland mitigation ponds that have an environmental overlay on them) from the E-Zone; and

WHEREAS, the Port has previously consented to the creation of the E-Zone and held a public hearing on December 11, 2013 to approve the boundary amendment request.

NOW, THEREFORE, BE IT RESOLVED, that the Council, as the E-Zone sponsor, authorizes the Portland Development Commission, as the E-Zone manager, to complete and submit a request on behalf of the City to the State of Oregon to amend the E-Zone boundary, adding the properties at 15550 N. Lombard St. and 7313 NE Columbia Blvd. to the E-Zone as shown in the map attached hereto as Exhibit A; and

BE IT FURTHER RESOLVED, that the City has complied with ORS 285C.115 and OAR 123-650-7000.

Adopted by the Council: **DEC 18 2013**

Mayor Hales


Prepared by: Reed, Andy

Date Prepared: December 12, 2013

LaVonne Griffin-Valade

Auditor of the City of Portland

By

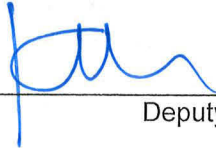


Deputy

Agenda No. **37047**
RESOLUTION NO.

Title

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<p>INTRODUCED BY Commissioner/Auditor: Mayor Hales</p>	<p>CLERK USE: DATE FILED <u>DEC 13 2013</u></p>
<p>COMMISSIONER APPROVAL Mayor—Finance and Administration Hales</p>	<p>LaVonne Griffin-Valade Auditor of the City of Portland</p>
<p>Position 1/Utilities - Fritz</p>	<p>By:  Deputy</p>
<p>Position 2/Works - Fish</p>	
<p>Position 3/Affairs - Saltzman</p>	
<p>Position 4/Safety - Novick</p>	
<p>BUREAU APPROVAL Bureau: Portland Development Commission Bureau Head: Patrick Quinton</p>	<p>ACTION TAKEN:</p>
<p>Prepared by: Andy Reed, Date Prepared: December 12, 2013</p>	
<p>Financial Impact & Public Involvement Statement</p> <p>Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>Council Meeting Date December 18, 2013</p>	
<p>City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan</p>	

AGENDA
<p>TIME CERTAIN <input checked="" type="checkbox"/> Start time:</p> <p>Total amount of time needed: 10 (for presentation, testimony and discussion)</p>
<p>CONSENT <input type="checkbox"/></p>
<p>REGULAR <input checked="" type="checkbox"/> Total amount of time needed: 10 min (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	✓	
2. Fish	✓	
3. Saltzman	✓	
4. Novick	✓	
Hales	✓	