

RESOLUTION 2009-22

A RESOLUTION REQUESTING A CHANGE IN THE A CHANGE IN THE BOUNDARY OF THE TILLAMOOK COUNTY STRING OF PEARLS ENTERPRISE ZONE

WHEREAS, The City of Garibaldi is jointly sponsoring (along with the Cities of Bay City, Rockaway Beach, Tillamook, County of Tillamook and Port of Tillamook Bay, as well as the consenting Port of Garibaldi) the String of Pearls Enterprise Zone all within Tillamook County, Oregon; and

WHEREAS, The proposed enterprise zone has a total area of 5,934 acres, and meets other statutory limitations on size and configuration; and

WHEREAS, The enterprise zone contains significant land that is reserved for industrial use, as indicated by land use zoning maps, consistent with Comprehensive Plan(s) acknowledged by the Land Conservation and Development Commission, such industrial sites are accessible, serviced or serviceable, and otherwise ready for use and further development; and

WHEREAS, The designation of an 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; and

WHEREAS, The City fully appreciated the impacts that the enterprise zone has, and the property tax exemptions that eligible business firms might receive therein, as governed by Oregon Revised Statutes (ORS) Chapter 285C and other provisions of Oregon Law; and

WHEREAS, The enterprise zone and the three to five year property tax exemption that it offers for new investments in plant and equipment by eligible business firms are critical elements of local efforts to increase employment opportunities, to raise local incomes, to attract investments by new and existing businesses and to secure and diversify the local economic base; and

WHEREAS, All the other municipal corporations, school districts, and special service districts, 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 were sent notice and invited to a public meeting regarding this proposal, in order for the sponsoring governments to effectively consult with these other local taxing districts; and

WHEREAS, A public meeting was held at the Tillamook PUD Board Room on November 5, 2009 in order to hear the responses of the taxing districts and citizenry to the proposed change in the 'String of Pearls' Enterprise Zone requested herein.

NOW, THEREFORE, the common Council of the City of Garibaldi hereby resolves as follows:

Section 1. The City of Garibaldi requests a change in the boundary of the Tillamook County String of Pearls Enterprise Zone as shown on the attached map and legal description (Exhibits 1 to 2).

Section 2. The Executive Director, Economic Development Council of Tillamook County, as Zone Manager is authorized to prepare and submit technical memoranda to the Oregon

**NOTICE TO LOCAL TAXING DISTRICT ABOUT
ENTERPRISE ZONE BOUNDARY CHANGE**
{ OAR 123-065-0330 & 123-065-1050 }

October 29, 2009

John O'Leary
City of Garibaldi
PO Box 708
Garibaldi, OR 97118

Subject: Boundary Change of the Tillamook String of Pearls Enterprise Zone

Dear John:

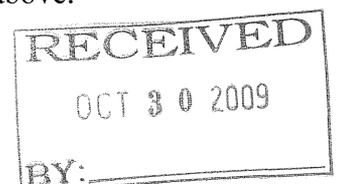
This letter is to inform you of an impending boundary change to the Tillamook County 'String of Pearls' Enterprise Zone. The boundary change only affects the properties commonly known as The Port of Tillamook Bay's Industrial Park, and will not affect the boundaries of any other of the 'Pearls' in the Tillamook Enterprise Zone.

A public hearing will be held on Thursday, November 5, 6:00 PM at the Board Room of the Tillamook PUD, 1115 Pacific Avenue, Tillamook, OR 97141 to explain the boundary change. Public testimony will be received at the meeting. Public testimony will also be accepted for 21 days after by mail at: Economic Development Council of Tillamook County 1906-A Third St., Tillamook, OR 97141.

The Cities of Bay City, Garibaldi, Rockaway Beach and Tillamook, Ports of Garibaldi and Tillamook Bay, and Tillamook County are seeking the boundary change as Zone Sponsors. The boundary change request will be submitted to Business Oregon (Oregon Business Development Department) for approval. The Zone Sponsors are expected to consider resolutions to change the boundary of the Zone during their respective regularly scheduled meetings, which are expected to be the following:

City of Bay City, City Council, Tuesday, December 8 at 6:00 p.m.
City of Garibaldi, City Council, Monday, December 21 at 7:00 p.m.
City of Rockaway Beach, City Council, Wednesday, December 9 at 6:00 p.m.
City of Tillamook, City Council, Monday, December 7 at 7:30 p.m.
Tillamook County Board of Commissioners, Wednesday, December 2 at 9:00 a.m.
Port of Garibaldi, Port Commission Meeting, Wednesday, December 9 at 7:00 p.m.
Port of Tillamook Bay, Port Commission Meeting, Tuesday, December 15 at 6:00 p.m.

The current areas to be added include relevant tax codes, such that the zones could affect future tax collections in your district. Therefore, you are being asked to comment on this proposal, either at the hearing, or by sending comments to me at the address for the EDC above.



Please understand that an enterprise zone exempts only new property that a job-creating business might build or install in the enterprise zone at some future time. Also, an enterprise zone exemption is temporary, usually lasting only three years, after which time the property induced by these incentives is available for assessment. An extension to four or five years in total is possible in some cases. For rather exceptional investments, longer-term incentives might be available in a rural enterprise zone, but only if our County meets certain economic criteria; these longer term incentives also may include a state tax credit, which triggers annual payments to local taxing districts by the state government. Both the extension and the long-term incentives need approval from Tillamook County, one of the sponsors the 'String of Pearls' Enterprise Zone.

Finally, none of these property tax exemptions would be available to just any business. Most commercial/retail operations would not be eligible. Rather, the primary beneficiaries of enterprise zone benefits are manufacturing and other industrially oriented facilities serving other businesses.

Enclosed with this notice is a draft agenda. Maps of the 'String of Pearls' Enterprise Zone and legal descriptions of the zone will be available at the meeting, or by request from the Economic Development Council.

Respectfully submitted by



Marshall Doak
Executive Director
Economic Development Council of Tillamook County
Tillamook County Enterprise Zone Manager
503-842-2236

Encl.: Draft Agenda

Cc: Special Districts Association of Oregon
Oregon Business Development Department

AGENDA

**Public Meeting Regarding a Boundary Change to the
Tillamook County Enterprise Zone**

**NOVEMBER 5, 2009
TILLAMOOK PUD BOARD ROOM
1115 PACIFIC AVENUE
TILLAMOOK, OREGON 97141
6:00 PM**

- I. Introduction
- II. Review of Current and Proposed Boundaries
- III. Questions from Local Taxing Districts
- IV. Recognition of Public Comments
- V. Other Comments by the Public
- VI. Adjournment

Business Development Department, along with this resolution and other necessary documents, verifying that the requested boundary change to the Tillamook County String of Pearls Enterprise Zone complies with the requirements of ORS 285C.115, so that the request herein may be approved by order of the department's Director.

PASSED BY THE COMMON COUNCIL AND APPROVED BY THE MAYOR, this 21st day of December, 2009.



Hon. Suzanne McCarthy, Mayor

ATTEST:



John O'Leary, City Administrator