



## ***RESOLUTION No. 2014-3122***

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**A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION  
TO THE STATE OF OREGON REQUESTING THE DESIGNATION OF AN  
ENTERPRISE WITHIN THE CITY OF NEWBERG'S URBAN GROWTH  
BOUNDARY**

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### **RECITALS:**

1. The city of Newberg is sponsoring an application for designation of an enterprise zone within the urban growth boundary of the city of Newberg.
2. The city is interested in an enterprise zone to encourage new business investment, job creation, higher incomes for local residents, and greater diversity of economic activity. The proposed enterprise zone has a total area of approximately 361 acres and it meets other statutory limitations on size and configuration; it is depicted on the drawn to scale map Exhibit A and described by tax lot in Exhibit B.
3. The proposed enterprise zone contains significant land reserved for industrial use, as indicated by land use zoning map(s) with the application, consistent with comprehensive plan acknowledged by the land conservation and development commission. These industrial sites are accessible, serviced or serviceable, and otherwise ready for use and further development and/or redevelopment.
4. 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.
5. The city appreciates the impacts a designated enterprise zone would have and the property tax exemptions eligible business firms might receive therein, as governed by Oregon Revised Statutes (ORS) Chapter 285C, and other provisions of Oregon Law. All of the other 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 proposed enterprise zone, were sent notice and invited to a public meeting regarding this proposal in order for these sponsoring governments to effectively consult with these other local taxing districts. Follow-up arrangements as agreed to with these consultations will be completed with affected districts within six months of the proposed enterprise zone's designation.

### **THE CITY OF NEWBERG RESOLVES AS FOLLOWS:**

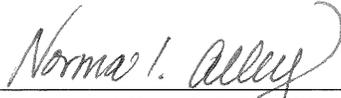
1. The city proposes and applies for an Oregon enterprise zone to be named: The Newberg Enterprise Zone, and requests the Director of Business Oregon order the designation of this enterprise zone. Mr. Lee Elliot, city manager pro tem, is authorized to submit the enterprise zone application for the city and to make any substantive or technical change to the application materials, as necessary, after

adoption of this resolution.

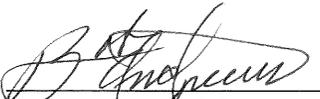
2. The city will give priority to the use in the proposed enterprise zone, if designated, of any economic development or job training funds received from the federal government, consistent with ORS 285C.065(3)(d). The city commits, upon designation, to appoint a local enterprise zone manager within 90 days.
3. The city will comply with the requirements and provisions of ORS 285C.105 and otherwise fulfill its duties under ORS 285C.050 to 285C.250. The city commits, within six months of designation, to implement and to confirm for the department its fulfillment of such duties, as specified in OAR 123-68, including but not limited, to preparation of a list or map of local lands and buildings owned by the state or by municipal corporations within the enterprise zone not being used or designated for a public purpose and that have appropriate land use zoning, and to efforts for making such real property available for lease or purchase by authorized business firms under ORS 285C.110.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: April 8, 2014.

**ADOPTED** by the City Council of the City of Newberg, Oregon, this 7<sup>th</sup> day of April, 2014.

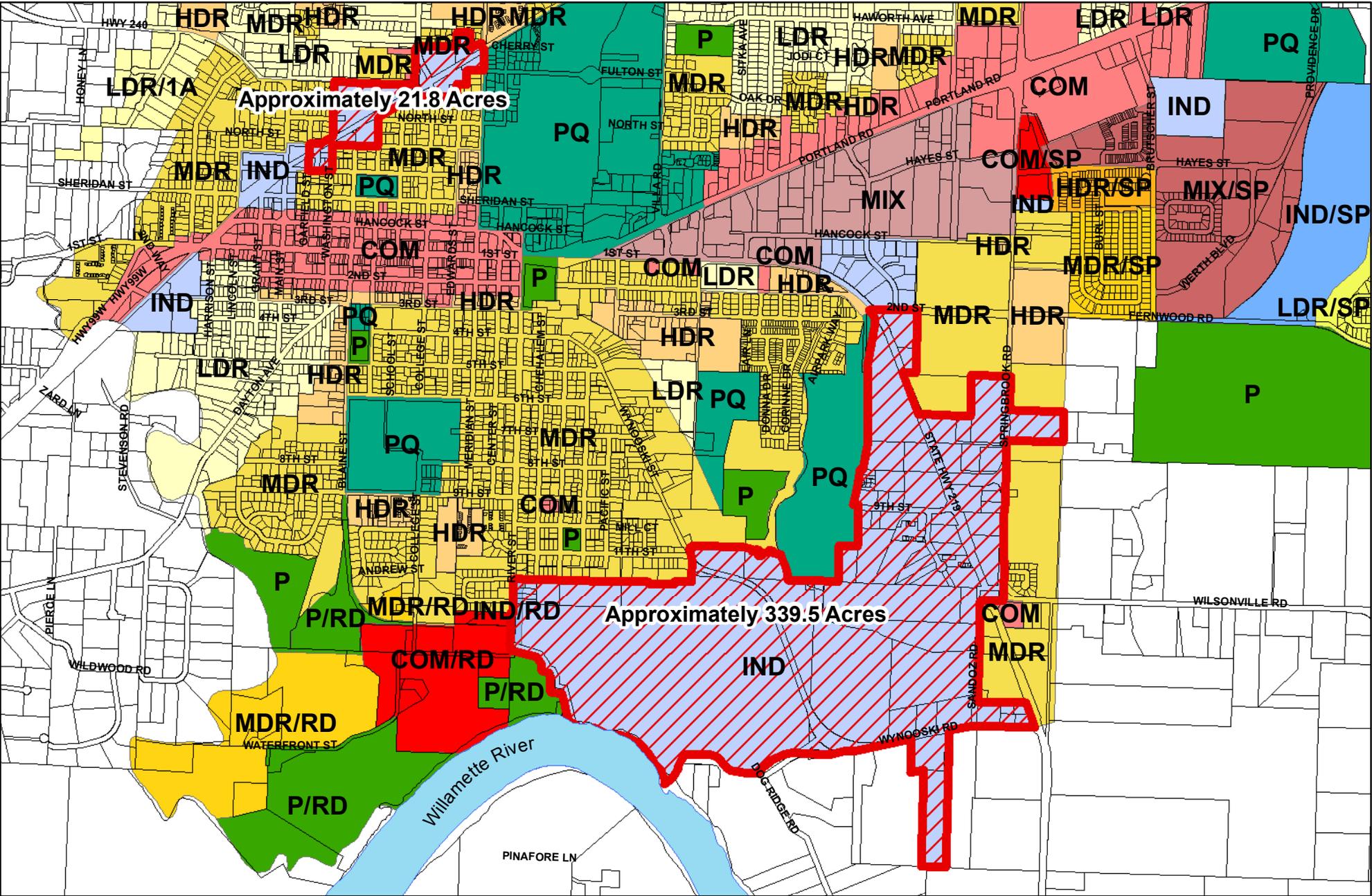
  
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Norma I. Alley, MMC, City Recorder

**ATTEST** by the Mayor this 10<sup>th</sup> day of April, 2014.

  
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Bob Andrews, Mayor

# Proposed Newberg Enterprise Zone Boundaries

EXHIBIT A



1,500  
Feet

Proposed Newberg Enterprise Zone Boundaries

# Exhibit "B"

taxlot	owner	situs address	taxlot	owner	situs address
3220 00304	AIRPARK PROPERTIES LLC	02901 E 9TH ST	3220DD 01500	BRADY BRYCE C & BRENDA W	01095 INDUSTRIAL PARKWAY
3221 01602	RICK & TERRY BEAUDRY LLC	S SPRINGBROOK RD	3220CC 04400	SP FIBER TECHNOLOGIES NORTHWEST LLC	01208 S RIVER ST
3220 90008	9TH STREET HANGARS LLC	02803 E 9TH ST	3220DD 00900	HARRIS FRANK E 1/2	01000 INDUSTRIAL PARKWAY
3220 90006	9TH STREET HANGARS LLC	02803 E 9TH ST	3220DD 00100	NORMAN FAMILY TRUST	00900 INDUSTRIAL PARKWAY
3220DD 90300	HOUSEHOLDER LORRAINE K		3220 00700	NEWBERG CITY OF	
3220 90001	PPI CONSULTING LLC	02803 E 9TH ST	3221 02200	OREGON STATE OF	
3220DD 91500	CONSENZ JACQUE J	01005 INDUSTRIAL PARKWAY	3220 90003	HOWE BRIAN	02803 E 9TH ST
3221 01700	FREEMAN STEVE & LORI	00705 S SPRINGBROOK RD	3220DD 91800	EDRF LLC	01005 INDUSTRIAL PARKWAY
3220 90100	9TH STREET HANGARS LLC		3221 02100	BROWN CECIL & CLARA LIVING TRUST	01001 WILSONVILLE RD
3220 90002	HAMILTON BARBARA	02803 E 9TH ST	3220DD 90500	MEISSINGER PAMELA S	
3220DD 90600	DOUTHIT TERESA M		3229 00100	NEWBERG CITY OF	01591 S SANDOZ RD
3220 90004	W F INCORPORATED	02803 E 9TH ST	3220DD 91300	NW LEASING & ACQUISITIONS LLC	01005 INDUSTRIAL PARKWAY
3220DD 01900	KROHN RICHARD & LESLIE J	00901 NE ST PAUL HWY	3220DD 91200	PC ELECTRIC LLC	01005 INDUSTRIAL PARKWAY
3220CC 04700	SP FIBER TECHNOLOGIES NORTHWEST LLC	01202 E 12TH ST	3220DD 91700	CONSENZ JACQUE J	01005 INDUSTRIAL PARKWAY
3229 00103	OREGON STATE OF DEPT OF TRANSPORTATION		3218DC 09900	ENGNELL RICHARD A & ROBERTA R	00409 N WASHINGTON ST
3228BB 00503	CHISHOLM JON B	03223 WYNOOSKI ST	3221 01701	FREEMAN STEVE & LORI	00705 S SPRINGBROOK RD
3218DD 08200	TEDFORD PROPERTIES LLC	00315 E FRANKLIN ST	3220DD 01300	INTEGRITY PROPERTIES LLC	01145 INDUSTRIAL PARKWAY
3218DC 09800	MYERS STEVEN G	00415 N WASHINGTON ST	3221 01601	SPRINGBROOK INDUSTRIAL PARK LLC	00675 S SPRINGBROOK RD
3220DD 01400	NEWBERG INDUSTRIAL INVESTMENT INC	01125 INDUSTRIAL PARKWAY	3220DD 00400	NIBLER JAMIE L TRUST	02800 E 9TH ST
3220 00600	DEPARTMENT OF TRANSPORTATION		3220 00307	NEWBERG BUSINESS CENTER LLC	02771 E 9TH ST
3218DC 10200	PETERSEN JEFFERY P	00207 E SHERMAN ST	3220 00200	CLIMAX PORTABLE MACHINE TOOLS INC	02712 E 2ND ST
3220 90007	MANAGEMENT GROUP LLC	02803 E 9TH ST	3229 00102	NEWBERG CITY OF	02301 WYNOOSKI ST
3221 01600	W F INCORPORATED	00615 S SPRINGBROOK RD	3218DD 00100	MILESTONE PROPERTIES LLC	00801 N MERIDIAN ST
3220DD 01600	SLATE PROPERTIES LLC	01045 INDUSTRIAL PARKWAY	3229 00205	WALKER MELISSA	02751 WYNOOSKI ST
3220DD 00600	INVESTMENT PROPERTIES LLC	02700 E 9TH ST	3220 00201	MACKEN GERALD & KATHLEEN 1/2 &	02800 E 2ND ST
3221 03700	ELBERT ALVIN R & JEANINE A	00518 S SPRINGBROOK RD	3220 90000	9TH STREET HANGARS LLC	02803 E 9TH ST
3220DD 91000	ROSE JARRETT		3221 01702	BARTHOLEMY ED	
3220 00601	CITY HALL		3221 01800	SWONGER DARLENE M TRUST 50%	00832 WILSONVILLE RD
3220DD 90200	HOUSEHOLDER LORRAINE K		3228BB 00502	BALD PEAK PROPERTIES LLC	03201 WYNOOSKI ST
3229 00203	HALSTEAD RONALD C & RUSSELL M	02801 WYNOOSKI ST	3218DA 02600	OREGON STATE OF	00730 N COLLEGE ST
3220 00602	DEPARTMENT OF TRANSPORTATION	01301 S SANDOZ RD	3220DD 90400	WINKLER DONALD L REVOCABLE LIVING TRUST	
3220DD 00200	THURMAN WILLIAM V & MARGARET J	00901 INDUSTRIAL PARKWAY	3220DD 91100	SHEPHERD LISA M	01005 INDUSTRIAL PARKWAY
3220DD 00300	OLSON RICHARD A JR & SHELLEY A	02900 E 9TH ST	3220DD 01000	STEINBORN ERHARDT F REVOCABLE TRUST	01040 INDUSTRIAL PARKWAY
3220DD 01700	GODSONG	01025 INDUSTRIAL PARKWAY	3220 90005	KRUEGER SUSAN	02803 E 9TH ST
3221 01703	THOM LLC	00705 S SPRINGBROOK RD	3221 02000	BROOKS DONALD	00905 WILSONVILLE RD
3218DD 01000	IEA INC	00500 E ILLINOIS ST	3218DD 00500	MILESTONE PROPERTIES LLC	00700 N COLLEGE ST
3220DD 90100	ROYAL GREASE RECYCLING LLC	01100 INDUSTRIAL PARKWAY	3220 00305	KDK PROPERTIES LLC	02751 E 9TH ST
3228BB 00501	3 TS NEWBERG LLC	03209 WYNOOSKI ST	3220DD 90000	ROSE JARRETT	INDUSTRIAL PARKWAY
3218DD 00600	CLAASSEN HOWARD & FAYE REVOC LIV TRUST	00713 VERMILLION ST	3220DD 91400	J JOSEPH AND SONS	01005 INDUSTRIAL PARKWAY
3220CC 04500	SP FIBER TECHNOLOGIES NORTHWEST LLC	01212 S RIVER ST	3220DD 00500	RENEE PROPERTIES LLC	02750 E 9TH ST
3221 02101	PORTLAND GENERAL ELECTRIC COMPANY	01101 WILSONVILLE RD	3221 01901	BOWLIN MONTE	00901 WILSONVILLE RD
3228BB 00400	SALMON STEVEN	01708 S SANDOZ RD	3229 00202	SP FIBER TECHNOLOGIES NORTHWEST LLC	
3218DD 00900	OREGON STATE OF		3220DD 91600	CONSENZ JACQUE J	01005 INDUSTRIAL PARKWAY
3220CC 04300	SP FIBER TECHNOLOGIES NORTHWEST LLC	01114 E 12TH ST	3229 00200	TWO BEARS CO	02601 WYNOOSKI ST
3218DC 10300	NELSON DANIEL R	00201 E SHERMAN ST	3218DD 08000	EDY MORTON & EDY LLC	00501 N HOWARD ST
3220 00800	SP FIBER TECHNOLOGIES NORTHWEST LLC	01100 NE WYNOOSKI RD	3220 00300	WHITNEY SAM FAMILY TRUST 1/2	00504 NE AIRPARK WY
3220 00306	W F INCORPORATED	02761 E 9TH ST	3218DA 02801	DORAN MICHAEL J & BARBARA G	00901 N MERIDIAN ST
3220CC 04200	SP FIBER TECHNOLOGIES NORTHWEST LLC	01200 S RIVER ST	3218DC 10100	BREWER MARIANELA M	00209 E SHERMAN ST
3220 00303	AIRPARK PROPERTIES LLC		3221 01900	DMR CONCRETE INC	S SPRINGBROOK RD
3220DD 00700	AIRPARK BUSINESS COMPLEX INC	01000 COMMERCE PARKWAY	3220DD 01200	NEWBERG BUSINESS CENTER LLC	01150 INDUSTRIAL PARKWAY
3218DC 10000	CLARK TRISHA L	00215 E SHERMAN ST	3229 00300	NEWBERG CITY OF	02808 NE WYNOOSKI RD
3220 90200	9TH STREET HANGARS LLC		3228 01800	WASTE MANAGEMENT OF OREGON INC	
3228BB 00500	3 TS NEWBERG LLC	03215 WYNOOSKI ST	3220 00800	SP FIBER TECHNOLOGIES NORTHWEST LLC	01100 NE WYNOOSKI RD
3218DC 10500	JEFF & GEORGE LLC	E SHERMAN ST	3220CC 02700	SP FIBER TECHNOLOGIES NORTHWEST LLC	01201 S PACIFIC ST
			3220CC 04600	SP FIBER TECHNOLOGIES NORTHWEST LLC	01218 S RIVER ST
			3229 02200	SP FIBER TECHNOLOGIES NORTHWEST LLC	01301 NE WYNOOSKI RD



## Director's Order No. DO-14-284

### DESIGNATION OF THE NEWBERG ENTERPRISE ZONE

Under Oregon Revised Statutes 285C.080(1)(a) (2011), the Director of the Oregon Business Development Department may designate rural enterprise zones subject to the provisions of ORS 285C.050 to 285C.250. The City of Newberg has sponsored an application for designation of an enterprise zone. Department staff has reviewed this application for designation and concluded that its approval meets the requirements of the law.

#### BE IT SO ORDERED AND DIRECTED:

1. Effective April 25, 2014, the area within the City of Newberg and Yamhill County described in the attached appendix is designated a rural enterprise zone to be known as the Newberg Enterprise Zone.
2. Unless amended, extended or sooner rescinded, this order is rescinded at the time that the Newberg Enterprise Zone terminates, which pursuant to ORS 285C.245(2) will occur at the latest on June 30, 2024.

Done at Portland, Oregon, this Twenty-fifth day of April, Two thousand fourteen,

A handwritten signature in blue ink, appearing to read "Tim McCabe", is written over a horizontal line.

Tim McCabe, Director

Appendix Attached.

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON  
FOR THE COUNTY OF YAMHILL  
SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of Supporting the City of Newberg's Application )  
for the Newberg Enterprise Zone and Consenting to the ) RESOLUTION 14-4-3-1  
Formation of the Newberg Enterprise Zone )

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY ("the Board") sat for the transaction of county business in formal/informal session on April 3, 2014, at 10:00 a.m. in Room 32 of the Courthouse, Commissioners Mary P. Stern, Allen Springer, and Kathy George being present.

WHEREAS, the City of Newberg (the "City") has expressed interest in making application to the State of Oregon requesting designation of an enterprise zone to be known as the Newberg Enterprise Zone; and

WHEREAS, the proposed Newberg Enterprise Zone area would include unincorporated lands inside of the City's urban growth boundary in addition to the City's incorporated areas; and

WHEREAS, the only unincorporated lands to be included in the Newberg Enterprise Zone lie within the City's urban growth boundary between the City's incorporated area and the City's urban growth boundary; and

WHEREAS, under the above circumstances, Oregon Law permits cities to sponsor an enterprise zone with the support and consent of the county; and

WHEREAS, Oregon's enterprise zones offer a unique resource to Oregon communities with an opportunity for businesses growing or relocating in Oregon; and

WHEREAS, enterprise zones exempt businesses from local property tax liability on new capital investments and equipment for at least three years and up to five years; and

WHEREAS, the creation of this enterprise zone supports economic development that will benefit all residents of Yamhill County;

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Board of Commissioners for Yamhill County does hereby support the City of Newberg in its application to the State of Oregon for the formation of the Newberg Enterprise Zone and does hereby grant its consent to the formation of the Newberg Enterprise Zone as described in this resolution.

DONE this 3<sup>rd</sup> day of April, 2014.

ATTEST

YAMHILL COUNTY BOARD OF COMMISSIONERS

BRIAN VAN BERGEN  
County Clerk

Chair

MARY P. STERN

By: ANNE BRIDGES  
Deputy

Commissioner

ALLEN SPRINGER

APPROVED AS TO FORM

Commissioner

KATHY GEORGE

CHRISTIAN BOENISCH  
Yamhill County Counsel

B.O. 14-189