

TITLE: RESOLUTION APPROVING IMPLEMENTATION OF BUSINESS DEVELOPMENT INCENTIVES UPON DESIGNATION OF THE ALBANY ENTERPRISE ZONE BY THE STATE OF OREGON

WHEREAS, the City of Albany is committed to the encouragement of economic growth in our community and,

WHEREAS, the use of local incentives should assist in retaining and encouraging expansion of existing businesses and,

WHEREAS, business development incentives should enhance Albany's market-ability to potential new businesses and,

WHEREAS, the City of Albany, in conjunction with Linn County, is applying for Enterprise Zone designation by the Governor of the State of Oregon and,

WHEREAS, a description of local tax relief and regulatory flexibility measures is to accompany the application for Enterprise Zone designation

NOW, THEREFORE, BE IT RESOLVED that the following business development incentives are hereby approved for implementation upon designation of the Albany Enterprise Zone by the State of Oregon:

A. For employers eligible for the annual property tax exemption:

1. The customer shall be exempted from water and sewer user charges up to a maximum of \$100 for each full-time equivalent job maintained during the year up to a maximum annual exemption of \$3,000: 100% of the charges during the first twelve months of use; 80% during the next twelve months; 60% during the next twelve months; 40% during the next twelve months; 20% during the next twelve months.
2. If located in the Urban Renewal District, the District will pay the Bancrofted improvement cost assessed against the property up to \$500 for each full time equivalent job maintained during the year up to a maximum annual cost of \$20,000: 100% payment the first year; 80% the second year; 60% the third year; 40% the fourth year; 20% the fifth year. Payment shall be calculated on a ten-year payment schedule.

B. For employers who engage in a primarily nonretail business activity and who employ during the first twelve months of operation not less than the equivalent of five (5) full-time persons, the City will waive fees for sewer and water connections and structural, mechanical, electrical and plumbing fees up to a maximum incentive of \$1,000 for each full-time equivalent position filled during the first twelve months of operation by a person living within the zone. These fees will be waived at the time of application provided an agreement is signed to pay at the end of twelve months if the applicant does not qualify for the amount waived.

A firm eligible for either incentive described in Paragraph A or B will also be granted the following incentives:

1. Rules for the Bancrofting of improvement costs will be loosened to increase eligibility and reduce short-term costs.
2. Priority above all other pending projects will be given to the processing of applications by qualified firms for the following:
 - a. Site plan review.
 - b. Building permit applications.
 - c. Water service applications.
 - d. Sewer service applications.
 - e. Establishment of local improvement districts.
 - f. Scheduling of public improvement projects.
 - g. Annexation.
3. Assistance will be provided in the acquisition of building sites.
 - a. The City's power of eminent domain may be used to assemble sites currently comprised of small parcels which are identified in the 1982 Economic Development District Urban Renewal Plan and Report as eligible.
 - b. Within the Urban Renewal District, existing buildings may be acquired and rehabilitated for use by eligible firms.
 - c. State and federal grant funds to aid in property acquisition and development will be sought on behalf of eligible firms.
 - d. A low-interest loan fund may be established for use within the ARA district to assist in the rehabilitation of existing buildings.
 - e. Suitably zoned property owned by the City acquired through the foreclosure of liens will be sold to eligible firms for the amount of the outstanding lien, payment will be spread over the remaining years of the Bancroft agreement and interest rates will be reduced to an amount not less than the interest charges on the outstanding indebtedness secured by the Bancroft agreement.
4. Requirements for the completion of certain site improvements otherwise required by the Development Code may be extended up to twelve months from occupancy of the buildings.
 - a. Parking lot paving.
 - b. Site landscaping.

DATED THIS 22ND DAY OF JANUARY, 1986.



Mayor

ATTEST:


City Recorder

Resolution.EZI
1/14/86