

JAW

BEFORE THE COLUMBIA COUNTY
DEVELOPMENT AGENCY

In the Matter of a Minor Amendment)
of the Port Westward Urban Renewal) RESOLUTION NO. 02-2003
Plan)

WHEREAS, the Columbia County Development Agency ("Agency") was created by Columbia County Ordinance No. 99-07, which was adopted on December 28, 1999, and became effective on March 28, 2002; and

WHEREAS, on June 13, 2001, the Board of County Commissioners adopted Ordinance No. 2001-06, adopting the Port Westward Urban Renewal Plan ("Plan"); and

WHEREAS, the Report accompanying the Plan set out the estimated total cost of each project and the sources of moneys to pay such costs in Section V; and

WHEREAS, Section V set forth out the amount of debt allowed to be serviced by tax increment by the Agency, and allocated such debt among several Plan Projects, including Water, Rail and Storm Drainage Improvements; and

WHEREAS, the narrative in Section V explained that the Port of St. Helens ("Port"), would initially service the debt on the water and rail by charging above market tariffs from the Port Westward water and rail users until the Agency issued debt to finance the infrastructure improvements, after which the Agency would service up to 3.5 million dollars of the water and rail debt with tax increment; and

WHEREAS, the Port, in conjunction with three prospective developers at Port Westward, has obtained a NPDES permit from the Environmental Quality Commission allowing the Port to build and operate an industrial water intake and discharge system sufficient to serve the three prospective developers, as well as future development at Port Westward; and

WHEREAS, the cost of the water intake and discharge system is \$8,168,449.00, which is significantly more than was originally anticipated to be spent on the water and storm drainage improvements; and

WHEREAS, the Port and the three prospective developers at Port Westward have requested that the Agency amend the Plan in order to allow tax increment to be used to service the debt on the entire \$8,168,449.00, that amount being necessary to construct an environmentally safe system which is also suitable for industrial development; and

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BY *JAW*

WHEREAS, the Port has indicated that the rail project is not currently a priority project for tax increment funding; and

WHEREAS, the Port has requested that the Agency reduce the amount of tax increment available to service the rail improvement debt in order to service additional water and storm drainage system improvement debt; and

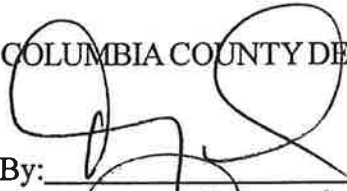
WHEREAS, it is in the Agency's best interest to encourage industrial development in the County by using available tax increment to pay for priority infrastructure necessary to attract new development at Port Westward; and

WHEREAS, the water system at Port Westward is an authorized project under the Plan, and the proposed amendments may, therefore, be processed as a minor amendment of the Plan, as indicated in the Plan;

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Columbia County Development Agency amends the Port Westward Urban Renewal Plan Report by substituting Section V, of such Report with a new Section V, as shown on Attachment A, which is attached hereto, and is incorporated herein by this reference.

Dated this 25th day of March, 2003.

COLUMBIA COUNTY DEVELOPMENT AGENCY

By:  _____
Chair

Attest:  _____
Secretary/Treasurer

V. ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEY TO PAY FOR SUCH COSTS

PROJECT	PWURP	PORT	GRANTS	TOTAL COST
Water*	\$3,584,224	\$1,750,000		\$5,334,224
Rail*	\$0	\$1,200,000		\$1,200,000
Phase I Road Improvements	\$5,200,000		\$1,397,800	\$6,597,800
Phase IA Road Improvements	\$5,000,000			\$5,000,000
Fire District Improvements	\$565,000			\$565,000
Storm Drainage Improvements	\$4,584,225			\$4,584,225
Phase II Road Study	\$750,000			\$750,000
Improvements to Water Access	\$1,500,000			\$1,500,000
Phase II Road Improvements	\$7,000,000			\$7,000,000
Phase II Other Infrastructure Improvements	\$3,155,597			\$3,155,597
	\$0			\$0
Admin	\$0			\$0
Debt Issuance Costs	\$484,000			\$484,000
General Operating Expenses	\$395,530			\$395,530
Legal, Financial and Other Consultants	\$581,424			\$581,424
Reimbursement to County, Port and City	\$1,200,000			\$1,200,000
	\$0			0
TOTAL	\$34,000,000.00	\$2,950,000.00	\$1,397,800.00	\$38,347,800.00

The Columbia County Development Agency ("Agency") will be authorized through the Port Westward Urban Renewal Plan ("Plan") to use tax increment to pay off certain Port of St. Helens ("Port") debt incurred by the Port for the development of a water intake and discharge system at Port Westward, including debt incurred for costs associated with obtaining approval to use such system, as well as for construction and design. However, tax increment shall not be used to pay for administrative, operational, or maintenance expenses after the system is constructed. Tax increment shall not be used to service debt for rail improvements unless additional amendments are made to this Urban Renewal Plan. However, rail improvements shall remain listed as a Project under the Port Westward Urban Renewal Plan. The Port shall charge water users market rate tariffs for use of the water system, which shall be used for administrative, operational and maintenance expenses. Any tariffs collected over and above the administrative, operational and maintenance costs shall be used to service the debt incurred for the development of the water intake and discharge system.