

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Authorizing the Execution )  
and Delivery of an Intergovernmental )  
Agreement between the Rainier Economic )  
Development Council and Columbia County )  
\_\_\_\_\_ )

RESOLUTION NO. 74 - 05

WHEREAS, pursuant to the authority of Oregon Revised Statutes Chapter 457 (the "Act"), the City of Rainier, Oregon (the "City"), enacted Ordinance No. 944 on April 19, 1993, creating the Rainier Economic Development Council ("REDCO"), the Urban Renewal Agency of the City of Rainier, Oregon (the "Agency"), providing for the redevelopment of the Rainier Waterfront Urban Renewal Area (the "Area");

WHEREAS, the Agency entered into a Disposition and Development Agreement dated as of July 21, 1999 (the "Development Agreement"), with United States Gypsum Company, a Delaware corporation authorized to do business in the State of Oregon ("USG"), wherein real property scheduled for redevelopment within the Area was to be conveyed to USG;

WHEREAS, under the Development Agreement USG loaned to the Agency an amount not to exceed \$3,410,000 (the "USG Loan") for the purchase of the Property described in the Development Agreement;

WHEREAS, the Agency executed and delivered to USG a promissory note in an amount not to exceed \$3,410,000 (the "Note"), the proceeds of which were used to finance the costs of the acquisition of the Property by the Agency pursuant to the Development Agreement;

WHEREAS, annual debt service on the Note begins December 1, 2006 solely from the USG tax increment revenues, so if USG fails to pay its taxes, the payment is forgiven (the "REDCO Payment");

WHEREAS, the amount of the annual REDCO Payment is approximately \$600,000;

WHEREAS, the Agency has capped the amount of the division of the taxes it will receive at \$300,000 and needs to impose a special levy to collect the additional amount of approximately \$300,000 necessary to make the REDCO Payment;

WHEREAS, the Agency and Columbia County (the "County") agree that County enjoys an increase in revenue from the USG taxes (the "Increased Revenues");

WHEREAS, the Agency and the County agree that sharing revenue to avoid the special levy promotes efficiency and effectiveness in local government administration and service delivery; and

WHEREAS, the County, the City of Rainier, Port of St Helens, Columbia Fire & Rescue District, NW Regional ESD, Columbia County 4-H and Extension Service District, Columbia

County Vector Control District and the Rainier Cemetery District all benefit from the Increased Revenues and have each agreed to contribute a proportional share of their Increased Revenues to the Agency to enable it to make the REDCO Payment ("Revenue Sharing") without imposing the special levy;

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON, RESOLVES as follows:

**Section 1. Approval of IGA.** The County hereby approves the IGA substantially in the form attached hereto as Exhibit "A" and incorporated herein by this reference, subject to the hearings, findings and order, and judicial examination and approval as discussed in Section 3 below.

**Section 2. Authorized Representative.** The County designates the Chair or the Chair's designee to execute all documents on behalf of the County and to take any other action which is required or desirable in accordance with this Resolution.

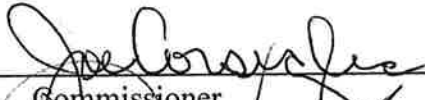
**Section 3. Hearing; Notice.** The County shall hold a public hearing on the IGA between the Agency and the County, at a regularly scheduled meeting in its customary location. The Board Secretary shall post notices of the hearing at or near the doors of the meeting room, in at least three (3) other public places within the County, and publish notice of the hearing in substantially the same form as the attached Exhibit "B", which is incorporated herein by this reference, in the Clatskanie Chief and the St Helens Chronicle & Sentinel Mist in two (2) insertions commencing not less than fifteen (15) days prior to the hearing and the last publication not less than five (5) days prior to the hearing.

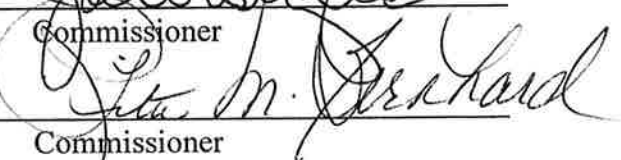
Following the hearing, at a regular meeting of the Board of County Commissioners, if the Board finds that the final hearing was duly held and conducted pursuant to notices given as required by law, that no petitions or requests were filed on or before the date of the hearing challenging the IGA, and that entering into the IGA is lawful and in the best interests of the County, then it shall order that the County enter into the IGA under ORS Chapter 190 subject to court examination and judgment approving the action.

DATED this 9<sup>th</sup> day of November, 2005.

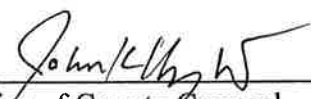
BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By:   
Chair

By:   
Commissioner

By:   
Commissioner

Approved as to form

By:   
Office of County Counsel  
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BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Appointment of )  
Leslie G. Keenon as Columbia )  
County Surveyor )  
\_\_\_\_\_ )

AMENDED ORDER NO. 73-05

WHEREAS, on October 28, 2005, long-term County Surveyor Philip F. Dewey passed away; and

WHEREAS, pursuant to ORS 236.010(1)(a), an office shall become vacant before expiration of the term if the incumbent dies; and

WHEREAS, pursuant to ORS 236.210(1), when there is vacancy in an elective county office other than the office of county judge or county commissioner, the county court or board of county commissioners shall appoint a person to perform the duties of the office; and

WHEREAS, Leslie G. Keenon is a registered professional land surveyor and elector of Columbia County, and is qualified and willing to accept a temporary appointment to the office of county surveyor until January 3, 2006;

NOW, THEREFORE, IT HEREBY ORDERED that Leslie G. Keenon be, and hereby is, appointed as Columbia County Surveyor effective November 7, 2005, through May 16, 2006.

[Note: This amended order extends the term of Mr. Keenon's appointment.]

DATED this 11<sup>th</sup> day of January, 2006.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: Joe Corralia  
Chair

By: John M. Richard  
Commissioner

By: [Signature]  
Commissioner

Approved as to form

By: Swale Hanson  
Office of County Counsel

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

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NOW, THEREFORE, IT HEREBY ORDERED that Leslie G. Keenon be, and hereby is, appointed as Columbia County Surveyor effective November 7, 2005, through January 3, 2006.

DATED this 7th day of November, 2005.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: \_\_\_\_\_  
Chair

By: Joe Corsiglia  
Commissioner

By: Steve M. DeLard  
Commissioner

Approved as to form

By: John K. [Signature]  
Office of County Counsel