

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Authorizing Brian Little )  
to Negotiate and Sign an Extended Enterprise ) Resolution No. 6-2006  
Zone Agreement with Pacific Stainless Products, Inc. )

WHEREAS, Columbia County, together with the City of St. Helens, and the City of Columbia City, is a Zone Sponsor of the St. Helens/Columbia City Enterprise Zone; and

WHEREAS, Pacific Stainless Products, Inc., (the "Firm") wishes to relocate its business operations to industrial property located within the St. Helens/Columbia City Enterprise Zone; and

WHEREAS, the Firm currently employs approximately 60 employees at its current location; and

WHEREAS, pursuant to ORS 285C.175, property of an authorized business firm is exempt from ad valorem property taxation if (a) the property is qualified property under ORS 285C.180; (b) the firm meets the qualifications under ORS 285C.200; and the firm has entered into a first source hiring agreement under ORS 285C.215; and

WHEREAS, information provided by the City of St. Helens indicates that the Firm will be an authorized business firm pursuant to ORS 285C.200, the property will qualify under ORS 285C.180 for the initial property tax exemption, and the Firm will enter into a first source hiring agreement pursuant to ORS 285C.215; and

WHEREAS, pursuant to ORS 285C.175, the property may be exempt from property taxation for up to two additional tax years if authorized by a written agreement entered into by the Firm and the zone sponsors under ORS 285C.160; and

WHEREAS, pursuant to ORS 285C.160, the written agreement may include any additional requirement that a sponsor may reasonably require; and

WHEREAS, the Firm has indicated that paying prevailing wages during construction will substantially burden the firm; and

WHEREAS, the Firm has proposed making the following contributions as additional reasonable requirements in lieu of paying prevailing wages during construction:

\$2,500.00 to the Columbia County Food Bank upon closing;  
\$1,000.00 to the Columbia County Area Agency on Aging upon issuance of a building permit;  
\$500.00 to Columbia County for toy drives each December 15, for 5 years;  
\$500.00 to each of the 5 high schools in Columbia County upon receipt of a certificate of occupancy; and

WHEREAS, in addition to the foregoing, the Firm has proposed an additional reasonable requirement that requires the Firm to purchase materials locally if, for each purchase, any supplier in

Columbia County is within 10% of the cost proposed or bid by a non-Columbia County supplier; and

WHEREAS, Brian Little, is the Zone Manager for the St. Helens/Columbia City Enterprise Zone; and

WHEREAS, Brian Little is in the process of negotiating an agreement with the Firm to exempt the Firm from property taxes for an additional two tax years; and

WHEREAS, the County agrees that Pacific Stainless Products, Inc., is a good addition to the job market in Columbia County, and that the purpose of the Enterprise Zone is to attract companies that provide family wage jobs for our community;

NOW, THEREFORE, BE IT RESOLVED as follows:

The County authorizes Brian Little to negotiate and sign on behalf of Columbia County, an agreement with the Firm pursuant to ORS 285C.175, granting an additional two years of tax exemption, provided that the Firm is eligible for Enterprise Zone extended benefits pursuant to ORS Chapter 285C, and provided that the agreement includes the following as additional requirements:

1. The Firm shall make the following contributions:
  - A. \$2,500.00 to the Columbia County Food Bank upon property closing;
  - B. \$1,000.00 to the Columbia County Area Agency on Aging upon issuance of a building permit;
  - C. \$500.00 to Columbia County for toy drives each December 15, for 5 years;
  - D. \$500.00 to each of the 5 high schools in Columbia County upon receipt of a certificate of occupancy, or its equivalent.
2. During operations of the facility the Firm shall purchase materials locally if, for each purchase, any supplier in Columbia County is within 10% of the cost proposed or bid by a non-Columbia County supplier. For purposes of this requirement, the "Firm" shall not include the firm's contractors or subcontractors.

DATED this 25th of January, 2006.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

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

Joe Corsiglia, Chair

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

Rita Bernhard, Commissioner

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

Anthony Hyde, Commissioner

Approved as to form

By: Sarah Hanson  
Office of County Counsel