

RESOLUTION NO. 2017-74

**RESOLUTION OF THE CITY OF FOREST GROVE
REQUESTING A CHANGE IN THE BOUNDARY TO
THE FOREST GROVE/CORNELIUS ENTERPRISE ZONE**

WHEREAS, the City of Forest Grove and the City of Cornelius are currently co-sponsoring governments of the Forest Grove-Cornelius Enterprise Zone; and

WHEREAS, the City of Forest Grove successfully secured the Forest Grove Enterprise Zone by the Director of the Oregon Economic and Community Development Department on April 17, 2006, and extended the Enterprise Zone to the City of Cornelius on July 14, 2008; and

WHEREAS, the cities of Forest Grove and Cornelius successfully applied for re-designation of the Cornelius-Forest Grove enterprise zone, which was formally approved by the Director of the Oregon Business Development Department on June 27, 2016 and;

WHEREAS, the City of Forest Grove shall fulfill its duties and implement provisions jointly with the City of Cornelius under ORS Chapter 285C and related parts of Oregon Law, including but not limited to, having appointed a local enterprise zone manager and preparing a list or map of local, publicly owned lands and buildings in the enterprise zone; and

WHEREAS, the Cities of Forest Grove and Cornelius request a boundary change to the Forest Grove–Cornelius Enterprise Zone by adding three tax parcels within the City of Cornelius for use by businesses to further encourage industrial development and removing one tax parcel that has been re-zoned for residential use; and

WHEREAS, Oregon law requires all sponsors of an enterprise zone to request the Oregon Business Development Department change the boundaries of an enterprise zone by resolution; and

WHEREAS, on November 6, 2017, the City of Cornelius adopted its resolution approving a change to the boundary as identified in Exhibits A and B.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FOREST GROVE AS FOLLOWS:

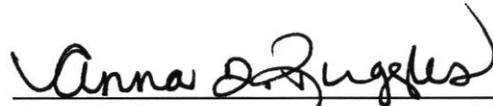
Section 1. The City of Forest Grove requests a change in the boundary of the Forest Grove-Cornelius Enterprise Zone by adding three parcels and removing one parcel of real property described in the tax lots below and as shown in the attached maps (Exhibit A) and legal tax lot descriptions (Exhibit B)

<u>Tax Lot</u>	<u>Action</u>	<u>City</u>
1N333DB02600	Add parcel to Enterprise Zone	Cornelius
1N333DB02700	Add parcel to Enterprise Zone	Cornelius
1N333DB02800	Add parcel to Enterprise Zone	Cornelius
1S3304DC04600	Remove parcel to Enterprise Zone	Cornelius

Section 2. The City Manager or his designee is authorized to submit technical memoranda to the Oregon Business Development Department with this resolution and other necessary documents, verifying that the requested boundary change to the Forest Grove-Cornelius Enterprise Zone complies with the requirements of ORS 285C.115, so that the request herein may be approved by order of the department's Director.

Section 3. This resolution is effective immediately upon its enactment by the Forest Grove City Council.

PRESENTED AND PASSED this 27th day of November, 2017.

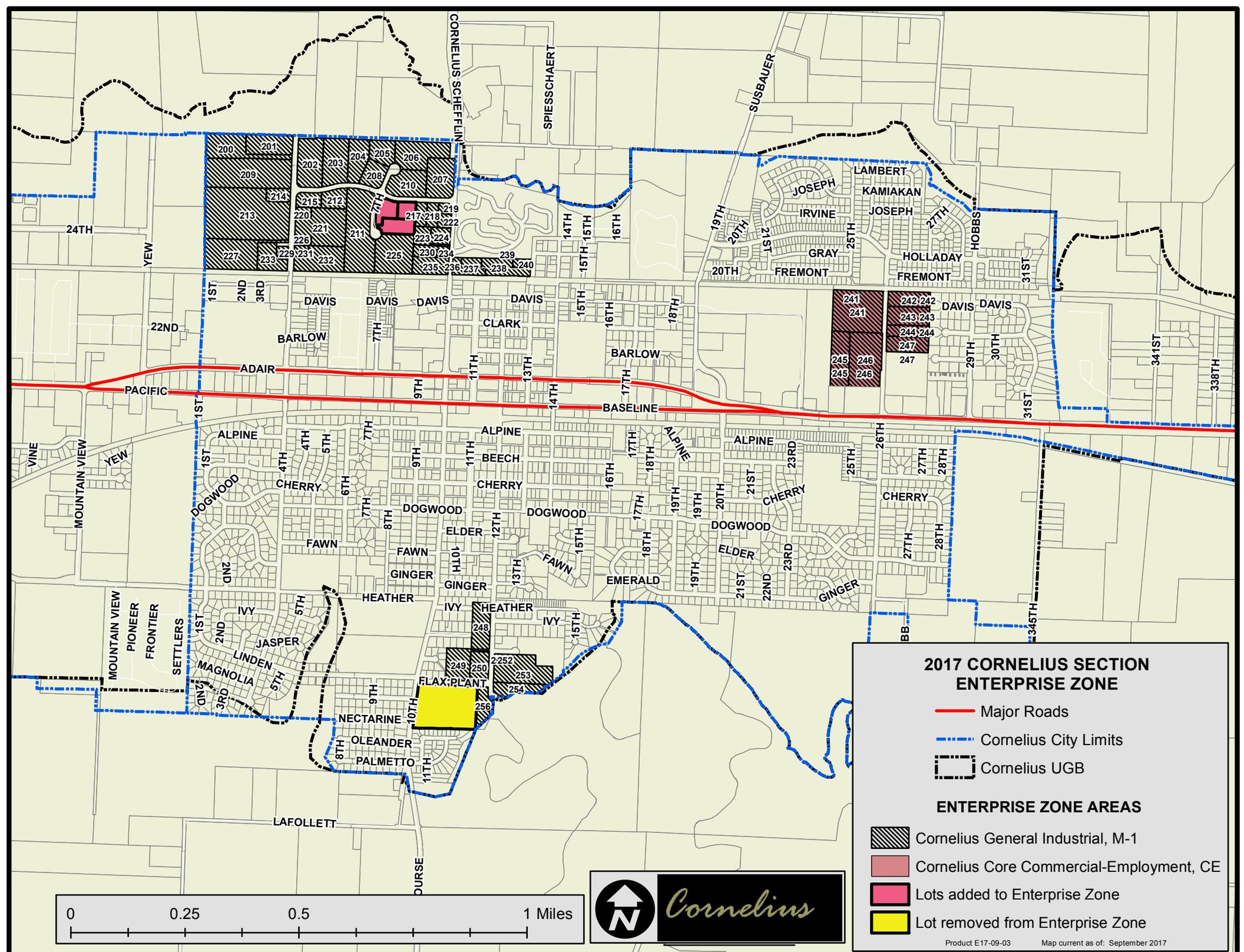


Anna D. Ruggles, Forest Grove City Recorder

APPROVED by the Mayor this 27th day of November, 2017.



Peter B Truax, Forest Grove Mayor



2017 CORNELIUS SECTION ENTERPRISE ZONE

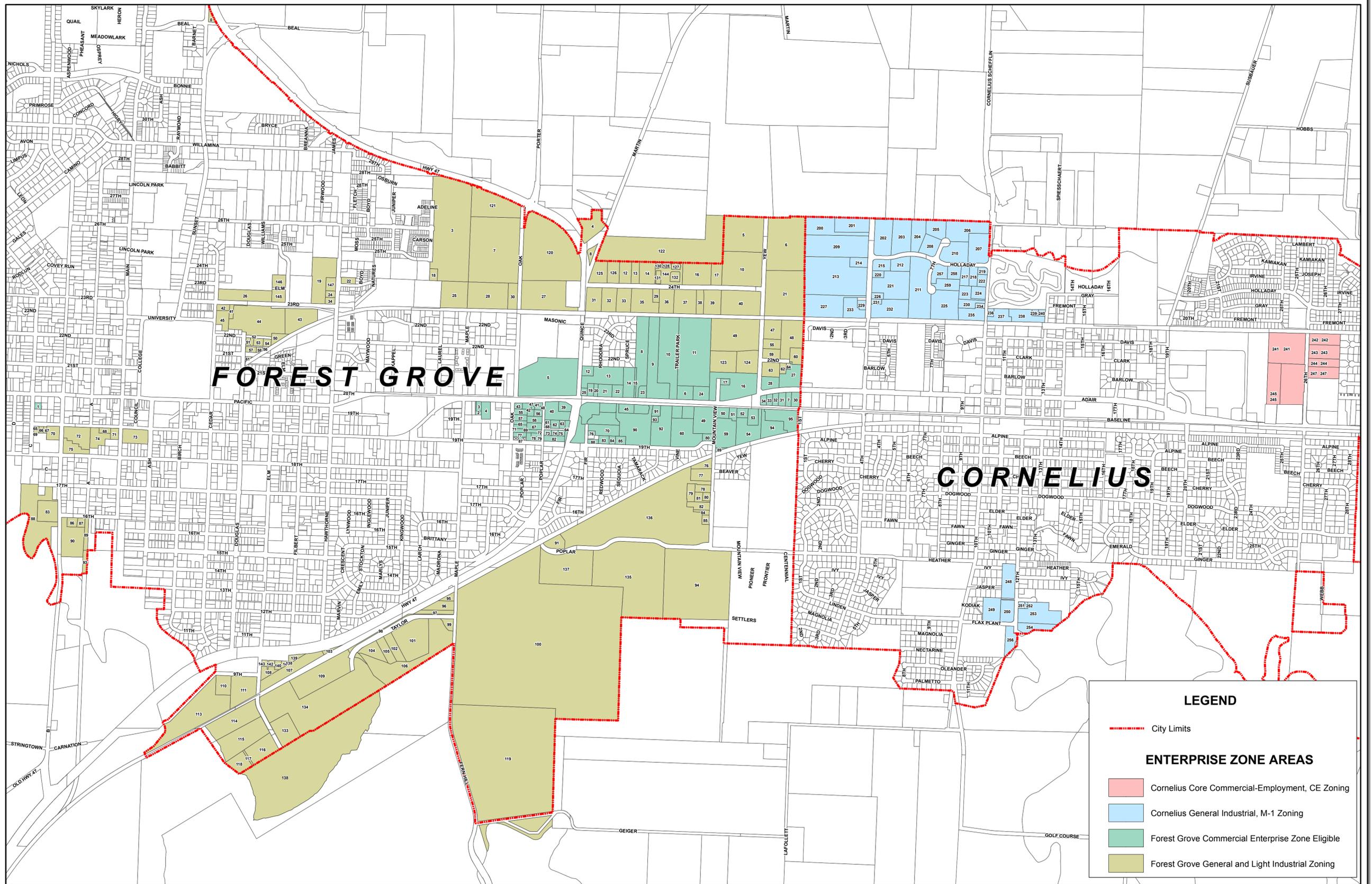
-  Major Roads
-  Cornelius City Limits
-  Cornelius UGB

ENTERPRISE ZONE AREAS

-  Cornelius General Industrial, M-1
-  Cornelius Core Commercial-Employment, CE
-  Lots added to Enterprise Zone
-  Lot removed from Enterprise Zone



FOREST GROVE - CORNELIUS 2017 ENTERPRISE ZONE



FOREST GROVE - CORNELIUS 2017 ENTERPRISE ZONE MAP



EXHIBIT B**Forest Grove - Industrial Enterprise Zone**

Reference #	Taxlot ID	Owner	Site Address	GIS Acres
0	1N330CD02201			0.31512924
1	1N332C000403	WASHINGTON COUNTY		0.0047123
3	1N332C000700	WOODFOLD-MARCO MFG INC		21.03062621
4	1N332C000204	WASHINGTON COUNTY		2.79507821
5	1N332D000106	HENNINGSEN COLD STORAGE CO		7.9073499
6	1N332D000104	HENNINGSEN COLD STORAGE CO		11.34363675
7	1N332C000500	WOODFOLD-MARCO MFG INC	2810 OAK ST	18.26986984
8	1N332C000202	ABUDAKAR MOHAMMAD TRUST	904 MARTIN RD	0.47960701
10	1N332D000103	HENNINGSEN COLD STORAGE CO	4115 24TH AVE	7.64094941
12	1N332D000402	KIEF BARBARA T REVOC TRUST	3707 24TH AVE	1.48533749
13	1N332D000404	ATKINSON VICKI LIVING TRUST	3801 24TH AVE	0.98791596
14	1N332D000403	OREGON ROSES INC	3821 24TH AVE	1.95761345
16	1N332D001600	TAKLE FAMILY TRUST		3.51282344
17	1N332D000406	PENDARVIS LLC	4071 24TH AVE	1.33781592
18	1N332C000800	POLICH DONALD M AND DARYL S	2355 NW KINGWOOD ST	0.51955264
19	1N331DB01800	PACIFIC AIR SWITCH CORP	2412 HAWTHORNE ST	4.76827386
21	1N332D000102	NEW SEASON FOODS INC	2329 YEW ST	10.03914243
22	1N331DB01300	MATIACO ANNE L LIVING TRUST	2339 HAWTHORNE ST	0.51012874
24	1N331DC00103	EC INDUSTRIAL INC		0.36749718
25	1N332C000900	WOODFOLD-MARCO MFG INC	2304 MAPLE ST	3.99460933
26	1N331CA03601	ZURBRUGG DEVELOPMENT CO	2321 23RD ST	3.33253546
27	1N332C001200	GRAND LODGE OF ANCIENT FREE		7.62937514
28	1N332C001000	FOREST GROVE CITY OF	2301 MAPLE ST	5.96204027
29	1N332D000514	SBA STRUCTURES INC	3830 24TH AVE	0.4974197
30	1N332C001100	UNITED STATES OF AMERICA	2302 OAK ST	1.38165528
31	1N332D000505	TEUFEL FRED R & JEAN M	2345 QUINCE ST	2.07339325
32	1N332D000509	AVENT MICHAEL F &	3700 24TH AVE	2.00130988
33	1N332D000510	STARK-JETTON PROPERTIES LLC		1.97829928
34	1N331DC00104	EC INDUSTRIAL INC	2617 23RD AVE	0.36709811
35	1N332D000512	D M H INC	3800 24TH AVE	3.29266187
36	1N332D000501	AURA ASSET HOLDINGS LLC	3900 24TH AVE	2.00617077

37	1N332D000507	HIGH TECH CRATING INC	4028 24TH AVE	3.02769759
38	1N332D000506	COONEY FAMILY TRUST	4040 24TH AVE	1.01529967
39	1N332D000101	HENNINGSEN COLD STORAGE CO	4124 24TH AVE	2.38571883
40	1N332D000109	HENNINGSEN COLD STORAGE CO	4124 24TH AVE	5.43043367
41	1N331DC00601	ZURBRUGG DEVELOPMENT CO		0.37635152
42	1N331DC00702	ZURBRUGG DEVELOPMENT CO		0.43727001
43	1N331DC00105	LIEB PROPERTIES LLC		3.53226409
44	1N331DC00500	LIEB FOODS LLC	2570 23RD AVE	8.26982755
45	1N331DC00700	FORDHAM INVESTMENT CO LLC	2223 CEDAR ST	1.23626775
47	1N333CC00101	F DAVIS PROPERTIES LLC	2235 YEW ST	1.89808832
48	1N333CC01300	FOREST GROVE CITY OF		3.95448517
49	1N332D001506	CHAUCER FOODS	2238 YEW ST	8.65990671
50	1N331DC05000	O'NEIL STEVEN L & LISA K	2500 22ND ST	0.60888921
51	1N331DC04900	SALGADO GARCIA LUIS D	2147 DOUGLAS ST	0.19675223
52	1N331DC04901	BECKER RODNEY A/RHONDA	2408 22ND AVE	0.13468006
53	1N331DC04800	LEE MILTON BONNIE	2420 22ND AVE	0.42340105
54	1N331DC04700	COP DAVID R	2430 22ND AVE	0.33669388
55	1N333CC00200	RELCOM INC	2221 YEW ST	0.96249956
56	1N331DC04500	VALHALLA VALLEY LLC		0.04314252
57	1N331DC04400	VALHALLA VALLEY LLC	2133 DOUGLAS ST	0.33735141
58	1N331DC04501	VALHALLA VALLEY LLC		0.18094497
59	1N333CC00300	VARGAS-CHACON ELODIO &	2205 YEW ST	0.96465448
60	1N333CC01301	VANDYKE NORMAN A &	4405 ADAIR ST	1.07658956
61	1N331DC04300	VALHALLA VALLEY LLC	2119 DOUGLAS ST	0.10834527
62	1N333CC01100	CONTRERAS MARIA G GARCIA	4306 22ND AVE	0.39025738
63	1N333CC00400	HEIKES DWAYNE E TRUST		1.43548461
64	1N333CC01200	TANNER JOSEPH	4350 22ND AVE	0.15827326
65	1S401AA05400	ZURBRUGG DEVELOPMENT CO	1710 19TH AVE	0.09947796
66	1S401AA05300	SCHRADER ELMER C LIVING TRUST &	1714 19TH AVE	0.16811262
67	1S401AA05200	HEISLER CARL W &	1716 19TH AVE	0.1188031
68	1S306BB12300	CROWELL DAVID	1922 19TH AVE	0.34927891
69	1S401AA05401	TRAN CHINH N &	1833 C ST	0.09297924
70	1S401AA05100	COUNCIL CREEK PROPERTIES LLC	1840 B ST	0.98868316
71	1S306BB13900	WOODFOLD-MARCO MFG INC		0.51143916

72	1S306BB13300	WOODFOLD MFG INC	1850 19TH AVE	2.60190238
73	1S306BB13800	WOODFOLD-MARCO MFG INC		2.04150222
74	1S306BB13901	WOODFOLD MFG INC		1.60656853
75	1S306BB13400	WOODFOLD MFG INC	1819 B ST	1.38665247
76	1S305AD00100	TYRRELL RON	1828 MOUNTAIN VIEW LN	0.79622878
77	1S305AD00200	RITCHIE ROBERT J 2005 TRUST &	1818 MOUNTAIN VIEW LN	1.39729369
78	1S305AD00400	KLEIN SHARON	1804 MOUNTAIN VIEW LN	0.67556417
79	1S305AD00700	BORAIN GROUP LLC	1776 MOUNTAIN VIEW LN	0.78890406
80	1S305AD00500	BORAIN GROUP LLC	1782 MOUNTAIN VIEW LN	0.36654596
81	1S305AD00600	BORAIN GROUP LLC	1778 MOUNTAIN VIEW LN	0.50807547
82	1S305AD00800	BORAIN GROUP LLC	1774 MOUNTAIN VIEW LN	0.91142547
83	1S4010000202	AYM PARTNERSHIP	1610 B ST	2.39103247
84	1S305AD00900	ROJAS MISAEL MIRANDA &	1758 MOUNTAIN VIEW LN	0.30377562
85	1S305AD01000	MENDOZA MAURICIO	1740 MOUNTAIN VIEW LN	0.38248931
86	1S306BC09500	MORELLI FRANK L/MARY HELEN	1812 16TH AVE	0.53462811
87	1S306BC09502	CORRA JACK A BARBARA A	1832 16TH AVE	0.39730002
88	1S4010000203	FOREST GROVE CITY OF		8.31947125
89	1S306BC09700	WASTE MANAGEMENT OF OREGON INC		0.70011353
90	1S306BC09501	METROPOLITAN DISPOSAL & RECYCLIN	1527 B ST	4.05770266
91	1S3050001000	PORTLAND PROPERTY LLC		1.17877056
93	1S306CB00600	METROPOLITAN DISPOSAL & RECYCLIN		0.56554646
94	1S3050000800	WHITE OAK RIVER INC	4114 HEATHER ST	25.86608684
95	1S305CB05800	COBLE JACKIE R & BEVERLY L	1344 FERN HILL RD	0.41016807
96	1S305CB05900	PECORILLA STEVE & CONNIE		1.31704774
97	1S305CB06000	PECORILLA STEVE & CONNIE	1280 SW FERN HILL RD	0.81624847
98	1S306D000600	FOREST GROVE SCHOOL DIST #15		0.57001707
99	1S306D000100	GERDES RONALD A		0.60401461
100	1S305C000100	CLEAN WATER SERVICES		125.6081546
101	1S306D000200	OREGON STATE OF		6.458824
102	1S306D001400	OREGON MILITARY DEPARTMENT	2900 TAYLOR WAY	1.45845327
103	1S306D001700	UNITED STATES OF AMERICA		0.22843338
104	1S306D001600	SCHOENKY ONE LLC	2800 TAYLOR WAY	1.6232426
105	1S306D001500	PARKER BRUCE K & MELINDA J		1.31462003
106	1S306D000500	HAWORTH HALLY L &		9.0066194

107	1S306D000900	UNION PACIFIC RAILROAD CO		3.69836025
108	1S306D000800	STRASSEL THOMAS MARK & DEBRA JE		0.78233472
109	1S306D001200	FOREST GROVE SCHOOL DIST #15	2701 TAYLOR WAY	7.48673211
110	1S306C001100	PREMIER COMMUNITY BANK	2336 9TH AVE	1.64184537
111	1S306C002400	SAKEONE CORPORATION	820 ELM ST	3.71298003
113	1S306C002500	SAKEONE CORPORATION		10.57700488
114	1S307AB00600	COLUMBIA SELF STORAGE INC		5.44932117
115	1S307AB00700	COLUMBIA SELF STORAGE INC	620 ELM ST	6.02716031
116	1S307AB00800	FOREST GROVE CITY OF	320 ELM ST	3.1979163
117	1S307AB00401	FRIENDS OF HISTORIC	240 ELM ST	0.18189191
118	1S307AB00500	FRIENDS OF HISTORIC	240 ELM ST	1.84477134
119	1S3080000400	CLEAN WATER SERVICES		60.47495096
120	1N332C000400	WOODFOLD-MARCO MFG INC		17.92526585
121	1N332C000600	WOODFOLD-MARCO MFG INC		6.31365426
122	1N332D000201	EVERS MARCELLA L TRUST &	910 NW MARTIN RD	19.24631831
123	1N332D001501	ROSE GROVE MOBILE HOME PARK LTD	3839 PACIFIC AVE	3.14652264
124	1N332D001505	ROSE GROVE MOBILE HOME PARK LTD	3839 PACIFIC AVE	2.72020177
125	1N332D001900	ABUDAKAR MOHAMMAD		1.95221162
126	1N332D002000	JETTON ERIC ROSS &		1.4917735
127	1N332D090011	USHER INDUSTRIES LLC	3855 24TH AVE	0.29501116
128	1N332D090021	DRAPER THOMAS F III & SHELLEY S	3847 24TH AVE	0.22184554
130	1N332D090031	DRAPER THOMAS F III & SHELLEY S	3839 24TH AVE	0.16763311
131	1N332D090041	BLACK LABS ENTERPRISES LLC	3831 24TH AVE	0.36485658
132	1N332D090051	USHER INDUSTRIES LLC	3863 24TH AVE	0.53764401
133	1S306D001800	MALNERICH PROPERTIES LLC		3.23289159
134	1S306D001900	WOODBURN INDUSTRIAL CAPITAL		22.67723758
135	1S3050001200	GARDIEN USA INC		24.36594632
136	1S3050001300	MERIX CORPORATION		34.24726624
137	1S3050001400	CLEAN WATER SERVICES		9.81620193
138	1S306DB09908	FOREST GROVE CITY OF		0.02816222
139	1S306DB09905	SHARP DAVID G & SHARON K	2542 10TH AVE	0.4172725
140	1S306DB08800	VANDERZANDEN HAROLD C TR &	2530 10TH AVE	0.32794335
141	1S306DB08701	VANDERZANDEN HAROLD C TR &	2540 10TH AVE	0.21005687
142	1S306DB08600	VANARNAM GEORGE F TR	2516 10TH AVE	0.2202623

143	1S306DB08200	STRASSEL THOMAS MARK & DEBRA JE	919 ELM ST	0.20715941
144	1N332D090000	FOREST GROVE BUSINESS PARK		1.82630236
145	1N331DC00400	CNC HOLDINGS LLC	2541 23RD AVE	0.96892019
146	1N331DC00300	UNITED STATES OF AMERICA	2330 ELM ST	0.96738445
147	1N331DC00101	INGRAM HOLDINGS LLC	2328 HAWTHORNE ST	0.72975419
148	1S3070000100	HAWORTH HALLY L &	600 ELM ST	38.44966768
			TOTAL	685 ACRES

Forest Grove - Commercial Eligible Zone

Reference #	Taxlot ID	Owner	Site Address	GIS Acres
0	1S401AA00501	PRAMUKH KRUPA LLC	1925 C ST	0.25367868
1	1S305BB00302	PRAMUKH ENTERPRISE LLC	3224 PACIFIC AVE	0.18116474
2	1S305BB00301	PRAMUKH ENTERPRISE LLC	3234 PACIFIC AVE	0.27761165
3	1S305BB00203	BHAGWATI LLC	3306 PACIFIC AVE	0.88740506
4	1N332C001300	GRAND LODGE AFAM	3505 PACIFIC AVE	11.69193843
5	1N332D001300	BDS LLC	4011 PACIFIC AVE	1.2396468
6	1N333CC00901	PRAMUKH SWAMI LLC	4433 PACIFIC AVE	0.45319069
7	1N332DC00600	ROSE GROVE MOBILE HOME PARK LTD	3831 PACIFIC AVE	4.81261936
8	1N332DC00300	ROSE GROVE MOBILE HOME PARK LTD	3831 PACIFIC AVE	5.92399669
9	1N332DC00201	ROSE GROVE MOBILE HOME PARK LTD	3839 PACIFIC AVE	8.0145819
10	1N332D001301	ROSE GROVE MOBILE HOME PARK LTD	3839 PACIFIC AVE	12.40563966
11	1N332DC01101	SENKO SUSAN K	2135 QUINCE ST	0.62535838
12	1N332DC01100	SENKO VILLA	2131 QUINCE ST	3.66244641
13	1N332DC00700	CRYSTAL WATERS LLC	3731 PACIFIC AVE	1.89845157
14	1N332DC00500	CRYSTAL WATERS LLC		0.27615581
15	1N332D001500	DOHERTY FORD INC	4223 PACIFIC AVE	6.09632032
16	1N332D001503	DOHERTY FORD INC		0.32188954
18	1N332DC00901	QUAY RONALD W & DONNA L	3619 PACIFIC AVE	0.4554371
19	1N332DC00902	3627 PACIFIC LLC	3627 PACIFIC AVE	0.29180863
20	1N332DC00900	CRYSTAL WATERS LLC	3675 PACIFIC AVE	0.99926973
21	1N332DC00800	O'REILLY AUTO ENTERPRISES LLC	3705 PACIFIC AVE	0.77199968
22	1N332DC00400	PERTE FLORIAN &	3821 PACIFIC AVE	0.55527116
23	1N332D001400	ROSE GROVE MOBILE HOME PARK LTD	3839 SW PACIFIC AVE	1.24686633

24	1N332DC01000	HEISLER CARL W &	3605 PACIFIC AVE	0.27740758
26	1N333CC01000	F & F PROPERTIES LLC	4383 ADAIR AVE	2.32660923
27	1N333CC00500	HESS WILLARD B		1.19695624
28	1N333CC00901	PRAMUKH SWAMI LLC	4433 PACIFIC AVE	0.45319069
29	1N333CC00900	PRAMUKH KRUPA LLC	1925 C ST	0.25367868
30	1N333CC00902	CHOI YOON SUH & SOON JA	4419 PACIFIC AVE	0.546862
31	1N333CC00800	F & F PROPERTIES LLC	4403 PACIFIC AVE	0.41602807
32	1N333CC00700	F & F PROPERTIES LLC	4315 PACIFIC AVE	0.37658107
33	1N333CC00600	BRABHAM EDWARD L & JANIS M TRS	2001 YEW ST	0.33337194
38	1S305BA00100	JCR RESOURCES LLC	3532 PACIFIC AVE	0.64274853
39	1S305BA00200	ABS SURPLUS-O LLC	3510 PACIFIC AVE	1.97370802
40	1S305BA00300	RICE YVONNE TRUST &	3438 PACIFIC AVE	0.21489134
41	1S305BA00501	RICE YVONNE TRUST ET AL	3412 PACIFIC AVE	0.56524014
42	1S305BA00600	JKT PROPERTIES LLC	3406 PACIFIC AVE	0.26625849
44	1S305AB00500	MGP X REIT LLC	3738 PACIFIC AVE	0.77530383
46	1S305BA00500	CLEAR CHANNEL OUTDOOR INC		0.06831845
47	1S305BA00401	GONZALEZ GUADALUPE CANTU &	1948 POPLAR ST	0.15299349
48	1S305AA00400	OREGON CONFERENCE ADVENTIST	1950 MOUNTAIN VIEW LN	3.0106933
49	1S305AA00300	COLUMBIA STATE BANK	4110 PACIFIC AVE	0.7263426
50	1S305AA00302	EUGENE O ZURBRUGG BUILDING	4150 PACIFIC AVE	0.52685657
51	1S305AA00200	ALERY JOSEPH & CAROL	4200 PACIFIC AVE	0.6005877
52	1S305AA00100	OSWEGO LODGE INC	4202 PACIFIC AVE	0.98056425
53	1S305AA00101	GILBERT DIANNE C	4204 PACIFIC AVE	3.10092624
54	1S305BA01700	RICE YVONNE TRUST ET AL	1943 OAK ST	0.42262695
55	1S305BA01900	ABS SURPLUS-O LLC	1942 POPLAR ST	0.31857187
56	1S305BA01600	SOMERVILLE DAVID J &	1937 OAK ST	0.43360849
57	1S305BA02000	ABS SURPLUS-O LLC	1934 POPLAR ST	0.56420518
58	1S305AA00301	ZURBRUGG DEVELOPMENT CO	1905 MOUNTAIN VIEW LN	3.18953139
59	1S305AA00500	OREGON CONFERENCE ADVENTIST	4021 19TH AVE	4.13282975
60	1S305BA03600	ABS SURPLUS-O LLC	1931 POPLAR ST	0.14194409
61	1S305BA03500	ABS SURPLUS-O LLC	3519 19TH PL	0.41422748
62	1S305BA03400	ABS SURPLUS-O LLC	3539 19TH PL	0.26386091
63	1S305BA02800	ABS SURPLUS-O LLC		0.38932709
64	1S305BA01500	ABS SURPLUS-O LLC	1927 OAK ST	0.29390779

66	1S305BA02100	ABS SURPLUS-O LLC	1924 POPLAR ST	0.56548366
67	1S305BA03700	ABS SURPLUS-O LLC	1925 POPLAR ST	0.13944313
68	1S305BA01400	ALDERSON JASON	1921 OAK ST	0.29318887
69	1S305AB00800	HOUSING AUTHORITY OF	1921 FIR RD	1.76257412
70	1S305BA01300	GLEASON JOHN L BETTY J	1915 OAK ST	0.28136239
71	1S305BA02200	ABS SURPLUS-O LLC	1916 POPLAR ST	0.27439381
72	1S305BA03100	ABS SURPLUS-O LLC	1913 POPLAR ST	0.23762288
73	1S305BA03200	ABS SURPLUS-O LLC	3520 19TH PL	0.21213702
74	1S305BA03300	ABS SURPLUS-O LLC	3530 19TH PL	0.2134992
75	1S305AB00900	STUCK JOHN D	1919 FIR RD	0.18626624
76	1S305BA01200	CHRISTOPHERSON FREEDA M TRUST	1909 OAK ST	0.32366835
77	1S305BA02400	ABS SURPLUS-O LLC	1904 POPLAR ST	0.44228748
78	1S305BA02300	ABS SURPLUS-O LLC	1910 POPLAR ST	0.21960217
79	1S305AA00501	ETHINGTON ROGER & JUDY	1904 MOUNTAIN VIEW LN	0.40793673
81	1S305BA03001	ABS SURPLUS-O LLC	1907 POPLAR ST	0.67719612
82	1S305AB01200	POND TERRY L & JULIA L	3705 19TH AVE	0.48678696
83	1S305AB01300	SCHMITZ STEVE A &	3715 19TH AVE	0.28951128
84	1S305AB01400	FRANCK CHARLES W &	3729 19TH AVE	0.47959407
86	1S305BA01100	WEST TUALITY HABITAT FOR HUMANIT	3429 19TH AVE	0.09440253
87	1S305AB01100	DOYLE M JAMES &	1905 FIR RD	0.24359272
88	1S305AA00502	MORENO PABLO & BENIGNO &	1835 SW MOUNTAIN VIEW LN	0.14645028
89	1S305AB00400	MGP X REIT LLC	3820 PACIFIC AVE	5.74822059
90	1S305AB00200	NOYES EDWIN A & EMMA R JOINT LI	3838 PACIFIC AVE	0.4952198
91	1S305AB00100	NHI-REIT OF OREGON LLC	3900 PACIFIC AVE	3.84498644
92	1S305AB00300	NOYES EDWIN A & EMMA R JOINT LI	3840 PACIFIC AVE	0.22627894
93	1S304BB00500	EAGLE CREST FG LLC	4300 PACIFIC AVE	2.22508517
94	1S304BB00400	CLEAR CHANNEL OUTDOOR INC	4450 PACIFIC AVE	2.93746396
TOTAL				117 ACRES

Cornelius - Enterprise Zone				
Refrence #	Taxlot ID	Owner	Site Address	GIS Acres
200	1N333CA01900	GEHR-STROUPE PROPERTIES LLC		3.62602549
201	1N333CA01800	GEHR-STROUPE PROPERTIES LLC	913 N 4TH AVE	2.83247396

202	1N333CA00400	DAVIS FAMILY TRUST		3.60280389
203	1N333CA00100	DAVIS FAMILY TRUST		3.65760445
204	1N333DB00700	DAVIS FAMILY TRUST		2.29257035
205	1N333DB00500	DAVIS FAMILY TRUST		1.93010776
206	1N333DB00400	DAVIS FAMILY TRUST		4.01377758
207	1N333DB00100	DUYCK JEFFREY L & LAURA K	1035 NW CORNELIUS-SCHEFF	3.46381638
208	1N333DB00600	DAVIS FAMILY TRUST		1.84954714
209	1N333CA00700	PROSSER FREDRICK W &	825 N 4TH AVE	7.73035514
210	1N333DB00300	DAVIS FAMILY TRUST		2.94014877
211	1N333DB01000	JSTT INC		6.94320239
212	1N333CA00200	JSTT INC	495 N HOLLADAY ST	1.50898553
213	1N333CA00900	DAVIS FAMILY TRUST		12.42724267
214	1N333CA00800	LEOS JOSE I & ROSALINDA	747 N 4TH AVE	0.97391606
215	1N333CA00300	JSTT INC	495 N HOLLADAY ST	1.13229062
217	1N333DB02000	LUCLARE PROPERTIES LLC		0.94262701
218	1N333DB02100	LUCLARE PROPERTIES LLC		0.88768451
219	1N333DB02200	LUCLARE PROPERTIES LLC		0.3989572
220	1N333CA01700	HOLMES MARCUS A	706 N 4TH AVE	0.45102297
221	1N333CA01600	JSTT INC	495 N HOLLADAY	5.06678619
222	1N333DB01700	ALBERTINA KERR CENTERS	681 N 10TH AVE	0.65936259
223	1N333DB02400	GALVAN MIGUEL		1.03348198
224	1N333DB02500	GALVAN MIGUEL		1.00082984
225	1N333DB01100	CROP PRODUCTION SERVICES INC	574 N 7TH CT	4.46045149
226	1N333CA01500	JSTT INC	560 N 4TH AVE	0.43309597
227	1N333CA01001	GROVE PROPERTIES LLC		5.14956875
229	1N333CA01100	AHLBERG ALAN B &	547 N 4TH AVE	0.44000226
230	1N333DB02300	GALVAN MIGUEL	605 N 10TH AVE	1.00164505
231	1N333CA01400	JSTT INC	550 N 4TH AVE	0.29224055
232	1N333CA01300	JSTT INC	512 N 4TH AVE	3.61246419
233	1N333CA01200	SUMMIT NATURAL ENERGY CORP	535 N 4TH AVE	2.00424333
234	1N333DB01500	HOLSCHER WILMA &	569 N 10TH AVE	0.26013659
235	1N333DB01600	KNIGHT NEAL D & CHRISTINE E	539 N 10TH AVE	1.79367749
236	1N333DA02600	BAGGETT JOE	502 N 10TH AVE	0.28858849
237	1N333DA02700	PARK PLACE INDUSTRIAL PARK LLC		1.33081876

238	1N333DA02100	BOARDWALK INDUSTRIAL PARK LLC	1214 N FREMONT LN	2.02746184
239	1N333DA02101	FOREST HILLS-MCGILL LLC	570 N 10TH AVE	0.22309787
240	1N333DA02000	SILLS JOHN R ELAINE J	537 N 13TH AVE	0.25643971
241	1N334DC04400	HAZELNUT GROWERS OF OREGON	401 N 26TH AVE	6.35431477
242	1N334DC01801	FRATERNAL ORDER OF EAGLES	424 N 26TH AVE	1.92792887
243	1N334DC01802	SHELDON MANUFACTURING INC	400 N 26TH AVE	2.40956516
244	1N334DC01901	AIR PRODUCTS & CHEMICALS INC	300 N 26TH AVE	1.4454574
245	1N334DC04500	HANEY INDUSTRIAL PROPERTIES INC	273 N 26TH AVE	4.50605381
246	1N334DC04600	HANEY INDUSTRIAL PROPERTIES INC	87 N 26TH AVE	7.87872909
247	1N334DC04800	LEWIS CONTROLS INC		1.99997055
248	1S304DB02300	LEAHY KENNETH C TRUST AGREEMENT	915 S 12TH AVE	2.56542927
249	1S304DB02600	WOLF CLYDE D & ROBERTTA L	1088 S FLAX PLANT RD	2.42816874
250	1S304DB02500	HORDICHOK WALTER R LIV TRUST	1123 S 12TH AVE	1.67500928
251	1S304DB06500	MARTIN RONALD C & ELLA S	1160 S 12TH AVE	0.2442637
252	1S304DB06600	JOHNSON HAROLD		0.11498795
253	1S304DB02100	JOHNSON RONALD E	1182 S 12TH AVE	4.25875506
254	1S304DB02200	DOUGLAS GARY R	1214 S 12TH AVE	1.59861944
256	1S304D001700	KING ALGIA A JR & RICHEL E	1177 S FLAX PLANT RD	1.50762342
257	1N333DB02600	JSTT INC	707 N HOLLADAY ST	1.29406
258	1N333DB02700	EGL761 LLC	761 N HOLLADAY ST	0.957067
259	1N333DB02800	JSTT INC		1.612951

TOTAL 140 ACRES

Summary:

Total Acres for the Forest Grove Enterprise Zone:

802

Summary:

Total Acres for the Cornelius Enterprise Zone:

140

Summary:

Total Acres for the Forest Grove and Cornelius Enterprise Zones Together:

942



A place where families and businesses thrive.

<i>CITY RECORDER USE ONLY:</i>	
AGENDA ITEM #:	10
MEETING DATE:	11/27/17
FINAL ACTION:	Res 2017-74

CITY COUNCIL STAFF REPORT

TO: City Council

FROM: Jesse VanderZanden, City Manager

MEETING DATE: November 27, 2017

PROJECT TEAM: Jeffrey King, Economic Development Manager

SUBJECT TITLE: Minor Boundary Change to the Forest Grove-Cornelius Enterprise Zone

ACTION REQUESTED:

	Ordinance		Order	x	Resolution		Motion		Informational
--	-----------	--	-------	---	------------	--	--------	--	---------------

X all that apply

BACKGROUND:

The City of Forest Grove was designated an Enterprise Zone by the Oregon Economic and Community Development Department on April 7th, 2006. The City of Cornelius was added as a co-sponsor in 2008. The combined zone was re-designated by resolution by City Council in 2106 for another ten years, expiring 2026.

The enterprise zone provides property tax incentives to encourage companies to make new investments and create jobs. A company must invest a minimum of \$50,000 and increase their full time employee count by ten percent to be eligible for a property tax exemption for three years. Companies that pay high wages are eligible for up to 5 years. The program has been used successfully in Forest Grove on ten projects creating 215 new jobs and \$43 million in investment.

This request is for a minor change to the Enterprise Zone boundary in the City of Cornelius. There are no proposed changes in the boundary for Forest Grove. The change in Cornelius involves four lots; three industrial and one residential. The State of Oregon requires all governing bodies of the enterprise zone to approve a change from any one of the governing bodies, hence the submittal of this resolution.

STAFF RECOMMENDATION: Staff recommends that Council approve the resolution for a minor boundary change to the Forest Grove – Cornelius Enterprise Zone.

ATTACHMENTS:

- 1) Resolution with Exhibits A & B

RESOLUTION NO. 2017-40

**A RESOLUTION OF THE CORNELIUS CITY COUNCIL REQUESTING A CHANGE
IN THE BOUNDARY TO THE FOREST GROVE-CORNELIUS ENTERPRISE ZONE**

WHEREAS, the City of Forest Grove and the City of Cornelius are currently cosponsoring governments of the Forest Grove-Cornelius Enterprise Zone; and

WHEREAS, in 2006, the City of Forest Grove successfully applied for an enterprise zone, which was designated as the Forest Grove Enterprise Zone by the Director of the Oregon Economic and Community Development Department on April 17, 2006 and extended to the City of Cornelius on July 14, 2008; and

WHEREAS, in 2016, the Cities of Forest Grove and Cornelius as cosponsoring governments successfully applied for re-designation of the Forest Grove-Cornelius Enterprise Zone, which was formally approved by the Director of the Oregon Business Development Department on June 27, 2016 and;

WHEREAS, the City of Forest Grove shall fulfill its duties and implement provisions jointly with the City of Cornelius under ORS 285C.105 or elsewhere in ORS Chapter 285C and related parts of Oregon Law, including but not limited to having appointed a local enterprise zone manager, and to preparing a list or map of local, publicly owned lands and buildings in this enterprise zone for purposes of ORS 285C.110; and

WHEREAS, the City of Cornelius and Forest Grove request a boundary change to the Forest Grove-Cornelius Enterprise Zone by adding three tax parcels within the City of Cornelius for use by businesses to further encourage industrial development and removing one tax parcel that has been re-zoned for residential use; and

WHEREAS, Oregon law requires the sponsors of an enterprise zone to request the Oregon Business Development Department change the boundaries of an enterprise zone by resolution; and

WHEREAS, the proposed enterprise zone has a total area of 1.48 square miles, and meets other statutory limitations on size and configuration; it is depicted on the drawn-to-scale maps Exhibit A and described in Exhibit B.

**NOW THEREFORE, BE IT RESOLVED BY THE CORNELIUS CITY COUNCIL AS
FOLLOWS:**

Section 1. The City of Cornelius requests a change in the boundary of the Forest Grove-Cornelius Enterprise Zone by adding three parcels and removing one parcel of real property described in the tax lots below and as shown in the attached maps and parcel list (Exhibits A & B)

<u>Tax Lot</u>	<u>Action</u>	<u>City</u>
1N333DB02600	Add parcel to Enterprise Zone	Cornelius
1N333DB02700	Add parcel to Enterprise Zone	Cornelius
1N333DB02800	Add parcel to Enterprise Zone	Cornelius
1S304DC04600	Remove parcel from Enterprise Zone	Cornelius

Section 2. The City Manager or his designee is hereby authorized to prepare and submit technical memoranda to the Oregon Business Development Department with this resolution and other necessary documents, verifying that the requested boundary change to the Forest Grove-Cornelius Enterprise Zone complies with the requirements of ORS 285C.115, so that the request herein may be approved by order of the department's Director.

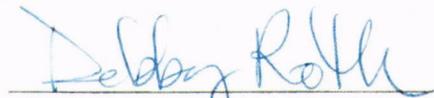
Section 3. This resolution is effective immediately upon its adoption by the Cornelius City Council.

INTRODUCED AND APPROVED by the Cornelius City Council at their regular meeting of of November 6, 2017.

City of Cornelius, Oregon


 Jeffrey C. Dalin, Mayor

ATTEST:


 Debby Roth, MMC, City Recorder