ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING

Thursday, February 11, 2016
5:45 PM
Council Chambers
1300 NE Village Street

1. CALL TO ORDER
   ROLL CALL
2. REVIEW AND ADOPT MINUTES
   a. December 10, 2015

   Documents: 12 10 15 EDAC MEETING MINUTES (D).PDF
3. PUBLIC WISHING TO SPEAK ON NON-AGENDA ITEMS
4. ELECT CHAIR & VICE CHAIR
5. COUNCIL LIAISON UPDATE
6. REVIEW & DISCUSSION
   a. Resolution 64-2015: Approving Incentives on all Vacant Land in the City

   Documents: 64-2015R.PDF
7. HALSEY CORRIDOR UPDATE
8. NEW BUSINESS
   a. Quarterly Update to City Council: March 16, 2016
9. STAFF UPDATES
10. TENTATIVE AGENDA ITEMS - March 10, 2016
11. ADJOURNMENT

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for person with disabilities should be made at least 48 hours before the meeting to:
Devree Leymaster, (503) 674-6224.

MINUTES
ECONOMIC DEVELOPMENT ADVISORY
COMMITTEE (EDAC) MEETING
1300 NE Village Street
Fairview, OR 97024
December 10, 2015

Brenda Ziegler
Jeff Anderson

ABSENT:
Henry Pelfrey
George Lingelbach
Laurie Kelly
Ted Tosterud, Co-Council Liaison
Dan Kreamier, Co-Council Liaison

PUBLIC:
None

STAFF:
Erika Palmer, Senior Planner

1. CALL TO ORDER:
Chair Hurford called the meeting to order at 5:50 p.m.

2. ROLL CALL
Chair Hurford identified who was present by roll call.

3. PUBLIC WISHING TO SPEAK ON NON-AGENDA ITEMS
None

4. ADOPTION OF MINUTES
Delano moved to adopt September 8th, 2015 minutes. Ziegler seconded, and motion carried.
Ziegler moved to adopt September 28th, 2015 minutes. Delano seconded, and motion carried.
Delano moved to adopt November 12, 2015 minutes. Anderson seconded, and motion carried.

5. COUNCIL LIASION UPDATE
Co-council liaisons not present. Chair Hurford stated that he would like council to review the language used in resolution 64-2015 which adopted the incentives on all vacant land in the city. Within the resolution it states “vacant lots” and not “vacant land”. In the first paragraph of Exhibit “A” it should read, “incentives for new development” and not “incentives for new and existing businesses.” EDAC committee member Delano stated that EDAC’s original proposal to council was to include an incentive to all new or redevelopment activities within the city, and not just to those building on vacant lots.

Chair Hurford asked staff if they would be able to provide a mock performa of a building permit with a valuation of $2 million to see the cost of fees being waived. Senior Planner, Palmer stated that this is something that can be done prior to the meeting in January.

5. REVIEW OF COUNCIL APPROVED WORK PLAN FOR 2015/2016

Halsey Corridor Project

Senior Planner Palmer gave a brief update on the Halsey Corridor project and passed out a flowchart of the work that will be underway over the next couple of month prior to the project kick-off. Fairview staff met with Metro to discuss the grant IGA. Metro provided an extra $12,000 in funding for Fairview to hire an additional staff person to help manage the grant because they know that we have limited staffing. It is expected that this additional staff person will help finalize the Metro IGA and once this is signed this person will also help develop the Request for Proposal that will be used to seek a project consultant. The Metro IGA is expected to be signed in early January and the RFP to be distributed in February. It is also expected that a three city IGA to be drafted in February before the project consultant is chosen. It is envisioned that all three cities will be participating in the selection of a project consultant.

6. STAFF UPDATES

No staff updates.

7. NEW BUSINESS

Chair Hurford will be presenting to Council this month. Chair Hurford stated that he will give an update on Village Street, and the Halsey Corridor grant. Chair Hurford also stated that is it a goal for the Council Liaison to be presenting regular EDAC updates to council.

Meeting adjourned at 6:45 p.m.

_____ _____

Dean Hurford, Chair EDAC Date

_____ _____

Erika Palmer, Senior Planner Date

RESOLUTION
(64 - 2015)

A RESOLUTION OF THE FAIRVIEW CITY COUNCIL APPROVING DEVELOPMENT INCENTIVES ON ALL VACANT LAND IN THE CITY

WHEREAS, the City desires to create more incentives for businesses to develop property on vacant land that is located in the City to spur economic development; and

WHEREAS, the Council has considered several alternatives including those presented by staff, the Economic Development Advisory Committee, and a three-member Council subcommittee; and

WHEREAS, the Council has discussed the different alternatives at several City Council Work Sessions including September 16, 2015, October 7, 2015, and October 21, 2015; and

WHEREAS, Council voted to move forward with an option to provide fee reductions and waivers for certain development on vacant land at its October 21, 2015 meeting.

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

Section 1 The Fairview City Council hereby authorizes the Vacant Land Business Development Incentives Program as set forth in the attached Exhibit A.

Section 2 This resolution is and shall be effective from and after its passage by the City Council and shall expire and sunset on June 30, 2018.

Resolution adopted by the City Council of the City of Fairview, this 4th day of November, 2015.

Mayor, City of Fairview
Ted Tosterud

ATTEST

Devree A Leymaster
City Recorder, City of Fairview
Devree Leymaster

11-6-15
Date

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Exhibit A
Tier II
City of Fairview Vacant Land Business Development Incentive Program

The Vacant Land Business Development Incentive Program provides incentives for new and existing businesses that are constructing buildings on current vacant lots in order to establish, relocate, or expand their business with a minimum new construction investment level of $675,000.

Program Incentives:

- Waiver of business license fee for first year of operation (if applicable). Fees savings of up to $75.
- 0.75% of building valuation applied as credit toward the applicable fees listed below*:
  - Building Permit Fee
  - Building Plan Review
  - Fire, Life & Safety Plan Review
- Waiver of all SDC fees.

*A maximum credit up to 0.75% of building valuation shall be applied. Credits cannot exceed the expenditure paid to another agency for any fee; if fees collected do not cover the cost paid by the City to any other agency; those costs will not be credited and will need to be paid by developer/business owner before a Certificate of Occupancy is issued.

Program Eligibility:

- The developer/business owner will legally construct a building space for occupancy on property that is vacant before any construction occurs.
- Vacant Land that, after development, will be exempt from property taxes will not be eligible for this Program.
- Developers/business owners of vacant land are only eligible for one of the following for each development:
  - The Vacant Land Business Development Incentive Program
  - The Enterprise Zone Incentive Program, or
  - The Vertical Housing Tax Credit

Tier I
City of Fairview Vacant Land Business Development Incentive Program

The Vacant Land Business Development Incentive Program provides incentives for new and existing businesses that are constructing buildings on current vacant lots in order to establish, relocate, or expand their business with a minimum new construction investment level of $0 to $674,999.

Program Incentives:

- Waiver of business license fee for first year of operation (if applicable). Fees savings of up to $75.
- 0.75% of building valuation applied as credit toward the applicable fees listed below*:
  - Building Permit Fee
  - Building Plan Review
  - Fire, Life & Safety Plan Review
- Waiver of all SDC fees with the exception that residential pay all applicable Park SDC's.

*A maximum credit up to 0.75% of building valuation shall be applied. Credits cannot exceed the expenditure paid to another agency for any fee; if fees collected do not cover the cost paid by the City to any other agency; those costs will not be credited and will need to be paid by developer/business owner before a Certificate of Occupancy is issued.

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