



March 10, 2023

**RE: SENATE BILL 4**

Members of the Joint Committee on Semiconductors:

My name is Doug Bean and I am writing in support of Senate Bill 4. I am a commercial real estate agent in Portland, Oregon and Andrew Bean and I represent Weston Investment Co. LLC in the sale of 666 +/- acres of industrial land in Scappoose, Oregon. The property is known as Columbia Commerce Center. Columbia Commerce Center has 238 acres of land ready to be brought into the Urban Growth Boundary to help Oregon attract semi-conductor and semi-conductor related business, as described in Senate Bill 4.

Columbia Commerce Center also has 378 acres of “ready to build” industrially zoned land available with streets, lights, utilities, etc. Columbia Commerce Center is looking for quality build-to-suit or land buyers. The land has been presented to chip manufacturing, chip-related industries as well as other industries.

The 378 “ready to build” acres are in the UGB. The 238 acres across the street are not in the UGB. The 238 acres are part of the 288 acres outside of the UGB identified on the marketing plan. Having the Chip Committee and Governor include the 238 acres outside the UGB would enhance our ability to attract semi-conductor manufacturing, related supply chain users, and advance manufacturing facilities to this location. We currently are proposing this site to multiple companies. We are in the process of exchanging paper with two quality advanced manufacturing companies, both will eventually need 500 acres. Including the 238 usable acres outside of the UGB would take away the unknown of getting this property within the UGB. Including the 238 usable acres inside of the UGB would allow for additional industry to the local area and economy.

Columbia Commerce Center is located adjacent to the Scappoose Airport and is less than 30 minutes from Portland. It is next to the Oregon Manufacturing Innovation Center (OMIC) and Portland Community College, who have invested greatly into research and talent procurement for



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the area. Both the City of Scappoose and Columbia County are interested in attracting industries to this property. Bringing industry into Scappoose provides for a more vibrant community.

Please feel free to give us a call or send us an email. We look forward to a reply from you or your representative and will supply any additional information you may request.

Kindest Regards,



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# COLUMBIA COMMERCE CENTER

# FOR SALE

Scappoose, Oregon

**378 +/- Acres Fully Serviced Industrial Park  
Additional 288 +/- Acres also available**



Theoretical Lot Development Plan Scenario



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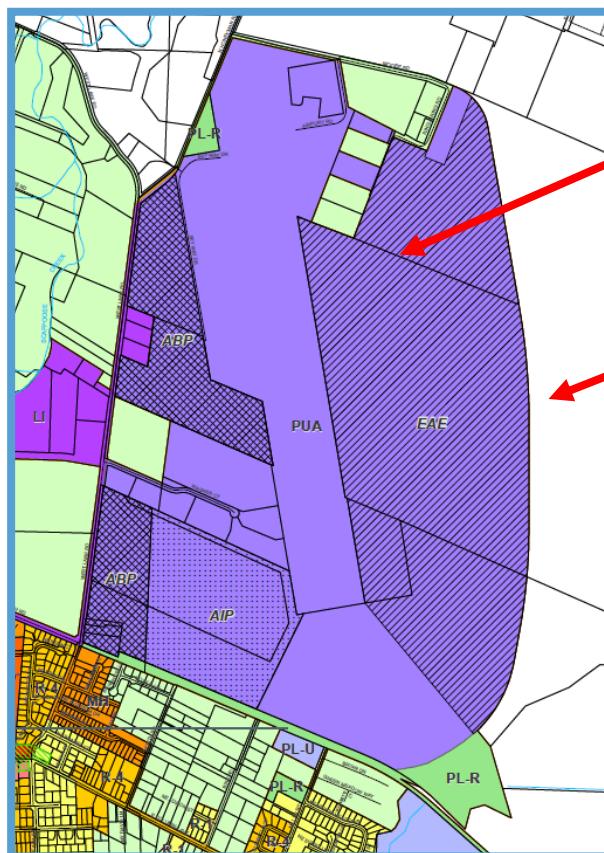
# COLUMBIA COMMERCE CENTER

FOR SALE

Scappoose, Oregon

## PROPERTY OVERVIEW:

- Size:** 378 +/- acres (**immediately available for construction**)  
Additional 288 +/- acres outside UGB also available
- Jurisdiction:** City of Scappoose, County of Columbia
- Infrastructure:** Roads, utilities and stormwater retention already on-site
- Zoning:**
- Airport Industrial Park (AIP)
  - Airport Business Park (ABP)
  - East Airport Employment (EAE)
  - Public Use Airport (PUA)
- Allows light industrial uses.
- Site Readiness:** Fully Serviced



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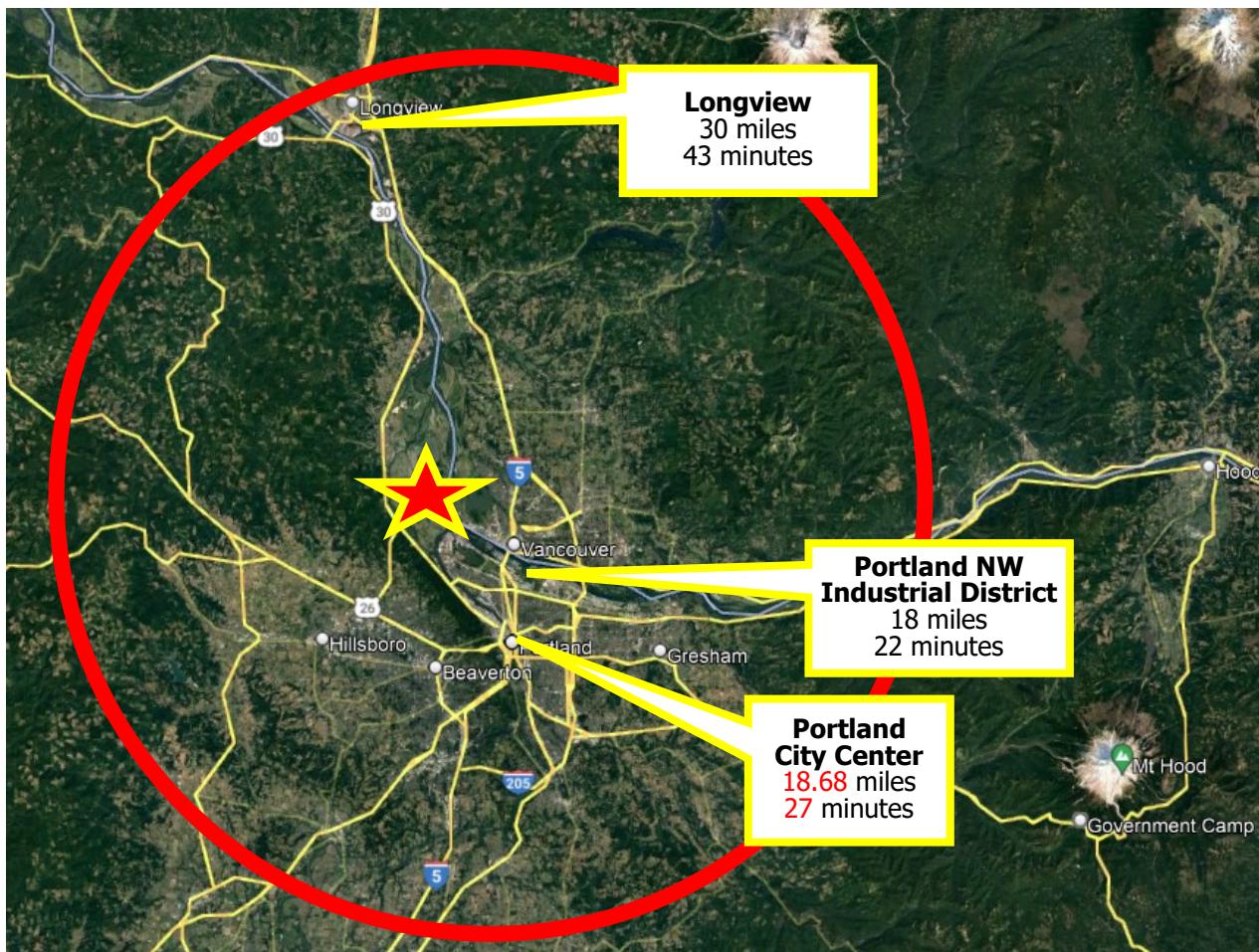
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# COLUMBIA COMMERCE CENTER

FOR SALE

Scappoose, Oregon

## DISTANCES TO CITY:



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Scappoose, Oregon

## TAX INCENTIVES:

### State Tax Incentives

Oregon has no sales tax.  
Oregon has no tax on equipment other than purchases.  
Oregon has no inventory tax.  
Oregon has no motor vehicle excise tax.  
Oregon has an active Enterprise Zone program that provides 100% property tax abatement for 3 – 5 years. See *Local Incentives*

### State Incentive Programs

#### Strategic Investment Program

The Strategic Investment program offers a 15-year property tax exemption for all investments valued in excess of \$25 million for rural locations and \$100 million for urban locations. The Strategic Investment Program is subject to approval by the County Board of Commissioners and participating tax districts. Participating firms pay an annual community service fee of 25 percent of the exemption, with an upper limit of \$2,500,000 annually.

#### Immediate Opportunity Fund

The purpose of the "Immediate Opportunity Fund" (IOF) is to support primary economic development in Oregon through the construction and improvement of streets and roads. Access to this fund is discretionary and the fund may only be used when other sources of financial support are unavailable or insufficient. The IOF is not a replacement or substitute for other funding sources. The IOF is designed to provide needed street or road improvements to influence the location, relocation, or retention of a firm in Oregon. Funds must be used for installation or update of publicly owned streets/roads. The fund can provide a 50% grant to the local jurisdiction for road construction and/or improvements tied to job creation up to \$1,000,000 million grant.

#### Special Public Works Fund

Loans are grants are available to local governments to help facilitate economic and community development. Grants are available for construction projects that create or retain traded-sector jobs. They are limited to \$500,000 or 85 percent of the project cost, whichever is less, and are based on up to \$5,000 per eligible job created or retained. Funds must be used for installation or upgrade of publicly owned infrastructure (road, water, sewer, etc.)

#### Governor's Strategic Reserve Fund

This is a discretionary tool used for a variety of projects impacting economic development requiring an extensive vetting process, with the Governor making the final approval. Business Oregon will work with the company to determine an amount needed for the success of the project and will also work with the company to determine a public and/or community benefit as a condition of award. The Regional Development Officer will be responsible for those negotiations.



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## Oregon Business Expansion Program

This is a cash-based forgivable loan equivalent to the estimated increase in personal income tax revenue from new hiring. Companies must have at least 150 employees in the United States and create a minimum of 50 new jobs that exceed 150% of a county or state average wage (whichever is less).

## Oregon Emerging Opportunity Fund

This is a program created and funded in our immediate past Legislative session. It was crafted for an unusual level of maximum flexibility and applicability. The rules are currently in draft stage, but it will be accessible in fall 2021 and we are inordinately prepared to access it.

## Single Sales Factor

Corporate income tax in Oregon is considered "Single Sales Factor" tax, as it only considers Oregon sales in determining corporate income taxes owed to the State. Other states often include additional assets and payroll, making them "Multi-Factor" taxes. This aspect of the corporate income tax has a tremendous impact for multi-state companies based in Oregon. If a company is in Oregon, but sells products throughout the country and world, Oregon corporate income tax is only based on the amount of income coming from sales within the State.

## Finance Programs

Business Oregon offers multiple business finance programs ranging from direct loans from the Oregon Business Development Loan Fund, to the Credit Enhancement Fund that provides loan guarantees on loans and lines of credit. There is also an Express Bond program that issues State backed revenue bonds for qualified projects.

## Local Incentives

### South Columbia County Enterprise Zone

Oregon's enterprise zones offer a unique resource to Oregon communities, and an excellent opportunity for businesses growing or locating in Oregon. Enterprise zones exempt businesses from local property taxes on new investments for a specified amount of time, which varies among different zone programs. The Columbia Economic Team is the Enterprise Zone Manager. Each Zone sponsor is a member of the Columbia Economic Team.

### Standard Program

In exchange for locating or expanding into any enterprise zone, eligible (generally non-retail) businesses receive total exemption from the property taxes normally assessed on new plant and equipment. Subject to local authorization, timely filings and criteria the benefits include:

Construction-in-Process Enterprise Zone Exemption—For up to two years before qualified property is placed in service, it can be exempt from local taxes, which can cover more property than the regular exemption for commercial facilities under construction.

Three to five consecutive years of full relief from property taxes on qualified property, after it is in service.



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## Long-term Rural Enterprise Zone Facilities

Available in most rural designations, the long-term program extends property tax abatement to as many as 15 years on new facility improvements and installations. Any type of business activity is eligible, but these incentives depend on local approval and varying levels of minimum investment, job creation and employee compensation at the facility, depending on location. The South Columbia County Enterprise Zone is not currently a Long-term Rural Zone, but that is an option that can be explored.

The established goals of the Urban Renewal Agency are to:

Ensure that stakeholders are involved in plan implementation by providing accurate, timely information, and encouraging public input and involvement.

Provide adequate infrastructure and public amenities to support new development.

Increase the safety and capacity of existing transportation corridors.

Improve public access to the Columbia River through investments in waterfront open space and paths.

Invest in the revitalization of the Houlton and Riverfront business districts.

<https://www.sthelensoregon.gov/urban>



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Scappoose, Oregon

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R & D

**Columbia Commerce Center** is located in/near the prestigious **OMIC** (Oregon Manufacturing Innovation Center R&D) District. <https://omic.us>

**OMIC's** mission is to:

*Develop and apply advanced metals manufacturing technologies and processes for industrial competitive advantage and academic growth, while inspiring and educating the next generation's manufacturing workforce.*

**OMIC** is modeled after the Advanced Manufacturing Research Center established with Boeing at Sheffield University in England. AMRC was founded to help Manufacturers of any size become more competitive by introducing advanced techniques, technologies, and processes, and to carry out world-leading research into advanced machining, manufacturing, and materials that are of practical use to industry.

**OMIC** partners with the following industry and university leaders:

#### INDUSTRY:

Absolent	ATI	Axile	Boeing
Caron Engineering	CGTech Vericut	Cobot Team	Daimler
Doosan Machine Tools	Edge Technologies	Ellison Technologies	Gefertec
Haimer	Hangsterfer's	Heidenhain	Horn
IEMCA	IMCO	IMS Software	Kennametal
Mahr	Mastercam	Mitsubishi Materials	OMEP
Oregon Tool	OSG	PGE	Sandvik Coromant
Schaeffer's Specialized Lubricants	SECO	Silver Eagle	Sugino
Sumitomo	Thermal Modificatio Technologies	Tsugami Rem Sales, LLC	Vigor
Walter	WFL Millturn Technologies	Zoller	

#### UNIVERSITY:

Oregon TECH	Oregon State University	Portland State University	Portland Community College
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## ZONING:

Airport Industrial Park: AIP

Airport Business Park: ABP

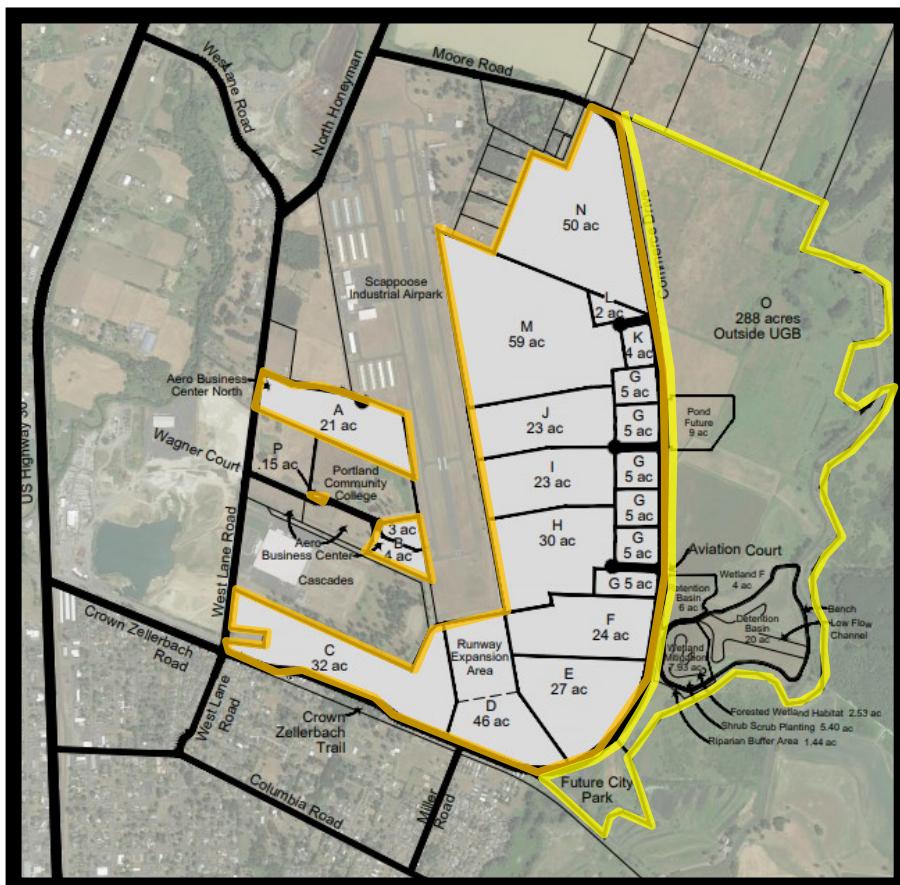
East Airport Employment: EAE

Public Use Airport: PUA

Allows light and airport-related industrial uses

## City of Scappoose:

[https://www.ci.scappoose.or.us/sites/default/files/fileattachments/municipalcode/284/chapter\\_17.74\\_updated\\_march\\_2017.pdf](https://www.ci.scappoose.or.us/sites/default/files/fileattachments/municipalcode/284/chapter_17.74_updated_march_2017.pdf)



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## NEARBY INDUSTRIAL DISTRICTS:



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