

Enterprise Zones in Oregon

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Oregon State Senate Committee on Workforce

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Enterprise zones in Oregon

- **Currently 73 designated—urban and (still mostly) rural**
 - For cities/ports/counties:
 - No statewide maximum and done by local action, but still subject to longstanding statutory requirements
 - Designation lasts 10–11 years (or until **2025**), but can terminate earlier
 - Urban means exclusively inside principal–regional UGB(s) within MSA
 - Also, reservation/tribal opportunities (or federally based)
- **Widespread, diverse activity with traded-sector business firms:**
 - Many small / existing firms, rural & urban utilization
 - Low tax—\$/job in general, but outliers greatly raise averages
 - Payback with incremental taxable property probably pretty good
- **Neither prerequisite nor cure-all, property tax abatement not always helpful, but generally very useful in terms of visibility, and it's almost all we can do for many businesses, whether new or existing**

Google Map[©] with details

← Clatsop Enterprise Zone

name
Clatsop Enterprise Zone

description
Designated: June 23, 2015
Terminates: June 30, 2025
Last Boundary Change: September 26, 2018

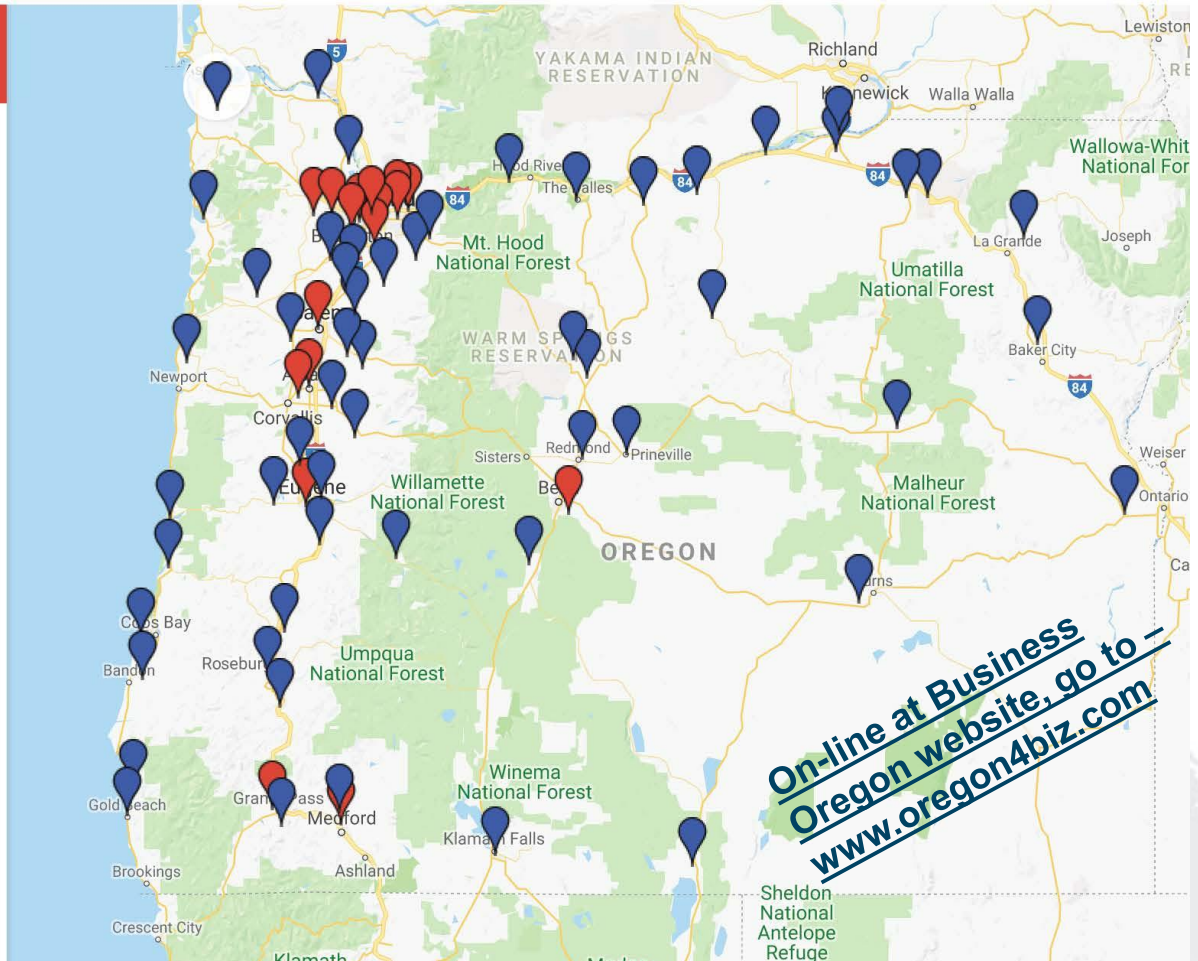
Features: Rural Zone, Hotels/Resorts (some areas)

Sponsors: City of Astoria, City of Warrenton, Port of Astoria, Clatsop County

County of Record: Clatsop
(<https://www.co.clatsop.or.us/assessment>)

Local Zone Information: Zone Manager Kevin Leahy,
Clatsop Economic Development Resources
(<http://www.clatsoped.com/>)

Zone Boundary Map
(<https://www.oregon4biz.com/Oregon-Business/Tax-Incentives/Enterprise-Zones/Details/maps/CLP.pdf>) PDF



The map displays the Clatsop Enterprise Zone in Oregon, marked with numerous blue and red location pins. The zone covers a large area in the western part of the state, including parts of Clatsop, Multnomah, and Washington counties. Key geographical features and cities are labeled, such as the Willamette National Forest, Umatilla National Forest, and cities like Astoria, Warrenton, and Corvallis. The map also shows major highways like I-5 and I-84.

**On-line at Business
Oregon website, go to -
www.oregon4biz.com**

Local sponsorship

- **Currently by designation or boundary change**

- Cities – **123** (18 others consent)
- Ports – **12** (10 others consent)
- Counties – **30**, with zones located in **35** of 36
- Tribes – **2**

- **Several cities, ports & counties that consent and not further involved**

- **Collectivity of sponsoring jurisdictions—must act jointly! ... might create association to facilitate** (local incentives & hotel option may differ)

- **Rights of local sponsor**

- Appoint local zone manager
- Set authorization filing fee and other revenue
- Strategy, marketing and business assistance
- Local incentives, waivers, services, regulatory flexibility

- Assist County Assessor
- Facilitate right of businesses to buy or lease any available, publicly owned real estate
- Approve special benefits or exceptions
- Boundary change and termination of enterprise zone

Standard enterprise zone exemption

—three to five years, *bread & butter*

- **Qualified property** – *previously unused in enterprise zone* – begins exemption period in calendar year after being “placed in service”—that is, physically ready for specifically intended commercial use
- **Employment-related requirements (summarized)**
 - Increase full-time **jobs** in zone by (greater of) one or 10%
 - Maintain (110%) minimum average employment during period
 - No outside job losses (30 miles)
 - Any **urban** zone – local conditions by policy & standards (4-year reports)
 - Enter into **first-source hiring agreement**—not required for finding actual employees, only that it is executed with WORKSOURCE OREGON on behalf of local publicly funded job training providers—mutually beneficial
 - For 4 or 5 years in total (extended abatement)—
 - Negotiated agreement between firm and sponsor
 - Except for Salem and Portland–METRO-area urban zones:
 - Average annual compensation (w/benefits) \geq 130 or 150% of county wage
 - Average wage \geq updated county wage (only) in fourth/fifth year



Thank You, Questions? ...

Enterprise Zones and Other Oregon Tax Incentives

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[Web site for incentives programs –
http://www.oregon4biz.com/Oregon-Business/Tax-Incentives/](http://www.oregon4biz.com/Oregon-Business/Tax-Incentives/)