

Exhibit A Clackamas Industrial Area Development Plan Amendment

The following changes are made in the Clackamas Industrial Area Development Plan. Added language is shown in *italics*.

SECTION 100. INTRODUCTION

Describe 2023 Amendment

SECTION 200. DEFINITIONS

No changes to this section.

SECTION 300. BOUNDARY OF THE DEVELOPMENT DISTRICT

No changes to this section.

SECTION 400. NECESSITY, PURPOSE, GOALS & OBJECTIVES

No changes to this section.

SECTION 500. LAND USE AND ZONING

No changes to this section.

SECTION 600. PROJECT ACTIVITIES

615 Community Services

1. Improved Fire Protection

- a. The Fire Board of Clackamas Fire District #71 has identified the need for improved fire fighting capability in the Clackamas Industrial Area. They have completed the third of four phases of construction on a new site centrally located in the Industrial Area on 130th Avenue, south of Highway 212. With the financial assistance of the Development Agency the final phase of construction can be completed more rapidly making the area more attractive to prospective new industries.

The Development Agency's role will be limited to providing a \$300,000 contribution of funds. Design of the facilities, supervision of construction, maintenance and operation will be managed by the Fire District.

- b. *North Clackamas Fire District No. 1 Training Facility. This project will provide funds to assist the Fire District in making improvements to their training facilities located in SE 130th Avenue. Funds are to be used to construct new buildings, renovate existing buildings or on-site improvements. Funds cannot be used to purchase equipment or furnishings. The project serves and benefits the District as it improves the firefighting capabilities for the District. As this project fits the definition in*

ORS 457.010 (12)(a)(A) of a public building, the project is required to be approved three of the four taxing districts that are estimated to forego the most property tax revenue as computed in the report accompanying the proposed plan. The question of concurrence shall be determined by a vote of the governing body of each of the four taxing districts. This Plan no longer takes division of tax revenues, however, the Clackamas County assessor provided information on the tax rates in place for the final year of division of taxes for this Plan. The four taxing districts estimated to forego the most property tax revenues are Clackamas County, Fire District No. 1, County Law Enhancement and North Clackamas School District. The boards of Clackamas County, County Law Enhancement, Clackamas Fire District #1 and the North Clackamas School District have formally approved this project being added to the Plan. Their resolutions are attached to the ordinance adopting the Plan Amendment.

SECTION 700. ACTIONS TO IMPLEMENT THE PLAN

Changes to Section 755 -

~~Pursuant to the provisions of 457.460 the Agency shall by August 1 of each year, prepare a statement containing:~~

- ~~1. The amount of money actually received during the preceding fiscal year under subsection (4) of ORS 457.440 and from indebtedness incurred under subsection (6) of ORS 457.440;~~
- ~~2. The purposes and amounts for which any money received under subsection (4) of ORS 457.440 were expended during the preceding fiscal year;~~

~~An estimate of moneys to be received during the current fiscal year under subsection (4) of ORS 457.440 and from indebtedness incurred under subsection (6) of ORS 457.440;~~

- ~~4. A budget setting forth the purposes and estimated amounts for which the moneys which have been or will be received under subsection (4) of ORS 457.440 and from indebtedness incurred under subsection (6) of ORS 457.440 are to be expended during the current fiscal year; and~~
- ~~5. An analysis of the impact, if any, of carrying out the Development Plan on the tax rate for the preceding year for all taxing bodies included under ORS 457.430.~~

~~The financial report shall be filed with the governing body of the County and notice shall be published that the statement has been prepared and is on file with the County and the Agency and the information contained in the statement is available to all interested persons. The notice shall be published once a week for not less than two successive weeks before September 1 of the year for which the statement is required in accordance with ORS 457.115. The notice shall summarize the information required under paragraphs (1) and (4) above and shall set forth in full the information required under paragraph (5) above.~~

1) Not later than January 31 of each year, an urban renewal agency shall prepare a statement, on the same basis on which its financial statements are prepared, containing:

(a) The amount of moneys received during the preceding fiscal year under [ORS 457.420 \(Plan may provide for division of property taxes\) to 457.470 \(Modification of assessed value\)](#) and from indebtedness incurred under [ORS 457.420 \(Plan may provide for division of property taxes\) to 457.470 \(Modification of assessed value\)](#);

(b) The purposes and amounts for which any moneys received under [ORS 457.420 \(Plan may provide for division of property taxes\) to 457.470 \(Modification of assessed value\)](#) and from indebtedness incurred under [ORS 457.420 \(Plan may provide for division of property taxes\) to 457.470 \(Modification of assessed value\)](#) were expended during the preceding fiscal year;

(c) An estimate of moneys to be received during the current fiscal year under [ORS 457.420 \(Plan may provide for division of property taxes\) to 457.470 \(Modification of assessed value\)](#) and from indebtedness incurred under [ORS 457.420 \(Plan may provide for division of property taxes\) to 457.470 \(Modification of assessed value\)](#);

(d) A budget setting forth the purposes and estimated amounts for which the moneys that have been or will be received under [ORS 457.420 \(Plan may provide for division of property taxes\) to 457.470 \(Modification of assessed value\)](#) and from indebtedness incurred under [ORS 457.420 \(Plan may provide for division of property taxes\) to 457.470 \(Modification of assessed value\)](#) are to be expended during the current fiscal year;

(e) The maximum indebtedness for each urban renewal area included in an urban renewal plan of the agency, including the amount of indebtedness incurred through the end of the immediately preceding fiscal year; and

(f) An analysis of the impact, if any, of carrying out the urban renewal plan on the tax collections for the preceding year for all taxing districts included under [ORS 457.430 \(Certification of assessed value of property in urban renewal area\)](#).

(2)(a) The statement required by subsection (1) of this section shall be filed with the governing body of the municipality and distributed to each taxing district affected by an urban renewal plan of the agency. Notice shall be published that the statement has

been prepared and is on file with the municipality and the agency and the information contained in the statement is available to all interested persons. The notice shall be published once a week for not less than two successive weeks before March 1 of the year in which the statement is filed, in accordance with [ORS 457.115 \(Manner of newspaper notice\)](#). The notice shall summarize the information required under subsection (1)(a) to (e) of this section and shall set forth in full the information required under subsection (1)(f) of this section.

(b) A representative of the agency shall be available to consult with affected taxing districts and respond to questions.

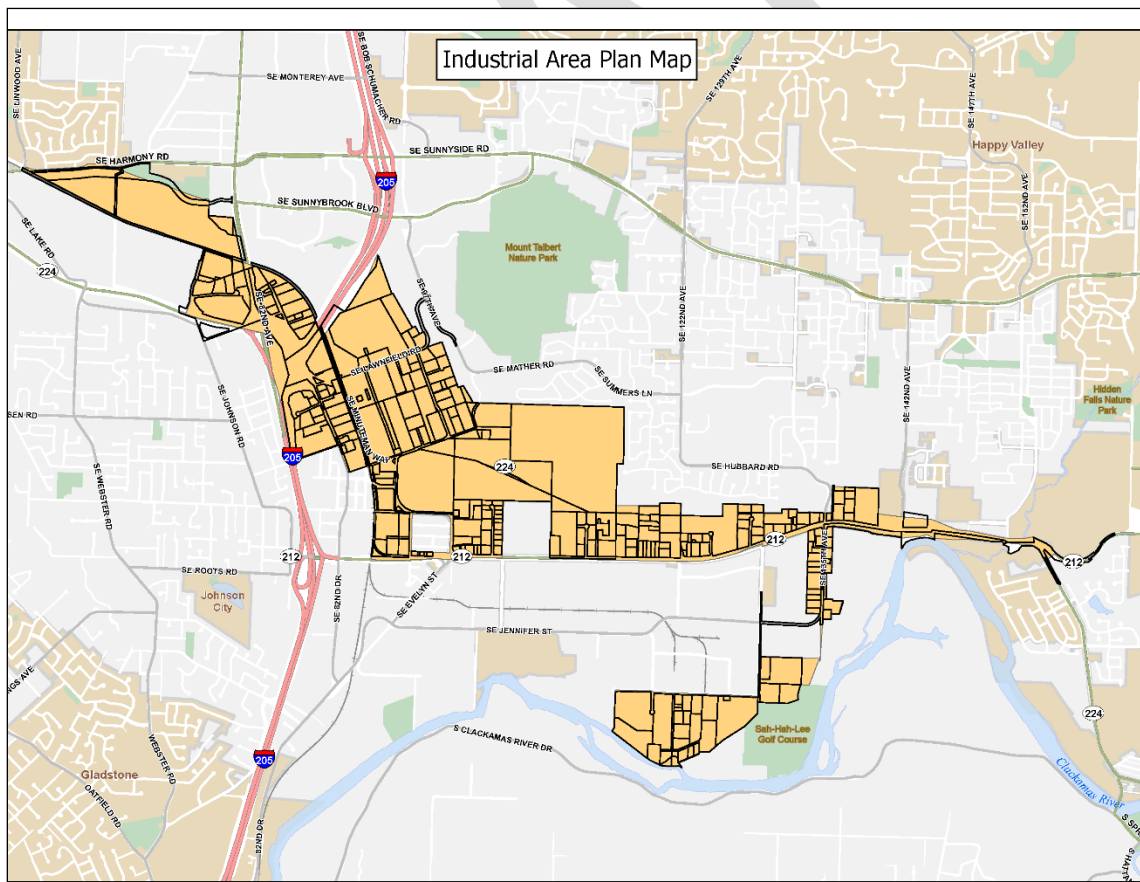
SECTION 800. RESERVED

No changes to this section.

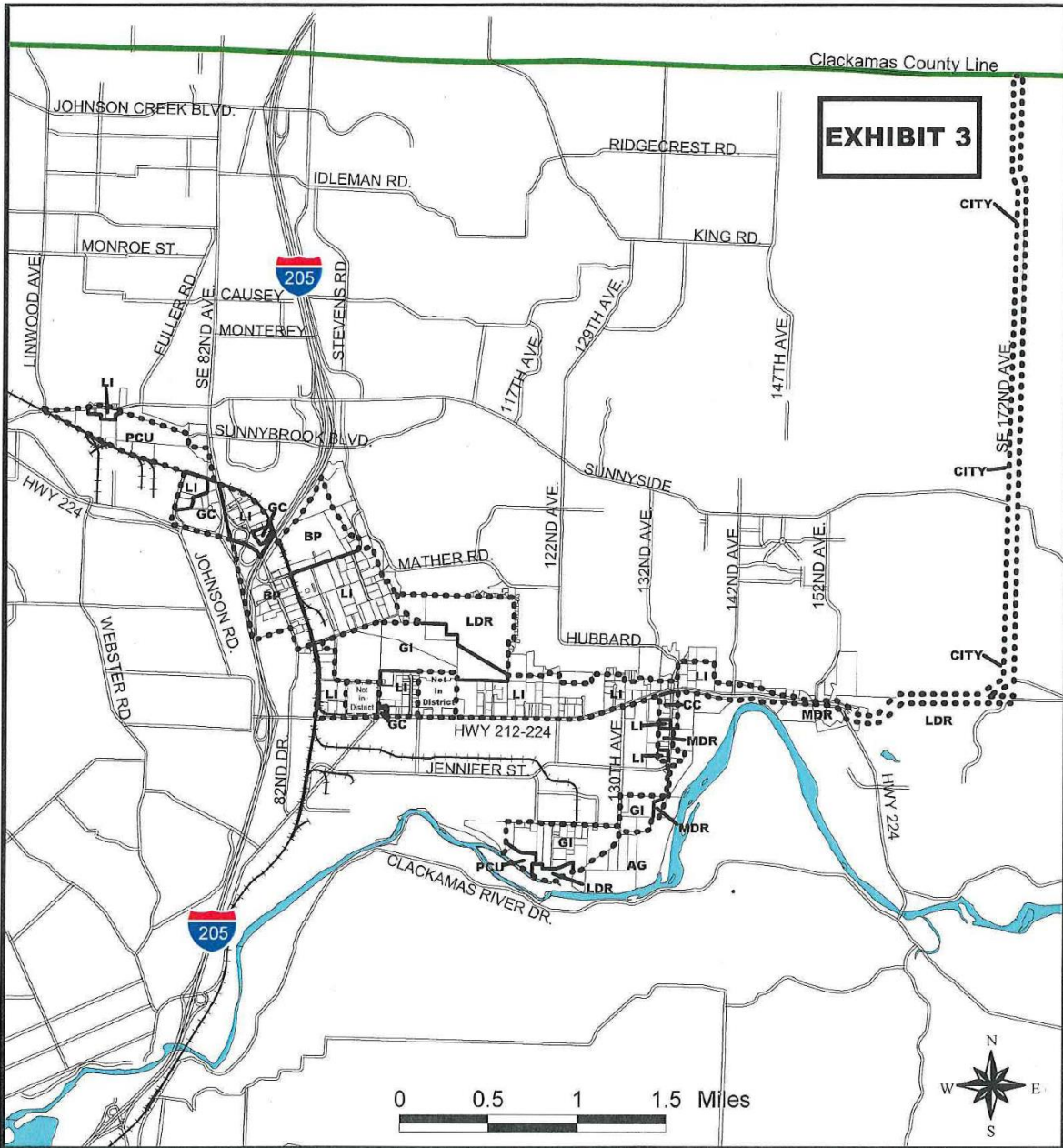
SECTION 900. AMENDMENTS TO THIS PLAN

No changes to this section.

Figure 1 – Clackamas Industrial Area Urban Renewal Area



Source: Clackamas County



CLACKAMAS INDUSTRIAL AREA DEVELOPMENT PLAN LAND USE PLAN MAP

<p>..... Urban Renewal Area Boundary</p>			
GI	General Industrial	CC	Community Commercial
LI	Light Industrial	MDR	Medium Density Residential
BP	Business Park	LDR	Low Density Residential
GC	General Commercial	PCU	Public and Community Use
<p>CITY: SE 172nd is in the City of Happy Valley</p>			

Sept. 2007