

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Policy Session Worksheet

**Presentation Date:** July 28, 2020    **Approx Start Time:** 2:00pm    **Approx Length:** 30 mins

**Presentation Title:** Columbia Distributing Rural Strategic Investment Zone – Community Service Fee Distribution Schedule

**Department:** Business and Community Services (BCS)

**Presenters:**     Laura Zentner, Director, Business & Community Services  
                         Sarah Eckman, Deputy Director, Business & Community Services  
                         Cindy Moore, Business & Community Services  
                         Lynn Longfellow, Assessment & Taxation

**Other Invitees:** Amanda Zeiber, Interim City Administrator, City of Canby  
                         Jamie Stickel, Economic Development Director, City of Canby  
                         Chief Jim Davis, Canby Fire District

### WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Review and provide guidance on the proposed distribution schedule for Columbia Distributing's Community Service Fee (CSF) component of their approved Rural Strategic Investment Zone (RSIZ) application.

### EXECUTIVE SUMMARY:

Columbia Distributing is the first company to utilize the Rural Strategic Investment Zone within Clackamas County. The Rural Strategic Investment Zone is an incentive program where businesses with a project within the zone will pay full property taxes on the first \$25,000,000 investment. Taxes on the property in excess of the \$25,000,000 are abated for 15 years. Businesses pay an annual community service fee of the lesser of 25% of business tax savings on investments over \$25 million or \$500,000 per year.

The CSF requirement is intended to mitigate the loss of abated property taxes as well as mitigate the direct impacts of the development on the community that are needed over and above the systems development charges collected. Once those needs are addressed, additional revenues will be used to fund high priority projects or programs of the community.

In January 2020, the City of Canby sent a letter outlining the details of the RSIZ and CSF to all taxing districts associated with the property on which Columbia Distributing is building their new facility. On May 22, 2020 the Oregon Business Development Department approved the RSIZ application.

On June 23, 2020, a meeting for the taxing districts was hosted by the City of Canby, Clackamas County Business and Community Services (Economic Development) and the Assessor's Office for the purpose of discussing the distribution of the CSF. Notes from that meeting are attached. During the June meeting, representatives from Clackamas Community College and the Canby School District attended (via Zoom) and opted to waive their portion of the fee. No other taxing

districts participated in the meeting or provided comments, however all were notified of the opportunity to do so by the City of Canby. Clackamas County representatives said they would take the fee discussion to the Board of County Commissioners.

On July 16, 2020 a meeting was held between the City of Canby, Canby Fire District and Clackamas County BCS and the Assessor's Office to further clarify the details of the distribution schedule options. In that meeting, all parties agreed in principle to move the "Preferred Option" forward for consideration.

By State Statute, establishment of the CSF annual formula may occur in one of two ways:

- The distribution of this fee must be negotiated between the taxing districts within three months of receiving the RSIZ application approval from Business Oregon. If this is not achieved, the Oregon Business Development Commission will determine the CSF distribution schedule.
- In addition, the following requirement must be met - *"The sum of property tax authority for such participating districts equals or exceeds 75% of the total for all such districts"*. By negotiating with the Fire District, City of Canby and Clackamas County we meet the 75% requirement.

Following the meetings with the taxing districts and using the input received, staff has prepared the following suggestions on a distribution schedule for the CSF. These percentages are listed in the attached distribution schedule worksheet.

There are five distinct options presented:

1. Uniform distribution schedule.
2. All of the Community Service Fee (CSF) that would have gone to Education and the Port (Edu/Port) is distributed to the Fire District.
3. The City, County and Fire District each receive 1/3 of the CSF that would have gone to Edu/Port.
4. Ratio based on each district portion of the CSF without the Edu/Port – and that ratio is used to distribute the Edu/Port amount.
5. Preferred Option: Splitting the EDU/Port option by thirds, with the County giving up 1/2 of their 1/3.

**FINANCIAL IMPLICATIONS (current year and ongoing):**

Is this item in your current budget?       YES       NO

**What is the cost?** See attached CSF proposed distribution schedule.

**What are the funding sources?** Revenue collected from Columbia Distributing's payment of the annual Community Service Fee.

**STRATEGIC PLAN ALIGNMENT:**

- **How does this item align with your Department's Strategic Business Plan goals?**  
Approval of the CSF distribution aligns with the BCS strategic goal to *create living wage jobs* as the Rural Strategic Investment Zone was a key factor in Columbia Distributing's

decision to locate in Canby. As stated in their application, this will bring 300 jobs to Canby/Clackamas County at full build out.

- **How does this item align with the County's Performance Clackamas goals?**  
Approval of this agreement aligns with the County's goal to *grow a vibrant economy*. The CSF distribution is part of the Rural Strategic Investment Zone application which has been approved by the State.

**LEGAL/POLICY REQUIREMENTS:**

Once staff receives direction from the BCC on the distribution schedule, staff will work with County Counsel on an Intragovernmental Agreement that will be submitted to the BCC for final approval.

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

N/A

**OPTIONS:**

- Direct staff to move forward with one of the following options:
  1. Uniform distribution schedule.
  2. All of the Community Service Fee (CSF) that would have gone to Education and the Port (Edu/Port) is distributed to the Fire District.
  3. The City, County and Fire District each receive 1/3 of the CSF that would have gone to Edu/Port.
  4. Ratio based on each district portion of the CSF without the Edu/Port – and that ratio is used to distribute the Edu/Port amount.
  5. Preferred Option: Splitting the EDU/Port option by thirds, with the County giving up 1/2 of their 1/3.
- Modify or suggest an alternate distribution schedule.

**RECOMMENDATION:**

Staff respectfully recommends Option #5 - Preferred Option: Splitting the EDU/Port option by thirds, with the County giving up 1/2 of their 1/3.

**ATTACHMENTS:**

- Columbia Distributing – Proposed CSF distribution schedule worksheet
- Taxing district meeting notes from June 23, 2020

**SUBMITTED BY:**

Division Director/Head Approval Laura Zentner July 22, 2020  
Department Director/Head Approval \_\_\_\_\_  
County Administrator Approval \_\_\_\_\_

For information on this issue or copies of attachments, please contact:  
Cindy Moore, Coordinator, BCS Economic Development Division, [cmoore@clackamas.us](mailto:cmoore@clackamas.us)

**Columbia Distributing  
Abated Tax by District**

Tax Code: 086-002	2019 Tax Rate	1 year 2020 Estimated Abated Tax	15 year Estimated Total Abated Tax	% of Total Rate	1 year - 2020 Estimated Community Service Fee if Uniformly Distributed	15 year - Estimated Community Service Fee if Uniformly Distributed	1 year 2020 Estimated Taxes of \$371,342 on Taxable Property	15 year Estimated Taxes of \$6,906,560 on Taxable Property
COM COLLEGE CLACKAMAS	0.4750	\$10,332	\$192,172	2.79%	2,583	48,043	10,356	192,615
ESD CLACKAMAS CO	0.3144	\$6,839	\$127,198	1.85%	1,710	31,799	6,855	127,491
SCH 086 CANBY	3.9251	\$85,381	\$1,587,992	23.05%	21,345	396,998	85,577	1,591,647
COM COLL CLACK BOND	0.1122	\$2,441	\$45,393	0.66%	610	11,348	2,446	45,498
COM COLL CLACK BOND 2015	0.0374	\$814	\$15,131	0.22%	203	3,783	815	15,166
SCH CANBY BOND	1.5380	\$33,455	\$622,234	9.03%	8,364	155,559	33,532	623,667
PORT OF PORTLAND	0.0599	\$1,303	\$24,234	0.35%	326	6,058	1,306	24,290
<b>Education + Port Total</b>	<b>6.4620</b>	<b>\$140,565</b>	<b>\$2,614,355</b>	<b>37.94%</b>	<b>35,141</b>	<b>653,589</b>	<b>140,888</b>	<b>2,620,373</b>
CITY CANBY	3.0023	\$65,308	\$1,214,651	17.63%	16,327	303,663	65,458	1,217,447
CITY CANBY LOC OPT 2017	0.4900	\$10,659	\$198,241	2.88%	2,665	49,560	10,683	198,697
URA CITY CANBY	2.2336	\$48,586	\$903,656	13.11%	12,147	225,914	48,698	905,736
REC CANBY AREA PARKS	0.0000		\$0	0.00%	0	0	0	0
ROAD DIST 8 CAN	0.0000		\$0	0.00%	0	0	0	0
<b>Canby City Total</b>	<b>5.7259</b>	<b>\$124,553</b>	<b>\$2,316,548</b>	<b>33.62%</b>	<b>31,138</b>	<b>579,137</b>	<b>124,840</b>	<b>2,321,881</b>
COUNTY CLACK CITY	2.0681	\$44,986	\$836,699	12.14%	11,247	209,175	45,090	838,625
COUNTY EXTENSION SVC	0.0427	\$929	\$17,275	0.25%	232	4,319	931	17,315
COUNTY LIBRARY	0.3389	\$7,372	\$137,110	1.99%	1,843	34,278	7,389	137,426
COUNTY PUBLIC SAFETY LOC OPT 20	0.2480	\$5,395	\$100,334	1.46%	1,349	25,084	5,407	100,565
COUNTY SOILS CONS	0.0427	\$929	\$17,275	0.25%	232	4,319	931	17,315
URA CLACKAMAS COUNTY	0.0103	\$224	\$4,167	0.06%	56	1,042	225	4,177
VECTOR CONTROL CLACK CO	0.0056	\$122	\$2,266	0.03%	30	566	122	2,271
Vector Control Local Option 2015	0.0250	\$544	\$10,114	0.15%	136	2,529	545	10,138
2017	0.0814	\$1,771	\$32,932	0.48%	443	8,233	1,775	33,008
<b>County Total</b>	<b>2.8627</b>	<b>\$62,271</b>	<b>\$1,158,173</b>	<b>16.81%</b>	<b>15,568</b>	<b>289,543</b>	<b>62,414</b>	<b>1,160,839</b>
FIRE 062 CANBY	1.3257	\$28,837	\$536,343	7.78%	7,209	134,086	28,904	537,578
FD62 CANBY LOC OPT 2016	0.4500	\$9,789	\$182,058	2.64%	2,447	45,515	9,811	182,477
FD62 CANBY BOND 2019	0.2057	\$4,474	\$83,221	1.21%	1,119	20,805	4,485	83,412
<b>Canby Fire Total</b>	<b>1.9814</b>	<b>\$43,100</b>	<b>\$801,622</b>	<b>11.63%</b>	<b>10,775</b>	<b>200,406</b>	<b>43,200</b>	<b>803,467</b>
<b>Total Rate</b>	<b>17.0320</b>							
<b>Abated Tax: First year/15 year</b>		<b>\$370,489</b>	<b>\$6,890,698</b>	<b>100.00%</b>				
<b>Community Service Fee: First year/1</b>	<b>25%</b>				<b>92,622</b>	<b>1,722,674</b>		
<b>Estimated Taxes Imposed: First year/15 year</b>							<b>371,342</b>	<b>6,906,560</b>

This estimates uses the values and includes the same assumptions as the "Tax Savings Estimate" dated February 13, 2020  
The sole purpose of this estimate is to provide different scenarios to assist users in determining how to distribute the CSF

**Columbia Distributing  
Abated Tax by District**

Tax Code: 086-002	2019 Tax Rate	1 year 2020 Estimated Abated Tax	15 year Estimated Total Abated Tax	% of Total Rate	1 year - 2020	15 year -	% of CSF	1 year 2020	15 year	1 year	15 year
					Estimated Community Service Fee if Uniformly Distributed	Estimated Community Service Fee if Uniformly Distributed		Estimated Taxes of \$371,342 on Taxable Property	Estimated Taxes of \$6,906,560 on Taxable Property	Edu/Port 2020 CSF	Edu/Port CSF
COM COLLEGE CLACKAMAS	0.4750	\$10,332	\$192,172	2.79%	0	0	10,356	192,615	2,583	48,043	
ESD CLACKAMAS CO	0.3144	\$6,839	\$127,198	1.85%	0	0	6,855	127,491	1,710	31,799	
SCH 086 CANBY	3.9251	\$85,381	\$1,587,992	23.05%	0	0	85,577	1,591,647	21,345	396,998	
COM COLL CLACK BOND	0.1122	\$2,441	\$45,393	0.66%	0	0	2,446	45,498	610	11,348	
COM COLL CLACK BOND 2015	0.0374	\$814	\$15,131	0.22%	0	0	815	15,166	203	3,783	
SCH CANBY BOND	1.5380	\$33,455	\$622,234	9.03%	0	0	33,532	623,667	8,364	155,559	
PORT OF PORTLAND	0.0599	\$1,303	\$24,234	0.35%	0	0	1,306	24,290	326	6,058	
<b>Education + Port Total</b>	<b>6.4620</b>	<b>\$140,565</b>	<b>\$2,614,355</b>	<b>37.94%</b>	<b>0</b>	<b>0</b>	<b>140,888</b>	<b>2,620,373</b>	<b>35,141</b>	<b>653,589</b>	
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URA CITY CANBY	2.2336	\$48,586	\$903,656	13.11%	12,147	225,914	48,698	905,736			
REC CANBY AREA PARKS	0.0000	\$0	\$0	0.00%	0	0	0	0			
ROAD DIST 8 CAN	0.0000	\$0	\$0	0.00%	0	0	0	0			
No Share of Edu/Port					0	0					
<b>Canby City Total</b>	<b>5.7259</b>	<b>\$124,553</b>	<b>\$2,316,548</b>	<b>33.62%</b>	<b>31,138</b>	<b>579,137</b>	<b>124,840</b>	<b>2,321,881</b>			
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No Share of Edu/Port					0	0					
<b>County Total</b>	<b>2.8627</b>	<b>\$62,271</b>	<b>\$1,158,173</b>	<b>16.81%</b>	<b>15,568</b>	<b>289,543</b>	<b>62,414</b>	<b>1,160,839</b>			
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FD62 CANBY BOND 2019	0.2057	\$4,474	\$83,221	1.21%	1,119	20,805	4,485	83,412			
All of Edu/Port CSF					35,141	653,589					
<b>Canby Fire Total</b>	<b>1.9814</b>	<b>\$43,100</b>	<b>\$801,622</b>	<b>11.63%</b>	<b>45,916</b>	<b>853,994</b>	<b>43,200</b>	<b>803,467</b>			
<b>Total Rate</b>	<b>17.0320</b>										
<b>Abated Tax: First year/15 year</b>		<b>\$370,489</b>	<b>\$6,890,698</b>	<b>100.00%</b>							
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SCH 086 CANBY	3.9251	\$85,381	\$1,587,992	23.05%	0	0	85,577	1,591,647	21,345	396,998	7,115	132,333	
COM COLL CLACK BOND	0.1122	\$2,441	\$45,393	0.66%	0	0	2,446	45,498	610	11,348	203	3,783	
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<b>Education + Port Total</b>	<b>6.4620</b>	<b>\$140,565</b>	<b>\$2,614,355</b>	<b>37.94%</b>	<b>0</b>	<b>0</b>	<b>140,888</b>	<b>2,620,373</b>	<b>35,141</b>	<b>653,589</b>	<b>11,714</b>	<b>217,863</b>	
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<b>Canby Fire Total</b>	<b>1.9814</b>	<b>\$43,100</b>	<b>\$801,622</b>	<b>11.63%</b>	<b>22,489</b>	<b>418,268</b>	<b>43,200</b>	<b>803,467</b>					
<b>Total Rate</b>	<b>17.0320</b>												
<b>Abated Tax: First year/15 year</b>		<b>\$370,489</b>	<b>\$6,890,698</b>	<b>100.00%</b>									
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					Estimated Community Service Fee if Uniformly Distributed	Estimated Community Service Fee if Uniformly Distributed				Estimated Taxes of Taxable Property	Estimated Taxes of Taxable Property				
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PORT OF PORTLAND	0.0599	\$1,303	\$24,234	0.35%	0	0	0.00%	0	0.00%	1,306	24,290	326	6,058	109	2,019
<b>Education + Port Total</b>	<b>6.4620</b>	<b>\$140,565</b>	<b>\$2,614,355</b>	<b>37.94%</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>140,888</b>	<b>2,620,373</b>	<b>35,141</b>	<b>653,589</b>	<b>11,714</b>	<b>217,863</b>
CITY CANBY	3.0023	\$65,308	\$1,214,651	17.63%	16,327	303,663	28.40%	26,308	54.17%	65,458	1,217,447				
CITY CANBY LOC OPT 2017	0.4900	\$10,659	\$198,241	2.88%	2,665	49,560	4.64%	4,294	54.17%	10,683	198,697				
URA CITY CANBY	2.2336	\$48,586	\$903,656	13.11%	12,147	225,914	21.13%	19,572	54.17%	48,698	905,736				
REC CANBY AREA PARKS	0.0000	\$0	\$0	0.00%	0	0	0.00%	0	54.17%	0	0				
ROAD DIST 8 CAN	0.0000	\$0	\$0	0.00%	0	0	0.00%	0	54.17%	0	0				
<b>Canby City Total</b>	<b>5.7259</b>	<b>\$124,553</b>	<b>\$2,316,548</b>	<b>33.62%</b>	<b>31,138</b>	<b>579,137</b>	<b>54.17%</b>	<b>50,175</b>	<b>54.17%</b>	<b>124,840</b>	<b>2,321,881</b>				
COUNTY CLACK CITY	2.0681	\$44,986	\$836,699	12.14%	11,247	209,175	19.57%	18,122	27.08%	45,090	838,625				
COUNTY EXTENSION SVC	0.0427	\$929	\$17,275	0.25%	232	4,319	0.40%	374	27.08%	931	17,315				
COUNTY LIBRARY	0.3389	\$7,372	\$137,110	1.99%	1,843	34,278	3.21%	2,970	27.08%	7,389	137,426				
COUNTY PUBLIC SAFETY LOC OPT 20	0.2480	\$5,395	\$100,334	1.46%	1,349	25,084	2.35%	2,173	27.08%	5,407	100,565				
COUNTY SOILS CONS	0.0427	\$929	\$17,275	0.25%	232	4,319	0.40%	374	27.08%	931	17,315				
URA CLACKAMAS COUNTY	0.0103	\$224	\$4,167	0.06%	56	1,042	0.10%	90	27.08%	225	4,177				
VECTOR CONTROL CLACK CO	0.0056	\$122	\$2,266	0.03%	30	566	0.05%	49	27.08%	122	2,271				
Vector Control Local Option 2015	0.0250	\$544	\$10,114	0.15%	136	2,529	0.24%	219	27.08%	545	10,138				
2017	0.0814	\$1,771	\$32,932	0.48%	443	8,233	0.77%	713	27.08%	1,775	33,008				
<b>County Total</b>	<b>2.8627</b>	<b>\$62,271</b>	<b>\$1,158,173</b>	<b>16.81%</b>	<b>15,568</b>	<b>289,543</b>	<b>27.08%</b>	<b>25,085</b>	<b>27.08%</b>	<b>62,414</b>	<b>1,160,839</b>				
FIRE 062 CANBY	1.3257	\$28,837	\$536,343	7.78%	7,209	134,086	12.54%	11,617	18.75%	28,904	537,578				
FD62 CANBY LOC OPT 2016	0.4500	\$9,789	\$182,058	2.64%	2,447	45,515	4.26%	3,943	18.75%	9,811	182,477				
FD62 CANBY BOND 2019	0.2057	\$4,474	\$83,221	1.21%	1,119	20,805	1.95%	1,802	18.75%	4,485	83,412				
<b>Canby Fire Total</b>	<b>1.9814</b>	<b>\$43,100</b>	<b>\$801,622</b>	<b>11.63%</b>	<b>10,775</b>	<b>200,406</b>	<b>18.75%</b>	<b>17,362</b>	<b>18.75%</b>	<b>43,200</b>	<b>803,467</b>				
<b>Total Rate</b>	<b>17.0320</b>														
<b>Abated Tax: First year/15 year</b>		<b>\$370,489</b>	<b>\$6,890,698</b>	<b>100.00%</b>											
<b>Community Service Fee: First year/15 year</b>	<b>25%</b>				<b>57,481</b>	<b>1,069,085</b>	<b>100.00%</b>	<b>92,622</b>	<b>100.00%</b>						
<b>Estimated Taxes Imposed: First year/15 year</b>										<b>371,342</b>	<b>6,906,560</b>				

1 Year 2020 CSF less Edu/Port  
 31,138 City 54.17%  
 15,568 County 27.08%  
 10,775 Fire 18.75%  
**57,481 City, County, Fire Portion**  
 35,141 Education and Port  
**92,622 Total CSF**

This estimates uses the values and includes the same assumptions as the "Tax Savings Estimate" dated February 13, 2020  
 The sole purpose of this estimate is to provide different scenarios to assist users in determining how to distribute the CSF

**Columbia Distributing  
Abated Tax by District**

Tax Code: 086-002	2019 Tax Rate	Estimated Total Abated Tax		% of Total Rate	1 year - 2020 Estimated Community Service Fee		% of CSF	1 year 2020 Estimated Taxes of Taxable Property		15 year Estimated Taxes of Taxable Property		1 year 2020 Edu/Port CSF		15 year Edu/Port CSF	
		2020	15 year		2020	15 year		2020	15 year	2020	15 year	2020	15 year	2020	15 year
COM COLLEGE CLACKAMAS	0.4750	\$10,332	\$192,172	2.79%	0	0		10,356	192,615	2,583	48,043	861	16,014		
ESD CLACKAMAS CO	0.3144	\$6,839	\$127,198	1.85%	0	0		6,855	127,491	1,710	31,799	570	10,600		
SCH 086 CANBY	3.9251	\$85,381	\$1,587,992	23.05%	0	0		85,577	1,591,647	21,345	396,998	7,115	132,333		
COM COLL CLACK BOND	0.1122	\$2,441	\$45,393	0.66%	0	0		2,446	45,498	610	11,348	203	3,783		
COM COLL CLACK BOND 2015	0.0374	\$814	\$15,131	0.22%	0	0		815	15,166	203	3,783	68	1,261		
SCH CANBY BOND	1.5380	\$33,455	\$622,234	9.03%	0	0		33,532	623,667	8,364	155,559	2,788	51,853		
PORT OF PORTLAND	0.0599	\$1,303	\$24,234	0.35%	0	0		1,306	24,290	326	6,058	109	2,019		
<b>Education + Port Total</b>	<b>6.4620</b>	<b>\$140,565</b>	<b>\$2,614,355</b>	<b>37.94%</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>140,888</b>	<b>2,620,373</b>	<b>35,141</b>	<b>653,589</b>	<b>11,714</b>	<b>217,863</b>		
CITY CANBY	3.0023	\$65,308	\$1,214,651	17.63%	16,327	303,663		65,458	1,217,447	One Third of Edu/Port:		11,714	217,863		
CITY CANBY LOC OPT 2017	0.4900	\$10,659	\$198,241	2.88%	2,665	49,560		10,683	198,697	County = 1/2 of the third:		5,857	108,931		
URA CITY CANBY	2.2336	\$48,586	\$903,656	13.11%	12,147	225,914		48,698	905,736	City/Fire 1/3 plus 1/4 of County th		14,642	272,328		
REC CANBY AREA PARKS	0.0000	\$0	\$0	0.00%	0	0		0	0						
ROAD DIST 8 CAN	0.0000	\$0	\$0	0.00%	0	0		0	0						
1/3 Education/Port + 1/4 of County Third					14,642	272,328									
<b>Canby City Total</b>	<b>5.7259</b>	<b>\$124,553</b>	<b>\$2,316,548</b>	<b>33.62%</b>	<b>45,780</b>	<b>851,465</b>	<b>49.43%</b>	<b>124,840</b>	<b>2,321,881</b>						
COUNTY CLACK CITY	2.0681	\$44,986	\$836,699	12.14%	11,247	209,175		45,090	838,625						
COUNTY EXTENSION SVC	0.0427	\$929	\$17,275	0.25%	232	4,319		931	17,315						
COUNTY LIBRARY	0.3389	\$7,372	\$137,110	1.99%	1,843	34,278		7,389	137,426						
COUNTY PUBLIC SAFETY LOC OPT 20	0.2480	\$5,395	\$100,334	1.46%	1,349	25,084		5,407	100,565						
COUNTY SOILS CONS	0.0427	\$929	\$17,275	0.25%	232	4,319		931	17,315						
URA CLACKAMAS COUNTY	0.0103	\$224	\$4,167	0.06%	56	1,042		225	4,177						
VECTOR CONTROL CLACK CO	0.0056	\$122	\$2,266	0.03%	30	566		122	2,271						
Vector Control Local Option 2015	0.0250	\$544	\$10,114	0.15%	136	2,529		545	10,138						
2017	0.0814	\$1,771	\$32,932	0.48%	443	8,233		1,775	33,008						
1/2 of 1/3 of Edu/Port					5,857	108,931									
<b>County Total</b>	<b>2.8627</b>	<b>\$62,271</b>	<b>\$1,158,173</b>	<b>16.81%</b>	<b>21,425</b>	<b>398,474</b>	<b>23.13%</b>	<b>62,414</b>	<b>1,160,839</b>						
FIRE 062 CANBY	1.3257	\$28,837	\$536,343	7.78%	7,209	134,086		28,904	537,578						
FD62 CANBY LOC OPT 2016	0.4500	\$9,789	\$182,058	2.64%	2,447	45,515		9,811	182,477						
FD62 CANBY BOND 2019	0.2057	\$4,474	\$83,221	1.21%	1,119	20,805		4,485	83,412						
1/3 Education/Port + 1/4 of County Third					14,642	272,328									
<b>Canby Fire Total</b>	<b>1.9814</b>	<b>\$43,100</b>	<b>\$801,622</b>	<b>11.63%</b>	<b>25,417</b>	<b>472,734</b>	<b>27.44%</b>	<b>43,200</b>	<b>803,467</b>						
<b>Total Rate</b>	<b>17.0320</b>														
<b>Abated Tax: First year/15 year</b>		<b>\$370,489</b>	<b>\$6,890,698</b>	<b>100.00%</b>											
<b>Community Service Fee: First year/15 year</b>	<b>25%</b>				<b>92,622</b>	<b>1,722,673</b>	<b>100.00%</b>								
<b>Estimated Taxes Imposed: First year/15 year</b>								<b>371,342</b>	<b>6,906,560</b>						

This estimate uses the values and includes the same assumptions as the "Tax Savings Estimate" dated February 13, 2020. The sole purpose of this estimate is to provide different scenarios to assist users in determining how to distribute the CSF.



**Columbia Distributing  
Abated Tax by District**

Tax Code: 086-002	2019 Tax Rate	1 year	15 year	% of Total Rate	1 year - 2020	15 year -	1-year	1 - Year	15 - Year	% of CSF to be Distributed	1 year 2020	15 year	1 year 2020 Edu/Port CSF	15 year 1/3 of Edu/Port CSF		
		Estimated Abated Tax	Estimated Total Abated Tax		Estimated Community Service Fee	Estimated Community Service Fee	Rate w/in Jurisdiction	CSF with EDU/Port Ratioed to District	CSF with EDU/Port Ratioed to District		Estimated Taxes of \$371,342 on Taxable Property	Estimated Taxes of \$6,906,560 on Taxable Property				
COM COLLEGE CLACKAMAS	0.4750	10,332	192,172	2.79%	0	0	0.00%	0	0	0.00%	10,356	192,615	2,583	48,043	861	16,014
ESD CLACKAMAS CO	0.3144	6,839	127,198	1.85%	0	0	0.00%	0	0	0.00%	6,855	127,491	1,710	31,799	570	10,600
SCH 086 CANBY	3.9251	85,381	1,587,992	23.05%	0	0	0.00%	0	0	0.00%	85,577	1,591,647	21,345	396,998	7,115	132,333
COM COLL CLACK BOND	0.1122	2,441	45,393	0.66%	0	0	0.00%	0	0	0.00%	2,446	45,498	610	11,348	203	3,783
COM COLL CLACK BOND 2015	0.0374	814	15,131	0.22%	0	0	0.00%	0	0	0.00%	815	15,166	203	3,783	68	1,261
SCH CANBY BOND	1.5380	33,455	622,234	9.03%	0	0	0.00%	0	0	0.00%	33,532	623,667	8,364	155,559	2,788	51,853
PORT OF PORTLAND	0.0599	1,303	24,234	0.35%	0	0	0.00%	0	0	0.00%	1,306	24,290	326	6,058	109	2,019
<b>Education + Port Total</b>	<b>6.4620</b>	<b>140,565</b>	<b>2,614,355</b>	<b>37.94%</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>140,888</b>	<b>2,620,373</b>	<b>35,141</b>	<b>653,589</b>	<b>11,714</b>	<b>217,863</b>
CITY CANBY	3.4923	75,966	1,412,892	20.50%	18,992	353,223	60.99%	27,922	519,320	30.15%	76,141	1,416,145				
URA CITY CANBY	2.2336	48,586	903,656	13.11%	12,147	225,914	39.01%	17,858	332,146	19.28%	48,698	905,736			11,714	217,863
REC CANBY AREA PARKS	0.0000		0	0.00%	0	0					0	0			5,857	108,931
ROAD DIST 8 CAN	0.0000		0	0.00%	0	0					0	0			14642.163	272328.3
1/3 Education/Port + 1/4 of County Third					14,642	272,328										
<b>Canby City Total</b>	<b>5.7259</b>	<b>124,553</b>	<b>2,316,548</b>	<b>33.62%</b>	<b>45,780</b>	<b>851,465</b>	<b>100.00%</b>	<b>45,780</b>	<b>851,465</b>	<b>49.43%</b>	<b>124,840</b>	<b>2,321,881</b>				
COUNTY CLACK CITY	2.3975	52,152	969,965	14.08%	13,038	242,491	83.75%	17,943	333,721	19.37%	52,272	972,198				
COUNTY EXTENSION SVC	0.0427	929	17,275	0.25%	232	4,319	1.49%	320	5,944	0.35%	931	17,315				
COUNTY LIBRARY	0.3389	7,372	137,110	1.99%	1,843	34,278	11.84%	2,536	47,173	2.74%	7,389	137,426				
COUNTY SOILS CONS	0.0427	929	17,275	0.25%	232	4,319	1.49%	320	5,944	0.35%	931	17,315				
URA CLACKAMAS COUNTY	0.0103	224	4,167	0.06%	56	1,042	0.36%	77	1,434	0.08%	225	4,177				
VECTOR CONTROL CLACK CO	0.0306	666	12,380	0.18%	166	3,095	1.07%	229	4,259	0.25%	667	12,408				
1/2 of 1/3 of Edu/Port					5,857	108,931										
<b>County Total</b>	<b>2.8627</b>	<b>62,271</b>	<b>1,158,173</b>	<b>16.81%</b>	<b>21,425</b>	<b>398,474</b>	<b>100.00%</b>	<b>21,425</b>	<b>398,474</b>	<b>23.13%</b>	<b>62,414</b>	<b>1,160,839</b>				
FIRE 062 CANBY	1.9814	43,100	801,622	11.63%	10,775	200,406	100.00%	25,417	472,734	27.44%	43,200	803,467				
1/3 Education/Port + 1/4 of County Third					14,642	272,328										
<b>Canby Fire Total</b>	<b>1.9814</b>	<b>43,100</b>	<b>801,622</b>	<b>11.63%</b>	<b>25,417</b>	<b>472,734</b>	<b>100.00%</b>	<b>25,417</b>	<b>472,734</b>	<b>27.44%</b>	<b>43,200</b>	<b>803,467</b>				
<b>Total Rate</b>	<b>17.0320</b>															
<b>Abated Tax: First year/15 year</b>		<b>370,489</b>	<b>6,890,698</b>	<b>100.00%</b>												
<b>Community Service Fee: First year/</b>	<b>25%</b>				<b>92,622</b>	<b>1,722,673</b>		<b>92,622</b>	<b>1,722,673</b>	<b>100.00%</b>						
<b>Estimated Taxes Imposed: First year/15 year</b>											<b>371,342</b>	<b>6,906,560</b>				

This estimates uses the values and includes the same assumptions as the "Tax Savings Estimate" dated February 13, 2020  
The sole purpose of this estimate is to provide different scenarios to assist users in determining how to distribute the CSF

**From:** [Jamie Stickel](#)  
**To:** [Jamie Stickel](#)  
**Subject:** Strategic Investment Zone Follow Up  
**Date:** Friday, June 26, 2020 11:13:52 AM  
**Attachments:** [image001.png](#)

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**Warning: External email. Be cautious opening attachments and links.**

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Hello –

Thank you to everyone who attended Tuesday's Strategic Investment Zone meeting to discuss the Community Service Fee. Below are notes from the meeting – please let me know if you have any additions/changes.

**Attendees:**

Amanda Zeiber (City of Canby)  
Jamie Stickel (City of Canby)  
Sarah Eckman (Clackamas County)  
Cindy Moore (Clackamas County)  
Lynn Longfellow (Clackamas County)  
Chief Jim Davis (Canby Fire)  
Lori Fawcett (Canby Fire)  
Denise Lapp (Canby School District)  
Jeff Schaffer (Clackamas Community College)

- **Welcome**
  - Meeting began at 9:33am.
- **Introductions**
  - Attendees introduced themselves and the organization they represented.
- **Strategic Investment Zone Background**
  - Jamie Stickel provided background on Strategic Investment Zone program and the process followed by Columbia Distributing to have their application approved.
- **Community Service Fee Discussion**
  - A discussion occurred on the community service fee and possible distribution schedules:
    - Special taxing districts uniform distribution
    - Fire District receive approx. \$53,000/year for 15 years to directly mitigate costs from new development
    - Larger portion of CSF to road improvements (updates and Walnut Extension Road to HWY 99)
  - Jeff Schaffer said the project only positively affects Clackamas Community College and noted he would be willing to give up their portion of the community service fee.
  - Denise Lapp noted their funding is a certain amount per child which comes

from the state and property taxes, she said she, too, would be fine with giving their portion to the other districts.

- Clackamas County, City of Canby, and Canby Fire will take the conversation back to their respective boards and committees.
- Lynn Longfellow will revise the spreadsheet with property tax amounts – she noted she could have actual values by the next meeting.
- Clackamas County will explore with Board of County Commissioners whether they can forego their portion of the community service fee, leaving City of Canby and Canby Fire to determine percentage breakdown.

- **Adjourned**

- Next meeting to be scheduled mid to late July.
- Meeting adjourned at 10:17am

Sincerely,

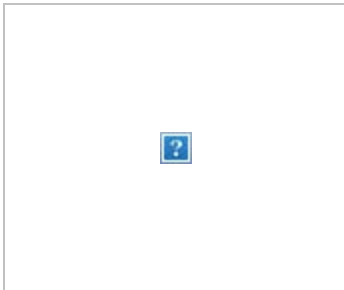
**Jamie Stickel**

*Economic Development Director*  
City of Canby

222 NE 2<sup>nd</sup> Avenue | PO Box 930  
Canby, OR 97013

**Phone: 503-266-0701**

[StickelJ@CanbyOregon.gov](mailto:StickelJ@CanbyOregon.gov)



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