

**From:** [Amy Koski](#)  
**To:** [FISH Arthur \\* BIZ](#)  
**Cc:** [Mike Williams](#); [Cheryl Twete](#)  
**Subject:** 2015 Beaverton Enterprise Zone Annual Report  
**Date:** Thursday, October 29, 2015 9:53:28 AM  
**Attachments:** [EZ Beaverton Enterprise Zone Program Announcement 102615 2.pdf](#)

October 29, 2015

Arthur Fish  
 Oregon Business Development Department  
 State Lands Building Suite 200  
 775 Summer Street NE  
 Salem, Oregon 97301-1280

Dear Art:

These are the currently authorized business firms that have qualified for the exemption for the Beaverton Enterprise Zone:

Business Firm*	Existing Employment	New/additional Employees (est.)	Investment Costs (est.)	Expected 1st Initial Year	Years of Exemption	Enterprise or Electronic Commerce
Vanguard EMS	121	20	\$1,500,000	2016	5	EZ
C2F	53	5	\$6,650,000	2017	5	EC
Virtual Supply, Inc. dba Earl & Brown, Co. Inc.	29	3	\$472,988	2015	5	EC
ProBuild Company LLC	22	2	\$1,835,000	2015	5	EZ
Vernier Software & Technology, LLC	89	9	\$2,800,000	2015	5	EZ
<b>TOTAL</b>	<b>314</b>	<b>39</b>	<b>\$13,257,988</b>			

**NOTE:** [\*Don't list withdrawn or inactive authorizations; data based on information from/revised by authorized firm]  
 [Also include any revision to any local contact information. **OPTIONAL:** Summary of zone activities during previous 12 months, such as assistance to authorized & qualified business firms and the county assessor; changes to the zone boundary, local incentives or policies; updates on available industrial land or workforce training resources; additional requirements for above firms; marketing and public outreach efforts, and other newsworthy stuff.]

### Summary of Zone Activities 2015

Enterprise/Electronic Commerce Zone outreach has been conducted with Standard Bag Manufacturing Company, Leupold & Stevens, Nike, Cascade Brewing, Stratus RE Developers, Cascade Corporate Center, Active Telesource, Axian, DH Sutherland, Lanphere Enterprises, CompView, BluBloc, Project Ski, Project Melville, Project Turbine, Project Sunshine. In addition, information has been provided to brokers so that they understood the usefulness of the program as a potential recruiting tool.

The Authorization Approval for Vanguard EMS will be officially approved in November 2015.

C2F is the city's first company to take advantage of New Markets Tax Credits. The company held an event Thursday, October 29, 2015 in coordination with the city to celebrate completion of phase one of their project. Phase one included installation of a new roof and solar panels.

Presented on a panel about the Enterprise Zone program along with a banker, tax accountant, and commercial broker at the Beaverton Area Chamber of Commerce Monday, October 26, 2015 (see attached announcement).

The city promoted the new [Beaverton Brownfields Program](#), that includes a \$400,000 grant from the Environmental Protection Agency, to all property and business owners within the Enterprise Zone boundary. They were invited to an [Open House and a Property and Business Owner Forum](#) held in March 2015 to promote the incentive for funding to cover costs associated with environmental site assessment on commercial and industrial land within the City of Beaverton.

Wrote a letter of support for: House Bill 2643 to help streamline the Enterprise Zone process and removes cap number of zones allowed, House Bill 2734 authorizing cities or counties to organize land bank authority, and Senate Bill 565 to restore a 25 percent Oregon tax credit for Main Street rehabilitation.

Continued actively promoting the city's Workforce Training Assistance program.

### **Summary of Zone Activities 2014**

Enterprise/Electronic Commerce Zone outreach has been conducted with UPS, Cascade Microtech, EasyStreet, Pacific Light Technologies, Standard Bag Manufacturing Company, Sonivate, and International Paper who are either still considering the program and/or planning to use it in the future.

Three new industrial businesses, ProBuild, Pacific Lumber and UPS, have relocated into the Enterprise Zone.

In addition to the estimated Enterprise Zone/Electronic Commerce investments by ProBuild and Earl & Brown, ProBuild anticipates an additional investment of \$2 million and Earl & Brown planned an additional investment of \$200,000.

Six companies located within the Enterprise Zone have participated in the City of Beaverton's Workforce Training Assistance program with 24 new jobs created. Another five companies in the Enterprise Zone are considering the program with the potential for 18 new jobs. Due to the increased demand, the Economic Development Division has requested up to \$130,000 in additional funding for the program from City Council for the 2014-15 fiscal year.

The Beaverton Enterprise Zone was awarded an Electronic Commerce overlay designation in July 2014.

City Council adopted a resolution authorizing modification of the city's requirements for the Beaverton Enterprise Zone on April 8, 2014. This included clarifying State requirements by specifying that a written agreement with the city is required based on the applicable ORS and OAR and modifying local requirements by removing from the city's resolution many of the details already addressed in the ORS and OAR, changing the minimum investment to follow what is prescribed by State statute, changing the wording of the procurement plan requirement, clarifying the basic wage requirement is for the qualified facility's jobs created as part of the enterprise zone investment, and streamlining the overall content included in the resolution.

Although Vanguard didn't end up meeting the hiring requirement in 2014, the company still made an investment of more than \$1.9 million and put a building which sat vacant for three years back into use.

### **Summary of Zone Activities 2013**

The Community and Economic Development Department is currently in the process of conducting a Comprehensive Plan Update on the economic, transportation, and housing sections. As part of the process, the city is reviewing the Buildable Lands Inventory and enhancing the methodology in coordination with Metro.

Through the City of Beaverton Workforce Training Assistance program, more than \$25,000 was provided to two target market business in 2013 with 11 new jobs, both located within the Enterprise Zone.

In an effort to maximize our outreach about the new Enterprise Zone program, approximately 3,000 direct mail postcards were sent to all property and business owners within the boundary during Summer 2013.

As of May 2013, the City of Beaverton was awarded a \$400,000 U.S. Environmental Protection Agency Brownfields Assessment Grant for hazardous substances and petroleum on commercial and industrial properties, many of which that are known to be brownfields sites are located within the Enterprise Zone boundary.

Since original designation in July 2012, the Beaverton Enterprise Zone boundary was expanded twice. The first expansion included an additional 0.07 square miles authorized in September 2012. The second expansion included 2.93 square miles, 0.64 square miles of which is in unincorporated Washington County. This expansion was authorized in February 2013.

Regards,  
Amy Koski



**Amy Koski**

Economic Development Project Coordinator | Enterprise Zone Manager

City of Beaverton | Economic Development Division

12725 SW Millikan Way 97005 | PO Box 4755 Beaverton, OR 97076-4755

p: [503.526.2631](tel:503.526.2631) | f: 503-526-2550 | [akoski@BeavertonOregon.gov](mailto:akoski@BeavertonOregon.gov)

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