

CANBY URBAN RENEWAL AGENCY

URBAN RENEWAL RESOLUTION 06-003

A RESOLUTION AMENDING SECTION 600.B(1) OF THE CANBY URBAN RENEWAL PLAN TO AUTHORIZE THE USE OF GRANT FUNDS TO ENCOURAGE REDEVELOPMENT THROUGH NEW CONSTRUCTION AND AUTHORIZING A SPECIFIC GRANT PROGRAM TOWARDS THIS END.

WHEREF, AS, The Canby Urban Renewal Agency wishes to establish a grant program to incentive new development and construction within the Urban Renewal District area; and

WHEREAS, Section 600.B(2) of the Urban Renewal Plan authorizes the use of grants to encourage conservation and rehabilitation of existing buildings but Section 600.B(1) does not authorize grants for new construction; and

WHEREAS, the Canby Urban Renewal Agency has determined that this funding tool should be authorized to stimulate new construction and achieve Urban Renewal program goals and has reviewed a specific grant program designed to spur new construction by providing grants to offset System Development Charges;

NOW, THEREFORE, THE CANBY URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:

- (1) Section 600.B(1) of the Canby Urban Renewal Plan is hereby amended as described in the attached Exhibit "A."
- (2) Staff is directed to take all necessary steps to implement the Incentive Program for Job Creation and New Construction, as described in the attached Exhibit

This resolution will take effect upon adoption on January 25, 2006.

ADOPTED this 25th day of January, 2006 by the Canby Urban Renewal Agency.

Randy Carson, Chair

ATTEST:

Kimberly Scheafer
City Recorder, Pro-Tem

CANBY URBAN RENEWAL AGENCY

URR 06-003
Exhibit "A"

Amendments to Section 600.B(1) of the Canby Urban Renewal Plan.

(New text shown underlined)

1. Redevelopment Through New Construction

Redevelopment through new construction may be achieved by public or private property owners, with or without financial assistance by the Renewal Agency. To encourage redevelopment through new construction, the Renewal Agency is authorized to set financial guidelines, establish loan and grant programs and provide below market interest rate and market rate loans and provide such other forms of financial assistance to property owners and those desiring to acquire and redevelop property in the Renewal Area, as it may deem appropriate in order to achieve the objectives of this Plan.

Pursuant to this Section 600.B(1) the Agency may make grants as described in the "Incentive Program for Job Creation and New Construction" that is attached to this plan as Attachment D.

CANBY URBAN RENEWAL AGENCY

ATTACHMENT 'D'

Incentive Program For Job Creation & New Construction

INTRODUCTION

In an effort to assist target businesses critical to Canby's economic development, the Canby Urban Renewal District (URD) is offering system development charge credits for job creation. The credits range from \$500 to \$2,000 per qualifying job and will be applied to any industrial/manufacturing project paying City of Canby system development charges that is located within Canby's Urban Renewal District.

The URD has a limited amount of funds available for this program. These funds are available on a first-come, first-served basis until they are exhausted in any fiscal year. This program is treated as a grant program providing that recipients comply with the construction and job creation requirements as outlined in their application.

Applicants will pay all SDC fees up-front to the City of Canby. After job creation goals have been met by the applicant, the Canby Urban Renewal Agency will refund SDC charges following a mutually agreed-upon job creation plan.

CREDIT AMOUNTS

Businesses may receive credits totaling as much as 100% of the City of Canby's system development charges (SDCs) due on a project. Credits will be issued as followed:

- \$500 per full-time job paying between \$20,800 and \$27,560 per year (\$10.00 to \$13.25 per hour).
- \$1,000 per full-time job paying between \$27,561 and \$34,320 per year (\$13.26 to \$16.50 per hour).
- \$1,500 per full-time job paying between \$34,321 and \$39,520 per year (\$16.51 to \$19.00 per hour).
- \$2,000 per full-time job paying over \$39,521 *per* year (\$19 per hour).

ELIGIBILITY

Businesses must meet the following criteria to be eligible for this program:

- Projects must be located in the Canby Urban Renewal District (see attached map).
- Projects must be for industrial/manufacturing businesses only.
- Credits will only be applied to City of Canby System Development Charges, and will be allowed to cover up to 100% of the *total* SDCs due on a project. City of Canby SDCs are assessed for Transportation, Sanitary Sewer, Storm Sewer, and Parks.
- Credits will only be awarded for full-time jobs meeting the above salary levels.
- Applications for credits must be filed no later than 90 days after the payment of the SDCs for which credits are sought. We encourage applications to be filed well in advance of payments.

CANBY URBAN RENEWAL AGENCY

- Businesses must enter into an agreement with the URD to provide a pre-defined number and quality of new jobs for a minimum two-year period (this period may start at any time within two years of final occupancy of the building). Businesses must agree to allow the URD to monitor and audit payroll records in order to confirm that job creation goals are being met. Businesses that do not meet the mutually-agreed upon goals will not receive credits. The URD reserves the right to issue partial refunds or no refund based on actual job creation data.
- Businesses located outside city limits but requiring City services will only be eligible if they enter into an annexation agreement with the City. The application must follow applicable local, state and federal rules. Credits will only be issued in such cases following annexation into City limits.
- Applicants may be either a building owner, developer, or business owner or their representatives. Funds will be issued to the individual/business that paid the SDCs to the City of Canby.
- Non-profits, government agencies, and other uses that do not pay property taxes are ineligible.
- The Urban Renewal Agency reserves the right to modify or interpret any eligibility standard or credit level on a case-by-case basis if deemed necessary.

APPLICATION REQUIREMENTS

Businesses applying for this incentive program must provide the following:

1. Completed SDC Incentive Program Grant Application.
2. Copy of statement of estimated SDC fees by the City of Canby or receipt of actual fees paid, if applying after payment date.
3. Job creation plan and agreement to submit semi-annual employment reports.

PROCESS

1. Staff will review the application and make sure it is complete and accurate.
2. Staff will make a recommendation to the Canby Urban Renewal Agency, which will make a final decision on the application.
3. If approved, staff and applicant will finalize job creation and employment reporting plan and a written contract will be signed.
4. Staff will monitor job creation and maintenance data. Upon successful completion of plan, credits will be issued and a report provided to the URD Agency.

CREDIT FORMAT

Applicant will pay the full amount of SDCs to the City of Canby upon issuance of a building permit. Credit will be issued to applicant only upon successful completion of job creation plan.