















**Spalding Industrial Park Regionally Significant Industrial Area  
Summary of Use and Development by Tax Lot**

Tax Lot	Property Owner	Situs Address	Acres	Business	Current Use	Frontage Improvements (curb, gutter, sidewalk, sewer, water, etc.)	Subdivision / Location Description	Lot
360522000002000 (Part)	SPALDING & SON INC	450 AMENT RD	1.0		Vacant	No		
360522000002000 (Part)	SPALDING & SON INC	450 AMENT RD	19.7		Vacant/Storage	No		
360522000003000	SPALDING & SON INC	2280 SPALDING AVE	8.6		Vacant/Misc	No		
360522000004000	SPALDING & SON INC	2300 SPALDING AVE	9.7		Vacant	No		
360521A0000101	E S A M INC	2123 NE INDUSTRY DR	3.1		Vacant	Yes	SPALDING COMMERCE PARK PHASE 2	1
360521A0000102	BANCROFT, DALE L & VOLKMAN, ROBERT L	2137 NE INDUSTRY DR	0.7		Vacant	Yes	SPALDING COMMERCE PARK PHASE 2	2
360521A0000103	R & B ROGUE PROPERTIES LLC	2151 NE INDUSTRY DR	0.6		Vacant	Yes	SPALDING COMMERCE PARK PHASE 2	3
360521A0000104	NUNN, RONALD C & ARTOFF, DENNIS R &	2179 NE INDUSTRY DR	1.0		Vacant	Yes	SPALDING COMMERCE PARK PHASE 2	4
360521A0000105	CEDAR GROVE LLC	2186 NE INDUSTRY DR	0.5		Vacant	Yes	SPALDING COMMERCE PARK PHASE 2	5
360521A0000106	WOODHEAD, WILLIAM D	2172 NE INDUSTRY DR	0.9	Forest Products Company	Head Office	Yes	SPALDING COMMERCE PARK PHASE 2	6
360521A0000109	SPALDING & SON INC	2200 INDUSTRY DR	0.9		Vacant	Yes	SPALDING COMMERCE PARK PHASE 2	7
360521A0000301	SPALDING & SON INC	2214 INDUSTRY DR	0.8		Vacant	Yes	SPALDING COMMERCE PARK PHASE 3	1
360521A0000302	SPALDING & SON INC	114 ASSEMBLY CIR	4.1		Vacant	Yes	SPALDING COMMERCE PARK PHASE 3	2
360521A0000303	SPALDING & SON INC	129 ASSEMBLY CIR	1.4		Vacant	Yes	SPALDING COMMERCE PARK PHASE 3	3
360521A0000304	WELLONS GROUP INC	115 ASSEMBLY CIR	1.4		Vacant	Yes	SPALDING COMMERCE PARK PHASE 3	4
360521A0000305	EDGEWATER CHRISTIAN FELLOWSHIP	101 ASSEMBLY CIR	2.3	Rogue Pro Industrial	Manufacturing	Yes	SPALDING COMMERCE PARK PHASE 3	5
360521A0000306	ROEMER, DONALD & SPALDING & SON INC	2207 INDUSTRY DR	3.4	Edgewater Christian Fellowship	Church/Church Office	Yes	SPALDING COMMERCE PARK PHASE 3	6
360521A0000307		2251 NE SPALDING AVE	2.7	Cascade Metal Recycling	Head Office/Metal Processing	Yes	SPALDING COMMERCE PARK PHASE 3	7 & 8
360521A0000309 (Part)			10.7		Spalding Industrial Park Office, Misc. Former Mill Facilities and Buildings, Storage Sheds, Wood Chipper	Partial Frontage		TRACT A
360521A0000309 (Part)								
360521A0000309 (Part)	SPALDING & SON INC	2251 NE SPALDING AVE	25.8		Storage Area	Partial Frontage	SPALDING COMMERCE PARK PHASE 3	TRACT A
360521A0000900	EDMAN CORP	605 NE AGNESS AVE	0.5	Cascade Metal Recycling	Storage Area	Yes		
360521A0001100	ESAM INC	2100 NE SPALDING AVE	3.5	ESAM	Manufacturing	Yes	PARTITION PLAT 2000-20	1
360521A0001102	SPALDING, JILL K	2150 NE SPALDING AVE	1.5		Vacant	Yes	SPALDING COMMERCE PARK PH. 1	1
360521A0001103	GRANTS PASS BLM LLC	2184 NE SPALDING AVE	4.7	US BLM	Office/Storage	Yes	PARTITION PLAT 2004-64	4
360521A0001104	URIAS, RAYMOND L	2188 NE SPALDING AVE	0.7	Precision Screw Manufacturing	Manufacturing	Yes	SPALDING COMMERCE PARK PH. 1	4
360521A0001105	RUSSELL LOVING TRUST	2245 NE SPALDING AVE	3.0	Encore Ceramic Tile	Manufacturing	Yes	PARTITION PLAT 2004-24	2
360521A0001106	MARZI TRUST AGREEMENT	2207 NE SPALDING AVE	1.4	Miarzi Sinks	Manufacturing	Yes	PARTITION PLAT 2004-24	1
360521A0001107	NUNN, RONALD C &	2185 NE SPALDING AVE	2.4	Rogue Industrial Park	Misc. Industrial Bldg, Tenants	Yes	SPALDING COMMERCE PARK PH. 1	6
360521A0001108	NUNN, RONALD C &	2183 NE SPALDING AVE	2.6	Rogue Industrial Park	Misc. Industrial Bldg, Tenants	Yes	SPALDING COMMERCE PARK PH. 1	7
360521A0001109	NORTH PACIFIC PROPERTIES LLC	2143 NE SPALDING AVE	2.5	Oregon Swiss Precision	Manufacturing	Yes	SPALDING COMMERCE PARK PH. 1	8
360522BC000110	EVERGREEN FED SAVINGS & LOAN ASSO	2101 NE SPALDING AVE	4.6	Bear Hotel - Warehouse	Warehouse	Yes	SPALDING COMMERCE PARK PH. 1	9
360522BC000100	SPALDING & SON INC	NE SPALDING AVE	5.6		Former Mill Buildings	No		
360522BC000600	SPALDING & SON INC	2285 NE SPALDING AVE	2.1		Former Mill Buildings, Shop	No		



## Rogue Enterprise Zone

October 15, 2013

In 2010 Grants Pass and Josephine County combined their two Enterprise Zones into one zone the Rogue Enterprise Zone. An enterprise zone is an Oregon State designated area to encourage business investment in that area through property tax relief. Eligible businesses are usually traded sector (non-retail) businesses and they can receive up to 15 years of tax abatement for all newly developed or new to Oregon equipment.

### Standard Enterprise Exemption (3 years)

- Increase full-time, permanent employment of the firm by the greater of one new job or 10% increase in employment.
- Have no concurrent job losses outside the zone boundary
- Maintain this minimum employment level during the exemption period
- Enter into a first-source agreement with local job training providers

### Extended Enterprise Exemption (up to 5 years)

- Compensation of new workers must be at or above 150% of the county average wage
- Written agreement with the local zone sponsors

### Long-term Enterprise Zone (7-15 years)

Any type of business activity is eligible for the long-term enterprise zone as long as it meets the following requirements.

- Total investment of over \$25,000,000 for the project
- Within three or five years of commencing operations, a minimum of 35-50 new, full time employees must be hired
- Employment level must be maintained during the abatement period
- Average annual compensation for all workers at the facility must stay at or above 150 % of the county average annual wage, within five years of starting operations.

### E-Commerce Overlay

The Rogue Enterprise Zone is one of several zones that receive special status to encourage electronic commerce or "e-commerce" investments.

The most significant feature of the e-commerce overlay is that a qualifying business may receive a credit against the business's annual state income or corporate excise tax liability. The credit equals 25% of that tax year's investment cost in capital assets for operations related to electronic commerce. All requirements for the Standard Enterprise Exemption apply to the e-commerce overlay.

For more information concerning these programs contact the City of Grants Pass at 541-450-6000.



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## Land Quality Environmental Cleanup

[DEQ Home](#) > [Land Quality](#) > [Environmental Cleanup](#) > [ECSI](#) > [Site Summary Full Report](#)

### Environmental Cleanup Site Information (ECSI) Database Site Summary Full Report - Details for Site ID 552, Spalding & Son Inc.

This report shows data entered as of October 15, 2013 at 3:37:08 PM

This report contains site details, organized into the following sections: 1) [Site Photos](#) (appears only if the site has photos); 2) [General Site Information](#); 3) [Site Characteristics](#); 4) [Substance Contamination Information](#); 5) [Investigative, Remedial and Administrative Actions](#); and 6) [Site Environmental Controls](#) (i.e., institutional or engineering controls; appears only if DEQ has applied one or more such controls to the site). A key to certain acronyms and terms used in the report appears at the bottom of the page.

Go to [DEQ's Facility Profiler](#) to see a site map as well as information on what other DEQ programs may be active at this site.

#### General Site Information

Site ID: 552	Site Name: Spalding & Son Inc.	CERCLIS No:
Address: 2345 SE "N" St. Grants Pass 97526	County: Josephine	Region: Western
Other location information:	The Spalding & Son site is in Section 21a, Tax Lots 100, 300, 1100, 1101, and 1200 (near Jones Creek which discharges to the Rogue River). The SW Forest Industries site (formerly ECSI #548) is in Section 22, Tax Lots 100, 600, 702, and 1401 (north side of the Rogue River, east of Grants Pass; 2755 Ament Dam Road).	
Investigation Listed on CRL or Inventory Status:		
Property:	Brownfield Site: No      NPL Site: No	Orphan Site: No      Study Area: No
	Twtnshp/Range/Sect: 36S , 5W , 21	Tax Lots: see Location comments
	Latitude: 42.4294 deg.	Longitude: -123.2902 deg.
Other Site Names:	Grants Pass Mill Southwest Forest Industries - Plant #4 Stone Container	

#### Site Characteristics

General Site Description:  
Site History:

Exhibit 5

**Contamination Information:**

The site occupies about 80 acres near Grants Pass; it's bordered by private residences, Southern Pacific RR property, State of Oregon land, and light industry. Jones Creek flows south across the site toward the Rogue River. The company has occupied this location since its incorporation in April 1948. Current operations include receiving logs and producing cut construction lumber. The logs are first rough-cut in the mill. Some lumber is packaged and transferred to a dip tank. Britewood is used to control sapstain fungi. Historically, Spalding applied pentachlorophenol in a water-based solution to the surface of this milled green lumber. Four areas at the site were used to apply PCP: 1) the wood-treatment area; 2) the green-chain building; 3) the Siberia chain building; and 4) the planar mill. The wood-treatment area has been in use since 1984. The dip tank in the green chain building was reportedly operated from 1964 until 1984. The Siberia chain building dip tank operated from the early 1950s through the early 1970s. The planar mill had a spray booth where PCP was applied to lumber. This operated from the mid-1970s to early 1993. The part of the facility previously owned by Southwest Forest Industries was used to make plywood. No recent investigations have taken place in that portion of the site. In 1984, there was concern that glue and resins released to drainfields and settling ponds had impacted nearby domestic wells.

**Manner and Time of Release:**

Pentachlorophenol was released to soils and surface water due to past operating practices.

**Hazardous Substances/Waste Types:**

Fungicide, chlorinated phenols, sodium tetrachlorophenate. At the former Southwest Forest Industries property, glue waste and oil.

**Pathways:**

**Environmental/Health Threats:**

The primary exposure threat is direct contact with contaminated soil, sediment, or groundwater during remedial activities in affected areas. Potential groundwater-related exposures also may occur if groundwater contamination extends off-site.

**Status of Investigative or Remedial Action:**

During September and October 1993, Spalding performed a Phase 1 hydrogeologic assessment in response to a Notice of Violation and Compliance Order dated 7/17/92. Based on findings of the assessment, Spalding and DEQ's Hazardous Waste Section agreed that additional work was appropriate under the auspices of the Voluntary Cleanup Program. Pursuant to the agreement with DEQ, the Notice of Violation and Compliance Order was dismissed upon Spalding's entry into the VCP. (6/27/00 DEH) Groundwater contamination will be re-assessed in winter 2000 following two years of groundwater monitoring. (4/11/01 BET) RP requested to continue monitoring groundwater on a biannual basis for one more year. DEQ agreed with request. Also, DEQ agreed with RP's request to decommission MW-2 based on upcoming development at the site. (12/20/01 BET) As of 12/28/00, Spalding performs semiannual groundwater monitoring for MW-3 or MW-4. As of 1/96, PCP concentrations have fluctuated from 2.4 ug/L to 7.5 ug/ in MW-4. A sample from downgradient supply was analyzed in 6/01 and no chlorinated phenolics were detected.

**Data Sources:**

**Substance Contamination Information**

Substance	Media	Contaminated Concentration	Level	Date Recorded
OIL OR FUEL RELATED COMPOUNDS	Soil	unknown		3/28/1984
PENTACHLOROPHENOL	Soil	31 mg/kg		7/31/1987
PHENOLS	Soil	2.6 ppm		9/11/1984

**Investigative, Remedial and Administrative Actions**

Action	Start Date	Compl.	Resp. Staff	Lead
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	<b>Date</b>		<b>Pgm</b>
Site added to database	10/06/1988	Marilyn Daniel	SAS
SITE EVALUATION	04/09/1992 04/09/1992	Heather Schijf	SAS
Listing Review completed	04/09/1992 04/09/1992	Heather Schijf	SAS
Insufficient information to list	04/10/1992	Heather Schijf	SAS
SITE PRIORITY EVALUATION FOR FURTHER ACTION	09/02/1994 09/02/1994	Claudia Johansen	SAS
State Basic Preliminary Assessment recommended (PA)	09/02/1994 09/02/1994	Claudia Johansen	SAS
VCS Waiting List	09/28/1994 04/03/1995	Marilyn Daniel	VCS
NEGOTIATIONS	04/03/1995 05/30/1995	William Mason	VCS
REMEDIAL INVESTIGATION	05/30/1995	Bryn Thoms	VCS
PRELIMINARY ASSESSMENT EQUIVALENT	05/30/1995 05/30/1995	William Mason	VCS
REMOVAL	06/01/1995 06/01/1995	William Mason	VCS
Proposal for Inventory recommended	09/11/2002	Nancy Gramlich	VCP
Proposal for Confirmed Release List recommended	09/11/2002	Nancy Gramlich	VCP
REMEDIAL INVESTIGATION	09/27/2002	Nancy Gramlich	VCS
Facility proposed for Confirmed Release List	11/21/2002 11/21/2002	Kimberlee Van Patten	VCP
Facility proposed for Inventory	11/21/2002 11/21/2002	Kimberlee Van Patten	VCP
Facility placed on Confirmed Release List	02/18/2003 02/18/2003	Kimberlee Van Patten	VCS
Facility placed on Inventory	02/18/2003 02/18/2003	Kimberlee Van Patten	VCS
Other recommendation (Primary Action)	07/11/2003 07/11/2003	Nancy Gramlich	VCP

### Key to Certain Acronyms and Terms in this Report:

**CERCLIS No.:** The U.S. EPA's Hazardous Waste Site identification number, shown only if EPA has been involved at the site.

**Region:** DEQ divides the state into three regions, Eastern, Northwest, and Western; the regional office shown is responsible for site investigation/cleanup.

**NPL Site:** Is this site on EPA's National Priority List (i.e., a federal Superfund site)? (Y/N).

**Orphan Site:** Has DEQ's Orphan Program been active at this site? (Y/N). The Orphan Program uses state funds to clean up high-priority sites where owners and operators responsible for the contamination are absent, or are unable or unwilling to use their own resources for cleanup.

**Study Area:** Is this site a Study Area? (Y/N). Study Areas are groupings of individual ECSI sites that may be contributing to a larger, area-wide problem. ECSI assigns unique Site ID numbers to both individual sites and to Study Areas.

**Pathways:** A description of human or environmental resources that site contamination could affect.

**Lead Pgm:** This column refers to the Cleanup Program affiliation of the DEQ employee responsible for the action shown. SAS or SAP = Site Assessment; VCS or VCP = Voluntary Cleanup; ICP = Independent Cleanup; SRS or SRP = Site Response (enforcement cleanup);

ORP = Orphan Program.

You may be able to obtain more information about this site by contacting Nancy Gramlich at the [Western regional office](#) or via email at [gramlich.nancy@deq.state.or.us](mailto:gramlich.nancy@deq.state.or.us). If this does not work, you may contact Gil Wistar at (503) 229-5512, or via email at [wistar.gil@deq.state.or.us](mailto:wistar.gil@deq.state.or.us) or contact the [Western regional office](#).

[\[print version\]](#)

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For more information about **ECSI** call Gil Wistar at 503-229-5512 or [email](#).

For more information about **DEQ's Land Quality programs**, visit the [DEQ contact page](#).

**Oregon Department of Environmental Quality**  
Headquarters: 811 SW Sixth Ave., Portland, OR 97204-1390  
Phone: 503-229-5696 or toll free in Oregon 1-800-452-4011  
Oregon Telecommunications Relay Service: 1-800-735-2900 FAX: 503-229-6124

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Good Morning Gentlemen,

Hopefully you had a wonderful Holiday. Continuing our meeting back in November regarding the Spalding Infrastructure extension which project cost is projected to be between \$2 million to \$2.5 million and the city is interested to contribute \$600,000 and is seeking for financing for the amount between \$1,400,000 to \$1,900,000.

IFA has indicated the we might be able to assist the city's project through Special Public Works Fund Program. And as promised in the meeting, after working with our Executive Director, Business Development Officer, Program Specialist and Finance Officer we would like to share the detail of the one and only patient lending that IFA can offer below :

1. The project site and eligible infrastructure project must be located on industrial sites that have been reviewed by the Economic Recovery Review Council (*the outcome of SB 766*) and received the designation as a "Regionally Significant Industrial Area". Detailed information the designation program is found at: <http://www.oregon4biz.com/The-Oregon-Advantage/Sites/Industrial-Development/Industrial-Areas/>. This condition must be in place first before the loan process can be initiated
2. Loan repayments will be interest only during the first five years of the loan term following completion of the project. The interest rate for the first five years will be 1% and for the remaining loan term (up to 25 yrs), the rate will be set to what is in effect at the time of the award.
3. The maximum loan shall not exceed \$3,000,000
4. Approval of a Patient Lending loan remains subject to satisfactory financial review with determination of sufficient creditworthiness, an adequate source of repayment and security for the full amount of the requested funding
5. IFA may convert up to \$500,000 of the outstanding balance of the loan to a forgivable loan if the city could secure business commitments that would create/retain up to 100 full-time jobs (with the calculation of \$5,000 per full time job) for any consecutive four (4) quarter period during the first five (5) years after the project completion deadline with the allowable time extension of 2 years upon written request from the city near the end of 5 years . (IFA will obtain the number of jobs directly from the State of Oregon Employment Department) If we are not able to obtain information from the Employment Department, the city will obtain and provide comparable information)

Please let us know on the city's interest in pursuing the above funding scenario by the end of February 2013 as we need to do an internal process to set aside the funds for this special deal.

Thank you and have a happy New Year,

Fumi Schaadt  
Regional Coordinator  
Oregon Infrastructure Finance Authority  
775 Summer St NE, Suite 200  
Salem, OR 97301

RESOLUTION NO. 13-6077

A RESOLUTION OF THE COUNCIL OF THE CITY OF GRANTS PASS TO DECLARE ALL OF SPALDING INDUSTRIAL PARK INCLUDING THE AREA WITHIN THE URBAN GROWTH BOUNDARY AS REGIONALLY SIGNIFICANT INDUSTRIAL AREA.

WHEREAS:

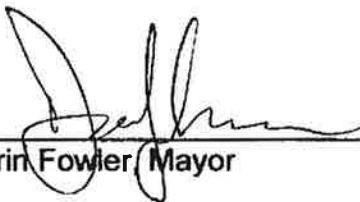
- 1 The City of Grants Pass believes that Traded Sector companies are the foundation that a community builds on, and
2. The City knows that Traded Sector Businesses need to have industrial land to develop and grow their businesses; and
3. The City understands that there is a lack of industrial land, not only in Grants Pass and Josephine County, but throughout the State of Oregon; and
- 4 It is in the City's best interest to create and protect industrial land from non-industrial uses.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Grants Pass declares all of Spalding Industrial Park, including the area within the Urban Growth Boundary as regionally significant industrial area.

EFFECTIVE DATE of this Resolution shall be immediate upon its passage by the City Council and approval by the Mayor

ADOPTED by the Council of the City of Grants Pass, Oregon, in regular session this 15<sup>th</sup> day May 2013.

SUBMITTED to and *Darwin* by the Mayor of the City of Grants Pass, Oregon, this 17 day of May 2013 to be effective on the date indicated as adopted by the City Council.

  
Darin Fowler Mayor

ATTEST

  
Karen Frerk, City Recorder

Date submitted to Mayor: 5/16/13

Approved as to Form, Mark Bartholomew, City Attorney *MB*

Exhibit 7



# Grants Pass Regionally Significant Industrial Land

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**From:** Steve Dahl  
**To:** Holzgang Larry (larry.holzgang@biz.state.or.us), sierra.gardiner@state.or.us  
**Date:** 2013/07/03 16:51  
**Subject:** Grants Pass Regionally Significant Industrial Land  
**Attachments:** fumi rsl letter.docx, City of Grants Pass Nomination of Spalding Industrial Park b.docx, Spalding Industrial Park Map, July 3 cover letter regionally significant industrial area.docx

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Dear Ms. Gardiner,

It was a pleasure meeting you last week. I hope you enjoyed your time here in Southern Oregon. I can honestly say I don't think you will be treated better any place in Oregon.

As per our conversation I have attached the application for Spalding Industrial Park to be considered a regionally significant industrial area. If there are issues with the application please let me know as soon as possible so that I can correct them before I leave Grants Pass. If not please contact Tom Schauer at tschauer@grantspassoregon.gov. He will be taking over this project from me.

Thank you for coming and visiting us here in Grants Pass and I look forward to talking to you soon.

Steve

ORIGINAL 7/3/2013 SUBMITAL

July 3, 2013

Sierra Gardiner, Industrial Lands Specialist  
Business Oregon  
775 Summer Street, Suite 200  
Salem, OR 97301-1280

RE: City of Grants Pass Nomination of Spalding Industrial Park  
as a Regionally Significant Industrial Area

Dear Ms. Gardiner:

The City of Grants Pass is excited to nominate Spalding Industrial Park as a Regionally Significant Industrial Area. The nomination materials in accordance with the nomination instructions approved by the Economic Recovery Review Council (ERRC) are attached.

Please contact me if you have any questions or need any further information.

Sincerely,

Steve Dahl  
Economic Development Specialist

enc.

cc:

**Regionally Significant Industrial Area Nomination  
City of Grants Pass - Spalding Industrial Park  
July 3, 2013**

**1. Narrative.**

Josephine County and Grants Pass in particular are areas of hills and valleys. Spalding Industrial Park is one of the few areas that are not designated EFU land that is relatively flat enough to house industrial buildings. It is less than a mile from Interstate 5 and has a rail spur into the park. It is also located in the largest City in Josephine County, the City of Grants Pass, the 15<sup>th</sup> largest City in Oregon and thirty minutes away from the City of Medford.

**2. Name of Area.** Spalding Industrial Park

**3. Property Descriptions.**

The Spalding Industrial Park is located Josephine County Oregon within the Urban Growth Development Area of the City of Grants Pass. This is an old timber mill site that has slowly been redeveloped since 1999. Currently it is a site of mixed vacant industrial land and industrial buildings. Since 1999 this area has seen the relocation or creation of twelve new businesses that employ over 360 people. Currently there are 36.66 acres of land that have all services to them available but there needs to be the removal of an old timber storage shed. There is also 79.30 acres zoned rural industrial that sits within the Urban Growth Boundary of the City of Grants Pass but not within City limits.

**4. Map and Aerial Photo of Area.** *See Exhibit 1.*

**5. Zoning and Comprehensive Plan Map of Area and Surrounding Area.** *See Exhibit 1.*

**6. Description of Existing Development and Potential for New Construction, by Parcel.**

Below is the tax lot number for each property within Spalding Industrial Park and the current use.

360621A0001110	Evergreen Bank	Warehouse
360621A0001109	Oregon Swiss Precision	Manufacturer
360621A0001108	Rogue Industrial Park	Industrial Building
360621A0001107	Rogue Industrial Park	Industrial Building
360621A0001106	Marzi Sinks	Manufacturer
360521A0001105	Encore Ceramics	Manufacturer
360521A0001100	ESAM	Manufacturer
360521A0001103	US Interior Building	Storage/Office Space
360521A0001104	Precision Screw Manufacturing	Manufacture
360521A0000107	Forest Products Company	Head Office
360521A0000307	Cascade Metal Recycling	Head Office/Metal Processing

360521A0000305	Rogue Pro Industrial	Manufacturer
360521A0000306	River Valley Church	Office Space
360521A000309,	Spalding Industrial	Old Storage Sheds from when this was a sawmill and the office for Spalding Industrial Park also a Wood Chipper is in operation.
3605220000300	Spalding Industrial	Sawmill Stacking area
360522BC000100	Spalding Industrial	Old Building currently not in use
360522BC000600	Spalding Industrial	Remnants of Sawmill
360521A000900	Cascade Metal Recycling	Storage Area
360521A0000101, 360521A0000102, 360521A0000103, 360521A0000104, 360521A0000105, 360521A0000109, 360521A0000106, 360521A0000301, 360521A0000302, 360521A0000309, 360521A0000304, various owners but water, power, sewer, to property line. 36052200000200, 36052200000400, open land with no water, power, or sewer.		

*See Exhibit 1. For locations*

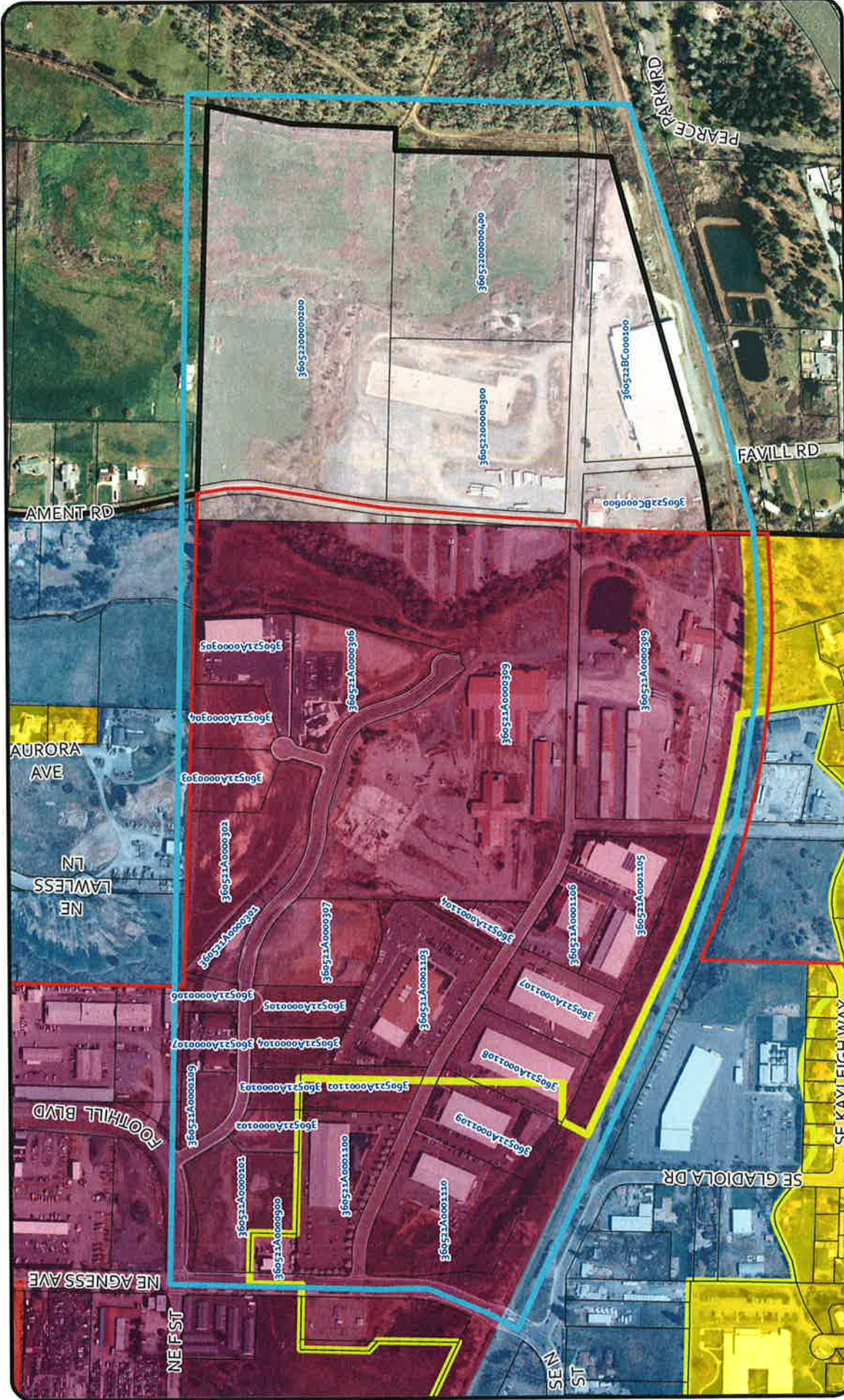
## 7. Other Information.

- a. **Successes.** The City of Grants Pass has already partnered with Business Oregon to provide infrastructure, sewer, water and roads, to the first and second stages of Spalding Industrial Park. The first stage sold out, excluding one lot, within the first five years of the park being opening. The second section of Spalding sold a majority of its lots within the first two years of it sectional open. Although companies have been delaying building on the property because of the 2008 downturn.
- b. **Enterprise Zone.** With the exception of a small area on the west side encompassing four acres the entire area is within the Rogue Enterprise Zone and has the ecommerce overlay.
- c. **Environmental.** A Phase One Brownfield has been completed for a majority of the site and monitory on issues ended five years ago.
- d. In an email dated December 26, 2012 the Infrastructure Finance Authority offered the City of Grants a \$3,000,000 forgivable loan, for job creation, as a statewide trial if we could get Spalding listed Regionally Certified Industrial Land. See Attachment 2.
- e. **Shovel Ready.** Some properties are shovel ready. Others presently lack some frontage infrastructure. City Council has begun efforts to facilitate use and development, and explore options to move toward shovel ready. These include – traffic analysis for the area to look at necessary transportation improvements at build-out and to try to streamline requirements for area in coordinated manner in advance of individual development application, potential mitigation...Patient capital loans to make necessary infrastructure improvements. Budgeted funds to consider urban renewal district feasibility to fund infrastructure improvements.

- f. **Adjacent property.** Consideration of including additional adjacent land in UGB for industrial. Potential to extend designation to those properties if included.
- 8. Outreach Efforts to Local Government.** The subject property is located entirely within the Grants Pass Urban Growth Boundary, and about two-thirds of the area is within the Grants Pass city limits. Through an intergovernmental agreement with Josephine County, the subject properties are under Grants Pass jurisdiction for development.

On May 22, 2013, the Grants Pass City Council adopted Resolution XX, in support of the nomination of Spalding Industrial Park as a Regionally Significant Area. The resolution also includes a commitment to address conflicting uses within the zoning district for the area. The Spalding family through their local representative has approved the

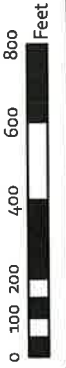




# CITY OF GRANTS PASS

## Spalding Industrial Park

Regionally Significant  
Industrial Area Nomination



### LEGEND

- City Limits
- UGB Outline
- Tax Parcels
- EnterpriseZone
- Proposed Area
- BP
- GC
- I
- R-1-8
- RI



Zoning Classification	
	BP
	GC
	I
	R-1-8
	RI



**CITY OF GRANTS PASS**  
Parks & Community Development Dept.  
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Grants Pass, OR 97526  
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GP/IS • 05/20/2013

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Good Morning Gentlemen,

Hopefully you had a wonderful Holiday. Continuing our meeting back in November regarding the Spalding Infrastructure extension which project cost is projected to be between \$2 million to \$2.5 million and the city is interested to contribute \$600,000 and is seeking for financing for the amount between \$1,400,000 to \$1,900,000.

IFA has indicated the we might be able to assist the city's project through Special Public Works Fund Program. And as promised in the meeting, after working with our Executive Director, Business Development Officer, Program Specialist and Finance Officer we would like to share the detail of the one and only patient lending that IFA can offer below :

1. The project site and eligible infrastructure project must be located on industrial sites that have been reviewed by the Economic Recovery Review Council (*the outcome of SB 766*) and received the designation as a "Regionally Significant Industrial Area". Detailed information the designation program is found at: <http://www.oregon4biz.com/The-Oregon-Advantage/Sites/Industrial-Development/Industrial-Areas/>. This condition must be in place first before the loan process can be initiated
2. Loan repayments will be interest only during the first five years of the loan term following completion of the project. The interest rate for the first five years will be 1% and for the remaining loan term (up to 25 yrs), the rate will be set to what is in effect at the time of the award.
3. The maximum loan shall not exceed \$3,000,000
4. Approval of a Patient Lending loan remains subject to satisfactory financial review with determination of sufficient creditworthiness, an adequate source of repayment and security for the full amount of the requested funding
5. IFA may convert up to \$500,000 of the outstanding balance of the loan to a forgivable loan if the city could secure business commitments that would create/retain up to 100 full-time jobs (with the calculation of \$5,000 per full time job) for any consecutive four (4) quarter period during the first five (5) years after the project completion deadline with the allowable time extension of 2 years upon written request from the city near the end of 5 years . (IFA will obtain the number of jobs directly from the State of Oregon Employment Department) If we are not able to obtain information from the Employment Department, the city will obtain and provide comparable information)

Please let us know on the city's interest in pursuing the above funding scenario by the end of February 2013 as we need to do an internal process to set aside the funds for this special deal.

Thank you and have a happy New Year,

Fumi Schaadt  
Regional Coordinator  
Oregon Infrastructure Finance Authority  
775 Summer St NE, Suite 200  
Salem, OR 97301