



Enterprise Zone Designation
ORS 285C.065-285C.250

Local Submission Form

Download this file to your computer. The form can be saved as it is completed.

DUE no less than 45 days after formal advisory to Business Oregon (see OAR 123-650-4000 and 123-650-4100)

All or some information may be submitted electronically.

Enterprise Zone

Form fields for Enterprise Zone designation: New designation (Hermiston Enterprise Zone) or Re-designation.

Contact Information

Contact information fields: Name (Mark Morgan), Title (Assistant City Manager), Organization (City of Hermiston), Email (mmorgan@hermiston.gov), Mailing Address (180 NE 2nd St), Telephone (Office) ((541) 567-5521), City (Hermiston), State (OR), Zip (97838), Telephone (Mobile), Applicable Website (www.hermiston.gov).

City, Port and County Sponsorship (see OAR 123-650-0500)

Sponsoring and Consenting Governments table with checkboxes for Hermiston and Umatilla.

* Check box for each city or county government that elects to make hotel, motel & resort businesses eligible in zone, as must be confirmed in resolution.

Copies of adopted and executed sponsorship and consent resolution(s)-in lettered appendix/tab: A

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Consultation with Local Taxing Districts (see OAR 123-650-5000–123-650-5200)

Sponsoring governments need to engage in consultations with all other local districts that levy taxes on property within the proposed zone area, which must include minimum 21-day notice for a special public meeting that occurs 7 or more days before adopting any sponsorship resolution. Check each box and fill in corresponding date:

- Notice sent to districts, inviting comments and participation at meeting with established time and place, preliminary agenda, zone background, contact information, and probable dates to adopt sponsor resolution(s). 01/14/2026
Date
- Copy of notice and district contact/ mailing list was sent to: Government Affairs, S.D.A.O., PO Box 12613, Salem, OR 97309. Date
- Public meeting was held with knowledgeable zone representative, agenda, preliminary zone map, record taking, and opportunity for dialogue about benefits and impacts of development and of exemptions on enterprise zone business property. 02/12/2026
Date
- A sponsoring government adopted the first resolution for this designation. Date

Summary of above meeting (or enclose minutes), as well as other consultative efforts with any local taxing district, such as further meetings, surveys or analyses of potential impacts.

Minutes Enclosed.

Summary of any agreed-upon follow-up, actions or arrangements between zone sponsor and any district.

No Follow-up Required.

Summary report/minutes of meetings, written comments from districts, list of district contacts, copy of notice and other documentation—in lettered appendix/tab: B

Rates for School Support Fees (OAR 123-650-5300, 123-668-4000 and 123-668-4100)

Before any sponsoring resolution is adopted, a rate or rates must be established by the zone sponsor with every K–12 school district that has territory inside the zone, as part of local consultations. The rate will determine the fee that businesses would pay during extended or long-term property tax abatements, based on total taxes foregone. Rate needs to be updated or renewed with any district, for which it was previously set, in the case of re designation. Fill out the following completely and enclose any relevant documents:

School District Name	Fee Rate*	Date Established
Hermiston School District	.15	02/09/2026
Stanfield School District	.15	02/11/2026

*Rate may be 22.5% or any whole number (no decimal) between 15% and 30%.

Copies of finalized documentation on setting of rate(s)—in lettered appendix/tab: C

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Size and Dimensions of Designated Zone Boundary (see OAR 123-650-1000–123-650-1500)

Estimated area of the enterprise zone: 3.89 square miles (maximum: 15.0 rural zone; 12.0 urban zone)

Greatest distance between any two points within the overall enterprise zone boundary: 4.88 lineal miles (maximum: 12, 15, 20 or 25 depending on zone type and county's population density)

Distance between nearest points of the two separate areas inside the zone that are farthest apart: 1.04 lineal miles (maximum: 5 or 15)

Check here if requesting waiver by Business Oregon Director of above 20/25-mile or 15-mile limitations; allowed only in applicable rural zones. Enclose justifying rationale.

Map and legal description of zone boundary and other information—in lettered appendix/tab: D (Send at least PDF of main map and GIS shape file electronically)

Economic Need and Hardship Criteria (see OAR 123-650-4200)

Measure—Annual...	Type and Source of Data	Year of Annual Data	Comparison Data* (see #5 below)	Zone-level Data (see #5 below)	Lettered Appendix/Tab†	(Y) Comparison	(Z) Zone Figure	Criterion	Result‡
1. Income per capita or household (\$)	American Community Survey	2023	Statewide	City/cities	E	44623	29540	Z ÷ Y ≤ 80%	0.6619
2. Unemployment rate (%) [◊]	www.qualityinfo.org	2025	Statewide	County	F	.05	.054	Z - Y ≥ 2(%)	0.3999
3. Percentage below poverty level (%) [◊]	American Community Survey	2023	Statewide	City/cities	G	.122	.093	Z - Y ≥ 5(%)	-2.9
4. 10-year change in population (%) [◊]	Portland State Univeristy	2014 - 2024	Statewide	"Enterprise Zone Population" (see OAR 123-650-0100)	H	1.077	1.163	Y - Z ≥ 15(%)	-8.60000 000000

* MSA = Metropolitan Statistical Area, as defined by the federal government.

† With copy of data from source, computations and other materials, as applicable.

‡ **Mandatory**—at least one of the above results must satisfy criterion, unless sufficient need and hardship is demonstrated under 6 below (which is otherwise optional)

◊ Enter percentage figures (Y and Z) as decimals.

5. Statistical characteristics of the designated zone	Implication for comparison or zone-level data in table above (#1-4)		
Is it located entirely within an MSA?	<input type="radio"/> Yes	<input checked="" type="radio"/> No	If Yes, may then use MSA economic data instead of statewide data, in most cases, as basis of comparison to the enterprise zone
What type of enterprise zone?	<input type="radio"/> Urban	<input checked="" type="radio"/> Rural	If Urban, may then use MSA data for enterprise zone (Urban zones are those located entirely within a "metropolitan/regional urban growth boundary;" rural zones are completely outside any such boundary (see OAR 123-650-0700))
Does the zone cover or exist throughout/in most parts of the sponsoring city, or does at least 25% of the city population(s) reside inside or within the immediate vicinity of zone boundary?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	If Yes, may then use city-wide economic data respective to that part of enterprise zone
Is it a rural zone that includes a sponsoring county's most populous city or has an estimated Enterprise Zone Population equal to at least 25% of county population?	<input type="radio"/> Yes	<input checked="" type="radio"/> No	If Yes, may then use county-wide economic data for enterprise zone

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6. Summary of alternative economic statistics and circumstances (optional)

Describe, as appropriate, in addition to criteria addressed on previous page, other matters with respect to economic need and hardship, such as recent business closures, special designations, a combination of factors, etc.

Hermiston has historically relied on value-added food processing (manufacturing) for the bulk of it's primary employment.

Appendix I shows Umatilla County's manufacturing growth indexed to base year 2005. You can see that in early 2018, Umatilla County sat at it's typical seasonal low due to seasonality of food processors such as Hermiston Foods, but this put Umatilla County's manufacturing employment right at about 100% of 2005 levels, similar to the Statewide figures.

In 2018, Hermiston Foods' parent company, Norpac, went bankrupt, and closed the Hermiston Foods facility, resulting in the permanent loss of ~400 jobs. Then, in February, 2022, Shearer's Foods in Hermiston experienced a catastrophic explosion/fire causing the permanent closure of this potato chip factory, and the loss of 400 additional jobs.

The above job losses have resulted in a nearly 30% decline of manufacturing jobs in Umatilla County, from 100% of 2005 levels in early 2018 to 70.1% in August, 2025.

Additional information, such as data, reports, etc.—in lettered appendix/tab: ____

Declaration

I certify that to the best of my knowledge, all of the information contained in or provided in association with this submission is true, complete and accurate.

Contact's Signature

Date

Send this form and other documentation materials to
Enterprise Zones
Business Oregon
775 Summer Street NE, Suite 200
Salem, OR 97301
arthur.fish@biz.oregon.gov