

RESOLUTION NO. 2411

A RESOLUTION SPONSORING THE DESIGNATION OF AN ENTERPRISE ZONE WITHIN THE CITY OF HERMISTON AND NAMING THE NEW ENTERPRISE ZONE; APPROVING AN ENTERPRISE ZONE SCHOOL SUPPORT FEE

WHEREAS, the City Council for the City of Hermiston (“City”) is sponsoring an enterprise zone designation; and

WHEREAS, the City is interested in sponsoring an enterprise zone to encourage new business investment, job creation, higher incomes for local residents, greater diversity of economic activity; and

WHEREAS, The City has advised and conferred with from the Oregon Business Development Department (OBDD) according to ORS 285C.078; and

WHEREAS, on January 13, 2026, the Port of Umatilla, through its Resolution No. 26-01, provided consent for the City to designate an enterprise zone within its territory; and

WHEREAS, the municipal corporations, school districts, special service districts, that receive operating revenue through the levying of ad valorem taxes on real and personal property in any area of this enterprise zone were sent notice and invited to a public meeting on February 12, 2026 regarding its designation, in order for the sponsoring governments to effectively consult with these other local taxing districts; and

WHEREAS, pursuant to ORS 285C. 067, the rate(s) for school support fees have been established at 15% through Hermiston School District Resolution No. 2025-26-03 approved February 9, 2026, and Stanfield School District Resolution No. 2024-01 approved on February 11, 2026; and

WHEREAS, this enterprise zone has a total area of approximately 3.89 square miles and it meets other statutory limitations on size and configuration, and it is depicted herein on a drawn-to-scale map attached hereto as Exhibit A; and

WHEREAS, the City shall fulfill its duties and implement provisions under ORS 285C.105 or elsewhere in ORS Chapter 285C and related parts of Oregon Law, including but not limited to appointing a local enterprise zone manager, and to preparing a list or map of local, publicly owned lands and buildings in this enterprise zone for purposes of ORS 285C.110; and

WHEREAS, designation of this enterprise zone does not grant or imply permission to develop land inside it without complying with jurisdictional zoning, regulatory and permitting processes and restrictions; nor does it indicate any intent to alter those processes or restrictions, except as otherwise done in accordance with Comprehensive Plans as acknowledged by the state of Oregon Land Conservation and Development Commission (LCDC).

WHEREAS, the proposed enterprise zone contains significant land that is reserved for industrial use, as indicated by land use zoning map(s) with the application, consistent with

Comprehensive Plan(s) acknowledged by the Land Conservation and Development Commission, such industrial sites are accessible, serviced or serviceable, and otherwise ready for use and further development; and

WHEREAS, the City is interested in encouraging large scale investments which will boost the long-term valuation of taxing jurisdictions which serve Hermiston residents.

WHEREAS, the City appreciates the impacts that the designated enterprise zone would have and the property tax exemptions that eligible business firms might receive therein; and

WHEREAS, the current Enterprise Zone in which the City is a co-sponsor with Umatilla County is scheduled to expire June 30, 2026.

NOW, THEREFORE, THE CITY OF HERMISTON RESOLVES AS FOLLOWS:

1. That under ORS 285C.065, the City does hereby designate an Oregon enterprise zone to be named: The Hermiston Enterprise Zone, the boundary and area of which are described in Exhibit A.
2. That Mark Morgan, Assistant City Manager, is authorized to prepare and submit documentation of this enterprise zone designation to OBDD on behalf of the zone sponsor for purposes of a positive determination in favor under ORS 285C.074.
3. That designation of this enterprise zone takes effect on July 1, 2026.
4. That Mark Morgan, Assistant City Manager, is appointed as the local zone manager for this enterprise zone.
5. That the City of Hermiston, as the governing body of the zone sponsor for the Hermiston Enterprise Zone, agrees that the established rate of the school support fee be set at 15% and the Mayor may sign and approve Hermiston School District Resolution No. 2025-26-03 approved February 9, 2026, and Stanfield School District Resolution No. 2024-01 approved February 11, 2026.
6. That this resolution is effective immediately upon its passage.

PASSED by the Common Council this 9th day of March 2026.

SIGNED by the Mayor this 9th day of March 2026.

Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER