SEMICONDUCTOR INDUSTRIAL LANDS LOAN PROGRAM APPLICATION

775 Summer St NE Suite 200
Salem OR 97301-1280

Note: Completion of this form does not guarantee approval. Questions, completed application and all application documents should be submitted electronically to Jason.Harris@Biz.Oregon.Gov

SECTION 1 A: APPLICANT

Applicant Name
City of St. Helens

Entity Type
Municipality

Street Address
265 Strand Street
St. Helens, OR 97015

Mailing Address
Same

Phone
503-366-8211

Web URL
https://www.sthelensoregon.gov/

If a Business:
Is your business registered in Oregon? Yes ☐ No ☐

Business Registry #

Type of Business Entity Number (BIN):

Federal Tax ID#: 93-6002248

Mailing Address if Different from Applicant

State or County of Incorporation/Organization

Corporate Parent Name, if Applicable:

SECTION 1 B: PRIMARY CONTACT

Name
John Walsh

Address
265 Strand Street
St. Helens, OR 97051

Title
City Administrator

Phone
503-366-8211

Email
jwalsh@sthelensoregon.com

Is the Applicant the property owner? ☑ Y ☐ N

If No, is the applicant a municipal partner responsible for management and promotion of the site/area? ☐ Y ☐ N

SECTION 2: PROJECT & SITE INFORMATION

Project Name and Description

Kaster Sub-Station Design and Construction

Site/Area Name (if available) City of St. Helens Industrial Busin

Project Location/Address and County St. Helens, Oregon (Columbia Co

Latitude / Longitude 45.84800/-122.810000

General description of site/area

The St. Helens Industrial Business Park is +/-200-acre property located at 1300 Kaster Road, on the banks of the Multnomah Channel of the Willamette River, and one mile east of Highway 30 and in the St. Helens city limits. A portion of the site's northwestern boundary runs along Old Portland Road. Portland & Western Railroad tracks run parallel to the river along the eastern boundary. The area is industrial and fully served

What is the name of the local jurisdiction that will be issuing building permits and land use decisions for the site/area?

City of St. Helens

Is part of the site/area in another jurisdiction, i.e. partially in the county or another city?

☐ Yes ☐ No

If Yes, please explain.

Is the site/area located in the Urban Growth Boundary? ☑ Yes ☐ No

If No, are there plans to bring the site/area into the Urban Growth Boundary? ☐ Yes ☐ No

Total acres included in the project:

Developable Acres: +/-150

Potential Buildable Square Feet: 6,534,000 sq.ft.

How many full-time jobs could be accommodated on this site/area?

800 - 2,000

Is the site/area a Metro-designated regionally significant industrial area? ☐ Yes ☑ No

If yes, which one?

What is the zoning designation, existing use/s and previous use/s of the site/area?

Heavy industrial. Boise Cascade paper tissue plant operated here until 2023. The majority of the site, approximately 186 acres, is zoned Heavy Industrial. Approximately 15 acres to the south of Old Portland Road and to the east and west of Kaster Road are zoned for Light

Is the site/area considered a Brownfield or have areas of environmental concern that need mitigation? ☑ Yes ☐ No

If Yes, please explain

This is the site of the former Boise Cascade Tissue (and recently closed Cascades Tissue Group) plant. However,there is developable greenfield acreage on the site that does not require

Has the site/area had a wetland delineation completed in the last five years? ☑ Yes ☐ No

If Yes, what were the outcomes and how many acres of wetlands were determined to need mitigation?

Within the study area, DSL totaled 14.17 acres and 2 waterways (Milton Creek and Waters 1). The sub-station configuration will allow for avoidance of these areas.

Is there an option for onsite mitigation or is there another area designated for mitigation?

The site is largely disturbed having had multiple uses the past century. The development plan will attempt to avoid most, if not all areas of wetlands. The overall property has onsite capacity for mitigation, though that will be unnecessary for substation construction.

Please check any environmental studies that have been conducted and provide, if available

- ☐ Environmental Site Assessment (ESA)
- ☑ Hydrologic / Wetland Delineation
- ☐ Rare, Threatened, or Endangered Species
- ☐ Cultural Resources (Archeological) Review
- ☐ Geotechnical Study
- ☐ Air Quality
- ☐ Weather and Natural Disaster Information
- ☐ Flood and Tsunami Inundation Zones

Transportation Information	Direct Access			Potential to Connect	
	Yes	No	Distance (in miles)	Yes	No
1. Highway / Interstate Access	☑	☐	2	☑	☐
2. Rail Access	☑	☐	at site	☐	☐
3. Waterway Access	☑	☐	at site	☐	☐
4. Airport Access	☑	☐	10	☐	☐
Regional Commercial Airport	☑	☐		☐	☑
International Airport	☑	☐	35	☐	☐

Is there water and sewer infrastructure available to the site/area? ☑ Yes ☐ No

If No, please explain the challenges in serving the site/area.

The site is fully served with water and sewer. The City of St. Helens owns and operates an oversize lagoon wastewater system capable of serving multiple users.

If Yes, is the site already served by this infrastructure or could it be served within six to twelve months? ☑ Yes ☐ No

Is there access to other utilities such as power, natural gas, raw water/water rights, onsite wastewater treatment, fiber optic options, or any other unique aspects?

Electrical power is served by Portland General Electric (PGE). There is an existing substation onsite which is leased by PGE. The site is fully served though the power infrastructure and substation facilities are deemed unsafe, substandard and insufficient for serving new industrial users. The current substation service must be relocated and upgraded to serve. An existing semiconductor investor (Project Sprint) has requested service for load level and reliability that can only be served through substation replacement and upgrade.

SECTION 3: BUDGET

Estimated total project costs $ $15,544,000

How was project estimate(s) determined (consultant, city engineer, etc.)? PGE Engineering

Estimated project completion date(s) 12/31/2025

Budget Table

Project Activity	Total Estimated Cost	Grant Portion	Other Funding Committed
See attached.			
		0.00	
			0.00
Totals	$ 0.00	$ 0.00	$ 0.00

SECTION 4: SITE AND PROJECT DESCRIPTION – 1000 WORD COUNT LIMIT

SITE CONDITIONS AND CONSTRAINTS

- What are the site characteristics that provide significant competitive advantages for the industrial site?

  Substantial municipal water and wastewater capacity; land use/zoning; energy utilities -- electrical transmission and distribution, natural gas; Enterprise Zone and Opportunity Zone, New Markets tax credit; nearby workforce training at PCC/OMIC; Advanced

- Describe existing site/area conditions, improvements/investments made to date and remaining site constraints to prepare the site to be shovel ready.
  Approx. $50,000 in preliminary planning, optimal site selection for service positioning and anticipated site fill/elevation

PROJECT DESCRIPTION

- Describe the eligible projects or activities and how much program funding is being requested. Describe who prepared project cost estimates, what other funding commitment sources and amounts that may are committed to fund the project activities, if any.

  Relocation and construction of 35 MW substation. Cost estimates were provided by PGE engineering department.

- Describe the projected semiconductor industry jobs the total site/area can accommodate and whether the site/project can generate one semiconductor job per $45,000 of project financial assistance. Describe the economic impacts the project and site are estimated to produce over the next ten years.

  Investor in-hand projects 800 - 1,600 semiconductor manufacturing jobs, 1,600 only with relocated and upgraded substation allowing full production capacity. Upgraded substation also will provide additional power load capacity, approximately 20x current

SEMICONDUCTOR BUSINESS OPERATIONS

- Is there a prospective semiconductor business(es) who are planning to locate or expand on the project site if they are not referenced in the Project Description above? If so please name or describe the status of the business and scope of their proposed investments including peak full time employees of when project(s) are operational.

  Yes, the City of St. Helens has a Letter of Intent and a pending lease/purchase agreement with a solar manufacturer which was recently extended to allow power providers more time to assess available power and required improvements. The site

- Is there an existing semiconductor business use(s) currently on site? If so, please identify the scale of operations and proposed expansion plans if any.

  No; however, Columbia County's proximity to Hillsboro make it an ideal location for additional semi-conductor supply chain manufacturing. This is already happening as Columbia County and St. Helens is home to a major employer that is part of the Lam

- Loan funds are disbursed on an expense reimbursement basis. If advance payments are being request please provide justification and rationale for the request.

  We are requesting $324,000 in advance payment to hire a project manager and begin the geotechnical study as soon as funding is secured. The other project costs can be on a reimbursement basis.

  Regarding Section 5: Attachments, a site map is included for Attachment A. Attachments C and D will be provided prior to contracting

SECTION 5: APPLICATION ATTACHMENTS

Required Attachments

Attachment A: Documentation of site ownership, acreage and zoning	Attached	☑
Attachment B: Documentation to satisfy applicant eligibility	Attached	☐
Attachment C: Project cost estimates, scope of work and schedules	Attached	☐
Attachment D: Studies or reports to show site readiness such as remediation or mitigation plans, environmental reports and planning studies	Attached	☐
Attachment E: Signatory Authorization Documentation	Attached	☐

SECTION 6: GENERAL CERTIFICATION

I certify to the best of my knowledge that all information contained in this document and any attached supplements is valid and accurate. I further certify that to the best of my knowledge:

1. The application has been approved by the business owner, property owner or is otherwise being submitted using the governing body's lawful process, and
2. Signature authority is verified.

Check one of the statements below if applicant is a government entity:

☑ Yes, I am the highest elected official. (e.g., Mayor, Chair or President)

☐ No, I am not the highest elected official so I have attached (Attachment E) documentation that verifies my authority to sign on behalf of the applicant. (Document such as charter, resolution, ordinance or governing body meeting minutes must be attached.)

Signature

02/01/2024

Date

Rick Scholl

Printed Name

Mayor, City of St. Helens

Printed Title

Kaster Substation Budget

Activity	Other Committed Funding	Grant Request	Total Project Cost
Geotechnical		$14,000	$14,000
Site Preparation		$500,000	$500,000
Design	$10,000	$490,000	$500,000
Property Acquisition	$120,000	0	$120,000
Construction	$7,500,000	0	$7,500,000
Project Management		$310,000	$310,000
Equipment	$5,600,000	$1,000,000	$6,600,000
Total	$13,230,000	$2,314,000	$15,544,000


PHASE 1
PHASE 2
PHASE 1
TREATMENT
LAGOON
PHASE 4
PHASE 3

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Equipment	$5,600,000	$1,000,000	$6,600,000
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