



MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS
ROOM 605, COUNTY COURTHOUSE
1021 S.W. FOURTH AVENUE
PORTLAND, OREGON 97204

GLADYS McCOY • CHAIR • 248-3308
PAULINE ANDERSON • DISTRICT 1 • 248-5220
GRETCHEN KAFOURY • DISTRICT 2 • 248-5219
RICK BAUMAN • DISTRICT 3 • 248-5217
SHARRON KELLEY • DISTRICT 4 • 248-5213
JANE McGARVIN • Clerk • 248-3277

AGENDA OF
MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS
FOR THE WEEK OF
October 16 - 20, 1989

Tuesday, October 17, 1989 - 9:30 AM - Planning Items . . . Page 2
Tuesday, October 17, 1989 - 1:30 PM - Informal Meeting . . Page 3
Thursday, October 19, 1989 - 9:00 AM - Executive Session . Page 4
9:30 AM - Formal

Tuesday, October 17, 1989 - 9:30 AM

Multnomah County Courthouse, Room 602

1. Resolution in the matter of Issuance of an Industrial Development Revenue Bond State of Oregon to Wright Business Forms, Inc. (RB 2-89) (Continued from October 12)

2. Periodic Review Update - Staff will present progress on completion of Periodic Review, including a brief discussion of the major issues and the schedule for the final Planning Commission and Board hearings

PP-Motion
K-Ind
RB-John
App
89-184

Tuesday, October 17, 1989 - 1:30 PM

Multnomah County Courthouse, Room 602

INFORMAL

Informal Review of Formal Agenda of October 19, 1989

2. Briefing regarding recommendations regarding the urban services PMCoA believe the City of Portland should fund, and which the County should fund - Channing Briggs, Marie Eighmey

10-24

PUBLIC TESTIMONY WILL NOT BE TAKEN AT INFORMAL MEETINGS

Thursday, October 19, 1989, 9:00 AM

Multnomah County Courthouse, Room 602

EXECUTIVE SESSION

Executive Session regarding status of pending litigation [allowed under ORS 192.660(1)(h)]

9:30 AM

Formal Agenda

REGULAR AGENDA

BOARD OF COUNTY COMMISSIONERS

- R-1 Briefing on the Voter Registration Outreach activities developed by the DHS Health Division in response to an initiative from Human Serve, Inc. (a private non-partisan public service agency dedicated to voter registration) - Duane Zussy, Peggy Hillman and Margot Mentler (Human Serve, Inc.)
- R-2 In the matter of the appointments to the Nondepartmental Citizen Budget Advisory Committee of Robin E. Bloomgarden (term expiring 9/91) and Ronald Goodman (term expiring 9/90)
- R-3 In the matter of the appointment of Jean M. Ridings to the Justice Services Citizen Budget Advisory Committee, term expiring 9/90
- R-4 In the matter of the appointment of Pat Bozanich to the Auditors Citizen Budget Advisory Committee, term expiring 9/90
- R-5 In the matter of the appointment of Cynthia Brown to the DUII Community Program Advisory Board, term expiring at the end of the grant

DEPARTMENT OF HUMAN SERVICES

- R-6 Budget Modification DHS #18 reflecting additional revenues in the amount of \$46,000 from State Juvenile Services Commission and \$2,200 from City of Portland to Social Services (Youth Program Office) for the State Homeless and Runaway Youth services

- R-7 Budget Modification DHS #19 reflecting additional revenues in the amount of \$56,988 from State Department of Justice Grant to Juvenile Services, various line items, creating various positions, for the "Gang Affected Focus Unit"

DEPARTMENT OF JUSTICE SERVICES

- R-8 In the matter of ratification of an intergovernmental agreement with the State Adult and Family Services to provide 75% recovery of costs for prosecution of welfare and food stamp fraud cases, for period October 1, 1988 to September 30, 1990
- R-9 Budget Modification DJS #3 making an appropriation transfer in the amount of \$41,101 from General Fund Contingency to Sheriff's Office, Corrections Branch, Communications, to pay for a video arraignment service (Continued from October 12)

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-10 Recognition of four private corporations for their generous support of the Sixth Annual SALMON FESTIVAL
- R-11 In the matter of ratification of Addendum #2 to intergovernmental agreement with the City of Gresham regarding cooperative maintenance/administration of Vance Park, for period through June 30, 1990
- R-12 In the matter of approving private sale of tax foreclosed property located at the NW corner of the intersection of N. Vancouver and NE 6th Drive
- R-13 Budget Modification DES #4 making an appropriations transfer in the amount \$18,768 from General Fund Contingency to Facilities Management, Rentals, for parking fees of Multnomah County Judges for Fiscal Year 1989/90

BOARD OF COUNTY COMMISSIONERS

- R-14 Budget Modification Nondepartmental #1 making appropriation transfers from Department of Justice Services (\$93,958 - Personnel; \$25,840 - Materials & Services; \$4,000 - Equipment); and \$62,510 from General Fund Contingency to the Office of Justice Planning, various line items, to implement Ordinance No. 621

- R-15 Resolution in the matter of the County Commission taking a position on State Goal and Rule changes to State Goal 4 on Forestry
- R-16 Proclamation in the matter of proclaiming October 22-29, 1989 as "Red Ribbon Week" in Multnomah County

Thursday Meetings of the Multnomah County Board of Commissioners are recorded and can be seen at the following times:
Thursday, 10:00 PM, Channel 11 for East and West side subscribers
Friday, 6:00 PM, Channel 27 for Rogers Multnomah East subscribers
Saturday 12:00 PM, Channel 21 for East Portland and East County subscribers

0501C.18-23

Tuesday, October 17, 1989

The Board of Commissioners of Multnomah County met at the Courthouse at 9:30 A.M. this date.

Present: Commissioner Gladys McCoy, Chair; Commissioner Pauline Anderson; Commissioner Gretchen Kafoury; Commissioner Rick Bauman; Commissioner Sharron Kelley.

The following proceedings were had:

Resolution in the matter of Issuance of)
an Industrial Development Revenue Bond State)
of Oregon to Wright Business Forms, Inc.) RESOLUTION #89-184
(RB 2-89) (Continued from October 12) 1)

Commissioner Kafoury stated that there are two issues: (1) the current Code still allows the Board of County Commissioners to require information about why this Bond is necessary, and stating that if it were not for the bonding, they would not be able to proceed with the project; and (2) why the Code was changed in the first place which removed the additional criteria. The Commissioner's question then, was whether that a wise decision in light of the fact that they may have additional industrial bond applications in the future, and should the Board be in the position that the only criterion they (the petitioner) can use is that they have to state that it is necessary or they would not be able to proceed with the project. Does the Board have no qualitative or substantive arena for saying that a petition is an appropriate or inappropriate project.

Commissioner Bauman then asked that the letter demonstrating that it is necessary, in order to make the Commission real players in this situation.

Commissioner Kelley asked where the County's procedure duplicates the State's procedure. Is the Commission filling some need that the State has missed, and why is the Commission doing this in the first place.

Bob (he did not identify himself by his last name) answered the questions in inverse order. The County is participating in this because State law requires it, even though the project is within another jurisdiction, within the City of Gresham. He had no explanation for why the criteria were amended. He thought Fred Neal was the person most involved in that process.

Commissioner McCoy then asked the question about whether or not the Board wanted to get more deeply involved in revenue bond applications than State law currently requires. If the application was for the unincorporated area of the County, the Board would be pressed to meet both the letter and the spirit of the law. He responded that the Code was much more specific about unincorporated areas than about areas that are incorporated.

Commissioner Kelley then asked for additional information. She wanted specifics about how state requirements differ from those of the cities. He said that he would have to do further research on that because he did not know the State process. But he did say that State Statute requires a local sign-off of the governing body of the County. What they require beyond that he does not know.

Commissioner Anderson then stated that the Commission does not want to put people through more hoops than are necessary in the area of economic development. She fears that three hearings will discourage economic development in the County rather than encourage

it.

Commissioner Kafoury countered by stating that if the Board deemed the petition inappropriate, they would want a capacity to be able to react to that.

Lorna Stickel then responded that part of this goes back to Resolution A, when the County had an extensive staff (2) who prepared extensive analyses of every revenue bond review. At the time Resolution A was passed it was felt that this was providing an extensive urban service to provide this kind of extensive economic development planning and review of revenue bonds. Both staff were transferred to the City of Portland. There have been discussions with the PDC to see if they can do that kind of analysis that had been done by the County in the past, but nothing resulted from those discussions. The State goes through a fairly extensive review process, and would not accept a letter such as had been submitted to the Board. It is for that reason that the County process for incorporated areas is somewhat perfunctory. It would be different for land which is in unincorporated areas - perceived problems would be presented to the Land Use arena as well as the Board. She said that they (the Planning Division) could certainly return to more extensive reviews if the Board so wished, but the Board needs to be aware of staff commitment if that is to be the case.

Commissioner Kafoury asked County Counsel Kressel what the statutory responsibility for the County actually is. He responded that he would need to consult the State Statutes.

Commissioner Anderson restated the fact that she does not believe that there is any need for the County to check out the application a second time (after the State).

Commissioner McCoy called for a motion to approve the bond.

Upon motion of Commissioner Anderson, duly seconded by Commissioner Kelley, it is

ORDERED that said Industrial Development Revenue Bond be adopted.

Commissioner Bauman opposed the ORDER.

County Counsel Kressel then read from the State Statutes. He said that it is not clear. It is a very broad requirement that the County Commission issue a request that the bonds be approved by the State. There are no criteria to guide the Commission in its decision-making process. The Ordinance separates jurisdictions, not the Statute.

Commissioner Kafoury re-stated her question about whether

or not the Board has the capability of denying a request if they felt it was inappropriate. Kressel replied that the answer was yes, with certain limitations, because of the Ordinance. It has several broadly worded criteria in it, and the law is that if the government has criteria, it has to apply them. So there could be legal trouble if the criteria were simply ignored, and simply said that they would not approve the application. Commissioner responded that she did not see criteria, but simply a requirement for a letter stating that the bond is necessary.

Periodic Review Update - Staff will present)
progress on completion of Periodic Review,)
including a brief discussion of the major)
issues and the schedule for the final)
Planning Commission and Board hearings 2)

Lorna Stickel, Planning Director, presented a timeline to the Board to show the schedule under which they are proposing to complete their submission of their Periodic Review Order back to the State of Oregon. The purpose of this is for the State to review to ensure that it complies with State goals and policy.

The schedule will be as follows:

October 17 - Information Review
October 22 - First Planning Public Hearing
November 13 - Second Planning Commission Hearing
November 27 - Possible Third Planning Commission
Meeting
December 5 - First Board Hearing
December 19 - Possible Second Board Hearing

There will be proposed changes in response to the letters from the State in June. The Board will adopt the final ORDER that will be sent to the State, as well as about four Ordinances which need to be adopted.

The primary issues that were raised had to do with State Planning Goal #4; however, the State drew back from this issue in its second letter until this Goal has been adopted. The Planning Division is going to recommend the deleting the provision for dwellings of housing for help; they are going to delete the world plan development provision; and they are going to propose a modification of their "Lot Of Record" provisions.

The second issue has to do with the statement that is needed regarding the Mt. Hood Parkway, and they will be submitting a statement that includes information about the Parkway.

The third issue was some letters that were raised in the

DLCD letters regarding Goal 5 - Mineral and Aggregate Resources. This will be the main bulk of what should interest the Board in terms of discussion of what the future holds in the periodic review. There will be substantial changes in both the comprehensive plan and in the Ordinance in how they are proposing to address mineral and aggregate resources.

The last major issue had to do with some comments that had been received on the way they were handling wetland resources. They are recommending adding a couple of areas for nest to the zoning overlay, as well as adding a new section to the wetland protection overlay ordinance, which is included in the SEC overlay district. This will allow them to determine when the loss of significant wetlands should not be allowed.

There will be a few other minor changes which will be included in the Review Order. She did not explain those, but left it to the Commissioners to review the documentation already provided to them.

Commissioner Anderson asked if they had addressed the issue of golf courses as a conditional use on primary farm land. Stickel replied that they had not, and that they were not recommending a

change in this because it is not required under Periodic Review. Anderson said that she thought this might be a preventive measure for the future, and that the best plan would be to remove it as a condition. Kressel stated that the State Statute provides that they are conditional uses in EFU Zones. Stickel replied that if they wanted to change the EFU Ordinance, that should be done separately. It becomes complicated if the Planning Division inserts items that had not be previously noticed by the State.

Dan Ivancie, Auditor, then came to the podium to suggest that the Auditor's Office would make itself available to review financial statements because of the expertise of his office in this area. Commissioner McCoy responded that there was no need to examine the financial statements of Wright Business Forms any more closely because the County does not have any direct responsibility over this other than a perfunctory approval of another jurisdiction.

There being no further business to come before the Board at this time, the meeting was adjourned until next Thursday morning at 9:30 A.M.

Jim Robbins
Wright Business
forms

1844 D NE
San Rafael
Port. Co.
97230

Barrett
MacDougall
Finance Office
Business Finance
Section

E

595 Cottage St NE
Salem 97310

DATE SUBMITTED 10-2-89

(For Clerk's Use)

Meeting Date 10-12-89

Agenda No. R-6

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: Economic Development Bonds from the
State of Oregon

Informal Only* October 12, 1989
(Date)

Formal Only October 12, 1989
(Date)

DEPARTMENT D.E.S. DIVISION Planning

CONTACT Robert N. Hall TELEPHONE 248-3043, x6797

*NAME(s) OF PERSON MAKING PRESENTATION TO BOARD Robert N. Hall

BRIEF SUMMARY Should include other alternatives explored, if applicable, and clear statement of rationale for the action requested.

Revenue Bond money for a business in Gresham.

(IF ADDITIONAL SPACE IS NEEDED, PLEASE USE REVERSE SIDE)

ACTION REQUESTED:

☐ INFORMATION ONLY ☐ PRELIMINARY APPROVAL ☐ POLICY DIRECTION ☒ APPROVAL

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA Two (2) Minutes

IMPACT:

PERSONNEL

☐ FISCAL/BUDGETARY

☐ General Fund

Other _____

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER: _____

BUDGET / PERSONNEL _____

COUNTY COUNSEL (Ordinances, Resolutions, Agreements, Contracts) _____

OTHER _____
(Purchasing, Facilities Management, etc.)

NOTE: If requesting unanimous consent, state situation requiring emergency action on back.



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF PLANNING
AND DEVELOPMENT
2115 S.E. MORRISON STREET
PORTLAND, OREGON 97214
(503) 248-3043

BOARD OF COUNTY COMMISSIONERS
GLADYS McCOY • CHAIR OF THE BOARD
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER
GRETCHEN KAFOURY • DISTRICT 2 COMMISSIONER
RICK BAUMAN • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

October 2, 1989

To: Board of County Commissioners

From: Bob Hall 
Division of Planning and Development

Re: RB 2-89

Enclosed are the materials relating to RB 2-89.

As you know, MCC 11.08.250 requires the Board to make the following findings when considering State of Oregon Economic Development Revenue Bond projects:

- (A) An application shall comply with:
- (1) The Comprehensive Land Use Plan (or Statewide Planning Goals if the plan has not been acknowledged by LCDC), the Economic Development Plan, and plan implementation ordinances of the unit of government having jurisdiction over the site in question; and
 - (2) Multnomah County's Equal Employment Opportunity as indicated in MCC 11.08.255.
- (B) An applicant must assert, in writing, the Economic Development Revenue Bond Financing is necessary for expansion or location in the County at this time (*i.e.*, without such financing, the project would not be undertaken).

This packet contains:

- The application for Oregon Economic Development Revenue Bonds by Imperial Manufacturing Company for property within the City of Gresham;
- A letter from John Anderson, Community Development Director for the City of Gresham, indicating the project complies with MCC 11.08.250(A)(1);
- An Equal Employment Opportunity Agreement signed by James T. Wright of Wright Business Forms and a completed MC-DES 1 as required by MCC 11.08.250(A)(2);
- A statement of necessity from Wright Business Forms as required by MCC 11.08.250(B); and
- A proposed resolution for Board action.

The Planning Staff finds that this material satisfies the criteria of MCC 11.08.250 for Board approval of an Economic Development Bond and recommends adoption of the resolution.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR THE COUNTY OF MULTNOMAH**

In the Matter of Issuance of)
an Industrial Development)
Revenue Bond State of Oregon)
to Wright Business Forms, Inc.) RB 2-89

RESOLUTION

WHEREAS, The Multnomah County Board of Commissioners finds that the facility improvement and equipment purchase by Wright Business Forms, Inc. would foster the economic growth and legislative policy as set forth in ORS 280.310; and

WHEREAS, The City of Gresham has found that the project is in compliance with the City of Gresham Comprehensive Plan acknowledged by the Land Conservation and Development Commission pursuant to ORS Chapter 197; and

WHEREAS, The Board finds that the project complies with the provisions of Chapter 11.08 of the Multnomah County Code; and

WHEREAS, ORS 280.330 requires, before the issuance of revenue bonds by the State of Oregon, that the governing body of the County endorse the project; and

WHEREAS, The Board finds that the improvement of this facility in the East-Central area of Multnomah County would be in the best interests of the citizens of Multnomah County.

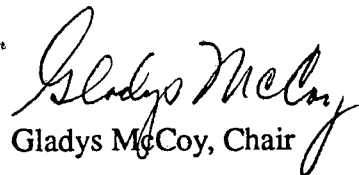
THEREFORE, IT IS HEREBY RESOLVED:

1. That Multnomah County requests the Economic Development Commission and the State of Oregon to assist in the financing of the Wright Business Forms, Inc. project within Multnomah County through the issuance of revenue bonds secured by the improvements as provided by ORS 280.310 to ORS 280.397.
2. That the Chairperson of the Multnomah County Board of Commissioners be authorized to sign and act for the Board in any future action necessary by Multnomah County to promote the project.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

October 12 1989


Gladys McCoy, Chair

REVIEWED:
LAURENCE KRESSEL, County Counsel
for Multnomah County, Oregon

By 
Assistant County Counsel

WRIGHT BUSINESS FORMS, INC.

RB 2-89



19520 N.E. SAN RAFAEL • PORTLAND, OREGON 97230
MAIL TO: P.O. BOX 20489 • PORTLAND, OREGON 97220

(503) 661-2525
WATS 1-800-547-8397 (OUTSIDE OREGON)
WATS 1-800-426-3011 (INSIDE OREGON)

September 26, 1989

Mr. Bob Hall
Multnomah County
Division of Planning
and Development

Dear Bob:

4524 39 200.00 80
253 4524 10/00A89 200.00 TL

As per our conversation, we are applying for Economic Development Revenue Bonds from the State of Oregon. We need authorization from the Board of Commissioners of Multnomah County that we are in compliance with the local comprehensive plan and with statewide land use goals and guidelines.

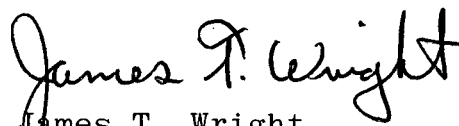
We are applying for monies to purchase equipment and for minor remodeling of the existing buildings at 18440 N.E. San Rafael and 19520 N.E. San Rafael. Legal descriptions are enclosed.

We are planning no expansion of these buildings, just remodeling to meet our needs. The balance of the money will be used for new equipment for these two locations.

When our application has been processed and approved please send a copy of your approval to us and to Mr. Mark Huston at the Oregon Economic Development Department, 595 Cottage St., N.E., Salem, Ore. 97310.

If you have any questions, or need further information, please feel free to contact me.

Sincerely,


James T. Wright
President

JTW/jab

Encs.



CITY OF GRESHAM

Community & Economic Development Department
1333 N.W. Eastman Parkway
Gresham, Oregon 97030-3825
(503) 661-3000

September 27, 1989

Mr. James T. Wright, President
Business Forms, Inc.
P.O. Box 20489
Portland, Oregon 97220-0489

Dear Mr. Wright,

You have requested a Statement of Plan Compatibility from this office in regard to your proposed development at 19520 and 18440 NE San Rafael, as described in the attached letter.

We have reviewed your proposed activities and find them to be consistent with the Gresham Comprehensive Plan and Development Code, documents which have been acknowledged by the State of Oregon as in compliance with the State land use laws.

Prior to beginning any remodeling activities, be sure to contact this office as regards site specific Development and Building Code provisions which may apply to your construction.

Good luck with your project. If you have any further questions, please contact me at 669-2400.

Sincerely,

JOHN E. ANDERSEN, AICP
Community Development Director

JEA/tjr

Enclosure

Legal Description - 18440 N.E. San Rafael

A tract of land situated in the Southwest one-quarter of Section 29, Township 1 North, Range 3 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, bounded and described as follows:

Commencing at a point on the centerline of N.E. 181st Avenue, said point being South $1^{\circ} 30' 17''$ West, a distance of 1280.03 feet from the most Easterly Northeast corner of the N. Frazer Donation Land Claim, measured along said centerline, which corner is on the South line of the G.B. Pullen Donation Land Claim; thence South $88^{\circ} 27' 13''$ East 1057.79 feet to the true point of beginning of the tract of land to be described herein; thence South $88^{\circ} 27' 13''$ East a distance of 300 feet; thence South $1^{\circ} 32' 47''$ West, a distance of 473.69 feet; thence North $88^{\circ} 27' 13''$ West, a distance of 300 feet; thence North $1^{\circ} 32' 47''$ East, a distance of 473.69 feet to the true point of beginning.

Legal Description - 19520 N.E. San Rafael

Beginning at the intersection of the South line of Section 29, Township 1 North, Range 3 East of the Willamette Meridian, with the West line of the William Taylor Donation Land Claim; running thence North $0^{\circ} 04'$ West, along the West line of the William Taylor Donation Land Claim, 1221.07 feet to an iron pipe; thence West 182.93 feet; thence South $0^{\circ} 04'$ East, parallel to the West line of the William Taylor Donation Land Claim, 1220.22 feet to the South line of said Section 29, thence South $89^{\circ} 44'$ East 182.93 feet to the point of beginning; EXCEPTING THEREFROM the South 367.80 feet as conveyed by Warranty Deed recorded October 9, 1968 in Book 644 page 996, Deed Records, in the County of Multnomah and State of Oregon.

APPLICATION FOR OREGON
ECONOMIC DEVELOPMENT REVENUE BONDS
APRIL 1988

APPLICANTS MUST BE AWARE THAT EACH EXHIBIT LISTED MUST BE ATTACHED TO THE APPLICATION.

ADDITIONAL SPECIFIC REQUIREMENTS THAT MUST BE MET BY APPLICANTS WHO PLAN TO HAVE THEIR BOND INCLUDED IN A COMPOSITE BOND ISSUE ARE LISTED AT THE BACK OF THIS APPLICATION.

I. Company Information

- A. Name of business, address, and phone number. Include your federal taxpayer identification number and standard industrial classification code number.
- B. Headquarters location.
- C. Type of business (corporation, partnership, individual, sole proprietorship, etc.)
- D. Name and title of chief executive officer.
- E. Other plant locations.
- F. Is the company listed on any securities exchange? If yes, please list the exchange on which the company is traded and the company's stock symbol.
- G. If not listed on a securities exchange, please list the names and titles of all corporate officers.
- H. If not listed on a securities exchange, please list names and addresses of all stockholders holding 10 percent or more of the company's outstanding stock.
- I. Attach company financial statements for the past three years, and the most recent interim statement. In addition:
 - 1) If the company has an operating history of one year or less include a three year pro-forma balance sheet and income statement, and a monthly cash flow projection for a period of one year.

SEE page 3

- 2) In the case of a corporate applicant that is not publicly traded and that has a net worth of \$2 million or less, include personal financial statements with date of birth and social security number from:
- a) All persons owning 20 percent or more of the company; and
 - b) All persons having a controlling interest in the applicant.

If confidentiality is requested, please indicate. However, the Department cannot necessarily guarantee confidentiality under all conditions.

- J. Provide a narrative history of the company and the type of business in which the company is engaged.

II. Project Information

- A. Proposed location of the project (street address including access directions). Is the project in a designated economically lagging area or enterprise zone?
- B. Dates of project start-up and projected completion.
- C. Description of project: Include land acreage, proposed buildings, products, equipment required, etc.
- D. Description of product or service to be produced and users of your product or services.
- E. Bond proceeds:
- | | |
|---|----------|
| 1. Equipment | \$ |
| 2. Buildings | \$ |
| 3. Land | \$ |
| 4. Other (specify) | \$ _____ |
| 5. Total Bond | \$ |
| 6. Bond Issue as a % of Total Project - | _____ % |
- F. Describe anticipated market for product(s). To what type company and primary market area.

G. Describe the impact of the proposed project on the local economy, relating to:

1. The locale's ability to provide support services. Support services specifically include, among others, roads, sewer, water, and schools.
2. Local need for the project and effect on the local economic base, in terms of indirect jobs, diversification, tax base, etc.

H. The project must meet three local government requirements:

1. The Board of Commissioners of the County in which the project is to be located must, by formal resolution passed by majority vote at a public meeting, request the Commission to authorize a bond for the project.
2. The appropriate jurisdiction, city or county, must find the project in compliance with the local comprehensive plan and with statewide land use goals and guidelines.
3. The project must be consistent with the local overall economic development plan.

III. Labor Force

- A. Number of total employees currently employed in the company.
- B. Number of total employees currently employed at the site of the proposed project.
- C. Number of additional employees to be hired for the project.
- D. Approximate number of employees to be hired in each labor category at proposed project. Examples of labor categories include clerks, assemblers, and machinists. Indicate the number of existing, transfer or new positions for each category. Please be specific in terms of labor category.
- E. Will the project require any special labor requirements?
- F. Do you plan special worker-training programs? If so, in what job categories? (Contact the Economic Development Department or the Employment Division for information about available government worker-training programs.)

- G. If the project is an in-state plant relocation, describe the reasons for relocation and the effect of relocation on the company's existing labor force.
- H. The Economic Development Department will monitor and verify employment projections.

IV. Projected Payroll and Profits

- A. What will be the anticipated increase in payroll directly resulting from the project for each of the first three years of operation.
- B. What will be the increase in company profits directly resulting from the project for each of the first three years of operation.
- C. Describe any local government expenditures for public services required specifically for this project.

V. Determination of Net Public Benefit

ORS 184.025 requires that the Commission determine that each project approved for bond financing is cost effective, considering both major public expenses and major public benefits. The Department will calculate the cost effectiveness for each application. Major public expenses include an estimate of state and federal income taxes foregone due to the tax exempt nature of the bonds, as well as any direct expenditures for the project by state or local government. Major public benefits include new taxes to be levied upon increased profits and payroll attributable to the project. In the case of taxable bonds major public expenses will not include a foregone federal tax component.

Attach the following Exhibits to the application:

- 1. Exhibit A: Attach aerial photograph, map, site plan, or diagram showing the general location of the plant site and the facility which proposed to be funded by bond proceeds.
- 2. Exhibit B: Attach all local government certifications required in II(H).
- 3. Exhibit C: Sign and date Exhibit C.

EXHIBIT C

All information provided in connection with this application for Oregon Economic Development Revenue Bond financing is, to the best of my knowledge, true, accurate, complete, and current. I further certify that, except as described in this application:

- (1) No litigation is current, pending or threatened in any court or other tribunal or competent jurisdiction, state or federal, in any way contesting, questioning or affecting the eligibility of the applicant to apply for this financing, the ability of the applicant to complete the project, or the validity or enforceability of any covenant or document executed by the applicant in connection with the application or any of the procedures for the authorization of sale, execution, registration or delivery of the bonds, nor are there any unasserted claims outstanding.
- (2) The applicant has never filed for reorganization or sought relief or been involuntarily declared bankrupt under any provision of the United States Bankruptcy Code.
- (3) No officer, director, partner, or owner of a 5 percent interest (legal or beneficial) of the applicant has ever filed for reorganization or sought relief or been involuntarily declared bankrupt under any provision of the United States Bankruptcy Code.
- (4) Neither the applicant nor any officer, director, partner or owner of a 5 percent interest (legal or beneficial) thereof has ever been indicted or convicted of a felony or of a misdemeanor involving moral turpitude.

I agree that material misrepresentation of fact is grounds for the Finance Committee to deny or withdraw project eligibility at any time.

Attest:

Authorized Company Representative

Dated

SPECIFIC REQUIREMENTS AND INFORMATION FOR
APPLICANTS PLANNING TO HAVE THEIR BOND INCLUDED IN
A COMPOSITE BOND ISSUE

1. Bond counsel has been selected by the Department for the composite bond program. Consequently it is not necessary for applicants intending to participate in the composite revenue bond program to select or engage bond counsel. However, applicants may wish to engage their own counsel to review and advise on the bond transaction.
2. Applicants will be required to submit a completed copy of the Borrower Tax Questionnaire after a determination of project eligibility.
3. The composite bond issue will be underwritten by the First Boston Corporation.
4. In order to participate in the composite bond program, applicants must have or be able to obtain an irrevocable standby letter of credit from a bank acceptable to the Master Letter of Credit bank.
5. Applicants are encouraged to arrange interim financing for their projects through the bank which is providing their letter of credit. However, if the credit bank declines to provide interim financing, please contact the Economic Development Department.
6. Applicants should be aware that they will be responsible for certain front end expenses in connection with the composite bond program and should discuss these expenses with the Department. It is each applicant's responsibility to determine whether the bond program is economic for its particular project.

STATE OF OREGON
ECONOMIC DEVELOPMENT REVENUE BONDS

CHECKLIST

Please ensure that your application package contains the following items. Economic Development Department staff will be unable to process your application until all items are received.

_____ One (1) application fee, either \$250 or \$500 as appropriate

_____ Four (4) copies of your completed application, one with original signature. Include Exhibits A, B and C.

_____ Two (2) copies of financial statements (see I.I.)
Please indicate on these if CONFIDENTIALITY is required.

Who is your bond counsel? _____

Who is the contact person in your company?

Name _____

Position _____

Telephone number _____

Please forward the completed application to:

Oregon Economic Development Department
Business Finance Section
595 Cottage Street, N. E.
Salem, Oregon 97310
(503) 373-1240

April 27, 1988
IDBAPP/0095FS

WRIGHT BUSINESS FORMS, INC.



19520 N.E. SAN RAFAEL • PORTLAND, OREGON 97230
MAIL TO: P.O. BOX 20489 • PORTLAND, OREGON 97220

(503) 661-2525
WATS 1-800-547-8397 (OUTSIDE OREGON)
WATS 1-800-426-3011 (INSIDE OREGON)

I.

- A. Wright Business Forms, Inc.
18440 N.E. San Rafael
Portland, OR 97230
(503) 661-2525

Federal Taxpayer I.D. Number: 93-0586475
Standard Industrial Classification Code Number: 2761

- B. Same as I.A.

- C. Type of Business: Corporation

- D. Chief Executive Officer: James T. Wright, President
01330 S.W. Corbett Hill Circle
Portland, OR 97219

- E. Kent, Washington

- F. NO

- | | |
|--------------------|--------------------------|
| G. James T. Wright | President/Secretary |
| Sondra S. Wright | Assistant Secretary |
| Dale Stephens | Vice President |
| Jim Robbins | Vice President - Finance |

- H. James T. Wright 100%
01330 S.W. Corbett Hill Circle
Portland, OR 97219

- I. Financial Statements Enclosed

1. N/A

2. N/A

- J. Narrative History of Company:

Wright Business Forms was founded in 1970 as a manufacturer of snap out business forms. In 1978, the company expanded its product line into continuous forms. The continuous forms product line has provided the majority of the company's growth since its introduction. In 1988, the mailer product was introduced and now provides \$300,000 in revenue per month. As of August 1989, the company had annualized revenues of \$18,682,000 and 128 employees in Oregon and 45 in Washington. Wright Business Forms markets its products through an established dealer network primarily in 11 western states.

Type of Business: Manufacturer of Business Forms

II. Project Information

- A. Proposed location: 18440 N.E. San Rafael
Portland, OR 97230

Directions: From Portland, use highway 84 East (Banfield Freeway) exit on 181st Street. Turn right on- to 181st Street. The first stop light is San Rafael. Turn left onto San Rafael. The company is on the right (south) side of the street.

Economically lagging area: NO

Enterprise zone: Unknown

- B. Project startup: 12/89

Project completion: 12/91

- C. Description of the project: Purchase the following equipment.

Business forms printing press	\$1,725,000
Business forms collator	\$1,025,000
Computer system	\$250,000
Misc. printing equipment	\$200,000
Building	\$300,000
	<hr/>
	\$3,500,000

- D. Description of the product: Continuous Forms, Continuous Mailers

Users of the product: Banks, Hospitals, Medical Clinics, State, County, City Governments.

- E. Proceeds

Equipment	\$3,200,000
Building	\$300,000
Total Bond	\$3,500,000
Bond Issue as a % of Total	100%

- F. Market of Product:

The product will be sold through our established dealers primarily in the 11 western states.

G.

1. Adequate support services available.
2. Project will increase employment, tax base, and local economic base.

III.

A. 173 employees are currently employed by Wright Business Forms.

B. 128 employees are currently employed at the site of the proposed project.

C. 21 new employees will be hired for the project:

D. NEW - Pressman	6
Collator	
Operators	8
Prepress	3
Production	
Control	2
Clerical	2

E. Special labor requirements: NO

F. Yes, workers will be trained in-house in all categories.

G. N/A

IV.

A. The projected total increased payroll from the beginning of the project for each of the next three years is:

1990 - \$274,560	1991 - \$524,160	1992 - \$545,126
------------------	------------------	------------------

B. The projected total increase in profits from the beginning of the project for each of the next three years is:

1990 - \$110,000	1991 - \$298,000	1992 - \$357,000
------------------	------------------	------------------

C. N/A

EXHIBIT C

All information provided in connection with this application for Oregon Economic Development Revenue Bond financing is, to the best of my knowledge, true, accurate, complete, and current. I further certify that, except as described in this application:

- (1) No litigation is current, pending or threatened in any court or other tribunal or competent jurisdiction, state or federal, in any way contesting, questioning or affecting the eligibility of the applicant to apply for this financing, the ability of the applicant to complete the project, or the validity or enforceability of any covenant or document executed by the applicant in connection with the application or any of the procedures for the authorization of sale, execution, registration or delivery of the bonds, nor are there any unasserted claims outstanding.
- (2) The applicant has never filed for reorganization or sought relief or been involuntarily declared bankrupt under any provision of the United States Bankruptcy Code.
- (3) No officer, director, partner, or owner of a 5 percent interest (legal or beneficial) of the applicant has ever filed for reorganization or sought relief or been involuntarily declared bankrupt under any provision of the United States Bankruptcy Code.
- (4) Neither the applicant nor any officer, director, partner or owner of a 5 percent interest (legal or beneficial) thereof has ever been indicted or convicted of a felony or of a misdemeanor involving moral turpitude.

I agree that material misrepresentation of fact is grounds for the Finance Committee to deny or withdraw project eligibility at any time.

Attest:


Authorized Company Representative

Dated

9-27-89



MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS
ROOM 605, COUNTY COURTHOUSE
1021 S.W. FOURTH AVENUE
PORTLAND, OREGON 97204

GLADYS McCOY •	Chair	• 248-3308
PAULINE ANDERSON •	District 1	• 248-5220
GRETCHEN KAFOURY •	District 2	• 248-5219
RICK BAUMAN •	District 3	• 248-5217
POLLY CASTERLINE •	District 4	• 248-5213
JANE McGARVIN •	Clerk	• 248-3277

EQUAL EMPLOYMENT OPPORTUNITY AGREEMENT

The applicant agrees that in consideration of the issuance of Oregon Economic Development Revenue Bonds or inclusion in the Oregon Economic Lagging Area Program the applicant will not unlawfully discriminate against any employee or applicant for employment because of sex, age, race, creed, color, national origin, physical or mental handicap with respect to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

The applicant will send to each labor union or representative of workers with whom applicant has a bargaining agreement or other contract or understanding, a notice advising the labor union or workers' representative of the applicant's commitment to the Multnomah County Equal Employment Opportunity Agreement and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The applicant for Oregon Economic Development Revenue Bonds and/or the Oregon Economic Lagging Area Tax Credit Program shall submit Form MC-DES 1 to the Oregon Economic Development Commission and Multnomah County Department of Environmental Services, Division of Planning and Development at the time of filing of application for determination of Oregon Industrial Revenue Bond and/or Economic Lagging Area project eligibility.

The applicant for Oregon Industrial Revenue Bonds shall submit Form MC-DES 2 to the Oregon Economic Development Commission and Multnomah County Department of Environmental Services, Division of Planning and Development, at the 6-month anniversary of final expenditure of Oregon Industrial Revenue Bond sale proceeds.

The applicant for the Oregon Economic Lagging Area Tax Credit Program shall submit Form MC-DES 2 to the Oregon Economic Development Commission and Multnomah County Department of Environmental Services, Division of Planning and Development, at the end of each fiscal year for which Oregon Economic Lagging Area Tax Credits are claimed.

An applicant for Oregon Economic Development Revenue Bond Program and/or the Oregon Economic Lagging Area Tax Credit Program who generates ten or more new positions as a result of the utilization of the above mentioned program(s) will submit the information required by Exhibit II of MCC 11.08.255. to the Oregon Economic Development Commission and Multnomah County Division of Planning and Development when filing the first MC-DES 2 form.

Authorized Company Official

James T. WRIGHT

Print Name

James T. Wright

Signature

Title

President

Date

9-27-89

Reviewed:

Laurence Kressel, County Counsel
for Multnomah County, Oregon

By

MC-DES 1

CURRENT AND PROJECTED
PERMANENT EMPLOYEE
AND PAYROLL DATA

Name and Address of Organization

Wright Business Forms, Inc.
18440 N.E. San Rafael St.
Portland, Oregon 97230

I. Check Appropriate Box

☐ IRB Applicant
☐ ELA Applicant
☐ Other _____
 (IR#) _____

II. Project Number

III. Project Completion Date

12/31/93

IV. Job Categories	V. Sex		VI. Present Employees					VII. Jobs to be Saved		VIII. New Jobs to be Created						IX. Summary New Employees				X. Employee Totals	
		Sex	A. Total Employees	B. Black	C. Hispanic	D. Asian or Pacific Islander	E. American Indian or Alaskan Native	F. Total Employees	G. Total Minorities	H. Total Employees	I. Black	J. Hispanic	K. Asian or Pacific Islander	L. American Indian or Alaskan Native	M. Total non-Multico Hires	N. Total Previously Unemployed	O. Total Age 40+	P. Total Minorities	Q. Total Employees	R. Total Minorities	
Officials and Managers	MF	F	1																1		
	MM	M	9		1														9		
Professionals	PF	F																			
	PM	M																			
Technicians	TF	F																			
	TM	M	1																1		
Sales Workers	SF	F	9						2										11		
	SM	M																			
Office and Clerical	OF	F	13						2										15		
	OM	M	3															3			
Craftsperson (skilled)	CF	F	9						3										12		
	CM	M	66		2				14										80		
Operatives (semi-skilled)	XF	F	6																6		
	XM	M	5																5		
Laborers (unskilled)	LF	F																			
	LM	M	6	1															6		
Service Work and Others	WF	F																			
	WM	M																			
TOTAL	AF	F	38						7										45		
	AM	M	90	1	3				14										104		

XI. Present Annual Total Payroll

 (OAP) \$3,343,000 (PPM) \$96,800 (PPF) \$816,500
 Total Minorities Female

XIII. Present Temporary and Part Time Employees

 (TMT) 2 (TMM) (TMF) 2 (TMS) \$ 2,500
 Total No. of Minorities No. of Females Annual Payroll

XII. Expected Annual Total Payroll When Fully Operational

 (FOS) \$3,888,000 (OPM) \$112,400 (OPF) \$949,500
 Total Minorities Female

Annual estimate after 2 years

XIV. Expected Temporary and Part Time Employees When Fully Operational

 (PTT) (PTM) (PTF) (PTS) \$
 Total No. of Minorities No. of Females Annual Payroll

XV. This Form Prepared By:

 James T. Wright 9-27-89
 Type Name and Position Signature Date Telephone No. 661-2525

XVI. Authorized Company Official:

 President James T. Wright 9-26-89
 Type Title of Officer Signature Date

No further monies or other benefits may be authorized under this program unless this report is completed and filed as required by existing law and regulations.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR THE COUNTY OF MULTNOMAH**

In the Matter of Issuance of)
an Industrial Development)
Revenue Bond State of Oregon)
to Wright Business Forms, Inc.) RB 2-89

RESOLUTION

89 - 184

WHEREAS, The Multnomah County Board of Commissioners finds that the facility improvement and equipment purchase by Wright Business Forms, Inc. would foster the economic growth and legislative policy as set forth in ORS 280.310; and

WHEREAS, The City of Gresham has found that the project is in compliance with the City of Gresham Comprehensive Plan acknowledged by the Land Conservation and Development Commission pursuant to ORS Chapter 197; and

WHEREAS, The Board finds that the project complies with the provisions of Chapter 11.08 of the Multnomah County Code; and

WHEREAS, ORS 280.330 requires, before the issuance of revenue bonds by the State of Oregon, that the governing body of the County endorse the project; and

WHEREAS, The Board finds that the improvement of this facility in the East-Central area of Multnomah County would be in the best interests of the citizens of Multnomah County.

THEREFORE, IT IS HEREBY RESOLVED:

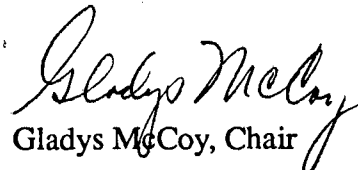
1. That Multnomah County requests the Economic Development Commission and the State of Oregon to assist in the financing of the Wright Business Forms, Inc. project within Multnomah County through the issuance of revenue bonds secured by the improvements as provided by ORS 280.310 to ORS 280.397.
2. That the Chairperson of the Multnomah County Board of Commissioners be authorized to sign and act for the Board in any future action necessary by Multnomah County to promote the project.

(SEAL)

17

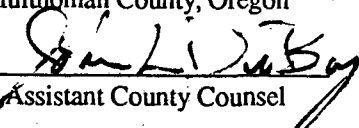
October 12, 1989

**BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON**


Gladys McCoy, Chair

REVIEWED:
LAURENCE KRESSEL, County Counsel
for Multnomah County, Oregon

By


Assistant County Counsel

September 1989

Handout #1

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	<i>Planning Commission Workshop on Periodic Review, Conf. Rm.</i> 25	26	27	28	29	30

October 1989

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	12	<i>mail notice</i> 13	14
15	16	<i>Board Informational Hearing on Periodic Review</i> 17 <i>Print Shop</i>	<i>Mail Materials</i> 18	19	20	21
22	<i>Planning Commission Hearing on Periodic Review, Rm 602</i> 23	24	25	26	27	28
29	30	31				

November 1989

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
12	Planning Commission Hearing on Periodic Review, Rm. 602 13	14	15	16	17	18
19	20	21	22	23	24	25
26	Possible P.C. Periodic Review Hearing Continuation, *Rm. 602 27	28	29	30		

December 1989

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	Board Hearing on Periodic Review 5	6	7	8	9
10	11	12	13	14	15	16
17	18	Possible Board Per. Rev. Hearing, (If PC hearing on 11/27) 19	20	21	22	23
24	25	26	27	28	29	30
31						

**MULTNOMAH COUNTY OREGON**

BOARD OF COUNTY COMMISSIONERS
ROOM 605, COUNTY COURTHOUSE
1021 S.W. FOURTH AVENUE
PORTLAND, OREGON 97204

GLADYS McCOY • CHAIR • 248-3308
PAULINE ANDERSON • DISTRICT 1 • 248-5220
GRETCHEN KAFOURY • DISTRICT 2 • 248-5219
RICK BAUMAN • DISTRICT 3 • 248-5217
SHARRON KELLEY • DISTRICT 4 • 248-5213
JANE McGARVIN • Clerk • 248-3277

BOARD OF COUNTY COMMISSIONERS

Tuesday, October 17, 1989

9:30 a.m., Room 602

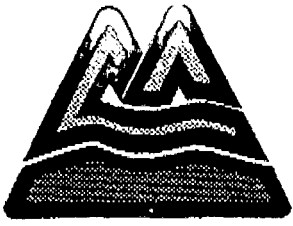
A G E N D A**RB 2-89 Industrial Development Revenue Bond**

Issuance of an Industrial Development Revenue Bond, State of Oregon, to Wright Business Forms, Inc., 19520 NE SanRafael Street.

This item was before the Board on Thursday, October 12, 1989, and continued to this date for further information.

C 1-88 Periodic Review Order

Staff will present progress on completion of Periodic Review, including a brief discussion of the major issues and the schedule for the final Planning Commission and Board hearings.

**MULTNOMAH COUNTY**

Planning & Development
2115 SE Morrison Street
Portland, Oregon 97214

Phone # (503) 248-3043
Fax # (503) 248-3389

Fax Transmittal

Date:

10/16/89

To:

Kerry Parkerson

From:

Sharon Casper

Re:

10/17 Board Agenda

Comments:

Fax PB 2-89

Pages to Follow _____

WRIGHT BUSINESS FORMS, INC.



19520 N.E. SAN RAFAEL • PORTLAND, OREGON 97230
MAIL TO: P.O. BOX 20489 • PORTLAND, OREGON 97220

(503) 661-2525
WATS 1-800 547-8397 (OUTSIDE OREGON)
WATS 1-800-426-3011 (INSIDE OREGON)

October 13, 1989

Mr. Bob Hall
Multnomah County
Division of Planning and Development
2115 S.E. Morrison
Portland, Oregon 97214

BOARD OF
COUNTY COMMISSIONERS
1989 OCT 16 PM 12:10
MULTNOMAH COUNTY
OREGON

Dear Bob:

Per our application for Economic Development Rev.
Bonds, the funds requested are necessary to pur.
equipment and remodel our buildings.

Without this financing these projects would not be
possible.

Thank you for your consideration.

Sincerely,

James T. Wright
James T. Wright
President

10/16/89

Kerry -
This is for
Tuesday's
10/17/89 Bob
Agenda under

RB 2-89

Sharon