

# Benton County Enterprise Zone Tax Abatement Goals

## Applicant Information

Date: \_\_\_\_\_

Business Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Overarching goal: Businesses are desired that encourage or demonstrate using resources in a manner that protects the environment while providing for a vigorous economy and meeting community needs now and in the future.

### *New Businesses:*

*To receive a tax abatement for years 1-3 a business must fit into one of the categories in Section I and have (3) Yes's in Section II, III or IV. If a business does not fit into one of the categories in section I it must have (5) Yes's in Section II, III or IV. The Year 4 and 5 optional tax credit would be awarded to those companies that have made progress over years 1-3 in meeting the goals listed below.*

### *Existing or Start-up Business:*

*If a business already in the Enterprise Zone or a startup with no operational history does not meet the new business requirements to receive the tax abatement for years 1-3, it may submit a plan to move its organization toward becoming more sustainable based on items in the criteria. The plan will need approval and the business must report annually on its progress toward that plan. The Year 4 and 5 optional tax credit would be awarded to those companies that have made progress over years 1-3 in meeting the goals below.*

**Section I: Product / Services:** Our company offers products or services that fit in the following business clusters. Please check one that applies:

- Green Building: (e.g. businesses that provide products or services to the green building market - insulated concrete forms, non-toxic building products, consulting services that support green building, etc.).
- Energy: Alternative energy and/or efficiency (e.g. wind, wave, solar, hydro, biofuels, energy conservation services. software/hardware to reduce energy usage, etc ).
- Local Food production and processing. (using sustainable agricultural practices to reduce chemicals, water and non-renewal energy).
- Green technology: (manufacturing processes that create no hazardous substances while reducing resource use - computerized controls that reduce resource use, such as for wood processing, soil remediation, environmental sensors).
- Recycled and/or Replacement Products: (e.g. flower pots made from waste paper pulp, plastic lumber, twine made from recycled plastics).
- Sustainable Forest and Wood Products
- Other sustainable business cluster

**Section II: Business Practices:** Our company focuses on protecting resources and meeting community needs while enhancing the economy. Check all those that apply.

- We train our personnel to meet these goals in all business aspects.
- These goals are integrated into our business planning.
- We track our business performance with a sustainability management system. Please Identify (\_\_\_\_\_).
- We measure energy use and waste per unit of production
- Other sustainable business practices \_\_\_\_\_

**Section III: Operations** (Check all those that apply)

**Design**

Our company:

- Redesigns products so that they meet enterprise zone goals.
- Conducts Life Cycle Analyses on our product(s)/services
- Has reduced our product packaging by at least 20%
- Encouraged and engaged suppliers to redesign their products and services to meet enterprise zone goals.
- Other sustainable design practices: \_\_\_\_\_

**Operations**

Our company:

- Is locally owned.
- Routinely conducts process or facilities energy audits.
- Has reduced energy 10% per unit of production. (e.g. watts/widget).
- Has reduced green house gases to 1990 levels.
- Routinely/periodically conducts resource efficiency audits to reduce waste and raw materials.
- Routinely/periodically conducts efficiency audits for water usage.
- Routinely/periodically conducts employee satisfaction surveys with an action and implementation plan that follows.
- Has completed a chemical inventory that ranks toxic and hazardous materials and developed a plan to eliminate all persistent bio toxins (PBT's).
- Takes responsibly for our product at end of its useful life (e.g. takes back a computer to disassemble, recycle and or reuse components for a new product).
- Other sustainable operational strategies: \_\_\_\_\_

**Section IV: Facilities**

Our company:

- Intends to build to LEED (Leadership in Energy and Environmental Design) U.S. Green Building Standards or other "green" building standards.
- Will retrofit existing facilities to LEED or LEED Existing Building standards or equivalent.

Defining terms:

**Sustainability/sustainable:** The use of resources in a manner that protects the environment while providing for a vigorous economy and meeting community needs now and in the future. (See also Community Values: Corvallis Sustainability Coalition Guiding Principles.)

**Enterprise Zone:** A defined geographical area where a business can locate to obtain a 3-5 year tax abatement. The business must meet a minimum number of enterprise zone criteria to be awarded the tax abatement

**Tax abatement:** Elimination of requirement to pay property taxes on new investments in the Enterprise Zone (EZ) for a specified period of time, if EZ goals are met and if EZ manager has approved.

**Green building:** The practice of increasing the efficiency with which buildings use resources — energy, water, and materials — while reducing building impacts on human health and the environment, through better siting, design, construction, operation, maintenance, and removal — the complete building life cycle.

**Green technology/clean technology:** Application of the environmental sciences to conserve the natural environment and resources, and to curb the negative impacts of human involvement (often abbreviated as “green tech” or “clean tech”). Sustainable development is the core of *environmental technologies*. When applying *sustainable development* as a solution for *environmental issues*, the solutions need to be socially equitable, economically viable, and environmentally sound.

**Recycled/replacement products:** the use of manufacturing waste and/or post consumer waste to create new consumer or industrial products. Products that provide the same function and form but are manufactured from different materials.

**Sustainability Management System:** An organization’s environmental management system (EMS). ISO 14001 is the international specification for an environmental management system (EMS). It specifies requirements for establishing an environmental policy, determining environmental aspects and impacts of products/activities/services, planning environmental objectives and measurable targets, implementation and operation of programs to meet objectives and targets, checking and corrective action, and management review. A Sustainability Management System integrates sustainability into an EMS such as ISO 14001

**Persistent Bio Toxins (PBT):** chemicals that are toxic, persist in the environment and bioaccumulate in food chains and, thus, pose risks to human health and ecosystems.

**LEED:** Acronym for Leadership in Energy and Environmental Design, a green building rating system. Developed by the U.S. Green Building Council, LEED provides a suite of standards for environmentally sustainable construction.

## Community Values

### I. Corvallis Sustainability Coalition – Guiding Principles

1. Reduce and ultimately eliminate dependence on fossil fuels and wasteful use of scarce metals and minerals. Use renewable resources whenever possible.
2. Reduce and ultimately eliminate dependence on persistent chemicals harmful to human health and the environment; and wasteful use of synthetic substances. Use biologically safe products whenever possible.
3. Reduce and ultimately eliminate encroachment upon natural ecosystems (e.g., land, water, wildlife, forests, soil.). Protect natural ecosystems.
4. Support capacity of people to meet their basic needs fairly and efficiently.

### II. Benton County Sustainability Policy: See attached policy

### III. City of Corvallis Sustainability Policy: See attached policy

**CITY OF CORVALLIS**  
**COUNCIL POLICY MANUAL**

**POLICY AREA 1 - GENERAL**

**CP 04-1.08**            **Organizational Sustainability**

**Adopted May 17, 2004**

Affirmed October 17, 2005

Revised December 4, 2006

Revised October 20, 2008

**1.08.010 Purpose**

The City recognizes its responsibility to

- protect the quality of the air, water, land and other natural resources, and to conserve these resources in its daily operations;
- minimize organizational impacts on local and worldwide ecosystems;
- use financial resources efficiently and purchase products that are durable, reusable, non-toxic and/or made of recycled materials; and
- treat employees in a fair and respectful manner, providing an inclusive work environment and helping staff develop their full potential.

The City Council has demonstrated its concern for a sustainable community through the Corvallis 2020 Vision Statement. The purpose of this policy is to ensure City departments develop practices that achieve a more sustainable workplace through plans and programs that promote a balance of environmental values with economic and social equity values in the expenditure of public funds. The City Council, in its leadership position, sets an example by adopting sustainable business practices in its activities and providing the resources necessary to allow the organization to be successful in its sustainability efforts.

**1.08.020 Definitions**

1.08.021 Sustainability means using natural, financial and human resources in a responsible manner that meets existing needs without compromising the ability of future generations to meet their own needs.

1.08.022 Life-cycle cost analysis examines the full life of a product and its impact on the environment including the resources used to acquire the raw material and to manufacture, process, transport and install the material; the accrued life-time maintenance costs; and the final disposal (including recycle or reuse) of the product.

## **Council Policy 04-1.08**

- 1.08.023 'Triple bottom line' is a framework for measuring and reporting organizational performance against environmental, economic, and social parameters. The term is used to capture the set of values, issues and processes that organizations must address to minimize harm and create environmental, economic, and social value.
- 1.08.024 Greenhouse gas emissions include carbon dioxide, methane, nitrous oxide, ozone and chlorofluorocarbons (CFCs). Motor vehicles that use gasoline or diesel fuel release large amounts of carbon dioxide into the atmosphere.
- 1.08.025 Backcasting is a process where a future desirable state or sustainable endpoint is determined and a strategy is set to achieve that future state through intermediate steps, usually at 1-, 5- and 10-year intervals. These intermediate objectives are then incorporated into the organization's planning efforts.
- 1.08.026 'Employer of choice' is an organization recognized for its leadership, culture, and best practices that attract, optimize, and hold top talent, achieving organization objectives.

### 1.08.030 Policy

The City uses a triple-bottom-line framework to enhance sustainability in all aspects of the organization's activities . City departments, through changes in daily operations, ongoing programs and long-range planning are able to simultaneously have a significant positive impact on the environment, the economic efficiency of municipal government and the social character of the workplace. Departments promote actions which are environmentally and socially beneficial while also being economically intelligent, and endeavor to assure that future generations have the resources needed to sustainably maintain healthy and productive societies.

### 1.08.040 Organizational Objectives

- 1.08.041 Encourage, develop and support connections between environmental quality, economic vitality and social equity.
- 1.08.042 Include long-term and cumulative impacts in decision making and ensure commitment to equity so economic impacts and the costs of protecting the environment do not unfairly burden any one geographic or socioeconomic sector of the city.
- 1.08.043 Use City resources efficiently and reduce demand for natural resources, such as energy, land, and water, as a first alternative to expanding supply.
- 1.08.044 Focus on solutions that prevent pollution through planned, proactive actions that go beyond regulatory compliance.

## **Council Policy 04-1.08**

- 1.08.045 Act locally to reduce adverse global impacts of rapid growth of population and consumption, such as ozone depletion and global climate change.
- 1.08.046 Attract and retain the best fit employee for each position and for the organization as a whole, and commit to staff's continued growth and learning, development of new skills and willingness to take on new challenges.
- 1.08.047 Increase diversity and diversity awareness in the workforce, and provide a positive, respectful work environment, with open and honest communications.
- 1.08.048 Be a model of sustainable operations for other public and private organizations, and support and implement innovative programs that maintain and promote Corvallis' leadership as a sustainable city organization.

### 1.08.050 Triple-Bottom-Line Framework

To the extent possible, sustainable initiatives will meet more than one of the triple-bottom-line components. For each component, goals will be reviewed and refined at least annually to reflect accomplishments of the organization and innovations in sustainable technologies.

### 1.08.051 Environmental sustainability

The City values actions that are beneficial for the natural environment as well as for the health and safety of employees and the public, and that go beyond regulatory compliance to minimize the City's environmental impacts.

The organization seeks to enhance environmental sustainability through practices that promote clean air and water and reduce:

- solid and hazardous waste;
- use of toxic substances;
- emissions of greenhouse gases and other pollutants; and
- consumption of energy, water and natural resources.

Decisions take into consideration protection of open space, habitat protection and restoration, and preservation of natural biodiversity.

### 1.08.052 Economic sustainability

The City values wise use of public funds and considers the full cost or life-cycle cost implications of its efforts.

The organization seeks to enhance economic sustainability through purchasing parameters and guidelines that ensure an analysis of sustainably preferable options occurs with each purchase. Decisions take into consideration the time frame within which any incremental initial costs will be paid back from the benefits achieved by environmental or social investments and the need to maintain a healthy financial situation to ensure continued services to the community.

## **Council Policy 04-1.08**

### 1.08.053 Social sustainability

The City values an open and friendly organization that is free from bigotry and intimidation, and exercises policies and programs that make it an employer of choice. The services provided to citizens does not burden or unfairly impact any one sector of the community.

The organization seeks to enhance social sustainability through a respectful work environment and an organizational culture that includes:

- equal access to opportunity, recognition and reward;
- engagement in the workplace and organizational goals;
- lifelong learning and adaptability to change; and
- overall physical, emotional and financial health, fostered through a positive work/life balance.

### 1.08.060 Implementation

1.08.061 An organizational steering committee is established to adopt and implement sustainable strategies and practices in the departments. Along with an implementation team, the committee creates goals, develops metrics, prioritizes projects, investigates new technologies, and measures success.

1.08.062 The City Manager promotes the objectives of the policy, adopts and implements sustainable strategies and practices in the departments, documents department progress towards sustainable development on an ongoing basis, and prepares an annual report on progress achieved, as well as objectives to achieve before the next annual review.

1.08.063 Departments inform, educate, encourage, and hold employees accountable for actively participating in programs and policies promoting sustainability; providing the organization with an opportunity to become a community leader.

1.08.064 Staff seeks to continually improve best management practices for work activities resulting in more sustainable operations in each of the triple-bottom-line categories.

### 1.08.070 Review and Update

This policy shall be reviewed annually in October by the Public Works Department and updated as necessary.

**BENTON COUNTY, OREGON  
ADMINISTRATIVE POLICIES MANUAL  
ADMINISTRATIVE POLICY NO. 02-01**

**TITLE:**        **Benton County Sustainability Policy**

**SECTION:**    **Organizational**

**DATE ADOPTED BY BOARD:** 6/18/02        **SUPERCEDES:** N/A

**SIGNATURE OF BOARD CHAIR:** \_\_\_\_\_

---

1.0    Purpose

A number of steps are needed to achieve a sustainable future and will require the participation of all residents. Benton County government, as an initial effort under this resolution, shall focus on improving its internal operations as a step toward meeting this goal.

Benton County adopts the following definitions, goals and guidelines to promote sustainability.

2.0    Definition of Sustainability:

Benton County government must simultaneously meet environmental, economic, and community needs throughout our county. We must use, develop and protect our resources at a rate and in a manner that enables people to meet their current needs and also preserve resources for future generations.

3.0    Goals:

- a.     Increase the economic prosperity and well being of all Benton County communities.
- b.     Increase the efficiency with which land, energy, water and other natural resources are used.
- c.     Reduce releases to air, water and land of substances harmful to human health.
- d.     Reduce adverse impacts on natural habitats and species.

4.0    Guidelines:

As Benton County works toward sustainability, the county shall:

- a.     Develop incentive-based mechanisms as possible alternatives to regulatory approaches;
- b.     Understand the full costs and benefits of actions to ensure that decisions are fully informed;
- c.     Measure resource use, environmental health, and costs to determine progress;
- d.     Establish clear, measurable goals to guide county efforts toward sustainability;

- e. Employ the knowledge, expertise and creativity of county employees and residents to develop solutions;
- f. Build upon existing private and public efforts throughout the county, region and state to ensure cooperative and efficient results;
- g. Integrate strategies to enhance the effectiveness of new and existing efforts;
- h. Collaborate and cooperate to remove barriers and find solutions; and
- i. Emphasize on-going learning and adaptive management as techniques to continually inform and improve the process.

5.0 Summary:

All county agencies and employees will take actions to promote sustainable practices within county government. As an initial step, all departments shall focus on internal government operations. We will:

- a. Adopt Sustainability Practices within Department Operations to Reduce Waste
- b. Create a Sustainable Work Group
- c. Assess Options for Sustainability Indicators and Targets
- d. Conduct Business, Community and Public Outreach
- e. Identify Further Efforts