



AGENDA COVER MEMO

Memorandum Date: November 19, 2024

Order Date: December 3, 2024

TO: Board of County Commissioners

DEPARTMENT: County Administration, CED

PRESENTED BY: Jason Harris, CED Manager

AGENDA ITEM TITLE: ORDER AND RESOLUTION NO. 24-12-03-07/ IN THE MATTER OF AUTHORIZING THE COUNTY ADMINISTRATOR TO SIGN AGREEMENTS WITH THE CITY OF COTTAGE GROVE, CITY OF CRESWELL, AND WEYERHAEUSER CORP. TO APPROVE AN ENTERPRISE ZONE PROPERTY TAX EXEMPTION EXTENSION FOR AN ADDITIONAL TWO YEARS (A TOTAL OF FIVE YEARS) AND A WAIVER OF THE EMPLOYMENT REQUIREMENT TO SUPPORT A \$120 MILLION DOLLAR FACILITY UPGRADE OF WEYERHAEUSER'S COTTAGE GROVE SAWMILL

I. MOTION

Move to approve authorizing the County Administrator to sign agreements with the City of Cottage Grove, City of Creswell, and Weyerhaeuser Corp. to approve an Enterprise Zone property tax exemption extension for an additional two years (a total of five years) and a waiver of the employment requirement to support a \$120 million dollar facility upgrade of Weyerhaeuser's Cottage Grove sawmill.

II. AGENDA ITEM SUMMARY

Weyerhaeuser NR Company (Weyerhaeuser) has applied for tax abatement benefits under the Enterprise Zone program for \$120,000,000 in plant and equipment improvements at the Cottage Grove Sawmill located at 77629 Hwy 99 South. The project will be completed in 2 phases over the next 3 years. Phase 1 will be a \$60 million project upgrading the log processing equipment. This phase is estimated to be completed in late 2025 or early 2026. Phase 2 is estimated to be a \$60 million investment to occur from 2026 to 2027 and includes new equipment

and site improvements. The Enterprise Zone Application included a request for a two-year extension of the standard three-year exemption (total of five years) as well as a waiver of the employment requirement. Weyerhaeuser will be required to pay 15% of the total tax savings directly to South Lane School District in years 4 and 5 of the approved exemption. Weyerhaeuser has agreed to pay ten percent of the yearly property tax savings into a community benefit fund for a total of five years with 75% paid to the South Lane School District and 25% to the Cottage Grove Community Medical Center Foundation. The Board is being asked to approve an extended enterprise zone tax abatement request and waiver of the employment requirement for Weyerhaeuser in the South Lane Enterprise Zone consistent with the conditions included in the attached Board Order and Resolution.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

Weyerhaeuser is a publicly traded forestry and wood products manufacturer company as well as a real estate investment trust based in Seattle, Washington. Weyerhaeuser began as a timberland owner and sawmill operator in 1900 in Washington. Over the decades the company has been involved in a diverse range of business ventures such as mass timber manufacturing to housing development.

Weyerhaeuser's Cottage Grove sawmill operation is located within the South Lane Enterprise Zone and the Cottage Grove Urban Growth Boundary but is not currently within Cottage Grove City limits (as such, the facility will not pay property taxes to the City). The Cottage Grove sawmill is operating at full capacity with approximately 225 employees.

As co-sponsors of the Cottage Grove, Creswell, and South Lane Enterprise Zone, both the Lane County Board of Commissioners and the City Councils of Cottage Grove and Creswell must consider and take action on Weyerhaeuser's two-year extension request and waiver of employment increase requirement. On November 12, 2024, the Creswell City Council reviewed the application and approved the application and request. On November 25, 2024, the Cottage Grove City Council is scheduled to review the application and request.

Additionally, in 2023 the Oregon Legislature passed HB 2009, a broad incentive package which extended the E-Zone programs through June 30, 2032. The new law now requires publication of the terms of agreements with businesses and notification to other affected local governments; eliminates eligibility for retail fulfillment centers delivering products within the region of the zone and implements a new "school support fee" for some property tax abatement recipients.

During the 4th and 5th year of abatement in the Enterprise Zone program companies must pay a school support fee to the local school district. Zone sponsors (cities, counties, ports, or tribes) will need to set the rate of the fee with any affected district. The fee applies the same to all abatements within the Enterprise Zone and the particular district. The fee rate must be between 15% and 30% of the property taxes that would have otherwise been paid without the abatement in a given year.

School districts will be required to invoice the companies directly for any required fees. It's possible the fees will not increase local district budgets, as fees must be included as local revenue in school funding formula calculations and in most cases will be offset by reduced State School Fund distributions. Districts will still be responsible for collecting the fee, refunding overpayments and notifying local assessors of delinquent payment.

The Weyerhaeuser sawmill site is located in the South Lane Enterprise Zone. The South Lane School District adopted a 15 percent School Benefit Fee on November 4. The fee is set forth in the attached agreement.

B. Policy Issues

Lane County has agreed to be a co-sponsor with the Cities of Cottage Grove and Creswell related to the South Lane Enterprise Zone. As such, it's the Board's policy to review and provide a decision on any application within said zone that warrants Board review and approval.

C. Board Goals

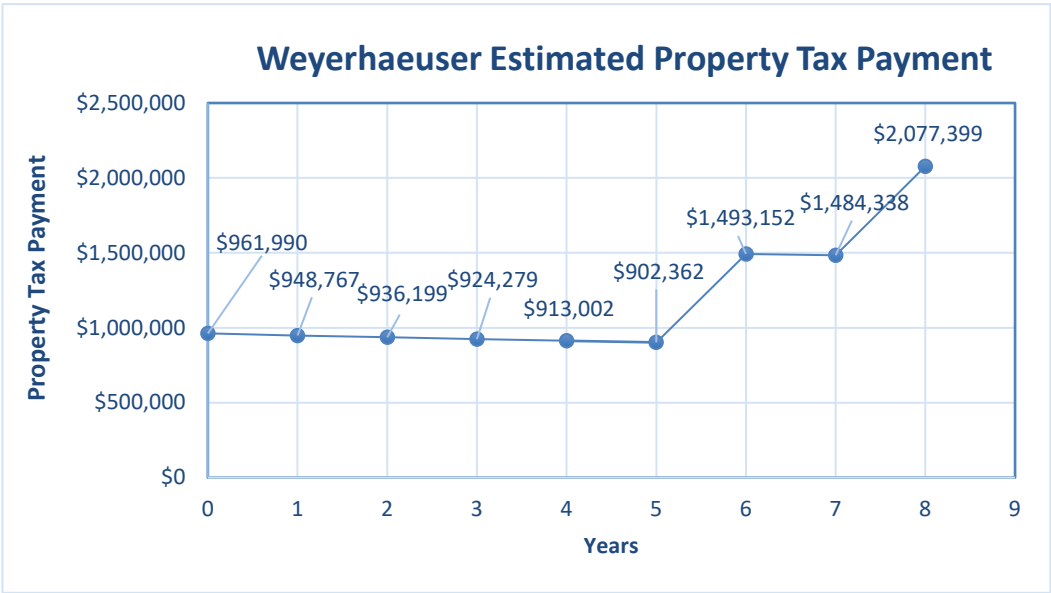
The Board of Commissioners adopted four strategic priorities in the 2022-2024 Strategic Plan. The priority Vibrant Communities apply to this item.

D. Financial and/or Resource Considerations

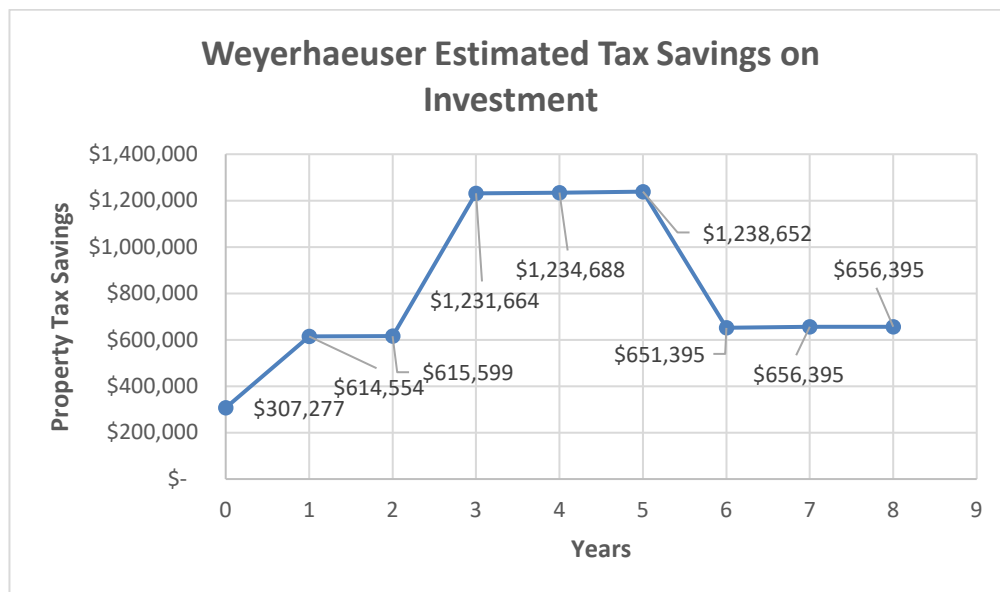
Enterprise Zone applications are for tax exemptions on *new* qualified investment for a specified amount of time (in this case, five years). All property taxes currently assessed on-site will remain in effect. Once the five-year exemption expires, all investment made under this application will then be eligible for assessment. The following charts outline the estimated tax revenue for the property and the estimated tax exemption amounts over the five-year abatement period.

It is difficult to estimate the specific amounts of property tax assessment values to due to complexity of the property tax system and numerous variables associated with the investment. The graph below provides an

approximate estimation of the potential property tax payments for the Weyerhaeuser Cottage Grove during the requested five-year abatement period. As noted in the graph below Weyerhaeuser’s property tax payment prior to the new investment and during the abatement period will stay fairly constant in the \$900,000 range; however, as the property tax abatement winds down and the new improvements are assessed the property tax will more than double to approximately \$2 million.



New buildings are expected to be under construction in the first two years with new equipment being installed after the new buildings are completed. The chart below illustrates the ramp up in assessed value and savings and a ramp down as the tax abatement term ends.



ORS 285C.162 requires Weyerhaeuser to provide a school support fee to South Lane School District for years 4 and 5 of the approved exemption. On November 4, 2024, South Lane School District adopted a 15% rate for the school support fee. Weyerhaeuser will be required to pay 15% of the total tax savings directly to South Lane School District in years 4 and 5 of the approved exemption.

Additionally, Weyerhaeuser has agreed to pay a community benefit payment and will contribute a total of 10% of each year’s annual tax savings to the South Lane School District and the Cottage Grove Community Medical Center Foundation. The South Lane School District will receive 75% of the contribution and the Cottage Grove Community Medical Center Foundation will receive 25%.

E. Health Implications

This investment will enhance the company’s Cottage Grove sawmill operation and establishes Weyerhaeuser’ long term commitment to the facility and community. The community benefit funding will also the local school district and medical center to help support and contribute to a high-quality of life in the area.

F. Analysis

Weyerhaeuser’s planned investment is eligible by right for the program’s standard three-year exemption under the standard Enterprise Zone. The program is designed to encourage new investments that create jobs, supports investment and increases tax revenue. Typically, an investment of \$50,000 or more and an increase in employment by 10% is required to be eligible for Enterprise Zone benefits. However, the State Legislature when it created the enterprise zone program, anticipated those times when an increase in employment level would not occur.

The Enterprise Zone provisions under ORS 285C.155 and 285C.200 (2) the enterprise zone sponsor may provide by resolution for authorization of an eligible business firm, such that it may qualify for the exemption on qualified property in the zone without increasing zone employment as normally required, if the firm's total investment in qualified property costs \$25 million or more (285C.200 ((2) (b) (A))), and it maintains a mandatory minimum level of 80% of its annual average full-time employment of 225 full-time employees in the zone (as established by the zone sponsor), and it satisfies other reasonable requirements as the zone sponsor may also establish. Weyerhaeuser qualifies for the employment waiver as they are proposing an investment of \$120 million.

In addition to the waiver Weyerhaeuser is requesting an extension of the Tax Abatement for 2 additional years for a total of 5 years. ORS 285C.160 allows for an agreement between the firm and the Enterprise Zone Sponsors for additional period of exemption not to exceed an additional 2 years. During the additional two years Weyerhaeuser will be required to pay its employees the average annual wage for years 4 and 5 be equal to or greater than the current county wage. They must also pay an average compensation that equals 150% of the county wage in all years for the new employees.

ORS 285C.162 requires Weyerhaeuser to provide a school support fee to South Lane School District for years 4 and 5 of the approved exemption. Weyerhaeuser will be required to pay 15% of the total tax savings directly to South Lane School District years 4 and 5 of the approved exemption.

In addition to the school support fee, Weyerhaeuser will contribute a total of 10% of each year's annual tax savings to the South Lane School District and the Cottage Grove Community Medical Center Foundation as noted above.

For the approval of the employment waiver and the tax abatement extension agreement all three Enterprise Zone sponsors will be required to approve the resolution.

Alternatives/Options

The Board may choose to approve the request and authorize the County Administrator to enter into any agreements associated with this project; approve with modifications; or deny the extension request.

IV. RECOMMENDATION

That the resolution be adopted authorizing the County Administrator to sign agreements with the City of Cottage Grove, City of Creswell, and Weyerhaeuser Corp. to approve an Enterprise Zone property tax exemption extension for an additional two years (a total of five years) and a waiver of the employment requirement to support a \$120 million dollar facility upgrade of Weyerhaeuser's Cottage Grove sawmill.

V. TIMING/IMPLEMENTATION

Implementation on this project will occur immediately.

VI. FOLLOW-UP

Additional follow up can be provided at any point the Board requests.

VII. ATTACHMENTS

1. Order and Resolution
2. Oregon Enterprise Zone Extended Abatement Agreement

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER AND RESOLUTION
NO. 24-12-03-07

IN THE MATTER OF
AUTHORIZING THE COUNTY
ADMINISTRATOR TO SIGN
AGREEMENTS WITH THE CITY OF
COTTAGE GROVE, CITY OF
CRESWELL, AND
WEYERHAEUSER CORP. TO
APPROVE AN ENTERPRISE
ZONE PROPERTY TAX
EXEMPTION EXTENSION FOR AN
ADDITIONAL TWO YEARS (A
TOTAL OF FIVE YEARS) AND A
WAIVER OF THE EMPLOYMENT
REQUIREMENT TO SUPPORT A
\$120 MILLION DOLLAR FACILITY
UPGRADE OF
WEYERHAEUSER'S COTTAGE
GROVE SAWMILL

WHEREAS, the City of Cottage Grove, City of Creswell and Lane County have jointly sponsored the Cottage Grove, Creswell, and South Lane County Enterprise Zone; and

WHEREAS, the Weyerhaeuser NR Company, Cottage Grove Sawmill has applied for authorization in the enterprise zone and is qualified as an eligible business; and

WHEREAS, the Weyerhaeuser NR Company operates the Cottage Grove Sawmill located at 77629 Hwy 99 South, Cottage Grove, Oregon that is located in Lane County and is within the boundaries of the enterprise zone noted above; and

WHEREAS, Weyerhaeuser NR Company intends to invest \$120 Million in capital improvements at the Cottage Grove Weyerhaeuser Sawmill in 2025; and

WHEREAS, under ORS 285C.155, 285C.200(2) and 285C.205 the enterprise zone sponsors may provide by resolution authorization of an eligible business firm, such that it may qualify for the exemption on qualified property in the zone without increasing zone employment as normally required, if:

- (a) The firm completes an investment of \$25 million or more in qualified property,
- (b) The firm does not curtail operations in another part of the state more than 30 miles from the nearest boundary of the South Lane Enterprise Zone,
- (c) Satisfies other reasonable requirements as the zone sponsor may also establish; and

WHEREAS, Weyerhaeuser NR Company has agreed to meet conditions (a) through (c) listed above.

WHEREAS, Weyerhaeuser NR Company has 225 full-time employees as averaged over the past 12 months at the Cottage Grove sawmill.

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS and RESOLVES** that Weyerhaeuser NR Company hereby qualifies under ORS 285C.200 for purposes of the exemption on qualified property under ORS 285C.175, provided that:

1. As specified in Exhibit A attached to and forming a part of this resolution, Weyerhaeuser will pay a total amount equal to 10% of the yearly property tax savings value into a community benefit fund for a total of 5 years. 75% of the community benefit fund shall be paid each year to the South Lane School District ("the district") and the remaining 25% of the community benefit fund shall be paid to the Cottage Grove Community Medical Center Foundation.
2. The number of full-time, year-round employees of Weyerhaeuser Cottage Grove Sawmill in the Cottage Grove, Creswell, and South Lane County Enterprise Zone is maintained at or above 225 on average, for each calendar year of the exemption period (which is not less than 80 percent of the annual average existing level prior to authorization).

IT IS FURTHER ORDERED, that the zone sponsors shall maintain as confidential the information provided to it by Weyerhaeuser NR Company according to ORS 285C.145(4).

ADOPTED this 3rd day of December, 2024.

Laurie Trieger, Chair
Lane County Board of Commissioners

EXHIBIT A

RESOLUTION NO. 24-12-03-07

A RESOLUTION GRANTING AN ENTERPRISE ZONE ABATEMENT WAIVING STATORY REQUIREMENT TO INCREASE EMPLOYMENT BY 10 PERCENT AND APPROVING AGREEMENT TO EXTEND TAX ABATEMENT TO FIVE CONSECUTIVE YEARS IN TOTAL FOR CAPITAL INVESTMENT BY WEYERHAEUSER NR COMPANY'S COTTAGE GROVE FACILITY

WHEREAS, the City of Cottage Grove, City of Creswell, and Lane County have jointly sponsored the Cottage Grove, Creswell, and South Lane County Enterprise Zone; and

WHEREAS, Weyerhaeuser NR Company (Weyerhaeuser), Cottage Grove Sawmill is an eligible business firm as provided in ORS 285C.135 and has the right under ORS 285C.175 to seek property tax abatement in the enterprise zone; and

WHEREAS, Weyerhaeuser operates the Cottage Grove Sawmill located at 77629 Hwy. 99 South, Cottage Grove, Oregon that is located in Lane County and is within the boundaries of the Cottage Grove, Creswell and South Lane County Enterprise Zone; and

WHEREAS, Weyerhaeuser has filed an authorization application with the Cottage Grove, Creswell, and South Lane Enterprise Zone Manager seeking a three-year property tax abatement for its operations in the Enterprise Zone under ORS 285C.175; and

WHEREAS, Weyerhaeuser is proposing an investment of \$120,000,000 over the next 3 years in two phases. Phase 1 is a \$60,000,000 construction beginning September 2024 with completion in October 2025. Phase 2 is estimated at \$60,000,000 and may follow completion of phase 1; and

WHEREAS, Weyerhaeuser is requesting waiver of 285C.200 (1)(c)(A) requiring 110 percent of the annual average employment of the firm; and

WHEREAS, under ORS 285C.155 and 285C.200 (2) the enterprise zone sponsor may provide by resolution for authorization of an eligible business firm, such that it may qualify for the exemption on qualified property in the zone without increasing zone employment as normally required, if the firm's total investment in qualified property costs \$25 million or more (285C.200 ((2) (b) (A))), and it maintains a minimum number of full-time employees in the zone (as established by the zone sponsor), and it satisfies other reasonable requirements as the zone sponsor may also establish; and

WHEREAS, Weyerhaeuser has 225 employees throughout the Cottage Grove, Creswell, South Lane Enterprise Zone as averaged over the past 12 months; and

WHEREAS, Weyerhaeuser also seeks a two-year extension to the tax abatement, for a total five-year exemption; and

WHEREAS, the Lane County Board of Commissioners, a co-sponsor of the Cottage Grove, Creswell, South Lane Enterprise Zone, must approve the two-year extension, for a total five-year abatement; and

WHEREAS, as part of its application Weyerhaeuser agrees to execute an agreement with the sponsors of the Cottage Grove, Creswell, South Lane Enterprise Zone consistent with this Order; to comply with all applicable requirements of Oregon's Enterprise Zone statutes and reasonable requests from the Cottage Grove, Creswell, South Lane Enterprise Zone sponsors;

NOW, THEREFORE BE IT RESOLVED that the Lane County Board of Commissioners approves the following;

Weyerhaeuser is hereby authorized to qualify in accordance with ORS 285C.200 for purposes of the abatement on qualified property under ORS 285C.175, provided that:

Section 1. The investment at Weyerhaeuser's Cottage Grove Sawmill plant in qualified property, for which the abatement is claimed for an additional 2 years, does exceed the \$25 million minimum necessary to waive the 10% increase in employment requirement; and

Section 2. The number of full-time, year-round employees of 225 in the Cottage Grove, Creswell, South Lane Enterprise Zone is maintained not less than 80% of the 225 average, for each calendar year of the abatement period; and

BE IT FURTHER RESOLVED, the Lane County Board of Commissioners approves a two-year extension to the previously approved Enterprise Zone abatement for Weyerhaeuser, for a proposed \$120 million investment in the Cottage Grove Sawmill facility;

Section 1: The Extended Abatement Agreement is hereby approved by the Lane County Board of Commissioners, as presented in Exhibit A; and

Section 2: Under ORS 285C.162 Weyerhaeuser will pay 15% of the total tax savings directly to South Lane School District years 4 and 5 of the approved exemption as presented in Exhibit B; and

Section 3: Weyerhaeuser will be pay an amount equal to 10% of the yearly property tax savings value into a community benefit fund for a total of 5 years. 75% of the community benefit fund shall be paid each year to the South Lane School District and the remaining 25% of the community benefit fund shall be paid to the Cottage Grove Community Medical Center Foundation as presented in Exhibit B.

BE IT FURTHER RESOLVED, That, as permitted by applicable public records laws, the zone sponsors shall maintain as confidential the information provided to it by Weyerhaeuser NC Company pursuant to this resolution under ORS285C145 (4).

BE IT FURTHER RESOLVED, the Lane County Administrator is authorized to take appropriate action to facilitate the extension of the property tax abatement as described in this resolution.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon adoption.

PASSED BY THE BOARD AND APPROVED BY THE CHAIR THIS 3rd DAY OF
DECEMBER, 2024.

ATTEST:

Chair Laurie Trieger

Dated: _____

Dena Dawson, County Clerk

Dated: _____

EXHIBIT B

AGREEMENT FOR OREGON ENTERPRISE ZONE EXTENDED ABATEMENT WITH THE COTTAGE GROVE, CRESWELL AND SOUTH LANE COUNTY ENTERPRISE ZONE SPONSORS AUTHORIZING AN EXTENDED PROPERTY TAX EXEMPTION FOR A TOTAL OF FIVE YEARS

The sponsors of the Cottage Grove, Creswell and South Lane County Enterprise Zone comprising the governing bodies of the City of Cottage Grove, City of Creswell and Lane County ("The Zone Sponsor") and Weyerhaeuser NR Company ("Weyerhaeuser") do hereby enter into an agreement for extending the period during with Weyerhaeuser shall receive an exemption from ad valorem taxes on its proposed investment in qualified property in the Enterprise Zone, contingent on certain requirements, under ORS 285C.160.

The Zone Sponsor and Weyerhaeuser jointly acknowledge that: subject approval of an application for authorization, as well as satisfaction of requirements under ORS 285C.050 to 285C.250, Weyerhaeuser is eligible for three years of full exemption on its qualified property under ORS 285C.175(2)(a); nothing in this agreement shall modify or infringe on that three-year exemption or the requirements thereof; and, this agreement is null and void if Weyerhaeuser does not qualify for the three years of exemption on some such property.

The Zone Sponsor does hereby grant to Weyerhaeuser an extension to that property tax abatement, as allowed under ORS 285C.175(2)(b), of an additional two years on property that initially qualifies in the Cottage Grove, Creswell and South Lane County Enterprise Zone before the assessment year beginning on January 1 of the year the investment receives the tax abatement and, thusly, sets the period of exemption at five consecutive years in total, during which statutory requirements for the standard three-year enterprise zone exemption must also continue to be satisfied.

Confirmation of Statutory Provisions

In order for qualified property to be exempt from ad valorem taxes for the additional two years of enterprise zone exemption as granted herein, Weyerhaeuser does hereby agree:

A. That under ORS 285C.160 (2):

1. In each of the additional two years for which Weyerhaeuser receives a property tax exemption, Weyerhaeuser shall:
 - a. Per ORS 285C.162 pay a school support fee to South Lane School District for years 4 and 5 of the extended exemption in the amount of 15% of the total annual savings.
2. The amount to be paid to the district as a school support fee under paragraph one of this Agreement is equal to or greater than the entirety of the property taxes not owed in such year by Weyerhaeuser due to the exemption, multiplied by the rate of the school support fee established between the district and the Zone Sponsor for the purpose of ORS 285C.162(2)(b).

3. Payment of the school support fee shall be due in full on December 31 of each year, after which payment is deemed delinquent.
4. If more than 60 days following the date of delinquency, the delinquent fee payment has not been cured, the school district will give written notice to the office of the assessor for Lane County, and any outstanding fee amount, attendant interest or penalty, and future taxes on property otherwise still subject to exemption shall be due to the county tax collector or payable through subsequent property tax bill.

B. That under ORS 285C.160 (3)(a)(A)(i) or (ii) and (b), in accordance with OAR 123-674-0600:

1. During the additional two years, the average annual wage for years 4 and 5 must be equal to or greater than the current county wage. They must also pay an average compensation that equals 150% of the county wage in all years for the new employees.
2. Weyerhaeuser's 'new employees' for purposes of these requirements comprise only employees hired for and working at full-time, year-round, non-temporary jobs that are created and filled for the first time after the date of application for authorization but on or before December 31 of the first full year of the initial exemption; that are performed within the current boundaries of the Enterprise Zone, and that are engaged a majority of their time in Weyerhaeuser's eligible operations according to ORS 285C.135 and 285C.200(7), regardless if any such employee is leased, contracted for or otherwise obtained through an external agent, provided that they are hired by and employed directly by Weyerhaeuser.

Local Additional Requirements

Weyerhaeuser will pay an amount equal to 10% of the yearly property tax savings value into a community benefit fund for a total of 5 years. 75% of the community benefit fund shall be paid each year to the South Lane School District ("the district") and the remaining 25% of the community benefit fund shall be paid to the Cottage Grove Community Medical Center Foundation.

ACCEPTING FOR WEYERHAEUSER:

Name: _____
Title: _____
Date: _____

ACCEPTING FOR THE SPONSOR OF THE ENTERPRISE ZONE:

CITY OF COTTAGE GROVE:

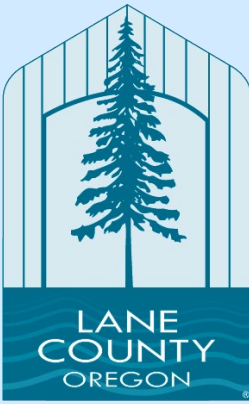
Name: _____
Title: _____
Date: _____

CITY OF CRESWELL

Name: _____
Title: _____
Date: _____

LANE COUNTY:

Name: _____
Title: _____
Date: _____



WEYERHAEUSER'S SOUTH LANE ENTERPRISE ZONE APPLICATION REQUEST

Board of County Commissioners – December 3, 2024

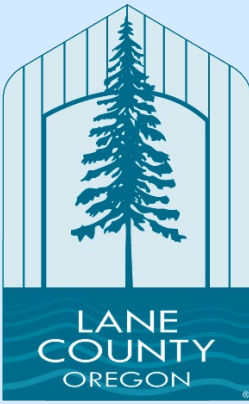
Jason Harris, Community & Economic Development Manager

Weyerhaeuser's Cottage Grove Sawmill



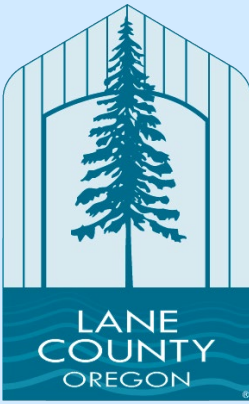
- Operating at full capacity with 225 employees
- Sawmill located In City of Cottage Grove Urban Growth Boundary but outside City limits and is within South Lane School District
- EZ request for a 2-year extension to the standard 3-year abatement term (5-years) & waiver of the employment requirement
- Proposed investment of up to \$120 million in plant and equipment improvements – 2 phases
- Phase 1 - \$60 million project upgrading the log processing equipment. Estimated to be completed in late 2025/early 2026
- Phase 2 - \$60 million in equipment & site improvements from 2026 to 2027
- Company has offered a Community Benefit Payment





Enterprise Zone (EZ) Conditions

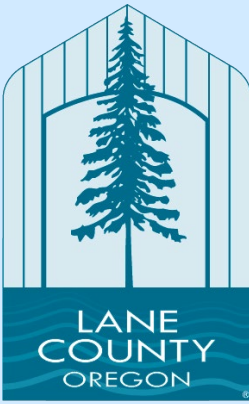
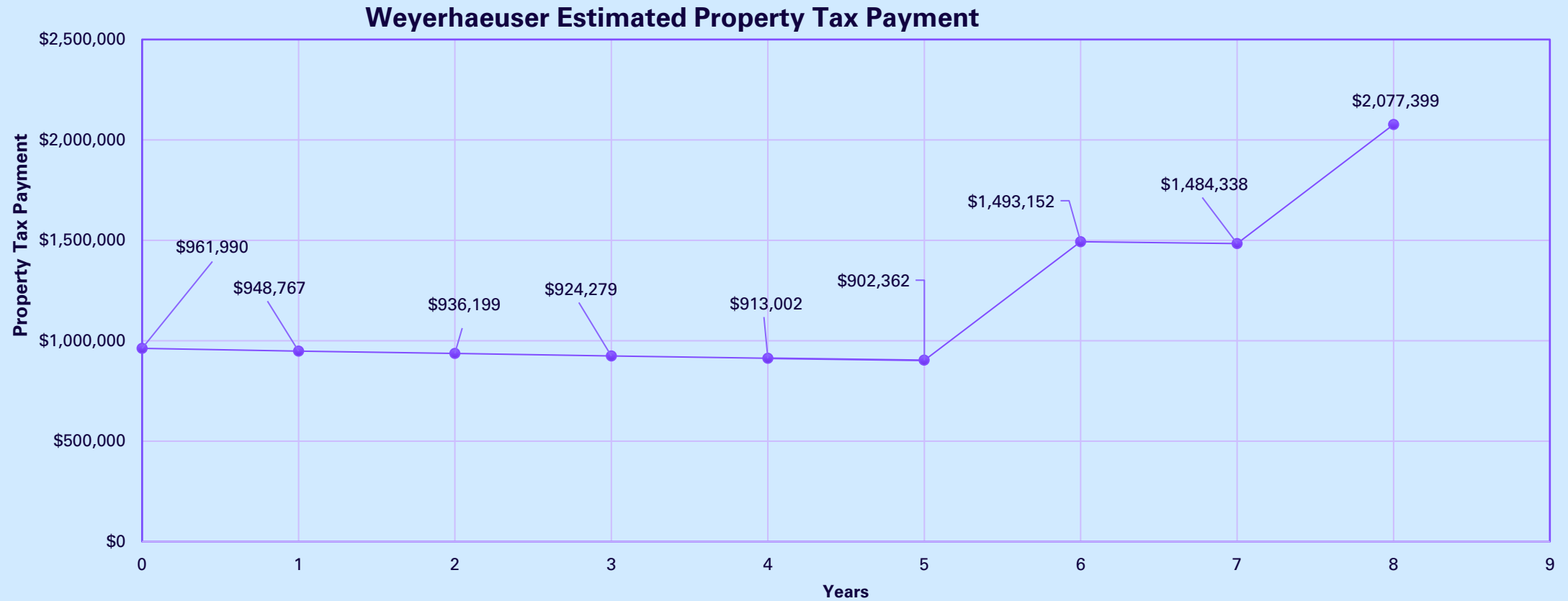
- EZ applications are for tax exemptions on *new* qualified investments
- All property taxes currently assessed on-site will remain in effect
- **Extended Abatement / Employment Waiver Requirements:**
 - requires a firm's total investment is \$25 million or more
 - requires a school support fee in the 4th & 5th year of abatement to be paid to the South Lane School District – 15% of tax savings
 - firm maintains a minimum 80% of annual avg. full-time employment
- **Wage requirements for newly created jobs:**
 - pay an average annual wage for years 4 and 5 be equal to or greater than the current county wage (\$56,320)
 - pay an average compensation that equals 150% of the county wage (\$84,480) in all years



Application Process To Date

- South Lane School District adopted a 15% School Benefit Fee on Nov. 4, 2024
- City of Creswell unanimously approved the application request – Nov. 12, 2024
- City of Cottage Grove unanimously approved the application request on – Nov. 25, 2024

Estimated Property Tax Payments



Estimated Property Tax Savings



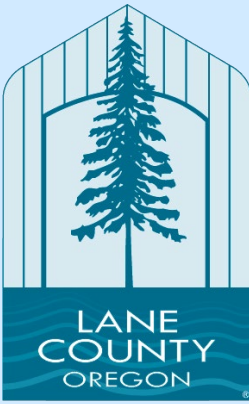
Weyerhaeuser Estimated Tax Savings on Investment



Weyerhaeuser's Obligations

- Invest up to or approx. \$120 million in the Cottage Grove Sawmill
- Maintain at least 80% of its annual average full-time employment 225 full-time employees
- Pay its new employees the average annual wage for years 4 and 5 be equal to or greater than the current county wage (\$56,320)
- Also pay an average compensation that equals 150% of the county wage (\$84,480) in all years for new employees
- Pay 15% of the total tax savings directly to South Lane School District years 4 and 5 of the approved exemption
- Pay a total of 10% of each year's annual tax savings: 75% to the South Lane School District & 25% to the Cottage Grove Community Medical Center Foundation





QUESTIONS

Jason Harris, Lane County Community & Economic Development Manager

Holly Moser, Lane County Enterprise Zone Administrator

Faye Stewart, City of Cottage's Grove's Public Works Director & the South Lane Enterprise Zone Manager

Brent Czaban, Weyerhaeuser Cottage Grove Sawmill Manager