



Site ID: I00016, Grant County

March 7, 2016

City of John Day  
Attn: Peggy Gray, City Manager  
Industrial Park Rd  
John Day, OR 97845

**SUBJECT:** Shovel Ready Site Recertification – John Day Airport Industrial Park

Business Oregon is pleased to announce that 89 acres of the John Day Airport Industrial Park Certified Shovel Ready Site is now considered recertified under authority of ORS 284.565 and 285B.283 until February 1, 2018. There are no changes to this site, aside from the 8 acres developed, since its original certifications in 2007.

Shovel Ready Certification means that this site is determined to be ready for the commencement of improvements in not more than 180-days after a business firm effectively takes steps to acquire the land and to build and operate at the site. As consistent with the following industry profiles as applied for in the original Industrial Site Certification application, this site is certified for the following:

- Rural Industrial

Industrial Site Certification is a useful tool to encourage development but does not invalidate preexisting permitting processes. A recertification granted is limited to the original application provided to Business Oregon and the information provided every two years as part of the recertification process.

If you have any questions, please do not hesitate to call Sierra Gardiner, Employment Lands Specialist, at [sierra.gardiner@oregon.gov](mailto:sierra.gardiner@oregon.gov) or (503) 689-0119. More information about Oregon's Shovel Ready Certification program and its criteria can be found at: <http://www.oregon4biz.com/Oregon-Business/Infrastructure/>

Thank you,

A handwritten signature in black ink, appearing to read "Sierra Gardiner". The signature is stylized and includes a small flourish at the end.

Sierra Gardiner

Enclosures (1)

c: East: Scott Fairley, Tawni Bean, Melisa Drugge

Rural Industrial

I00016

Department use only

Intake #:

2007

Region:

East

Received:

2016



## Oregon Industrial Site Recertification Packet

Completion of this form by the property owner or representative will initiate the recertification review process of a Certified Industrial Site in the state of Oregon. This form allows the department to track the application by site number and alerts the Oregon Industrial Lands staff that a review is requested.

Please provide the following information for identifying the site as well as any documented changes to the site and the signature of the property owner or representative allowing access to the property. After completion of both sections below, return this form to the Industrial Lands Specialist, at the address below. Sierra Gardiner can be reached directly at 503-689-0119.

**Email or send a signed copy of this form and documentation to:**

Sierra Gardiner, Industrial Lands Specialist

Business Oregon

775 Summer St. NE, Suite 200

Salem, OR 97301-1280

Or

[sierra.gardiner@oregon.gov](mailto:sierra.gardiner@oregon.gov)

Please check the boxes below to indicate what has changed about the site. Note that any changes to the following categories are considered significant and documentation should be included with this application if any of these boxes are checked.

For your site to be fully reviewed and certified, you must answer all questions and sign this form.

- The site has changed ownership or part of the site has been sold. *If checked, please include new owner contact information or a site plan that excludes the portion of the site that was recently sold.*
- A letter, signed by the owner/representative, confirming the not-to-exceed sale price and stating what has changed about the site.
- A letter from the jurisdiction signed by the chief elected official, reconfirming support for development of the site for the purposes stated in the original application.
- The site's floodplain has changed according to FEMA. *If box is checked, please include the most recent FEMA map of the site.*
- The site has been partially developed or leased. *If box is checked, please include new map that shows which portions of the site have been developed or is being leased.*

- The site's zoning or comprehensive plan has been changed. *If box is checked, please include new zoning code map (and code definitions) and/or comprehensive plan.*
- The site has been contaminated since certification. *If box is checked, please include a revised Phase I (and/or Phase II) and No Further Action letter from the Department of Environmental Quality.*
- The site is documented Endangered Species since certification. *If box is checked, please include a letter from Oregon Fish and Wildlife and/or Department of State Lands if wetlands are implicated.*
- Site archeology findings of significance that were discovered upon breaking ground. *If box is checked, please include letter from the State Historic Preservation Office.*
- The site has changed ownership or part of it has been sold. *If box is checked, please include new owner contact information or a site plan that excludes the portion of the site that was recently sold.*
- The site's accessibility or intermodal access has changed. *If box is checked, please include new TSP or documentation regarding what has changed.*
- The site utility capacity has changed (including water, gas, electrical, sewage or fiber). *If box is checked, please include documentation regarding what has changed.*
- The site is within a newly designated nonattainment area. *If box is checked, please include limiting development constraints of nonattainment area or air shed.*

If none of the boxes above are checked, please check this box to indicate that nothing on this site has changed since its original certification. *N/A* 28/12/17

Grant County (John Day) Industrial Park #I00016  
 Site Name  
Peggy Gray  
 Owner/Rep Name  
City Manager  
 Title  
City of John Day  
 Organization  
541-575-0028 grayp@grantcounty-or.gov  
 Telephone Email

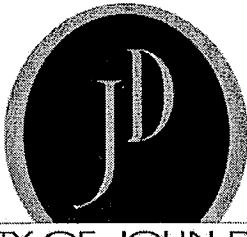
John Day  
 Site's City  
Industrial Park Road  
 Street Address  
John Day OR 97845  
 City State Zip  
 Sally Bartlett, Grant County Economic Development  
 Site's Listing Agent

**Signature of owner or representative of site**

*I swear to have examined this form and all accompanying materials, and to the best of my knowledge, they and the information provided herein are true, correct and complete. I will notify the department in writing of any errors or changes and will clarify, amend, or supplement any information as requested by the department.*

X 

Date: 1/11/16



CITY OF JOHN DAY

I30014

Phone (541) 575-0028  
Fax (541) 575-3668

450 East Main Street  
John Day, Oregon 97845

February 26, 2016

Sierra Gardiner, Industrial Lands Specialist  
Industrial Lands Certification Program  
Oregon Economic and Community Development Dept.  
775 Summer St. NE  
Salem, OR 97301

RE: Renewal of Industrial Land Certification for Grant County Airport Industrial Site

Dear Ms. Gardiner:

The City of John Day is pleased to participate in the State's Industrial Site Certification program and supports renewal of certification for the remaining 88.66 acres of the Grant County Airport Industrial Site. We recognize the importance of complete and reliable information about strategic industrial sites as a way to facilitate the creation of family wage jobs in John Day and throughout Oregon.

As a part of the Industrial Site Certification program, the Grant County Industrial Site is targeted for a development as

Rural Industrial

The city supports these categories of development that are outright permitted uses under our zoning ordinances. The City of John Day Airport Industrial Park (AIP) district is intended to provide for compatible land use adjacent to Ogilvie Field, and provide for economic development consistent with Oregon's Certified Industrial Lands program.

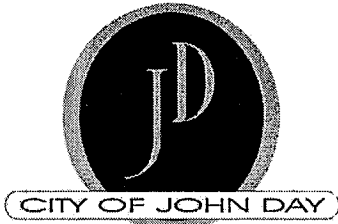
To facilitate the sale and/or lease of this development the city will support the permit process in accordance with the city's development codes and land use plans. The city will also expedite the permit processes to ensure that the development is expedited at this site and can be completed within 180 days.

There are no planned, pending or on-going land-use issues that could affect development of this site.

In addition, as the owner of the site, the city certifies that there is no new information regarding environmental issues at the site that would affect the conclusions of the Phase 1 Environmental Assessment submitted for certification.

Yours truly,

Ron Lundbom  
Mayor, City of John Day



I00016

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Fax (541) 575-3668

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John Day, Oregon 97845

February 26, 2016

Sierra Gardiner  
Industrial Lands Certification Program  
Oregon Economic and Community Development Dept.  
775 Summer St. NE  
Salem, OR 97301

RE: Renewal of Industrial Land Certification for Grant County Airport Industrial Site

Dear Ms. Gardiner:

The City of John Day owns the Grant County Airport Industrial Park and seeks to sell the lots to industrial users that are willing to get an industry started within two years and employ at least 3 people. The City Council seeks to sell lots at the Industrial Park at a rate to motivate the sale of the real property at \$5,000 per acre.

The Industrial Park is also intended to provide for compatible land use adjacent to the Grant County Regional Airport, and provide for economic development consistent with Oregon's Certified Industrial Lands program.

Sincerely,

Peggy Gray  
City Manager

<b>Original Certification of</b>	<b>Year</b>	<b>Acres</b>
<b>Grant County Airport Industrial Park</b>	<b>2004</b>	<b>103</b>

<b>Lots Sold</b>		
<b>Lot 14</b>	Mike Slinkard (Winner's Choice)	2003 1
<b>Lot 15</b>	Mike Slinkard (Winner's Choice)	2003 1
<b>ROW</b>	Grant County	2004 7
<b>Lot 26</b>	Grant County Airport	2005 1.35
<b>Lot 27</b>	Grant County Airport	2005 2.01
<b>Lot 16</b>	Mike Slinkard (Winner's Choice)	2006 1
<b>Total acres left to develop</b>		<b>89.64</b>

<b>Recertification</b>	<b>2007</b>	<b>89.64</b>
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<b>Lots Sold</b>		
<b>Lot 18</b>	Mark Moulton Construction	2008 1

<b>Total acres left to develop</b>	<b>2012</b>	<b>88.64</b>
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## 2016 OREGON CERTIFIED INDUSTRIAL SITE QUESTIONNAIRE

1. Would you like to Recertify the Site and update Industry Profiles?

- Yes       No, I'd like to exit the program       No, The site has sold

2. Who is marketing this site?

- Broker       Oregon Prospector       Owner

Other: Sally Bartlett, Grant County Economic Development Coordinator

3. Has this site changed ownership in the past 2 years?

- Yes       No       No, but there's new contact information

4. If yes, what is the new owner's contact information?

5. Was part of the site sold?

- No       Yes. How many acres were sold? \_\_\_\_\_

6. Are there known plans for this site?

- No       Yes. What are the plans?

Sally continues to market the industrial park, with plans to begin advertising on Twitter this year.

7. Is there anything notable to mention about this?

- No       Yes. Please describe: