

Troutdale

Business Incentive Program*

Looking for a place to start up or expand your business?

There is plenty of space in Troutdale looking for tenants.

Until June 30, 2012, we want to make it easier for you to open your business here by offering qualifying businesses a holiday of up to \$5,000 from City start-up fees and charges.

The same fee holiday is offered for conversion of vacant upper floor commercial space to residential use in the Central Business District zone.

To qualify for the City's fee holiday, a business must:

- ❖ Locate within currently vacant commercial or industrial building space anywhere zoned as Commercial or Industrial except within the Columbia Gorge Premium Outlet mall.
- ❖ Receive a permanent Certificate of Occupancy for a commercial tenant improvement within 180 days of the initial building permit. The initial building permit must be issued before June 30, 2012.
- ❖ Be new to the City, or
- ❖ Be already established in Troutdale and expanding its square footage by at least ten percent (10%) into adjacent commercial space, opening a new satellite location, or relocating to a new site and increasing its square footage by at least ten percent (10%).
- ❖ Sign an agreement with the City specifying terms, obligations, timelines, etc., for the fee exemption.



The business incentive program does not cover businesses that:

- ❖ Occupy space that has been vacant less than 90 days.
- ❖ Convert residential space to commercial.
- ❖ Exclude minors at all hours.
- ❖ Expand by new construction.
- ❖ Need to obtain a Type III land use permit in order to occupy the space (example: conditional uses and major variances).
- ❖ Are a non-profit entity that is buying rather than leasing the building space.
- ❖ Fail to obtain the initial tenant improvement building permit by June 30, 2012.
- ❖ Fail to begin construction within 30 days of obtaining a tenant improvement permit or fail to receive a permanent Certificate of Occupancy within 180 days of issuance of the initial tenant improvement permit.



* As authorized by Resolution No. 2115 adopted June 14, 2011.

Why Business Incentives?

The state of today's economy has resulted in many vacant storefronts looking for new tenants. The City of Troutdale wants to ease the financial burden of starting a business here by offering a temporary holiday of up to \$5,000 in City fees to qualifying businesses.

Help to Business from the City

Troutdale's business incentive program exempts new businesses that occupy existing empty commercial or industrial space from most fees normally associated with starting a new business.

Among the fees that are waived:

- ❖ Land use review
- ❖ Tenant improvement building permits
- ❖ System development charges
- ❖ Public Works – permits and engineering fees

Who to contact for further information:

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