



CH2 Architects and Construction

SALEM RENEWABLE ENERGY & TECHNOLOGY PARK

A PLACE FOR SUSTAINABLE INDUSTRY TO GROW & THRIVE

SALEM, OREGON

80 ACRES FOR RENEWABLE ENERGY MANUFACTURING, RESEARCH & SUPPORT.



AREA INFORMATION

- Home to the **Oregon State Capitol**; 154,510 (2008 Oregon Population Report, Portland State University).
- Favorable junction of environment, resources and business amenities; **45 minutes from Portland**, an hour from the ocean and 90 minutes from year-round skiing, world-class windsurfing, fishing, hiking, camping, and whitewater rafting.
- The **Salem Municipal Airport** is available for private corporate travel; **Portland International Airport** is available for commercial travel, 60 minutes to the north.
- Thriving businesses abound in Salem and benefit from economic diversity. Center of a **strong agricultural sector**, including wine, berries, and bio fuels; home to **sustainable industries** like Kettle Foods, Sequential Bio Fuels, AgriPlas, and Truitt Brothers.
- Drinking water recently judged the “best tasting in the West” and is among the **purest**.



WORKFORCE

- Ready and skilled workforce; area partners willing and motivated to generate jobs and investments in Salem.
- Excellent K-12 school system and **five institutions of higher education** including Chemeketa Community College Center for Business and Industry, Willamette University, and Western Oregon University.
- Salem has a **commute shed** of **1.5 million** people (living within a 50 mile radius of the City).
- Manufacturing **wage is less than \$35,500**, compared with \$55,800, in the Portland metro area (2005 E.D. Hovee and Company Economic Profile).



INCENTIVES

- Oregon Enterprise Zone program provides qualified firms in designated areas with a three-year, **100% property tax exemption** on new facility and equipment and a 10% rebate of certain building permit fees. An **extended four or five-year property tax exemption** is also available to qualified firms.
- Additional State incentives may apply, including the **Business Energy Tax Credit**.



PARTNERS

- Several partners are working to enhance and diversify the Mid-Willamette Valley's economy including the **Oregon Business Development Department**, the Oregon Governor's Office, the **Oregon Economic and Community Development Department**, the Strategic Economic Community Development Corporation, Chemeketa Community College **Center for Business and Industry**, Enterprise for Employment and Education, and **WorkSource Oregon**.

SITE INFORMATION

- **Variety of Lot Sizes:** Zoned Industrial Business Campus (IBC), the property is being subdivided to include a mixture of small (2-5 acre) and mid-size (10-15 acre or more) lots, where renewable energy producers, related research, and supporting uses can co-locate. Subdivision phasing and layout is designed with flexibility, and can accommodate up to 25 acre lots.
- **Easy Highway Access:** Situated off of Highway 22, just minutes from Interstate-5, 60 minutes to the Port of Portland, and 8 hours south to Sacramento. Excellent access for west coast distribution, connection to Oregon's major ports, and beyond.
- **Easy Airport Access:** Located near the Salem Municipal Airport for private corporate travel and one hour from the Portland International Airport for commercial travel.
- **Expedited Permitting:** Certified "development ready" under Oregon's industrial site certification program; prepared to meet your construction and production timelines.
- **Utilities On Site:** Served by City water and sewer, natural gas, phone, and cable; electrical substation on-site will offer ample redundant electrical power. Waterlines will accommodate additional capacity and increased water pressure at the site (sufficient for large users, typical of the industry).
- **International and National Media Attention:** The Salem Renewable Energy & Technology Park has generated media attention from the NY Times, Tokyo Broadcasting System, the Wall Street Journal, and CNN Fortune Magazine.



Gaffin Road



1. Portland General Electric (PGE): 25 mega watt electric substation provides dedicated, redundant power (on-line by November 2009).

2. SANYO Solar of Oregon, LLC - Anchor Tenant: 130,000 SF silicon/ignot wafer manufacturing facility with plans to grow (operational November 2009).

5. Available

4. Available - Additional lots available and ready to serve.

3. Available - Additional lot available and ready to serve.

CONTACT INFORMATION:

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