

OREGON
ECONOMIC

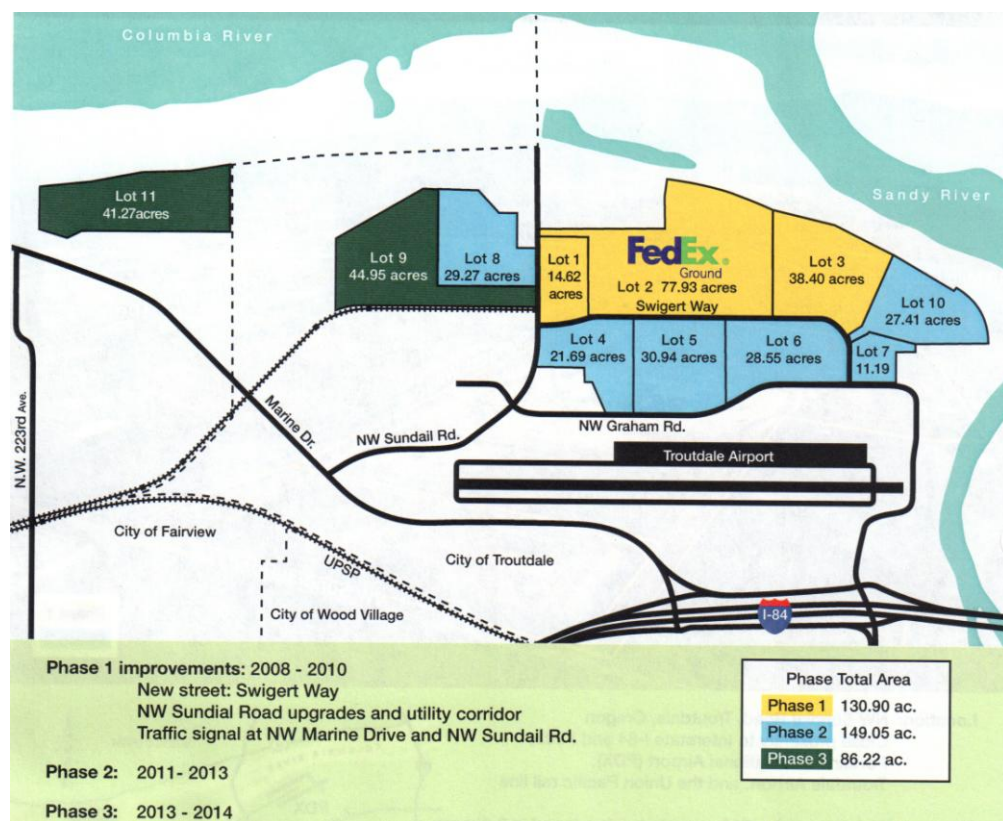
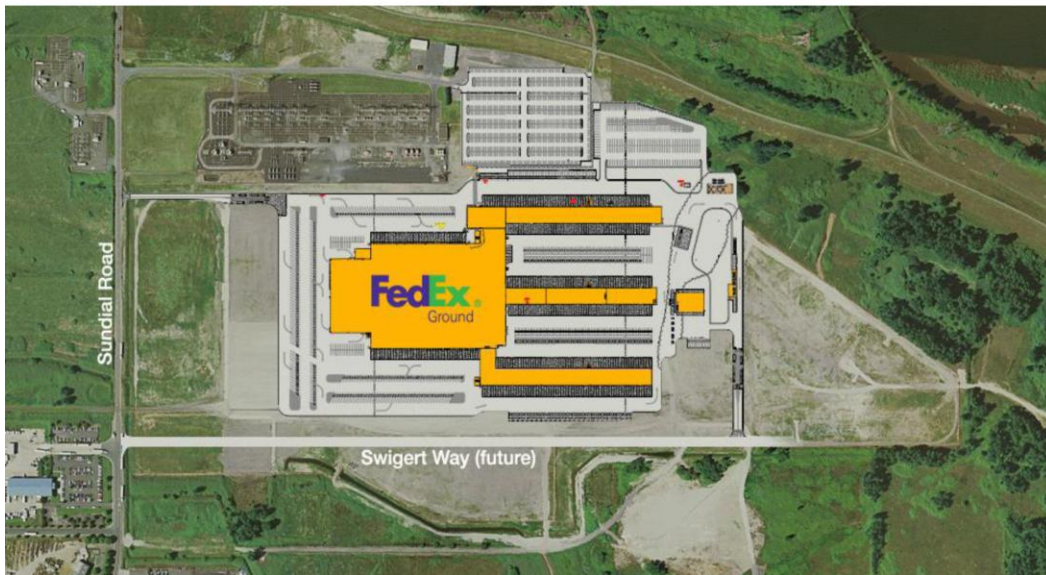


DEVELOPMENT
ASSOCIATION

• **Troutdale Reynolds Industrial Park**



FedEx Ground Distribution Hub Layout



TRIP Investment at full build out: \$451 million
TRIP Jobs at full build out: 3,500+

The Troutdale Reynolds Industrial Park (TRIP) is one of the largest parcels of industrial property in the Portland area's urban growth boundary. The site holds 366 industrial-zoned acres, with the remainder reserved as open space.

FedEx Ground invested **\$130+ million** to construct a 441,000 square foot regional freight distribution hub on 78 acres. Opening in August 2010, FedEx **employs 750 workers** at this facility, with employment to eventually reach **950 upon full build-out to 560,000 square feet.**

Economic Benefits

- Just four years after closure of the Reynolds Aluminum plant, the site was ready for redevelopment.
- Over **\$223 million** in remedial actions and development have been invested in this superfund property.
- Development of remaining 288 acres of TRIP will generate:
 - **\$46 million** in state, local taxes, **\$141 million** in personal income
 - **3,500+ new jobs, \$218+ million** in local purchases

Incentives:

- **Technical Assistance:** Business Oregon assisted the Port of Portland, Multnomah County and the City of Troutdale with procuring infrastructure financing.
- **Columbia Cascade Enterprise Zone:** The cities of Troutdale, Fairview and Wood Village partnered to create a regional Enterprise Zone and property tax abatement to FedEx Ground and other developers in the zone.
- **Immediate Opportunity Fund (IOF):** The Oregon Transportation Commission approved a \$1 million grant for road improvements necessary for the Reynolds property and the FedEx Ground recruitment.
- **Oregon Port Revolving Fund:** Business Oregon's Finance Committee provided a \$3 million loan to assist with infrastructure improvements.
- **Special Public Works Fund (SPWF):** The Business