



CONSTRUCTION

May 24, 2021

The Honorable Mayor Scott Keyser and Honorable Council Members Leota Childress, Elizabeth Klein, Jody Newland, Steve Deller, Terry Shankle and Crystal Robles;

Molalla City Hall
117 N. Molalla Ave.
Molalla, OR 97038

RE: SDC Impact Fees for the City of Molalla

Dear Mayor and Council Members,

Thank you for your past actions on the System Development Charges that rolled back, for a period of time, the previously legislated fees. This roll back has significantly assisted Cascade Center in siting tenants, and it would not have occurred without your assistance and guidance.

We are looking forward to grand openings for these new businesses starting in October, and we are all are eager to see the jobs and opportunities that will come with them in operation.

Since the Council passed this roll back, we have had multiple meetings with prospective tenants looking to open additional stores onsite. The one negative issue that consistently arises is what SDC fee they would pay. Due to the time necessary for required approvals prior to SDC fees, any new tenant would pay the then current fees, which are scheduled to be substantially higher than current fees. This realization has caused two substantial tenants to decline to go forward after determining the fees, even though they have a strong desire to be in Molalla.

What we are seeing as the COVID-19 data comes in is that the supply line disruptions, together with no certainty of future economic conditions is making retailers circumspect of costs that are outside of what they have incurred in other jurisdictions. We are seeing momentum as retailers begin to expand, but the actual impact of the Pandemic is still being calculated and extreme attention to all costs control the conversation.

We would like to ask for the Councils assistance in bringing more retail sites, jobs and shopping opportunities to our city. We cannot do this without your action to extend the SDC rollback.

We would appreciate the Councils consideration on extending the current SDC fee schedule until December 31, 2021.



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We feel this action would show future tenants that Molalla is not only aware of what the pandemic has done to their retail business model, but that we are actively working towards a balance of what is best for our citizens and city as together we increase local jobs and tax revenue.

Thank you for your time and consideration of this request.

Respectfully,



Jeffrey Bivens,
Director of Acquisition and Development,
I&E Construction, Inc, for
Cascade Center Molalla, LLC

cc: Dan Huff, City Manager, City of Molalla