

CARMEL J ANGELO
Chief Executive Officer
Clerk of the Board



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COUNTY OF MENDOCINO
BOARD OF SUPERVISORS
501 Low Gap Road • Room 1010
Ukiah, California 95482

December 8, 2015

Mr. Ross Liberty
Factory Pipe/Ukiah Industrial Park Team
1307 Masonite Road
Ukiah, CA 95482

Re: Ukiah Industrial Park Project

Dear Mr. Liberty,

As you are aware the Board of Supervisors is proud of the Factory Pipe project you completed which demonstrated our ability to work with local entrepreneurs and business owners, such as yourself, to grow the local economy. This example of local officials and business owners working together was successful in ensuring the retention of approximately 65 quality jobs your company currently provides here in Mendocino County. While local manufacturing employment has eroded nearly 50% over the past two decades, there has been some recent growth in the industrial sector. Factory Pipe has been a key part of that growth. Not only is Factory Pipe a great example of a successful local business, but you have been a cornerstone of the local business community in providing leadership and mentoring to other business owners and prospective business owners.

Based on our understanding of your team's proposed project of commercial and industrial development at the former Masonite property we welcome the opportunity to work collaboratively to encourage the development of underutilized properties and foster local job creation. We understand that if you are successful in acquiring the subject property you intend to request a rezone of up to 20 acres along the North State Street frontage. The Board supports this concept and agrees that well designed commercial development at this gateway location will enhance the North State Street corridor and encourage additional investment by nearby property owners. Accordingly, the Board will encourage staff to ensure that a rezoning request, pursuant to County policies and all applicable laws and regulations, is processed for consideration at the earliest opportunity.

Additionally, we believe that the potential development of an industrial park on the balance of the property, that would employ as many as 600 or more people, many of which will be skilled positions, should be considered for other incentives as appropriate. In recognition of the significant long term local benefits of a successful project, the Board is open to consideration of incentives such as 10-year property tax abatement on all improvements from the date of initial occupancy, 10-year property tax abatement on capital equipment, alternative funding for infrastructure investment, or other appropriate measures.

We look forward to a partnership that will benefit all of Mendocino County by creating quality local jobs, growing the local economy, and increasing local government revenue. Please do not hesitate to contact County Executive Officer Carmel J. Angelo with any questions or updates on the progress of this exciting and vitally needed local project.

Sincerely,

CARRE BROWN, Chair
Mendocino County Board of Supervisors

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