

Fire Department
285 NE Burgess Rd
Toledo, Oregon 97391
6:00 p.m.

TOLEDO CITY COUNCIL
Work Session – Via Zoom Meeting Platform
August 25, 2021


Virtual Meeting: The City Council will hold the meeting in person for the City Council and staff in person as well as through the Zoom video meeting platform. The public is encouraged to attend the meeting electronically. Visit the meetings page on the city website for meeting login information.

Public Comments: The City Council may take limited verbal comments during the meeting. Written comments may be submitted by email to lisa.figueroa@cityoftoledo.org 3:00 p.m. the day of the meeting to be included in the record. Comments received will be shared with the City Council and included in the record.

1. **Call to Order and roll call**
2. **Presentations**
 - Presentation – Sustainable Renewable Energy Utility Systems (SREUS)
3. **Visitors/Public Comment** (The public comment period provides the public with an opportunity to address the City Council regarding items not on the agenda. Please limit your comments to three (3) minutes).
4. **Consent Agenda**
There are no items for consideration
5. **Discussion Items**
There are no items for discussion
6. **Decision Items**
 - Public Hearing – Ordinance No. 1397 An Ordinance of the Toledo City Council making certain determinations and findings relating to and approving the Toledo Urban Renewal Plan and directing that a notice of approval be published
 - Resolution No. 1473, a resolution of the Toledo City Council authorizing the City of Toledo to apply for a grant for a Housing Needs Analysis
 - Authorize funding for the purchase of a police patrol vehicle
 - Consideration of street closure for Art Toledo Art, Oysters & Brews event September 4, 2021
7. **Reports and Comments**
 - Committee updates
8. **Adjournment**

Comments submitted in advance are preferable. Comments may be submitted by phone at 541-336-2247 extension 2060 or by e-mail at lisa.figueroa@cityoftoledo.org. The meeting is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting by calling city offices at (541) 336-2247. Page 1

**CITY OF TOLEDO
REQUEST FOR COUNCIL ACTION**

| | | |
|---|---------------------------|---|
|  | Meeting Date: | Agenda Topic: |
| | August 25, 2021 | Public Hearing – Ordinance No. 1397 An Ordinance of the Toledo City Council making certain determinations and findings relating to and approving the Toledo Urban Renewal Plan and directing that a notice of approval be published |
| Council Goal: | Agenda Type: | |
| Encourage economic development by supporting business investment and working to secure grants for projects such as commercial rehabilitation | Decision Items | |
| Prepared by: | Reviewed by: | Approved by: |
| City Manager J. Richter | City Manager Judy Richter | City Manager Judy Richter |

Recommendation:

Motion to adopt Ordinance No. 1397, An Ordinance of the Toledo City Council making certain determinations and findings relating to and approving the Toledo Urban Renewal Plan and directing that a notice of approval be published.

Purpose:

The Toledo City Council is being asked to hold a public hearing, take testimony, review the proposed Toledo Urban Renewal Plan (Plan) and vote on a non-emergency ordinance to adopt the Plan. The reason for urban renewal is to provide a financing mechanism to fund improvements including economic development assistance, improvements to public buildings, provide recreation improvements, and improve the utility infrastructure. Urban renewal is unique in that it brings its own financing source: tax increment financing. Tax increment revenues - the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to repay borrowed funds. The funds borrowed are used to pay for urban renewal projects.

Background:

The city of Toledo completed an urban renewal feasibility study in April of 2021. The study indicated that significant tax increment funds could be raised in their proposed urban renewal area to warrant creation of an urban renewal plan. The Toledo City Council reviewed the feasibility study and instructed staff to proceed with preparation of an urban renewal plan for their consideration. The proposed Plan has been reviewed by the Toledo Urban Renewal Agency and the Toledo Planning Commission.

Proposal:

The Toledo Urban Renewal Plan Area (Area), shown in Figure 1 of the Plan, consists of approximately 327 acres of land including rights of way. The Plan contains goals, objectives, and projects for the development of the Area. The goals of the Plan are listed in Section III of the attached Plan. The specific projects proposed in this Plan are outlined in Sections IV and V of the Plan and include the improvement and construction of streets and utilities. The overall purpose of the Plan is to use tax increment financing to overcome obstacles to the proper development of the Area. The proposed maximum indebtedness is \$31,300,000. The Plan is projected to take 32 years of tax increment revenue collection.

**CITY OF TOLEDO
REQUEST FOR COUNCIL ACTION**

PROCESS:

The process for approval includes the following steps, in accordance with ORS 457.

1. Preparation of a plan including opportunity for citizen involvement.
2. A feasibility study was completed in 2021. It was reviewed by the Toledo City Council who directed staff to move forward with the creation of an urban renewal plan for their consideration.
3. Toledo Urban Renewal Agency July 7, 2021 review of the proposed Plan and accompanying Report.
4. Review and recommendation by the Toledo Planning Commission on July 14, 2021.
5. Presentation of the Plan to the Lincoln County Commission for a briefing on August 9, 2021.
6. Notice to all utility customers of Toledo of a hearing before the City Council.
7. Forwarding a copy of the proposed Plan and the Report to the governing body of each taxing district. The formal taxing districts letters were sent out on July 8, 2021.
8. Hearing by City Council and adoption of the proposed Plan and accompanying Report by a non-emergency ordinance. The hearing by City Council will be held on August 25, 2021 and the vote on the ordinance will be on the same night. The ordinance must be a non-emergency ordinance, which means that the ordinance does not take effect until 30 days after its approval and during that period of time may be referred to Toledo voters if a sufficient number of signatures are obtained on a referral petition.
9. Due to the inclusion of unincorporated property, Lincoln County approved the Plan on August 18, 2021.
10. Due to the Public Building projects in the Plan, these public building projects must be approved by resolution of the board of 3 of the 4 taxing districts levying the most permanent rate taxes in the area. The three taxing districts who approved the inclusion of the public building project are: the City of Toledo, Lincoln County School District, and the Greater Toledo Pool District.

| Fiscal Impact: | Fiscal Year: | GL Number: |
|-----------------------------|---------------------|-------------------|
| Unknown at this time | 2021-2022 | N/A |

Attachment:

1. Ordinance No. 1397
Ordinance attachments:
2. Toledo Urban Renewal Plan
3. Report on the Toledo Urban Renewal Plan
4. Toledo Planning Commission Recommendation
5. Lincoln County Approval of Plan
6. Resolution – Greater Toledo Pool District
7. Resolution – Lincoln County School District
8. Resolution – City of Toledo
9. Public Comment

**CITY OF TOLEDO
ORDINANCE NO. 1397**

AN ORDINANCE OF THE TOLEDO CITY COUNCIL MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO, AND APPROVING, THE TOLEDO URBAN RENEWAL PLAN AND DIRECTING THAT A NOTICE OF APPROVAL BE PUBLISHED

WHEREAS, The Toledo Urban Renewal Agency (the “Agency”), as the duly authorized and acting Urban Renewal Agency of the City of Toledo, Oregon, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

WHEREAS, The Agency, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the Toledo Urban Renewal Plan dated August 25, 2021 and attached hereto as **Exhibit A** (the “Plan”) and incorporated herein by reference, and the Plan authorizes certain urban renewal activities within the Toledo Urban Renewal Area (the “Area”); and

WHEREAS, The Agency has caused the preparation of a certain Report Accompanying the Toledo Urban Renewal Area dated August 25, 2021 and attached hereto as **Exhibit B** (the “Report”) to accompany the Plan as required under ORS 457.087; and

WHEREAS, The Agency forwarded the Plan and Report to the Toledo Planning Commission (the “Commission”) for review and recommendation, and the Commission considered the Plan and Report on July 21, 2021 and adopted a finding that the Plan conformed with the Toledo Comprehensive Plan; a memorandum from the Contract Planner regarding this action is attached hereto as **Exhibit C**; and

WHEREAS, The Plan and the Report were forwarded on July 8, 2021 to the governing body of each taxing district affected by the Plan, and the Agency has thereafter consulted and conferred with each taxing district; and

WHEREAS, On August 9, 2021 the City met with representatives of Lincoln County to review the Plan, including the proposed maximum indebtedness for the Plan; and

WHEREAS, The City Council has received concurrence regarding a public building project from the Greater Toledo Pool & Recreation District on August 9, 2021, the Lincoln County School District on August 10, 2021 and the City of Toledo on August 4, 2021, attached hereto as **Exhibit D**; and

WHEREAS, In August 2021, the City caused notice of a hearing to be held before City Council on the Plan, including the required statements of ORS 457.120(3), to be mailed to utility customers within City’s incorporated limits; and

WHEREAS, On August 25, 2021 the City Council held a duly noticed public hearing to review and consider the Plan, the Report, the recommendation of the Toledo Planning Commission, and

the public testimony received on or before that date and to receive additional public testimony; and

WHEREAS, The City Council has determined that the Plan conforms with all applicable legal requirements; and

WHEREAS, After consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Plan.

NOW THEREFORE, THE CITY OF TOLEDO ORDAINS AS FOLLOWS:

Section 1. The Plan complies with all applicable requirements of ORS Chapter 457 and the specific criteria of ORS 457.095, in that, based on the information provided in the Report, the Toledo Planning Commission Recommendation, and the public testimony before the City Council:

1. The process for the adoption of the Plan has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements; and
2. The area designated in the Plan as the Toledo Urban Renewal Area is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in Section “X” of the Report, including the existence of inadequate streets and other rights of way, open spaces, and utilities, and underdevelopment of property within the Area (ORS 457.010(1)(a), (e) and (h)); and
3. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because, absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according to the goals of the City’s Comprehensive Plan; and
4. The Plan conforms to the Toledo Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in Section XIII of the Plan and in the Toledo Planning Commission Recommendation attached hereto as Exhibit C; and
5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan and therefore the Plan does not include provisions to house displaced persons; and
6. Adoption of and carrying out the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to Article IX, section 1c, of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in Sections III, IV, V, VI of the Report; and
7. The City shall assume and complete any activities prescribed it by the Plan; and

8. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council; and
9. The Greater Toledo Pool & Recreation District, the Lincoln County School District and the City of Toledo have approved the public building projects in the Plan as required in ORS 457.089; and

Section 2. The Toledo Urban Renewal Plan is hereby approved based upon review and consideration by the City Council of the Plan and Report the Toledo Planning Commission Recommendations, taxing district recommendations each of which is hereby accepted, as well as the public testimony in the record.

Section 3. The City Manager shall forward forthwith to the Agency a copy of this Ordinance.

Section 4. The Agency shall thereafter cause a copy of the Plan to be recorded in the Records of Lincoln County, Oregon.

Section 5. The City Manager, in accordance with ORS 457.115, shall publish notice of the adoption of this Ordinance approving the Plan, including the provisions of ORS 457.135, in the Newport News Times no later than four days following adoption of this Ordinance.

Section 6. This Ordinance is effective 30 days upon passage by the Toledo City Council.

This Ordinance adopted by the Toledo City Council this 25th day of August 2021.

APPROVED:

ATTEST:

Mayor Rod Cross

City Recorder Lisa Figueroa

Exhibits:

Exhibit A – Toledo 2021 Urban Renewal Plan

Exhibit B – Report Accompanying the Toledo 2021 Urban Renewal Plan

Exhibit C – Memorandum from Contract Planner regarding Toledo Planning Commission Report and Recommendation on the Toledo 2021 Urban Renewal Plan

Exhibit D – Taxing District Approval of the Public Building Projects

Toledo Urban Renewal Plan

This document remains draft until vote by the City Council adoption of the Toledo Urban Renewal Plan.



Toledo Urban Renewal Plan
Adopted by the City of Toledo
August
Ordinance No. 2021 -
Approved by Lincoln County
by Resolution 2021-22-3
August 10, 2021

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

LIST OF PARTICIPANTS

Mayor

Rod Cross

City Council

Joshua Smith, Council President

Robert Duprau

Betty Kamikawa

Todd Michels

Jackie Kauffman

Planning Commission

Anne Learned-Ellis, President

Cora Warfield, Vice-President

Jonathan Mix

Frederick "Ricky" Dyson

Terri Neimann

Ruthanne Morris

City of Toledo Staff

Judy Richter, City Manager

Bill Zuspan, Public Works Director

Lisa Figueroa, Executive Assistant/City
Recorder

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Nick Popenuk, Ali Danko, Rob Wyman

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TABLE OF CONTENTS

| | | |
|-------|---|----|
| I. | DEFINITIONS..... | 1 |
| II. | INTRODUCTION..... | 3 |
| III. | MAXIMUM INDEBTEDNESS..... | 6 |
| IV. | PLAN GOALS..... | 6 |
| V. | URBAN RENEWAL PROJECT CATEGORIES..... | 8 |
| VI. | URBAN RENEWAL PROJECTS..... | 10 |
| VII. | AMENDMENTS TO PLAN..... | 13 |
| VIII. | PROPERTY ACQUISITION AND DISPOSITION..... | 14 |
| IX. | RELOCATION METHODS..... | 15 |
| X. | TAX INCREMENT FINANCING OF PLAN..... | 16 |
| XI. | VALIDITY..... | 17 |
| XII. | ANNUAL REPORT..... | 17 |
| XIII. | RELATIONSHIP TO LOCAL OBJECTIVES..... | 19 |
| XIV. | LEGAL DESCRIPTION..... | 25 |

I. DEFINITIONS

“Agency” means the Toledo Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan.

“Area” means the properties and rights-of-way located within the Toledo Urban Renewal Boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“Board of Commissioners” means the Lincoln County Board of Commissioners.

“City” means the City of Toledo, Oregon.

“City Council” or “Council” means the Toledo City Council.

“Comprehensive Plan” means the City of Toledo comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Lincoln County, Oregon.

“Fiscal year ending” means the year commencing on July 1 of one year and closing on June 30 of the next year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The County Assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal.

“Planning Commission” means the Toledo Planning Commission.

“Revenue sharing” means under-levying tax increment proceeds to effectively share a portion of the revenue with the other taxing districts that levy permanent rate taxes in the urban renewal area as defined in ORS 457.470.

“Tax increment financing (TIF)” is a method of funding urban renewal projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment finance revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban renewal area (URA)” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.087.

II. INTRODUCTION

A. Plan Overview

The city of Toledo completed an urban renewal feasibility study in April of 2021. The study indicated that significant tax increment funds could be raised in their proposed urban renewal area to warrant creation of an urban renewal area. The Toledo City Council (City Council) reviewed the feasibility study and instructed staff to proceed with preparation of an urban renewal plan for their consideration.

Opportunities for public Involvement included:

- a) briefing for the City Council presentation of the Feasibility Study
- b) Toledo Urban Renewal Agency (Agency) meeting on July 7, 2021,
- c) Planning Commission meeting on July 14, 2021
- d) City Council public hearing which was noticed to all utility customers in the City of Toledo via the utility bills.

The Toledo Urban Renewal Plan Area (Area), shown in Figure 1, consists of approximately 327 total acres: 254 acres of land in tax lots and 73 acres of public rights-of-way. It is anticipated that the Plan will take thirty years of tax increment collections to implement. The maximum amount of indebtedness that may be issued for the Plan is \$31,300,000 (Thirty-One Million, Three Hundred Thousand Dollars). Detailed financial analysis is in the Report accompanying the Toledo Urban Renewal Plan.

Goals and objectives developed for the Plan are intended to guide tax increment finance (TIF) revenue investment in the Area over the life of the Plan. The project category descriptions and list of projects are similarly intended to aid future decision makers when considering how best to expend TIF revenue. The Plan is to be administered by the Agency. Substantial amendments to the Plan must be approved by City Council as outlined in Section VII. All amendments to the Plan are to be listed numerically on the inside of the front page of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

The relationship between the sections of the Plan and the ORS 457.085 requirements is shown in Table 1. The specific reference in the table is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the statute.

Table 1 - Statutory References

| Statutory Requirement | Plan Section |
|-----------------------|----------------|
| ORS 457.085(2)(a) | V, VI |
| ORS 457.085(2)(b) | V, VI |
| ORS 457.085(2)(c) | XIV |
| ORS 457.085(2)(d) | XIII |
| ORS 457.085(2)(e) | XIII |
| ORS 457.085(2)(f) | IX |
| ORS 457.085(2)(g) | VIII |
| ORS 457.085(2)(h) | III |
| ORS 457.085(2)(i) | VII |
| ORS 457.085(2)(j) | Not applicable |

B. Urban Renewal Overview

Urban renewal allows for the use of tax increment financing, a funding source that is unique to urban renewal, to fund its projects. Tax increment revenues - the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established - are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal projects and cannot exceed the maximum indebtedness amount set by the urban renewal plan.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in Oregon Revised Statutes (ORS) 457.010. These areas can have deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development.

In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. This Area meets the definition of blight due to the

condition of the buildings, utility infrastructure deficiencies, and underdeveloped and undeveloped properties. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the Report.

The Report contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the area; and
- A relocation report.

III. MAXIMUM INDEBTEDNESS

Maximum indebtedness is the amount of indebtedness secured by a pledge of tax increment revenue that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$31,300,000 (Thirty-One Million, Three Hundred Thousand Dollars). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds.

IV. PLAN GOALS

The goals of the Toledo Urban Renewal Plan are listed below. The urban renewal plan is an implementation tool to enable the city to undertake projects for which there are no other funding sources or are limited funding sources.

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve each goal. The urban renewal projects identified in Sections V and VI of the Plan are the specific means of meeting the objectives. The goals and objectives will be pursued as economically as is feasible and at the discretion of the Agency. The goals and objectives are not listed in any order of importance or priority. A matrix of how the projects align with the goals and objectives is shown in Table 2.

Goal A: ECONOMIC DEVELOPMENT

Provide tools to assist in maintaining a strong economic base and improving the Area.

Provide programs to improve the conditions of storefronts and buildings in the Area.

Improve utility infrastructure to meet existing and future demands, enabling future economic development.

Provide enhanced multi-modal transportation opportunities in the Area.

Enhance the downtown area to promote increased economic activity.

Goal B: RECREATION

Provide enhanced indoor and outdoor recreational opportunities for the residents of Toledo.

Goal C: PUBLIC BUILDINGS

Provide improved conditions for the operation of the public safety personnel.
Ensure the Public Safety building is out of the flood plain.

Ensure that the existing City Hall is kept in good condition and has the appropriate upgrades to provide good working conditions for staff.

Table 2 – Relationship of Projects to Toledo Urban Renewal Plan Goals

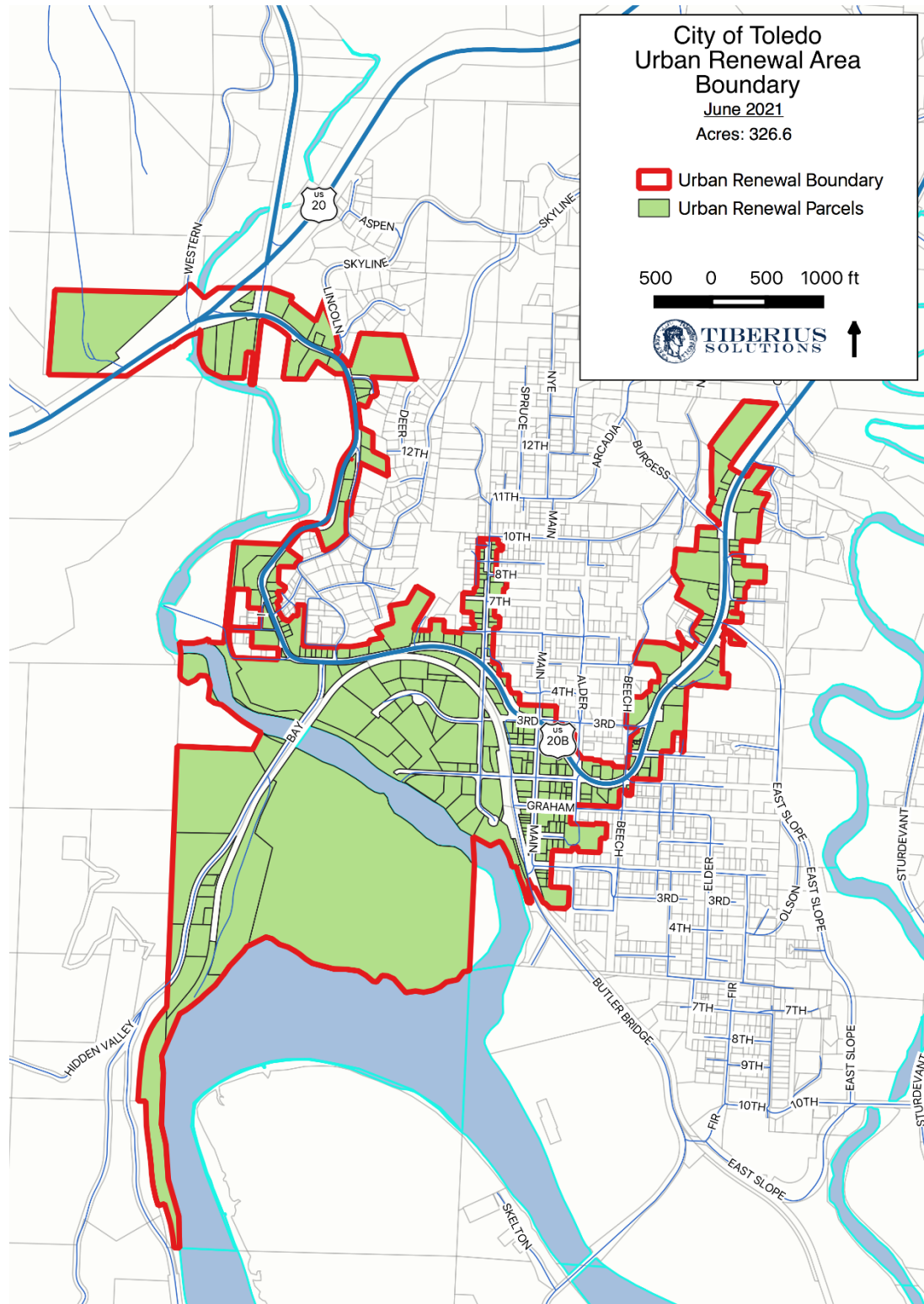
| Project Category | Goals |
|-------------------------|-----------------|
| Economic Development | A,C,D |
| Public Buildings | B |
| Recreation Improvements | A,C |
| Utility Infrastructure | A,D |
| Pedestrian Improvements | E |
| Acquisition/Disposition | A |
| Administration | A,B,C, D, E,F,G |

V. URBAN RENEWAL PROJECT CATEGORIES

The projects within the Area fall into the following categories.

- A. Economic Development**
- B. Public Buildings**
- C. Recreation Improvements**
- D. Utility Infrastructure**
- E. Pedestrian Improvements**
- F. Acquisition/Disposition**
- G. Administration**

Figure 1 - Toledo Urban Renewal Plan Area Boundary



VI. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below. They are not listed in any priority order. The Agency will determine the order of the projects and may add and remove projects in the future through the amendment process defined in Section VII of this Plan. The projects identified for the Area are described below, including how they relate to the existing conditions in the Area.

A. Building Improvements

1. Establish a loan/grant fund for businesses and property owners including but not limited to
 - a. Improve storefronts
 - b. Encourage new businesses to locate in vacant storefronts
 - c. Provide necessary equipment to help existing and new businesses flourish (must be fixed assets, not assets that would be removed upon closing of business)
 - d. Provide safe and code compliant upper floor uses
 - e. Improve the exterior of buildings in the Area.
 - f. Install solar panels for resiliency during power outages.
2. Acquire buildings and improve the site for re-use either through clearance and remediation or through rehabilitation.

B. Public Buildings¹

1. Relocate the Public Safety building bring the proposed new facility up to building code standards for use. A new Public Services building serves and benefits the Area by improving the workplace for the public safety employees and placing the public safety employees outside of the flood zone providing them with the ability to assist the community during any emergency event.
2. Upgrade City Hall with new wiring and other improvements to maintain the functionality of the building. The improvements to City Hall serve and benefit the Area by keeping an existing structure in workable condition, reducing the costs for a need for a new facility

¹ The two public building projects in the Plan were approved by resolutions of the boards of 3 of the 4 taxing districts that are estimated to forego the most taxes in the Area: (List)

and providing safe and up to date working conditions for the employees in City Hall.

C. Recreation Improvements

1. Provide recreation improvement including but not limited to
 - a. Arcadia Park – Includes but not limited to resurface tennis courts, replace lighting and fencing, and safety upgrades for basketball court
 - b. Balcony above Arcadia Park – work with Pool District to develop outdoor fenced area for gatherings
 - c. Community Center – Area for community gatherings, town hall meetings. This facility would serve and benefit the Area by providing additional indoor recreational opportunities for our residents. Statutory definitions of a public building in ORS 457.010(12)((b) excludes this recreational facility from the public buildings definition referred to in ORS 457.089(3)(a) which require taxing district approval.
 - d. Memorial Field Park – play area improvements
 - e. General recreation investments

D. Utility Infrastructure

1. Sewer System
 - a. Install approximately 150 sewer manhole liners to support the structure of the manholes
 - b. Reline sections of the N Main Street sewer line
 - c. Business 20 sewer line replacement - replace heavily “bellied” sections of sewer line to reduce Inflow & Infiltration (I &I) to meet Wastewater Treatment Plant and Department of Environmental Quality specifications and create smoother flow
 - d. Sewer Main CIPP liner installation on A street from pump station to Business 20 intersection
 - e. Construct lift station at A Street to replace existing station that is nearing the end of its life expectancy
2. Water System
 - a. Water meter upgrades in Area
 - b. Replace sections of 8” A.C. watermain from Business 20 continuing east on French Street

E. Pedestrian Improvements

1. Provide pedestrian improvements including but not limited to
 - a. Install walkway from NW I Street to Highway 20
 - b. Remove overgrown trees and replace with recommended trees and repair sidewalks accordingly
 - c. Install sidewalk from Port of Toledo offices to Ridge Drive.
 - d. Install benches, planters, family friendly activity trail along Main Street, Business 20 and A Street

F. Acquisition

Acquisition and Disposition activities are allowed in the Plan. Prior to any property being acquired, it must be identified in the Plan in Section VIII.

G. Administration

Authorizes expenditures for the administrative costs associated with managing the Area including budgeting and annual reporting, planning and the implementation of projects in the Area.

VII. AMENDMENTS TO PLAN

The Plan may be amended as described in this section. Adding other properties to the Developer Incentives Program does not require an amendment to the Plan.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, the County, and adoption by the City Council by non-emergency ordinance after a hearing. If there are unincorporated parcels within the Area at the time a Substantial Amendment is considered, it must also be approved by Lincoln County through adoption of a resolution by the Board of County Commissioners.

Notice of such hearing shall be provided to individuals or households within the City of Toledo, as required by ORS 457.120.

Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:²

1. Add land to the urban renewal area, except for an addition of land that totals not more than a cumulative 1% of the existing area of the urban renewal area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments or Council Approved Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

² Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law and by concurrence provisions in ORS 457.470.

C. Amendments to the Toledo Comprehensive Plan and/or Toledo Municipal Code.

Amendments to the Toledo Comprehensive Plan and/or Toledo Municipal Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or City Council. If a Substantial Amendment is prepared, the Section of this Plan on Relationship to Local Objectives should be updated.

VIII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VII. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g). If property acquisition includes a public building, how that public building serves and benefits the Area must be identified per ORS 457.085(2)(j).

A. Property acquisition for public improvements

The Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

B. Property acquisition from willing sellers

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. Land disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Section VIII by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

D. Properties to be acquired

This Plan must provide an indication of which real property may be acquired and the anticipated disposition of said real property whether by retention, resale, lease or other legal use, together with an estimated time schedule for such acquisition and disposition. This may be added at a date when the property is identified and may be added through a Minor Amendment.

IX. RELOCATION METHODS

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Agency will comply with all applicable state law in providing these potential benefits.

There are plans to acquire land for infrastructure which may trigger relocation benefits in the future in the Area. All acquisitions will be reviewed for potential of relocation benefits.

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the debt are used to finance the urban renewal projects authorized in the Plan. Debt may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative increase in assessed value within an urban renewal area over the frozen base value (i.e., total assessed value at the time an urban renewal plan is adopted). The property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan, including costs associated with the preparation of the Plan.

B. Tax increment financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

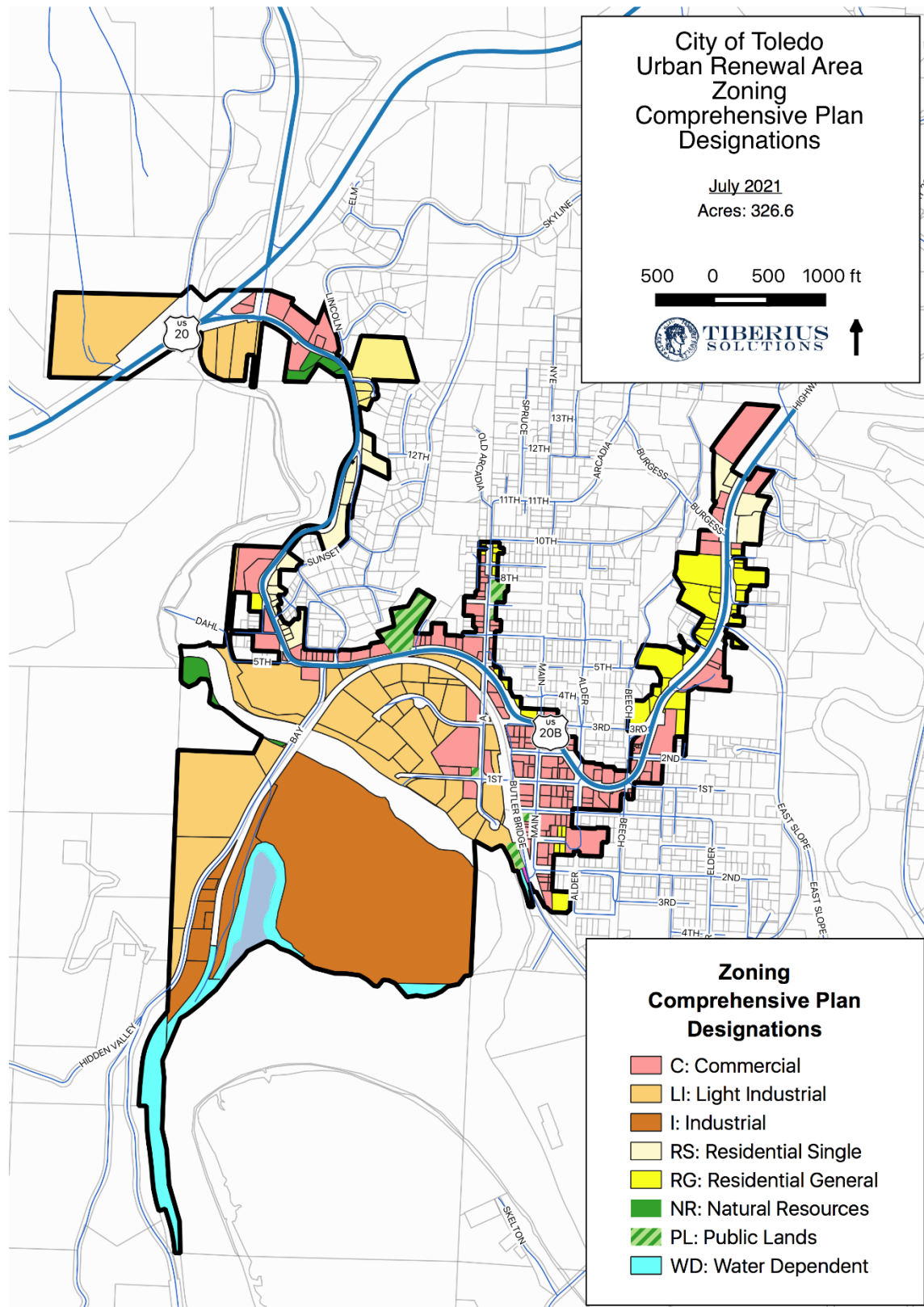
XI. VALIDITY

Should a court of competent jurisdiction find any work, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of this Plan.

XII. ANNUAL REPORT

The Agency shall file an Annual Report in compliance with ORS 457.460.

Figure 2 - Comprehensive Plan and Zoning Designations



XIII. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives including the comprehensive plan and economic development plan of a locality. This section provides that analysis. Relevant local planning and development objectives are contained within the *Toledo Comprehensive Plan* (Comprehensive Plan), *Toledo Transportation System Plan*, and *Toledo Municipal Code Title 17* (Municipal Code). The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies. The analysis covers the most relevant sections of the documents but may not cover every section of the documents that relate to the Plan.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document and therefore cannot be changed.

Comprehensive Plan and Zoning designations for all land in the Area are shown in Figure 2. All proposed land uses conform to Figure 2. Maximum densities and building requirements for all land in the Area are contained in the Toledo Municipal Code.

A. 2020 Vision for Toledo Oregon, the 2000 Toledo Comprehensive Plan

The Toledo Comprehensive Plan provides a framework for making better decisions regarding the use of land and community resources. The plan is a means of controlling the urban environment, conserving Toledo's existing values and guiding growth in the desired directions. The plan is a policy statement based upon the existing assets, problems and needs within the community. It predicts future conditions and sets forth City policies in an effort to guide the development of Toledo in a positive and productive manner. The plan is designed to help Toledo to know its past and present and to develop a future which reflects the community's values and goals. The plan is a guideline for both short and long term development and is written to assure a comprehensive view of how individual projects can contribute to the community as a whole.

As the Comprehensive Plan is updated in the future, this document will automatically incorporate those updates without the Plan having to be formally amended. This section of the Plan should be updated if there is a substantial amendment completed in the future.

Article 1: CITIZEN INVOLVEMENT

Plan Details

GOAL: *Provide a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process so as to provide useful guidance to and an understanding of the overall planning process.*

Finding: A Feasibility Study was completed and reviewed in an open public meeting. The Agency, Planning Commission and City Council hearing were open public meetings which allowed for public comment.

Article 8: RECREATION NEEDS

Plan Details

GOALS:

- 1. Provide and maintain a diversified system of safe and attractive parks, open spaces, recreation programs and facilities for the use and enjoyment by all of Toledo's citizens and visitors.*
- 2. Promote the parks and recreation programs as cornerstones of Toledo's attractiveness as a place to visit, live and conduct business.*

Finding: There are projects specified in the Plan that will improve the park and recreation facilities in the Area helping to provide and maintain a diversified system of safe and attractive parks, open spaces and recreation and facilities.

Article 9: ECONOMIC DEVELOPMENT

Plan Details

GOALS:

- 1. Improve the economic position of all elements of Toledo's economic base by retaining and expanding the current businesses while recruiting new businesses into the community.*
- 3. Diversify the economic base of the Toledo area and strengthen the role as the industrial center for Lincoln County.*
- 4. Encourage employment and business opportunities that assist Toledo's*

residents to maintain the highest per household average income in Lincoln County.

6. Provide opportunities to develop the full range of commercial, recreational, and professional services to meet the needs of Toledo's residents and others. Reduce the need for Toledo's residents to go to other communities for retail purchases and services.

Finding: The projects identified in the Plan provide for assistance to businesses and for improvement of the conditions of the buildings in the Area. These improvements are intended to enhance the Area and make it more inviting for businesses to remain in the Area and for new businesses to establish in the Area.

Article 10 – HOUSING

Plan Details

GOAL: *Encourage development of a mixture of housing stock in terms of design, type, cost, and location that meets the housing needs of all Toledo citizens.*

Finding: The projects in the Plan are intended to improve the overall condition in the Area by improving the building stock, enhancing the visual perception of the Area, providing recreation opportunities in the Area all of which will make both the Area and the city of Toledo more attractive to builders/developers, encouraging an increased supply of housing in Toledo.

Article 11: PUBLIC FACILITIES AND SERVICES

Plan Details

GOALS:

- 1. Provide reliable, high quality, efficient, and cost effective public facilities and services for the residents of Toledo.*
- 2. Plan, develop and maintain an orderly and efficient arrangement of public, urban-level facilities and services to serve as a framework for urban development within the City of Toledo and the Urban Growth Boundary.*
- 3. Provide safe and reliable water in an orderly and efficient manner to the citizens of Toledo and as a water purveyor to regional or local water agencies that enter into contracts with the City of Toledo.*

6. Provide safe and reliable wastewater collection and treatment for Toledo residents in an orderly and efficient manner.

Finding: There are specific projects within the Plan that will provide for improvements to the sewer, water and wastewater utility systems in the Area.

Article 12: TRANSPORTATION

Plan Details

GOAL:

1. Provide a safe and efficient, multi-modal transportation system which provides linkages in a manner that enhances Toledo's neighborhoods, environment, economy, and social and scenic values.

Finding: The transportation improvements in the Plan are centered on improving the multi-modal transportation system.

B. City of Toledo Transportation System Plan December 4, 2013 Ordinance #1352

The *City of Toledo Transportation System Plan (TSP)* provides a long-term guide for City transportation investments by incorporating the vision of the community into an equitable and efficient transportation system. The plan evaluates the current transportation system and outlines policies and projects that are important to protecting and enhancing the quality of life in Toledo through the next 20 years.

Plan Details

2.1 Goals:

1. Provide a safe and efficient, multi-modal transportation system which provides linkages in a manner that enhances Toledo's neighborhoods, environment, economy, and social and scenic values.

2. Minimize the adverse social, economic, energy, and environmental impact costs of constructing, maintaining, and using transportation facilities and services in cooperation with county, state, and other public agencies and the private sector.

3. Encourage safe, efficient, convenient, and economic modes of travel that reduce reliance upon one form of transportation, minimize energy consumption and air quality impacts.

5. Provide safe, accessible, and convenient pedestrian and bicycle facilities while taking into account Toledo's topography, current street use and widths, and current funding levels for major improvements.

Finding: The multi-modal projects in the Plan are in conformance with the above stated goals in the *City of Toledo Transportation System Plan*.

C. 2010 Toledo Economic Opportunities Analysis, Oregon Cascades West Council of Governments

Plan Details

The 2010 Toledo Economic Opportunities Analysis reiterates the goals identified in the Economic Development Section of the Comprehensive Plan, listed above.

Finding: The projects identified in the Plan provide for assistance to businesses and for improvement of the conditions of the buildings in the Area. These improvements are intended to enhance the Area and make it more inviting for businesses to remain in the Area and for new businesses to establish in the Area.

D. Toledo Municipal Code Title 17 Development Code

The land uses in the Area will conform to the zoning designations in the Municipal Code, Title 17 Development Code including the maximum densities and building requirements and are incorporated by reference herein. They are listed in the order that they occur in Title 17 of the Municipal Code known as the Toledo Zoning Ordinance. The verbiage that comes directly from the Municipal Code is in *italics*. The existing zoning is shown in Figure 2.

As the Municipal Code is updated, this document will be automatically updated. If a substantial amendment is completed in the future, this section will be updated to match the current zoning designations.

Existing Zoning Categories

R-S Single-Family Residential

The purpose of the R-S zone is to preserve areas within the city for single-family residences and the facilities and services which go along with those residences. The facilities and services and other conditional uses should be compatible with low-density residential living and should not result in heavy traffic, loud noise, or any other disturbing activity.

R-G General Residential

The purpose of the R-G zone is to encourage economical, higher-density housing in these designated areas. Additional traffic pressure and resulting noise and activity should be confined to the areas zoned R-G.

C- Commercial Zone

The purpose of the C zone is to provide for retail and service commercial uses. It is also intended that these uses will supply personal services or goods to the average person and that a majority of the floor space will be devoted to that purpose. Compatible uses including public, civic, and institutional uses are also allowed. Residential use above the commercial main floor or located as not to prevent the main commercial use are allowed and encouraged especially in the Main Street District area.

L-I Light Industrial District.

The intent of the L-I zone is to provide areas for lighter industrial development around the areas of heavy industry for manufacturing, related establishments, and certain commercial uses which have a limited impact on surrounding properties.

I Industrial

The purpose of the I zone is to provide sufficient, desirable land in the city for the expansion of existing industrial sites and for the construction and development of new industry. At the same time, the undesirable results of industrial development (noise, air, and water discharges) should be kept, as much as is possible, from adversely affecting the commercial and residential areas of the city.

N-R Natural Resource

The purpose of the N-R zone is to protect land and water important as habitat for plant, animal, or marine life for future generations, to ensure open spaces, to promote a healthy and visually attractive environment, and to provide for human development and enrichment by providing recreational areas, facilities, and opportunities.

W-D Water-Dependent

The purpose of the W-D zone is to provide for water-dependent uses which need contact with or use of the water for water-borne transportation, recreation, energy production, or water supply.

P-L Public Lands

The purpose of the P-L zone is to indicate lands owned by public agencies, recognizing that such lands may be put to varied uses water for water-borne transportation, recreation, energy production, or water supply.

Finding: The Plan conforms with Title 17 of the Toledo Municipal Code as the projects will support the development of parcels in the Area and those parcels will be developed in accordance with the Municipal Code through the normal City of Toledo development review process.

XIV. LEGAL DESCRIPTION

EXHIBIT A

Urban Renewal Area Toledo, Oregon

A tract of land and road rights-of-way located in Sections 7, 8, 17, and 18, Township 11 South, Range 10 West, Willamette Meridian, City of Toledo, Lincoln County, Oregon, and being more particularly described as follows:

Beginning at the northerly corner of Parcel 1 of Partition Plat 2012-05, also being on the westerly right-of-way line of NW Lincoln Way, located in the Northeast One-Quarter of Section 7, Township 11 South, Range 10 West, Willamette Meridian, City of Toledo, Lincoln County, Oregon (Assessor's Map 11.10.07A-DETAIL MAP NO 1):

1. Thence along said westerly right-of-way line, Southerly 533 feet, more or less, to the northeasterly right-of-way line of NW Highway 20 (Assessor's Map 11.10.07A);
2. Thence along said northeasterly right-of-way line, Southeasterly 195 feet, more or less, to the westerly line of Instrument Number 200800483 (Assessor's Map 11.10.07AD);
3. Thence along said westerly line, Northerly 320 feet, more or less, to the southerly line of the plat "Westwood Terrace" (Assessor's Map 11.10.07AD);
4. Thence along said southerly line and the southerly line of the plat "Westwood Terrace No. 2", Easterly 390 feet, more or less, to the easterly line of said Deed (Assessor's Map 11.10.07AD);
5. Thence along said easterly line, Southeasterly 414 feet, more or less, to the northerly line of the plat "Aulta E. Coxen Addition (Replat)" (Assessor's Map 11.10.07DA);
6. Thence along said northerly line and the northerly line of the plat "Valley View", Westerly 420 feet, more or less, to the easterly right-of-way line of NW Radio Court (Assessor's Map 11.10.07DA);
7. Thence along said easterly right-of-way line, Southerly 230 feet, more or less, to the easterly line of Lot 5 of said plat "Valley View" (Assessor's Map 11.10.07DA);
8. Thence along said easterly line, Southwesterly 109 feet, more or less, to the southerly line of said Lot 5 (Assessor's Map 11.10.07DA);
9. Thence along said southerly line, Northwesterly 87 feet, more or less, to the easterly right-of-way line of NW Highway 20 (Assessor's Map 11.10.07DA);
10. Thence along said easterly right-of-way line, Southerly 214 feet, more or less, to the northerly line of Instrument Number 2020-07697 (Assessor's Map 11.10.07DA);
11. Thence along said northerly line, Southeasterly 123 feet, more or less, to the easterly line of said Deed (Assessor's Map 11.10.07DA);
12. Thence along said easterly line, Southerly 161 feet, more or less, to the southerly line of Instrument Number 2020-09278 (Assessor's Map 11.10.07DA);
13. Thence along said southerly line, Southeasterly 146 feet, more or less, to the westerly line of Block 3 of said plat "Aulta E. Coxen Addition (Replat)" (Assessor's Map 11.10.07DA);

14. Thence along said westerly line, Southerly 165 feet, more or less, to the northerly line of Book 428, Page 2311 (Assessor's Map 11.10.07DA);
15. Thence along said northerly line, Northwesterly 281 feet, more or less, to the easterly right-of-way line of NW Dundon Road (Assessor's Map 11.10.07DA);
16. Thence along said easterly right-of-way line, Southerly 479 feet, more or less, to the southwesterly line of Instrument Number 2020-10621 (Assessor's Map 11.10.07DA);
17. Thence leaving said easterly right-of-way line at a right angle, Westerly 20 feet, more or less, to the centerline of NW Dundon Road (Assessor's Map 11.10.07DA);
18. Thence along said centerline, Northerly 114 feet, more or less, to the easterly extension of the northerly line of Instrument Number 2011-05191 (Assessor's Map 11.10.07DD);
19. Thence along said easterly extension, Westerly 20 feet, more or less, to the westerly right-of-way line of NW Dundon Road (Assessor's Map 11.10.07DD);
20. Thence along said westerly right-of-way line, Southwesterly 547 feet, more or less, to the westerly line of said Instrument Number 2011-05191 (Assessor's Map 11.10.07DD);
21. Thence along said westerly line, Northerly 199 feet, more or less, to the southeasterly right-of-way line of NW Highway 20 (Assessor's Map 11.10.07DD);
22. Thence along said southeasterly right-of-way line, Southwesterly 348 feet, more or less, to the southwesterly line of Instrument Number 2020-04085 (Assessor's Map 11.10.07DC);
23. Thence along said southwesterly line, Southeasterly 163 feet, more or less, to the westerly right-of-way line of NW Sunset Drive (Assessor's Map 11.10.07DC);
24. Thence along said westerly right-of-way line, Southwesterly 111 feet, more or less, to the northerly line of Instrument Number 2010-00788 (Assessor's Map 11.10.07DC);
25. Thence along said northerly line, Westerly 147 feet, more or less, to the westerly line of said Deed (Assessor's Map 11.10.07DC);
26. Thence along said westerly line, Southerly 143 feet, more or less, to the southwesterly line of said Deed (Assessor's Map 11.10.07DC);
27. Thence along said southwesterly line, Southeasterly 80 feet, more or less, to the northwesterly line of Lot 4, Block 2 of the plat "French Addition to Toledo Oregon" (Assessor's Map 11.10.07DC);
28. Thence along said northwesterly line, Southwesterly 48 feet, more or less, to the northerly line of Lot 5 of said Block 2 (Assessor's Map 11.10.07DC);
29. Thence along said northerly line and the westerly extension thereof, Westerly 54 feet, more or less, to the westerly right-of-way line of a variable width public alley (Assessor's Map 11.10.07DC);
30. Thence along said westerly right-of-way line, Southeasterly 88 feet, more or less, to the northerly line of Lot 8 of said Block 2 (Assessor's Map 11.10.07DC);
31. Thence along said northerly line, Southwesterly 40 feet, more or less, to the westerly line of said Lot 8 (Assessor's Map 11.10.07DC);
32. Thence along said westerly line, Southeasterly 62 feet, more or less, to the northwesterly right-of-way line of NW French Drive (Assessor's Map 11.10.07DC);
33. Thence along said northwesterly right-of-way line, Southwesterly 19 feet, more or less, to the northwesterly extension of the northeasterly line of Instrument Number 200900240 (Assessor's Map 11.10.07DC);

34. Thence along said northwesterly extension and the northeasterly line of said Deed, Southeasterly 110 feet, more or less, to the northerly line of Lot 7, Block 3 of said plat "French Addition to Toledo Oregon" (Assessor's Map 11.10.07DC);
35. Thence along said northerly line, Northeasterly 24 feet, more or less, to the easterly line of said Lot 7 (Assessor's Map 11.10.07DC);
36. Thence along said easterly line, Southeasterly 27 feet, more or less, to the southeasterly right-of-way line of a 10 foot wide public alley (Assessor's Map 11.10.07DC);
37. Thence along said southeasterly right-of-way line, Northeasterly 91 feet, more or less, to the westerly right-of-way line of NW H Street (Assessor's Map 11.10.07DC);
38. Thence along said westerly right-of-way line, Southerly 9 feet, more or less, to the southerly right-of-way line of NW H Street (Assessor's Map 11.10.07DC);
39. Thence along said southerly right-of-way line, Easterly 30 feet, more or less, to the easterly right-of-way line of NW H Street (Assessor's Map 11.10.07DC);
40. Thence along said easterly right-of-way line, Northerly 104 feet, more or less, to the northerly line of Lot 5, Block 1 of said plat "French Addition to Toledo Oregon" (Assessor's Map 11.10.07DC);
41. Thence along said northerly line, Easterly 78 feet, more or less, to the westerly right-of-way line of NW G Street (Assessor's Map 11.10.07DC);
42. Thence along said westerly right-of-way line, Southerly 368 feet, more or less, to the southerly right-of-way line of NW 5th Street (Assessor's Map 11.10.07DC);
43. Thence along said southerly right-of-way line, Easterly 325 feet, more or less, to the easterly right-of-way line of NW Sunset Drive (Assessor's Map 11.10.07DD);
44. Thence along said easterly right-of-way line, Northeasterly 11 feet, more or less, to the southerly line of Instrument Number 200512113 (Assessor's Map 11.10.07DD);
45. Thence along said southerly line, Easterly 424 feet, more or less, to the westerly line of Book 76, Page 50 (Assessor's Map 11.10.07DD);
46. Thence along said westerly line, Northwesterly 102 feet, more or less, to the northwesterly line of said Deed (Assessor's Map 11.10.07DD);
47. Thence along said northwesterly line and the northwesterly line of Book 78, Page 528, Northeasterly 654 feet, more or less, to the northeasterly line of said Book 78, Page 528 (Assessor's Map 11.10.07DD);
48. Thence along said northeasterly line, Southeasterly 175 feet, more or less, to the easterly line of said Deed (Assessor's Map 11.10.07DD);
49. Thence along said easterly line and the easterly line of Book 76, Page 50, Southwesterly 354 feet, more or less, to the northerly line of Instrument Number 2015-08494 (Assessor's Map 11.10.07DD);
50. Thence along the northerly line of said Deed and the easterly extension thereof, Easterly 148 feet, more or less, to the westerly line of Instrument Number 2018-06483 (Assessor's Map 11.10.07DD);
51. Thence along said westerly line, Northerly 98 feet, more or less, to the northerly line of said Deed (Assessor's Map 11.10.07DD);
52. Thence along said northerly line, Easterly 125 feet, more or less, to the easterly line of said Deed (Assessor's Map 11.10.07DD);
53. Thence along said easterly line, Southerly 103 feet, more or less, to the northerly line of Instrument Number 2012-12595 (Assessor's Map 11.10.07DD);

54. Thence along northerly line, Easterly 100 feet, more or less to the southerly line of Instrument Number 2016-11180 (Assessor's Map 11.10.07DD);
55. Thence along said southerly line, Easterly 60 feet, more or less, to the westerly right-of-way line of NW 6th Avenue (Assessor's Map 11.10.07DD);
56. Thence along said westerly right-of-way line, Northerly 40 feet, more or less, to the northerly right-of-way line of NW 6th Avenue (Assessor's Map 11.10.07DD);
57. Thence along said northerly right-of-way line, Easterly 114 feet, more or less, to the easterly line of Instrument Number 200502941 (Assessor's Map 11.10.07DD);
58. Thence along said easterly line, Northerly 50 feet, more or less, to the northerly line of said Deed (Assessor's Map 11.10.07DD);
59. Thence along said northerly line, Westerly 25 feet, more or less, to the easterly line of Instrument Number 2013-05584 (Assessor's Map 11.10.07DD);
60. Thence along said easterly line and the northerly extension thereof, Northerly 100 feet, more or less, to the southerly line of Book 405, Page 1109 (Assessor's Map 11.10.07DD);
61. Thence along said southerly line, Westerly 89 feet, more or less, to the easterly line of Instrument Number 2016-11180 (Assessor's Map 11.10.07DD);
62. Thence along said easterly line, Northerly 175 feet, more or less, to the southerly line of Instrument Number 2010-06873 (Assessor's Map 11.10.07DD);
63. Thence along said southerly line, Easterly 100 feet, more or less, to the easterly line of said Deed (Assessor's Map 11.10.07DD);
64. Thence along said easterly line, Northerly 50 feet, more or less, to the southerly line of Book 206, Page 16 (Assessor's Map 11.10.07DD);
65. Thence along said southerly line, Easterly 20 feet, more or less, to the easterly line of said Deed (Assessor's Map 11.10.07DD);
66. Thence along said easterly line, Northerly 75 feet, more or less, to the northerly line of said Deed (Assessor's Map 11.10.07DD);
67. Thence along said northerly line, Westerly 1 foot, more or less, to the easterly line of Number 25 of Instrument Number 2012-00787 (Assessor's Map 11.10.07DD);
68. Thence along said easterly line, Northerly 488 feet, more or less, to the northerly line of Book 425, Page 727 (Assessor's Map 11.10.07DD);
69. Thence along said northerly line and the easterly extension thereof, Easterly 120 feet, more or less, to the easterly right-of-way line of NW A Street (Assessor's Map 11.10.08CC);
70. Thence along said easterly right-of-way line, Northerly 3 feet, more or less, to the southerly right-of-way line of NW 10th Street (Assessor's Map 11.10.08CC);
71. Thence along said southerly right-of-way line, Easterly 61 feet, more or less, to the easterly line of Book 463, Page 2294 (Assessor's Map 11.10.08CC);
72. Thence along said easterly line, Southerly 50 feet, more or less, to the northerly line of Instrument Number 2016-02285 (Assessor's Map 11.10.08CC);
73. Thence along said northerly line, Easterly 40 feet, more or less, to the easterly line of said Deed (Assessor's Map 11.10.08CC);
74. Thence along said easterly line, Southerly 50 feet, more or less, to the southerly line of said Deed (Assessor's Map 11.10.08CC);
75. Thence along said southerly line, Westerly 50 feet, more or less, to the easterly line of Instrument Number 2013-10955 (Assessor's Map 11.10.08CC);

76. Thence along said easterly line and the southerly extension thereof, Southerly 240 feet, more or less, to the southerly right-of-way line of NW 8th Street (Assessor's Map 11.10.08CC);
77. Thence along said southerly right-of-way line, Easterly 100 feet, more or less, to the easterly line of Lot 7, Block 26 of the plat "4th Addition to the Town of Toledo" (Assessor's Map 11.10.08CC);
78. Thence along said easterly line, Southerly 100 feet, more or less, to the southerly line of said Lot 7 (Assessor's Map 11.10.08CC);
79. Thence along said southerly line, Westerly 25 feet, more or less, to a line which is parallel with and 25 feet, more or less, easterly of, when measured at right angles to, the easterly line of Lot 11 of said Block 26 (Assessor's Map 11.10.08CC);
80. Thence along said parallel line, Southerly 100 feet, more or less, to the northerly right-of-way line of NW 7th Street (Assessor's Map 11.10.08CC);
81. Thence along said northerly right-of-way line, Westerly 75 feet, more or less, to the westerly line of said Lot 11 (Assessor's Map 11.10.08CC);
82. Thence along the southerly extension of said westerly line, Southerly 160 feet, more or less, to the northerly line of Lot 11, Block 25 of said plat (Assessor's Map 11.10.08CC);
83. Thence along said northerly line, Easterly 50 feet, more or less, to the easterly line of said Lot 11 (Assessor's Map 11.10.08CC);
84. Thence along said easterly line, Southerly 100 feet, more or less, to the southerly line of said Lot 11 (Assessor's Map 11.10.08CC);
85. Thence along said southerly line, Westerly 50 feet, more or less, to the westerly line of said Lot 11 (Assessor's Map 11.10.08CC);
86. Thence along the southerly extension of said westerly line, Southerly 320 feet, more or less, to the southerly right-of-way line of NW 5th Street (Assessor's Map 11.10.17BB);
87. Thence along said southerly right-of-way line, Easterly 60 feet, more or less, to a line which is parallel with and 10 feet, more or less, easterly of, when measured at right angles to, the westerly line of Lot 7, Block 23 of said plat "4th Addition to the Town of Toledo" (Assessor's Map 11.10.17BB);
88. Thence along said parallel line, Southerly 100 feet, more or less, to the westerly extension of the northerly line of Lot 13 of said Block 23 (Assessor's Map 11.10.17BB);
89. Thence along said westerly extension and the northerly line of said Lot 13, Easterly 90 feet, more or less, to the easterly line of said Lot 13 (Assessor's Map 11.10.17BB);
90. Thence along said easterly line, Southerly 100 feet, more or less, to the northerly right-of-way line of NW 4th Street (Assessor's Map 11.10.17BB);
91. Thence leaving said northerly right-of-way line, Southeasterly 68 feet, more or less, to the intersection of the northeasterly right-of-way line of E Highway 20 and the southerly right-of-way line of NW 4th Street (Assessor's Map 11.10.17BB);
92. Thence along said southerly right-of-way line, Easterly 74 feet, more or less, to the westerly line of Lot 3, Block 18 of said plat (Assessor's Map 11.10.17BB);
93. Thence along said westerly line, Southerly 100 feet, more or less, to the southerly line of said Lot 3 (Assessor's Map 11.10.17BB);
94. Thence along said southerly line and the easterly extension thereof, Easterly 335 feet, more or less, to a line which is parallel with and 25 feet, more or less, easterly of, when

- measured at right angles to, the easterly line of Lot 8, Block 19 of said plat (Assessor's Map 11.10.17BB);
95. Thence along said parallel line and the southerly extension thereof, Southerly 160 feet, more or less, to the southerly right-of-way line of NE 3rd Street (Assessor's Map 11.10.17BB);
 96. Thence along said southerly right-of-way line, Easterly 75 feet, more or less, to the westerly line of Lot 2, Block 16 of said plat (Assessor's Map 11.10.17BB);
 97. Thence along said westerly line, Southerly 75 feet, more or less, to a line which is parallel with and 25 feet, more or less, northerly of, when measured at right angles to, the southerly line of said Lot 2 (Assessor's Map 11.10.17BB);
 98. Thence along said parallel line and the easterly extension thereof, Easterly 100 feet, more or less, to the westerly right-of-way line of NE Alder Street (Assessor's Map 11.10.17BB);
 99. Thence along said westerly right-of-way line, Southerly 125 feet, more or less, to the southeasterly corner of Lot 12 of said Block 16 (Assessor's Map 11.10.17BB);
 100. Thence leaving said westerly right-of-way line, Southeasterly 128 feet, more or less, to the intersection of the easterly right-of-way line of NE Alder Street and a line which is parallel with and 40 feet, more or less, southerly of, when measured at right angles to, the northerly line of Lot 1, Block 10 of said plat (Assessor's Map 11.10.17BB);
 101. Thence along said parallel line and the easterly extension thereof, Easterly 100 feet, more or less, to the westerly line of Lot 3, Block 10 of the plat "Graham's 4th Addition to Toledo, Ore." (Assessor's Map 11.10.17BB);
 102. Thence along said westerly line, Southerly 10 feet, more or less, to a line which is parallel with and 50 feet, more or less, southerly of, when measured at right angles to, the northerly line of said Lot 3 (Assessor's Map 11.10.17BB);
 103. Thence along said parallel line and the easterly extension thereof, Easterly 71 feet, more or less, to the easterly line of Lot 4 of said Block 10 (Assessor's Map 11.10.17BB);
 104. Thence along said easterly line, Southerly 21 feet, more or less, to the northerly line of Instrument Number 2012-04905 (Assessor's Map 11.10.17BB);
 105. Thence along said northerly line, Easterly 109 feet, more or less, to the easterly line of said Deed (Assessor's Map 11.10.17BB);
 106. Thence along said easterly line, Southerly 25 feet, more or less, to the northerly line of Book 446, Page 232 (Assessor's Map 11.10.17BB);
 107. Thence along said northerly line and the easterly extension thereof, Easterly 130 feet, more or less, to the easterly right-of-way line of NE Beech Street (Assessor's Map 11.10.17BA);
 108. Thence along said easterly right-of-way line, Northerly 100 feet, more or less, to the southerly right-of-way line of NE 2nd Street (Assessor's Map 11.10.17BA);
 109. Thence along said southerly right-of-way line, Easterly 11 feet, more or less, to the southerly extension of the westerly line of the plat "Roberts/Pridgeon Office Condominium" (Assessor's Map 11.10.17BA);
 110. Thence along said southerly extension and the westerly line of said plat, also being a portion of the easterly right-of-way line of NE Beech Street per the description of Quitclaim Deed Book 58, Page 489, Northerly 302 feet, more or less, to the northerly

- line of Block 9 of the plat “Plan of Jones’s Addition to the Town of Toledo” (Assessor’s Map 11.10.17BA);
111. Thence along said northerly line and the westerly extension thereof, Westerly 143 feet, more or less, to the easterly right-of-way line of NE Beech Street (Assessor’s Map 11.10.17BA);
 112. Thence along said easterly right-of-way line, Northerly 276 feet, more or less, to the southerly line of Book 156, Page 404 (Assessor’s Map 11.10.17BA);
 113. Thence along said southerly line, Easterly 118 feet, more or less, to the southerly line of Instrument Number 2020-06010 (Assessor’s Map 11.10.17BA);
 114. Thence along said southerly line, Northeasterly 108 feet, more or less, to the easterly line of said Deed (Assessor’s Map 11.10.17BA);
 115. Thence along said easterly line, Northerly 85 feet, more or less, to the southerly line of Instrument Number 2019-01907 (Assessor’s Map 11.10.08CD);
 116. Thence along said southerly line, Easterly 74 feet, more or less, to the easterly line of said Deed (Assessor’s Map 11.10.08CD);
 117. Thence along said easterly line, Northerly 169 feet, more or less, to the northerly line of said Deed (Assessor’s Map 11.10.08CD);
 118. Thence along said northerly line, Westerly 175 feet, more or less, to the westerly line of Instrument Number 2013-00042 (Assessor’s Map 11.10.08CD);
 119. Thence along said westerly line, Northerly 209 feet, more or less, to the northerly line of said Deed (Assessor’s Map 11.10.08CD);
 120. Thence along said northerly line, Easterly 375 feet, more or less, to the westerly line of Partition Plat 1998-01 (Assessor’s Map 11.10.08CD);
 121. Thence along said westerly line, Northerly 179 feet, more or less, to the southerly right-of-way line of NE Andie Lane (Assessor’s Map 11.10.08CD);
 122. Thence along said southerly right-of-way line, Easterly 6 feet, more or less, to the northerly line of Parcel 3 of said Partition Plat 1998-01 (Assessor’s Map 11.10.08CD);
 123. Thence along said northerly line and the northeasterly extension thereof, Easterly 286 feet, more or less, to the easterly right-of-way line of a public road (Assessor’s Map 11.10.08CD);
 124. Thence along said easterly right-of-way line, Northerly 295 feet, more or less, to the northerly right-of-way line of said public road (Assessor’s Map 11.10.08CD);
 125. Thence along said northerly right-of-way line, Northwesterly 20 feet, more or less, to the easterly line of Instrument Number 200502897 (Assessor’s Map 11.10.08CD);
 126. Thence along said easterly line, Northerly 1 foot, more or less, to the southerly line of Instrument Number 2018-11299 (Assessor’s Map 11.10.08CD);
 127. Thence along said southerly line, Northwesterly 251 feet, more or less, to the westerly line of said Deed (Assessor’s Map 11.10.08CD);
 128. Thence along said westerly line, Northerly 224 feet, more or less, to the southwest corner of Book 436, Page 983 (Assessor’s Map 11.10.08CD);
 129. Thence along the westerly line of said Deed, Northerly 274 feet, more or less, to the southerly line of Book 245, Page 38 (Assessor’s Map 11.10.08CD);
 130. Thence along said southerly line, Easterly 183 feet, more or less, to the easterly line of said Deed (Assessor’s Map 11.10.08CD);
 131. Thence along said easterly line, Northerly 214 feet, more or less, to the southerly line of Instrument Number 2010-03037 (Assessor’s Map 11.10.08CA);

132. Thence along said southerly line, Easterly 152 feet, more or less, to the southwesterly right-of-way line of NE Burgess Road (Assessor's Map 11.10.08CA);
133. Thence leaving said southwesterly right-of-way line, Northeasterly 62 feet, more or less, to the intersection of the westerly right-of-way line of NE Highway 20 and the northeasterly right-of-way of NE Burgess Road (Assessor's Map 11.10.08CA);
134. Thence along said northeasterly right-of-way line, Northwesterly 144 feet, more or less, to the easterly line of Instrument Number 2012-04473 (Assessor's Map 11.10.08CA);
135. Thence along said easterly line, Northerly 143 feet, more or less, to the southerly line of Parcel II of Instrument Number 2019-01913 (Assessor's Map 11.10.08CA);
136. Thence along said southerly line, Westerly 35 feet, more or less, to the westerly line of said Parcel II (Assessor's Map 11.10.08CA);
137. Thence along said westerly line, Northerly 442 feet, more or less, to the southerly line of Parcel III of said Deed (Assessor's Map 11.10.08CA);
138. Thence along said southerly line, Northwesterly 31 feet, more or less, to the northwesterly line of said Parcel III (Assessor's Map 11.10.08CA);
139. Thence along said northwesterly line, Northeasterly 516 feet, more or less, to the north line of the southwest one-quarter of said Section 8 (Assessor's Map 11.10.08CA);
140. Thence along said north line, Easterly 304 feet, more or less, to the westerly right-of-way line of NE Highway 20 (Assessor's Map 11.10.08CA);
141. Thence along said westerly right-of-way line, Southwesterly 716 feet, more or less, to the northerly line of Instrument Number 2013-02614 (Assessor's Map 11.10.08CA);
142. Thence along said northerly line and the southeasterly extension thereof, Southeasterly 180 feet, more or less, to the easterly right-of-way line of NE Highway 20 (Assessor's Map 11.10.08CA);
143. Thence along said easterly right-of-way line, Northeasterly 178 feet, more or less, to the southerly right-of-way line of NW Ridge Drive (Assessor's Map 11.10.08CA);
144. Thence along said southerly right-of-way line, Easterly 130 feet, more or less, to the westerly line of the plat "Eastside Terrace" (Assessor's Map 11.10.08CA);
145. Thence along said westerly line, Southwesterly 270 feet, more or less, to the northerly line of Partition Plat 1993-03 (Assessor's Map 11.10.08CA);
146. Thence along said northerly line, Easterly 136 feet, more or less, to the easterly line of said Partition Plat 1993-03 (Assessor's Map 11.10.08CA);
147. Thence along said easterly line, Southerly 445 feet, more or less, to the southerly line of said Partition Plat 1993-03 (Assessor's Map 11.10.08CD);
148. Thence along said southerly line, Westerly 152 feet, more or less, to the westerly line of Book 193, Page 2071 (Assessor's Map 11.10.08CD);
149. Thence along said westerly line, Southerly 122 feet, more or less, to the northerly line of Parcel Two of Instrument Number 2009-11141 (Assessor's Map 11.10.08CD);
150. Thence along said northerly line, Westerly 88 feet, more or less, to the easterly right-of-way line of NE Highway 20 (Assessor's Map 11.10.08CD);
151. Thence along said easterly right-of-way line, Southerly 11 feet, more or less, to the westerly southerly line of said Deed (Assessor's Map 11.10.08CD);
152. Thence along said westerly southerly line, Easterly 109 feet, more or less, to the westerly line of Parcel One of said Deed (Assessor's Map 11.10.08CD);
153. Thence along said westerly line, Southerly 90 feet, more or less, to the northerly line of Instrument Number 2020-04203 (Assessor's Map 11.10.08CD);

154. Thence along said northerly line, Easterly 200 feet, more or less, to the easterly line of said Deed (Assessor's Map 11.10.08CD);
155. Thence along said easterly line, Southerly 149 feet, more or less, to the southerly line of said Deed (Assessor's Map 11.10.08CD);
156. Thence along said southerly line, Westerly 150 feet, more or less, to the easterly line of Book 428, Page 792 (Assessor's Map 11.10.08CD);
157. Thence along said easterly line, Southerly 49 feet, more or less, to the southerly line of said Deed (Assessor's Map 11.10.08CD);
158. Thence along said southerly line, Westerly 25 feet, more or less, to the westerly line of Instrument Number 2020-07698 (Assessor's Map 11.10.08CD);
159. Thence along said westerly line and the southerly extension thereof, Southerly 130 feet, more or less, to the southerly right-of-way line of NE 8th Street (Assessor's Map 11.10.08CD);
160. Thence along said southerly right-of-way line, Westerly 66 feet, more or less, to the westerly line of Book 292, Page 2239 (Assessor's Map 11.10.08CD);
161. Thence along said westerly line, Southerly 99 feet, more or less, to the northerly line of Instrument Number 200512970 (Assessor's Map 11.10.08CD);
162. Thence along said northerly line, Westerly 50 feet, more or less, to the easterly line of Instrument Number 2011-05578 (Assessor's Map 11.10.08CD);
163. Thence along said easterly line, Southerly 10 feet, more or less, to the northerly line of Instrument Number 2018-00333 (Assessor's Map 11.10.08CD);
164. Thence along said northerly line, Easterly 100 feet, more or less, to the easterly line of said Deed (Assessor's Map 11.10.08CD);
165. Thence along said easterly line, Southerly 80 feet, more or less, to the southerly line of said Deed (Assessor's Map 11.10.08CD);
166. Thence along said southerly line, Westerly 143 feet, more or less, to the easterly right-of-way line of NE Highway 20 (Assessor's Map 11.10.08CD);
167. Thence along said easterly right-of-way line, Southerly 73 feet, more or less, to the southwesterly right-of-way line of NE East Slope Road (Assessor's Map 11.10.08CD);
168. Thence along said southwesterly right-of-way line, Southeasterly 250 feet, more or less, to the northerly line of Instrument Number 2016-10979 (Assessor's Map 11.10.08CD);
169. Thence along said northerly line, Westerly 294 feet, more or less, to the westerly line of said Deed (Assessor's Map 11.10.08CD);
170. Thence along said westerly line, Southerly 570 feet, more or less, to the southerly line of Instrument Number 2009-13331 (Assessor's Map 11.10.08CD);
171. Thence along said southerly line, Westerly 401 feet, more or less, to the easterly line of Book 223, Page 250 (Assessor's Map 11.10.17BA);
172. Thence along said easterly line, Southerly 168 feet, more or less, to the northeasterly corner of Instrument Number 2021-00465 (Assessor's Map 11.10.17BA);
173. Thence along the easterly line of said Deed, Southerly 414 feet, more or less, to the southerly line of said Deed (Assessor's Map 11.10.17BA);
174. Thence along said southerly line, Westerly 540 feet, more or less, to the northerly extension of the easterly line of Block 8 of the plat "Plan of Jones's Addition to the Town of Toledo" (Assessor's Map 11.10.17BA);

175. Thence along said northerly extension and the easterly line of said Block 8, Southerly 260 feet, more or less, to the northerly right-of-way of NE 1st Street (Assessor's Map 11.10.17BA);
176. Thence along said northerly right-of-way line, Westerly 248 feet, more or less, to the intersection of said northerly right-of-way line and easterly right-of-way line of NE Highway 20 (Assessor's Map 11.10.17BA);
177. Thence leaving said intersection, Southerly 60 feet, more or less, to the northeasterly corner of Lot 12, Block 7 of said plat (Assessor's Map 11.10.17BA);
178. Thence along the easterly line of said Lot 12, Southerly 92 feet, more or less, to a line which is parallel with and 8 feet, more or less, northerly of, when measured at right angles to, the southerly line of said Lot 12 (Assessor's Map 11.10.17BA);
179. Thence along said parallel line, Westerly 50 feet, more or less, to the easterly right-of-way line of NE Beech Street (Assessor's Map 11.10.17BA);
180. Thence along said easterly right-of-way line, Northerly 43 feet, more or less, to a line which is parallel with and 49 feet, more or less, southerly of, when measured at right angles to, the easterly extension of the northerly line of Block 9 of the plat "4th Addition to the Town of Toledo" (Assessor's Map 11.10.17BA);
181. Thence along said parallel line, Westerly 60 feet, more or less, to the westerly right-of-way of NE Beech Street (Assessor's Map 11.10.17BB);
182. Thence along said westerly right-of-way line, Southerly 151 feet, more or less, to the northerly right-of-way line of E Graham Street (Assessor's Map 11.10.17BB);
183. Thence along said northerly right-of-way line, Westerly 430 feet, more or less, to the westerly right-of-way line of SE Alder Street (Assessor's Map 11.10.17BB);
184. Thence along said westerly right-of-way line, Southerly 171 feet, more or less, to the southerly line of Lot 12, Block 6 of said plat (Assessor's Map 11.10.17BC);
185. Thence along the easterly extension of said southerly line, Easterly 221 feet, more or less, to a line which is parallel with and 9 feet, more or less, westerly of, when measured at right angles to, the easterly line of Lot 10, Block 8 of said plat (Assessor's Map 11.10.17BC);
186. Thence along said parallel line, Northerly 11 feet, more or less, to the northerly line of said Lot 10 (Assessor's Map 11.10.17BC);
187. Thence along said northerly line and the easterly extension thereof, Easterly 109 feet, more or less, to the easterly line of Lot 12 of said Block 8 (Assessor's Map 11.10.17BC);
188. Thence along said easterly line and the southerly extension thereof, Southerly 130 feet, more or less, to the centerline of vacated SE 1st Street (Assessor's Map 11.10.17BC);
189. Thence along said vacated centerline, Westerly 50 feet, more or less, to the northerly extension of the easterly line of Lot 4, Block 7 of the plat "5th Addition to the Town of Toledo" (Assessor's Map 11.10.17BC);
190. Thence along said northerly extension and the easterly line of said Lot 4, Southerly 130 feet, more or less, to the southerly line of said Lot 4 (Assessor's Map 11.10.17BC);
191. Thence along said southerly line and the westerly extension thereof, Westerly 200 feet, more or less, to the easterly right-of-way line of SE Alder Street (Assessor's Map 11.10.17BC);
192. Thence along said easterly right-of-way line, Northerly 40 feet, more or less, to the northerly right-of-way line of SE Alder Street (Assessor's Map 11.10.17BC);

193. Thence along said northerly right-of-way line, Westerly 50 feet, more or less, to the westerly right-of-way line of SE Alder Street (Assessor's Map 11.10.17BC);
194. Thence along said westerly right-of-way line, Southerly 40 feet, more or less, to the northerly line of Partition Plat No. 1997-18 (Assessor's Map 11.10.17BC);
195. Thence along said northerly line, Westerly 180 feet, more or less, to the westerly line of said Partition Plat No. 1997-18 (Assessor's Map 11.10.17BC);
196. Thence along said westerly line and the southerly extension thereof, Southerly 330 feet, more or less, to the southerly line of Lot 5, Block 1 of said plat "5th Addition to the Town of Toledo" (Assessor's Map 11.10.17BC);
197. Thence along said southerly line and the easterly extension thereof, Easterly 170 feet, more or less, to the westerly right-of-way line of SE Alder Street (Assessor's Map 11.10.17BC);
198. Thence along said westerly right-of-way line, Southerly 210 feet, more or less, to the vacated centerline of SE 4th Street (Assessor's Map 11.10.17BC);
199. Thence along said vacated centerline, Westerly 144 feet, more or less, to the easterly right-of-way line of SE Butler Bridge Road (Assessor's Map 11.10.17BC);
200. Thence along said easterly right-of-way line, Northwesterly 62 feet, more or less, to the southerly line of said Block 1 (Assessor's Map 11.10.17BC);
201. Thence along the westerly extension of said southerly line, Westerly 16 feet, more or less, to the westerly right-of-way line of SE Butler Bridge Road (Assessor's Map 11.10.17BC);
202. Thence along said westerly right-of-way line, Northwesterly 286 feet, more or less, to the easterly line of the northerly block of the plat "Plan of to Toledo Including Corrected Plan of J.D. Graham's 3rd Addition" (Assessor's Map 11.10.17BC);
203. Thence along said easterly line, Southerly 90 feet, more or less, to the easterly right-of-way line of SE Butler Bridge Road (Assessor's Map 11.10.17BC);
204. Thence along said easterly right-of-way line, Northwesterly 27 feet, more or less, to the westerly right-of-way line of SE Butler Bridge Road (Assessor's Map 11.10.17BC);
205. Thence along said westerly right-of-way line, Southerly 160 feet, more or less, to the southerly line of Lot 7 of said plat (Assessor's Map 11.10.17BC);
206. Thence along said southerly line, Westerly 40 feet, more or less, to the easterly line of Book 258, Page 1775 (Assessor's Map 11.10.17BC);
207. Thence along said easterly line and the easterly line of Book 260, Page 389, Northerly 339 feet, more or less, to the northerly line of said Book 258, Page 1775 (Assessor's Map 11.10.17BC);
208. Thence along said northerly line, Westerly 39 feet, more or less, to the easterly approximate low water line of Depot Slough (Assessor's Map 11.10.17BC);
209. Thence along said easterly approximate low water line, Northwesterly 354 feet, more or less, to the easterly high water line of Depot Slough per the plat of "Toledo Industrial Park Phase 1A" (Assessor's Map 11.10.17BC);
210. Thence along said easterly high water line, Northwesterly 179 feet, more or less, to the southwesterly extension of the easterly line of Lot 6 of said plat (Assessor's Map 11.10.18AA);
211. Thence leaving said easterly high water line, Southerly 255 feet, more or less, to the intersection of the approximate low water line by 1986 aerial photo and the east line of said Section 18 (Assessor's Map 11.10.17BC);

212. Thence along said east line, Southerly 958 feet, more or less, to the northerly approximate low water line by 2007 photo of Yaquina River (Assessor's Map 11.10.18A);
213. Thence along said northerly approximate low water line, Westerly 3,488 feet, more or less, to the westerly low water line by 1912 tideland survey of Yaquina River (Assessor's Map 11.10.18C);
214. Thence along said westerly low water line, Southerly 1,832 feet, more or less, to the south line of said Section 18 (Assessor's Map 11.10.18C);
215. Thence along said south line, Westerly 50 feet, more or less, to the westerly line of Instrument Number 2010-13215 (Assessor's Map 11.10.18C);
216. Thence along said westerly line, Northerly 2,403 feet, more or less, to the north-south centerline of said Section 18 (Assessor's Map 11.10.18C);
217. Thence along said north-south centerline, Northerly 2,351 feet, more or less, to the southerly line of Instrument Number 2019-12110 (Assessor's Map 11.10.18A);
218. Thence along said southerly line, Easterly 680 feet, more or less, to the easterly line of said Deed (Assessor's Map 11.10.18A);
219. Thence along said easterly line, Northeasterly 171 feet, more or less, to the southwesterly line of approximate high water line by 2007 photo (Assessor's Map 11.10.18A);
220. Thence along said southwesterly line, Northwesterly 1,078 feet, more or less, to the north-south centerline of said Section 18 (Assessor's Map 11.10.18A);
221. Thence along said north-south centerline and the north-south centerline of said Section 7, Northerly 202 feet, more or less, to the westerly approximate low water line by 2007 aerial photo of Depot Slough (Assessor's Map 11.10.18A);
222. Thence leaving said westerly approximate low water line, Northerly 107 feet, more or less, to the most southerly corner of Book 434, Page 1939, also being on easterly approximate low water line by 2007 aerial photo of Depot Slough (Assessor's Map 11.10.07DC);
223. Thence along said easterly approximate low water line, Easterly 317 feet, more or less, to the most westerly corner of Book 441, Page 1946, also being on the southerly line of Book 205, Page 213 (Assessor's Map 11.10.07DC);
224. Thence along said southerly line, Easterly 133 feet, more or less, to the easterly line of said Book 205, Page 213 (Assessor's Map 11.10.07DC);
225. Thence along said easterly line, Northerly 913 feet, more or less, to the northerly line of said Book 441, Page 1946 (Assessor's Map 11.10.07DC);
226. Thence along said northerly line, Easterly 40 feet, more or less, to the northeasterly corner of said Deed (Assessor's Map 11.10.07DC);
227. Thence along the northerly line of said Book 205, Page 213, Easterly 394 feet, more or less, to the westerly right-of-way line of NW Highway 20 (Assessor's Map 11.10.07DC);
228. Thence along said westerly right-of-way line, Northerly 1,882 feet, more or less, to the southerly line of Partition Plat 2003-15 (Assessor's Map 11.10.07A);
229. Thence along said southerly line, Westerly 677 feet, more or less, to the westerly line of said Partition Plat 2003-15 (Assessor's Map 11.10.07A);
230. Thence along said westerly line, Northerly 382 feet, more or less, to the southerly right-of-way line of NW Highway 20 (Assessor's Map 11.10.07A);

231. Thence along said southerly right-of-way line, Northwesterly 295 feet, more or less, to the easterly right-of-way line of Pacific Spruce Northern Railroad (Assessor's Map 11.10.07A);
232. Thence along said easterly right-of-way line, Southerly 586 feet, more or less, to the easterly approximate low water line by 2007 aerial photo of Depot Slough (Assessor's Map 11.10.07A);
233. Thence along said easterly approximate low water line, Westerly 40 feet, more or less, to the westerly right-of-way line of Pacific Spruce Northern Railroad (Assessor's Map 11.10.07A);
234. Thence along said westerly right-of-way line, Northerly 285 feet, more or less, to the northerly line of Book 276, Page 423 (Assessor's Map 11.10.07A);
235. Thence along said northerly line, Westerly 60 feet, more or less, to the westerly line of said Deed (Assessor's Map 11.10.07A);
236. Thence along said westerly line, Southerly 236 feet, more or less, to the south line of the Northeast One-Quarter of said Section 7 (Assessor's Map 11.10.07A);
237. Thence along said south line, Westerly 192 feet, more or less, to the easterly approximate low water line by 2007 aerial photo of Depot Slough (Assessor's Map 11.10.07A);
238. Thence along said easterly approximate low water line, Northwesterly 540 feet, more or less, to the southeasterly right-of-way line of Highway 20 (Assessor's Map 11.10.07A);
239. Thence along said southeasterly right-of-way line, Southwesterly 811 feet, more or less, to the south line of the Northwest One-Quarter of said Section 7 (Assessor's Map 11.10.07A);
240. Thence along said south line, Westerly 703 feet, more or less, to the westerly line of Book 256, Page 2289 (Assessor's Map 11.10.07);
241. Thence along said westerly line, Northerly 768 feet, more or less, to the northerly line of said Deed (Assessor's Map 11.10.07);
242. Thence along said northerly line, Easterly 1,131 feet, more or less, to the northwesterly right-of-way line of Highway 20 (Assessor's Map 11.10.07);
243. Thence along said northwesterly right-of-way line, Easterly 454 feet, more or less, to a point that bears northeasterly 155 feet, more or less, from the southeasterly corner of Instrument Number 2014-02765 (Assessor's Map 11.10.07A);
244. Thence leaving said northwesterly right-of-way line, Easterly 339 feet, more or less, to the northerly corner of Instrument Number 2014-05502 (Assessor's Map 11.10.07A);
245. Thence leaving said northerly corner, Easterly 132 feet, more or less, to the southwest corner of Book 343, Page 2436 (Assessor's Map 11.10.07A);
246. Thence along the southerly line of said Deed, Southeasterly 556 feet, more or less, to the westerly line of Partition Plat 2012-05 (Assessor's Map 11.10.07A);
247. Thence along said westerly line, Northeasterly 241 feet, more or less, to the Point of Beginning (Assessor's Map 11.10.07A-DETAIL MAP NO 1).

Excepting the following parcels:

Parcel 1:

Commencing at the southwesterly corner of Block 5 of the plat “French Addition to Toledo Oregon” (Assessor’s Map 11.10.07DC);

300. Thence along the southerly extension of the westerly line of said Block 5, Southerly 25 feet, more or less, to the southerly right-of-way line of NW 5th Street (Assessor’s Map 11.10.07DC);
301. Thence along said southerly right-of-way line, Westerly 30 feet, more or less, to a line which is parallel with and 30 feet, more or less, westerly of, when measured at right angles to, the westerly line of said Block 5, and the Point of Beginning (Assessor’s Map 11.10.07DC);
302. Thence along the westerly extension of said southerly right-of-way line, Westerly 395 feet, more or less, to the easterly line of Book 441, Page 1946 (Assessor’s Map 11.10.07DC);
303. Thence along said easterly line, Northerly 275 feet, more or less, to the southerly right-of-way line of NW 6th Street, also being Reference Point ‘A’ (Assessor’s Map 11.10.07DC);
304. Thence along said southerly right-of-way line, Easterly 204 feet, more or less, to the westerly line of Instrument Number 2018-07733 (Assessor’s Map 11.10.07DC);
305. Thence along said westerly line, Southerly 146 feet, more or less, to the southerly line of said Deed (Assessor’s Map 11.10.07DC);
306. Thence along said southerly line, Easterly 243 feet, more or less, to said parallel line (Assessor’s Map 11.10.07DC);
307. Thence along said parallel line, Southerly 103 feet, more or less, to the Point of Beginning (Assessor’s Map 11.10.07DC).

Parcel 2:

Commencing at the aforementioned Reference Point ‘A’ (Assessor’s Map 11.10.07DC);

400. Thence continuing along said easterly line of Book 441, Page 1946, Northerly 25 feet, more or less, to the northerly right-of-way line of NW 6th Street and the Point of Beginning (Assessor’s Map 11.10.07DC);
401. Thence continuing along said easterly line, Northerly 346 feet, more or less, to the northerly line of Number 13 of Instrument Number 200404750 (Assessor’s Map 11.10.07DC);
402. Thence along said northerly line and the northerly line of Instrument Number 200810037 and the northerly line of Number 12 of said Instrument Number 200404750, Easterly 138 feet, more or less, to the easterly line of said Number 12 (Assessor’s Map 11.10.07DC);
403. Thence along said easterly line, Southerly 166 feet, more or less, to the northerly line of Instrument Number 2012-05675 (Assessor’s Map 11.10.07DC);
404. Thence along said northerly line, Easterly 115 feet, more or less, to the westerly right-of-way line of NW “I” Street (Assessor’s Map 11.10.07DC);

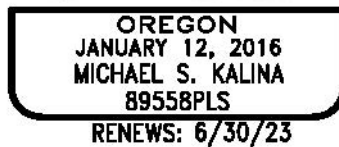
- 405. Thence along said westerly right-of-way line, Southerly 175 feet, more or less, to the northerly right-of-way line of NW 6th Street (Assessor's Map 11.10.07DC);
- 406. Thence along said northerly right-of-way line, Westerly 279 feet, more or less, to the Point of Beginning (Assessor's Map 11.10.07DC).

The above described tract of land contains 330 acres, more or less.

8/2/2021



Michael S. Kalina





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CITY OF TOLEDO
URBAN RENEWAL AREA
TOLEDO
 LINCOLN COUNTY

MAP OF URBAN RENEWAL AREA COVER SHEET

DESIGNED BY:
 DRAWN BY: WCB
 MANAGED BY: MSK
 CHECKED BY: MSK
 DATE: 8/2/2021

REGISTERED PROFESSIONAL LAND SURVEYOR

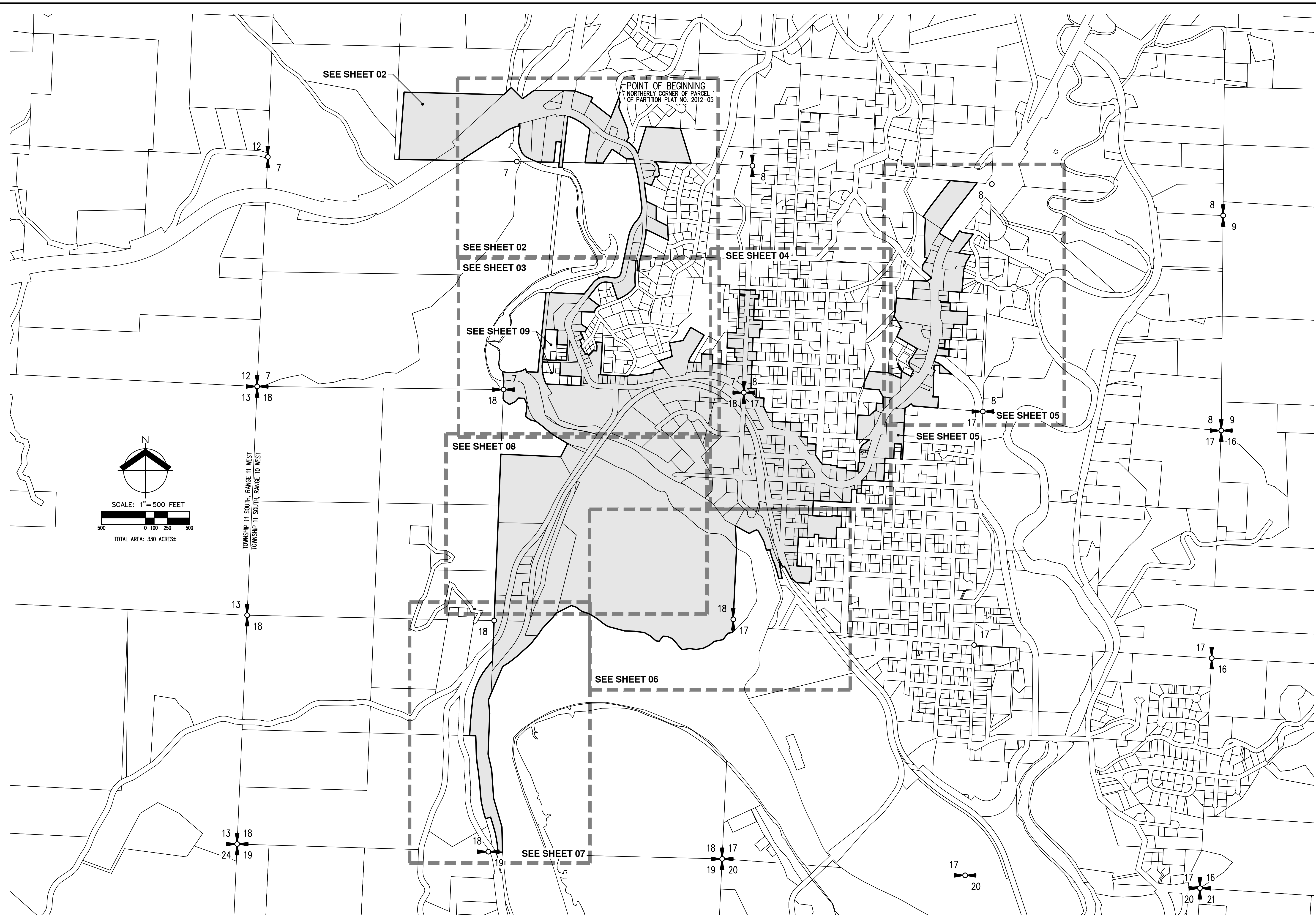
Michael S. Kalina

OREGON
 JANUARY 12, 2016
 MICHAEL S. KALINA
 89558PLS
 RENEWS: 6/30/23

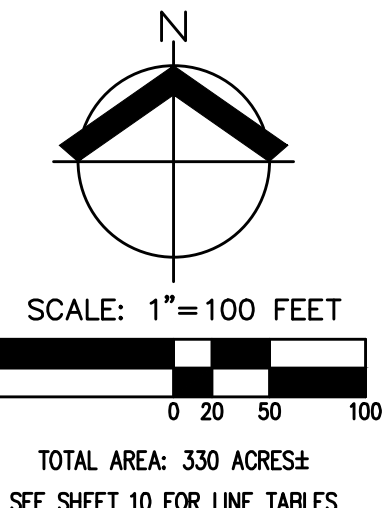
REVISIONS

JOB NUMBER
8932

SHEET
01



AKS DRAWING FILE: 8932 JURADWG1 LAYOUT: 01



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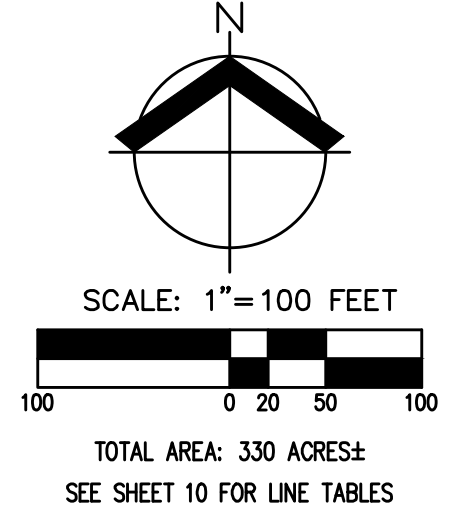
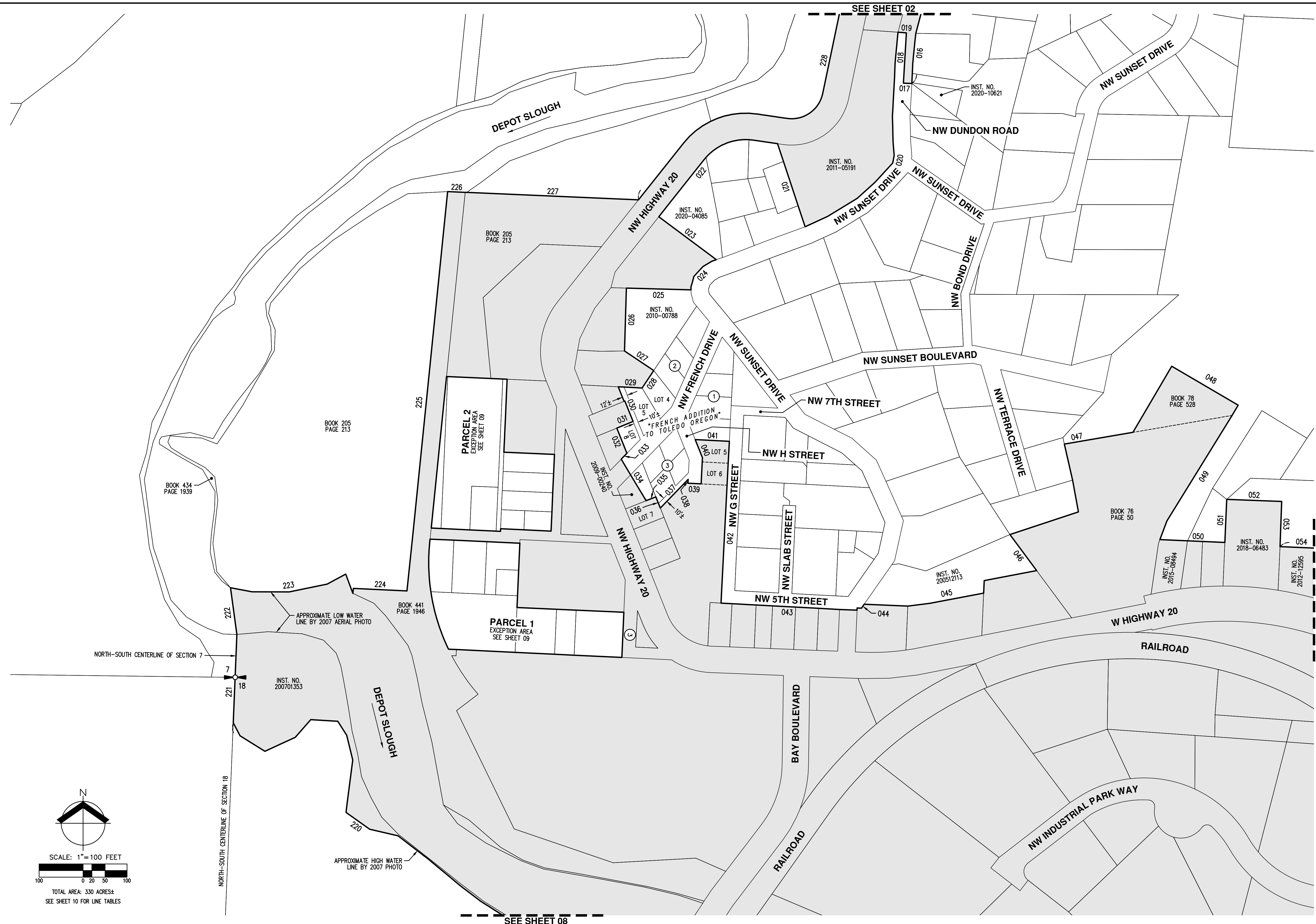
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CITY OF TOLEDO
URBAN RENEWAL AREA
TOLEDO
 LINCOLN COUNTY

MAP OF URBAN RENEWAL AREA

| | |
|--|----------|
| DESIGNED BY: | |
| DRAWN BY: | WCB |
| MANAGED BY: | MSK |
| CHECKED BY: | MSK |
| DATE: | 8/2/2021 |
| REGISTERED PROFESSIONAL LAND SURVEYOR | |
| <i>Michael S. Kalina</i> | |
| OREGON JANUARY 12, 2016 MICHAEL S. KALINA 89558PLS RENEWS: 6/30/23 | |
| REVISIONS: | |
| JOB NUMBER | 8932 |
| SHEET | 02 |

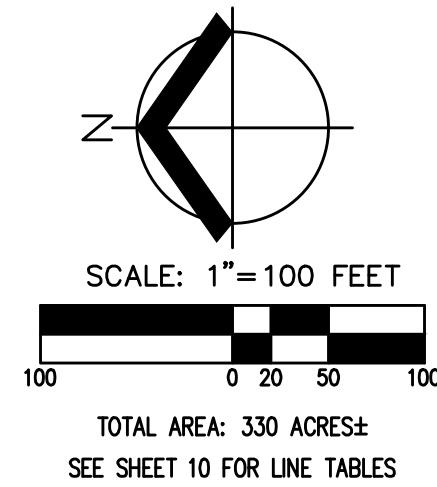
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CITY OF TOLEDO
URBAN RENEWAL AREA
TOLEDO
 LINCOLN COUNTY

MAP OF URBAN RENEWAL AREA

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| DESIGNED BY: | |
| DRAWN BY: | WCB |
| MANAGED BY: | MSK |
| CHECKED BY: | MSK |
| DATE: | 8/2/2021 |
| REGISTERED PROFESSIONAL LAND SURVEYOR | |
| <i>Michael S. Kalina</i> | |
| OREGON JANUARY 12, 2016 MICHAEL S. KALINA 89558PLS RENEWS: 6/30/23 | |
| REVISIONS | |
| JOB NUMBER | 8932 |
| SHEET | 03 |

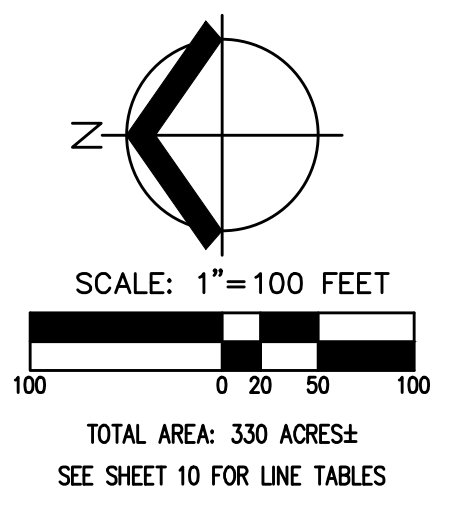


CITY OF TOLEDO
URBAN RENEWAL AREA
TOLEDO
LINCOLN COUNTY

OREGON

MAP OF URBAN RENEWAL AREA

| | |
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| DESIGNED BY: | |
| DRAWN BY: | WCB |
| MANAGED BY: | MSK |
| CHECKED BY: | MSK |
| DATE: | 8/2/2021 |
| REGISTERED PROFESSIONAL LAND SURVEYOR | |
| <i>Michael S. Kalina</i> | |
| OREGON JANUARY 12, 2016 MICHAEL S. KALINA 89558PLS RENEWS: 6/30/23 | |
| REVISIONS: | |
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| SHEET: | 04 |



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CITY OF TOLEDO
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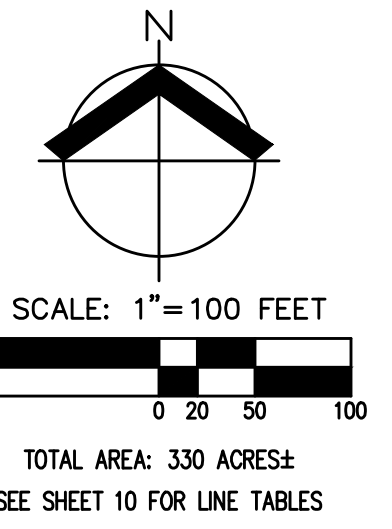
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MAP OF URBAN RENEWAL AREA

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| DESIGNED BY: | |
| DRAWN BY: | WCB |
| MANAGED BY: | MSK |
| CHECKED BY: | MSK |
| DATE: | 8/2/2021 |
| REGISTERED PROFESSIONAL LAND SURVEYOR | |
| <i>Michael S. Kalina</i> | |
| OREGON JANUARY 12, 2016 MICHAEL S. KALINA 89558PLS RENEWS: 6/30/23 | |
| REVISIONS | |
| JOB NUMBER | 8932 |
| SHEET | 05 |

AKS DRAWING FILE: 8932 JURADWG | LAYOUT: 05

AKS DRAWING FILE: 8832 JURADWG | LAYOUT: 06



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CITY OF TOLEDO
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TOLEDO
 LINCOLN COUNTY OREGON

MAP OF URBAN RENEWAL AREA

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 DRAWN BY: WCB
 MANAGED BY: MSK
 CHECKED BY: MSK
 DATE: 8/2/2021

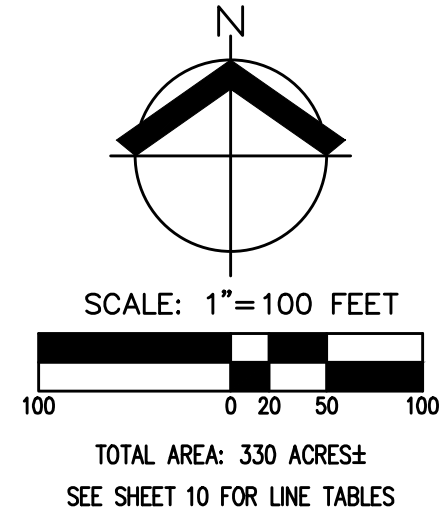
REGISTERED PROFESSIONAL LAND SURVEYOR

Michael S. Kalina
 OREGON
 JANUARY 12, 2016
 MICHAEL S. KALINA
 89558PLS
 RENEWS: 6/30/23

REVISIONS

JOB NUMBER
8932

SHEET
06



SEE SHEET 03

INST. NO.
2019-12110

APPROXIMATE HIGH WATER
LINE BY 2007 PHOTO

INST. NO. 200701353

BAY BOULEVARD
RAILROAD

DEPOT SLOUGH

NW 1ST STREET

NORTH-SOUTH CENTERLINE OF SECTION 18

BAY BOULEVARD

RAILROAD

SW AL TREE LANE

APPROXIMATE LOW WATER
LINE BY 2007 PHOTO

YAQUINA RIVER

SEE SHEET 07

AKS DRAWING FILE: 8832 JURADWGS | LAYOUT: 08

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CITY OF TOLEDO
URBAN RENEWAL AREA
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OREGON

**MAP OF URBAN
RENEWAL AREA**

DESIGNED BY:
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MANAGED BY: MSK
CHECKED BY: MSK
DATE: 8/2/2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR

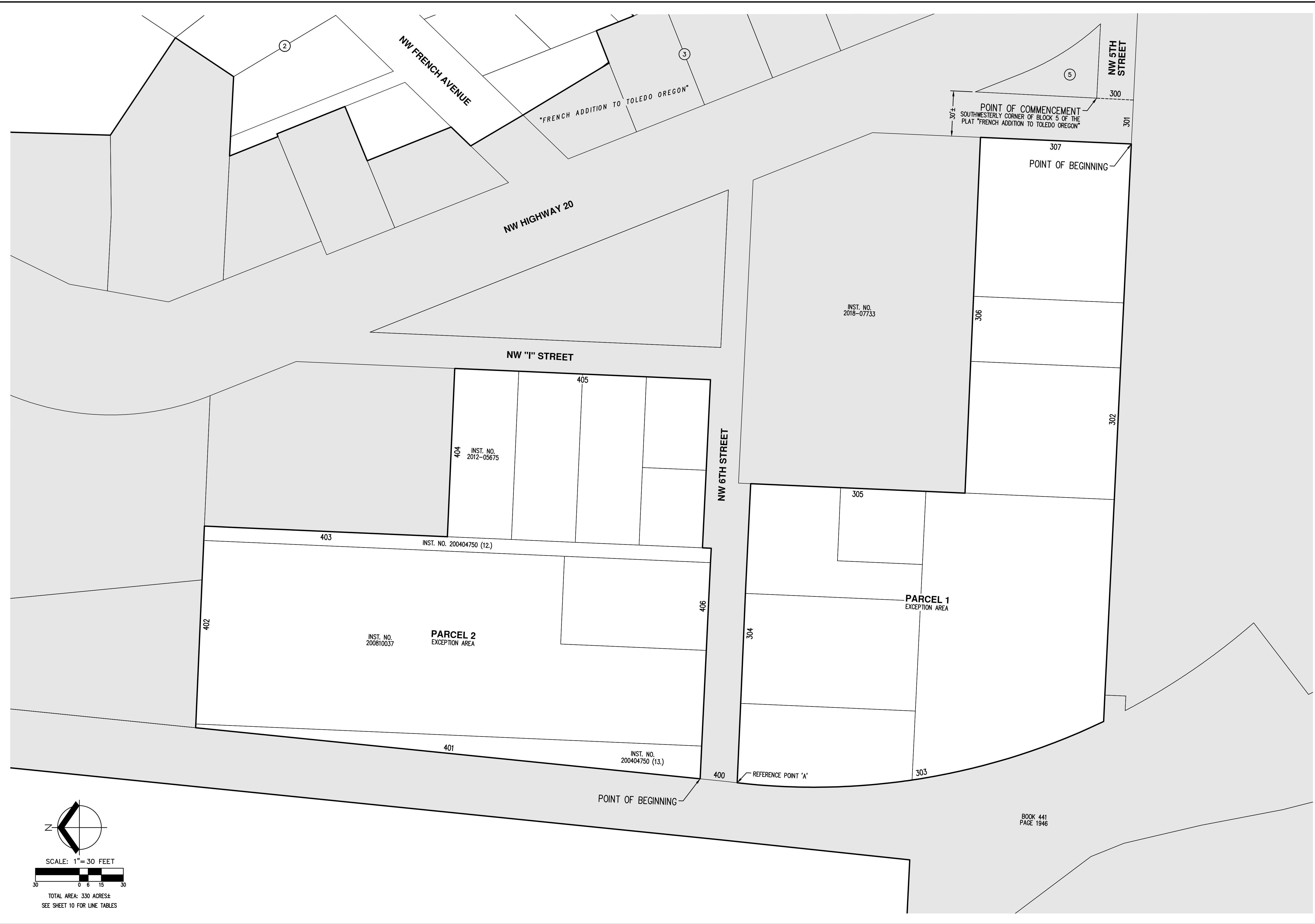
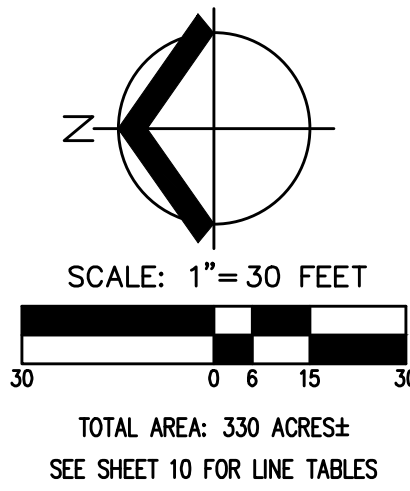
Michael S. Kalina
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/23

REVISIONS

JOB NUMBER
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AKS DRAWING FILE: 8932 JURADWG | LAYOUT: 09



BOOK 441
PAGE 1946

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CITY OF TOLEDO
URBAN RENEWAL AREA
TOLEDO
 LINCOLN COUNTY OREGON

MAP OF URBAN RENEWAL AREA (EXCEPTION AREAS)

DESIGNED BY:
 DRAWN BY: WCB
 MANAGED BY: MSK
 CHECKED BY: MSK
 DATE: 8/2/2021

REGISTERED PROFESSIONAL LAND SURVEYOR

Michael S. Kalina
 OREGON
 JANUARY 12, 2016
 MICHAEL S. KALINA
 89558PLS
 RENEWS: 6/30/23

REVISIONS

JOB NUMBER
8932

SHEET
09

| LINE TABLE | | LINE TABLE | | LINE TABLE | | LINE TABLE | | LINE TABLE | | LINE TABLE | | LINE TABLE | | LINE TABLE | | LINE TABLE | |
|------------|----------------------|------------|----------------------|------------|----------------------|------------|----------------------|------------|----------------------|------------|----------------------|------------|----------------------|------------|----------------------|------------|----------------------|
| LINE | BEARING AND DISTANCE | LINE | BEARING AND DISTANCE | LINE | BEARING AND DISTANCE | LINE | BEARING AND DISTANCE | LINE | BEARING AND DISTANCE | LINE | BEARING AND DISTANCE | LINE | BEARING AND DISTANCE | LINE | BEARING AND DISTANCE | LINE | BEARING AND DISTANCE |
| 1 | SOUTHERLY 533± | 31 | SOUTHWESTERLY 40± | 61 | WESTERLY 89± | 91 | SOUTHEASTERLY 68± | 121 | NORTHERLY 179± | 151 | SOUTHERLY 11± | 181 | WESTERLY 60± | 211 | SOUTHERLY 255± | 241 | NORTHERLY 768± |
| 2 | SOUTHEASTERLY 195± | 32 | SOUTHEASTERLY 62± | 62 | NORTHERLY 175± | 92 | EASTERLY 74± | 122 | EASTERLY 6± | 152 | EASTERLY 109± | 182 | SOUTHERLY 151± | 212 | SOUTHERLY 958± | 242 | EASTERLY 1,131± |
| 3 | NORTHERLY 320± | 33 | SOUTHWESTERLY 19± | 63 | EASTERLY 100± | 93 | SOUTHERLY 100± | 123 | EASTERLY 286± | 153 | SOUTHERLY 90± | 183 | WESTERLY 430± | 213 | SOUTHWESTERLY 3,488± | 243 | EASTERLY 454± |
| 4 | EASTERLY 390± | 34 | SOUTHEASTERLY 110± | 64 | NORTHERLY 50± | 94 | EASTERLY 335± | 124 | NORTHERLY 295± | 154 | EASTERLY 200± | 184 | SOUTHERLY 171± | 214 | SOUTHWESTERLY 1,832± | 244 | EASTERLY 339± |
| 5 | SOUTHEASTERLY 414± | 35 | NORTHEASTERLY 24± | 65 | EASTERLY 20± | 95 | SOUTHERLY 160± | 125 | NORTHWESTERLY 20± | 155 | SOUHERLY 149± | 185 | EASTERLY 221± | 215 | WESTERLY 50± | 245 | EASTERLY 132± |
| 6 | WESTERLY 420± | 36 | SOUTHEASTERLY 27± | 66 | NORTHERLY 75± | 96 | EASTERLY 75± | 126 | NORTHERLY 1± | 156 | WESTERLY 150± | 186 | NORTHERLY 11± | 216 | NORTHERLY 2,403± | 246 | SOUTHEASTERLY 556± |
| 7 | SOUTHERLY 230± | 37 | NORTHEASTERLY 91± | 67 | WESTERLY 1± | 97 | SOUTHERLY 75± | 127 | NORTHWESTERLY 251± | 157 | SOUTHERLY 49± | 187 | EASTERLY 109± | 217 | NORTHERLY 2,351± | 247 | NORTHEASTERLY 241± |
| 8 | SOUTHWESTERLY 109± | 38 | SOUTHERLY 9± | 68 | NORTHERLY 488± | 98 | EASTERLY 100± | 128 | NORTHERLY 224± | 158 | WESTERLY 25± | 188 | SOUTHERLY 130± | 218 | EASTERLY 680± | | |
| 9 | NORTHWESTERLY 87± | 39 | EASTERLY 30± | 69 | EASTERLY 120± | 99 | SOUTHERLY 125± | 129 | NORTHERLY 274± | 159 | SOUTHERLY 130± | 189 | WESTERLY 50± | 219 | NORTHEASTERLY 171± | | |
| 10 | SOUTHERLY 214± | 40 | NORTHERLY 104± | 70 | NORTHERLY 3± | 100 | SOUTHEASTERLY 128± | 130 | EASTERLY 183± | 160 | WESTERLY 66± | 190 | SOUTHERLY 130± | 220 | NORTHWESTERLY 1,078± | | |
| 11 | SOUTHEASTERLY 123± | 41 | EASTERLY 78± | 71 | EASTERLY 61± | 101 | EASTERLY 100± | 131 | NORTHERLY 214± | 161 | SOUTHERLY 99± | 191 | WESTERLY 200± | 221 | NORTHERLY 202± | | |
| 12 | SOUTHERLY 161± | 42 | SOUTHERLY 368± | 72 | SOUTHERLY 50± | 102 | SOUTHERLY 10± | 132 | EASTERLY 152± | 162 | WESTERLY 50± | 192 | NORTHERLY 40± | 222 | NORTHERLY 107± | | |
| 13 | SOUTHEASTERLY 146± | 43 | EASTERLY 325± | 73 | EASTERLY 40± | 103 | EASTERLY 71± | 133 | NORTHEASTERLY 62± | 163 | SOUTHERLY 10± | 193 | WESTERLY 50± | 223 | EASTERLY 317± | | |
| 14 | SOUTHERLY 165± | 44 | NORTHEASTERLY 11± | 74 | SOUTHERLY 50± | 104 | SOUTHERLY 21± | 134 | NORTHWESTERLY 144± | 164 | EASTERLY 100± | 194 | SOUTHERLY 40± | 224 | EASTERLY 133± | | |
| 15 | NORTHWESTERLY 281± | 45 | EASTERLY 424± | 75 | WESTERLY 50± | 105 | EASTERLY 109± | 135 | NORTHERLY 143± | 165 | SOUTHERLY 80± | 195 | WESTERLY 180± | 225 | NORTHERLY 913± | | |
| 16 | SOUTHERLY 479± | 46 | NORTHWESTERLY 102± | 76 | SOUTHERLY 240± | 106 | SOUTHERLY 25± | 136 | WESTERLY 35± | 166 | WESTERLY 143± | 196 | SOUTHERLY 330± | 226 | EASTERLY 40± | | |
| 17 | WESTERLY 20± | 47 | NORTHEASTERLY 654± | 77 | EASTERLY 100± | 107 | EASTERLY 130± | 137 | NORTHERLY 442± | 167 | SOUTHERLY 73± | 197 | EASTERLY 170± | 227 | EASTERLY 394± | | |
| 18 | NORTHERLY 114± | 48 | SOUTHEASTERLY 175± | 78 | SOUTHERLY 100± | 108 | NORTHERLY 100± | 138 | NORTHWESTERLY 31± | 168 | SOUTHEASTERLY 250± | 198 | SOUTHERLY 210± | 228 | NORTHERLY 1,882± | | |
| 19 | WESTERLY 20± | 49 | SOUTHWESTERLY 354± | 79 | WESTERLY 25± | 109 | EASTERLY 11± | 139 | NORTHEASTERLY 516± | 169 | WESTERLY 294± | 199 | WESTERLY 144± | 229 | WESTERLY 677± | | |
| 20 | SOUTHWESTERLY 547± | 50 | EASTERLY 148± | 80 | SOUTHERLY 100± | 110 | NORTHERLY 302± | 140 | EASTERLY 304± | 170 | SOUTHERLY 570± | 200 | NORTHWESTERLY 62± | 230 | NORTHERLY 382± | | |
| 21 | NORTHERLY 199± | 51 | NORTHERLY 98± | 81 | WESTERLY 75± | 111 | WESTERLY 143± | 141 | SOUTHWESTERLY 716± | 171 | WESTERLY 401± | 201 | WESTERLY 16± | 231 | NORTHWESTERLY 295± | | |
| 22 | SOUTHWESTERLY 348± | 52 | EASTERLY 125± | 82 | SOUTHERLY 160± | 112 | NORTHERLY 276± | 142 | SOUTHEASTERLY 180± | 172 | SOUTHERLY 168± | 202 | NORTHWESTERLY 286± | 232 | SOUTHERLY 586± | | |
| 23 | SOUTHEASTERLY 163± | 53 | SOUTHERLY 103± | 83 | EASTERLY 50± | 113 | EASTERLY 118± | 143 | NORTHEASTERLY 178± | 173 | SOUTHERLY 414± | 203 | SOUTHERLY 90± | 233 | WESTERLY 40± | | |
| 24 | SOUTHWESTERLY 111± | 54 | EASTERLY 100± | 84 | SOUTHERLY 100± | 114 | NORTHEASTERLY 108± | 144 | EASTERLY 130± | 174 | WESTERLY 540± | 204 | NORTHWESTERLY 27± | 234 | NORTHERLY 285± | | |
| 25 | WESTERLY 147± | 55 | EASTERLY 60± | 85 | WESTERLY 50± | 115 | NORTHERLY 85± | 145 | SOUTHWESTERLY 270± | 175 | SOUTHERLY 260± | 205 | SOUTHERLY 160± | 235 | WESTERLY 60± | | |
| 26 | SOUTHERLY 143± | 56 | NORTHERLY 40± | 86 | SOUTHERLY 320± | 116 | EASTERLY 74± | 146 | EASTERLY 136± | 176 | WESTERLY 248± | 206 | WESTERLY 40± | 236 | SOUTHERLY 236± | | |
| 27 | SOUTHEASTERLY 80± | 57 | EASTERLY 114± | 87 | EASTERLY 60± | 117 | NORTHERLY 169± | 147 | SOUTHERLY 445± | 177 | SOUTHERLY 60± | 207 | NORTHERLY 339± | 237 | WESTERLY 192± | | |
| 28 | SOUTHWESTERLY 48± | 58 | NORTHERLY 50± | 88 | SOUTHERLY 100± | 118 | WESTERLY 175± | 148 | WESTERLY 152± | 178 | SOUTHERLY 92± | 208 | WESTERLY 39± | 238 | NORTHWESTERLY 540± | | |
| 29 | WESTERLY 54± | 59 | WESTERLY 25± | 89 | EASTERLY 90± | 119 | NORTHERLY 209± | 149 | SOUTHERLY 122± | 179 | WESTERLY 50± | 209 | NORTHWESTERLY 354± | 239 | SOUTHWESTERLY 811± | | |
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EXCEPTION AREAS

| PARCEL 1 LINE TABLE | |
|---------------------|----------------------|
| LINE | BEARING AND DISTANCE |
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| 406 | WESTERLY 279± |

CITY OF TOLEDO
URBAN RENEWAL AREA
TOLEDO
LINCOLN COUNTY
OREGON

MAP OF URBAN
RENEWAL AREA
(LINE TABLE)

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DRAWN BY: WCB
MANAGED BY: MSK
CHECKED BY: MSK
DATE: 8/2/2021

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PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/23

REVISIONS

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CITY OF TOLEDO
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TOLEDO
 LINCOLN COUNTY OREGON

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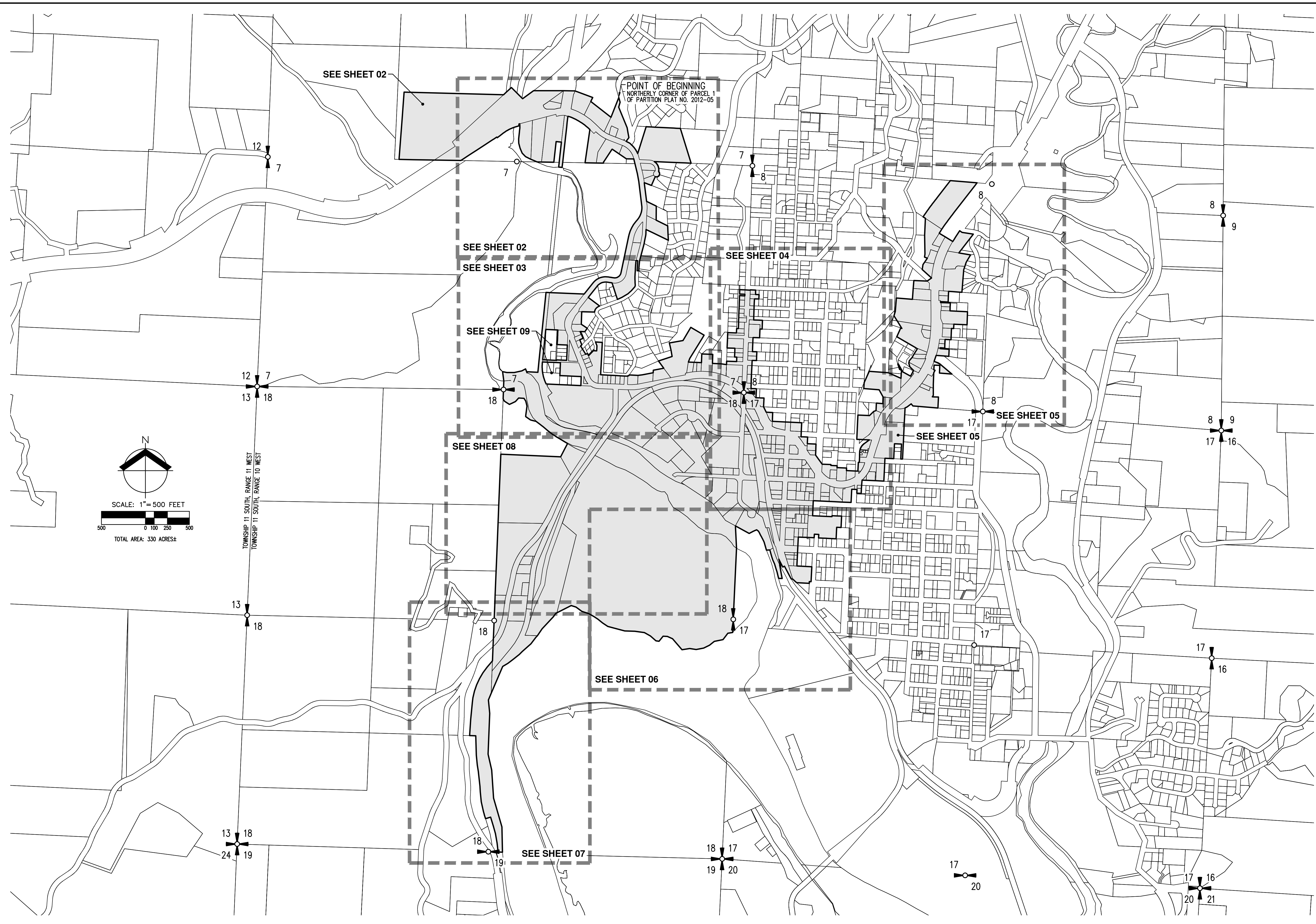
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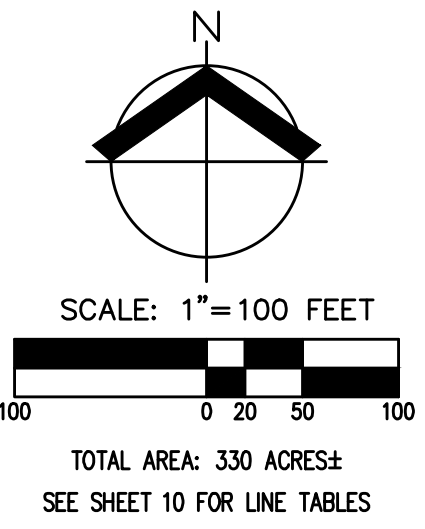
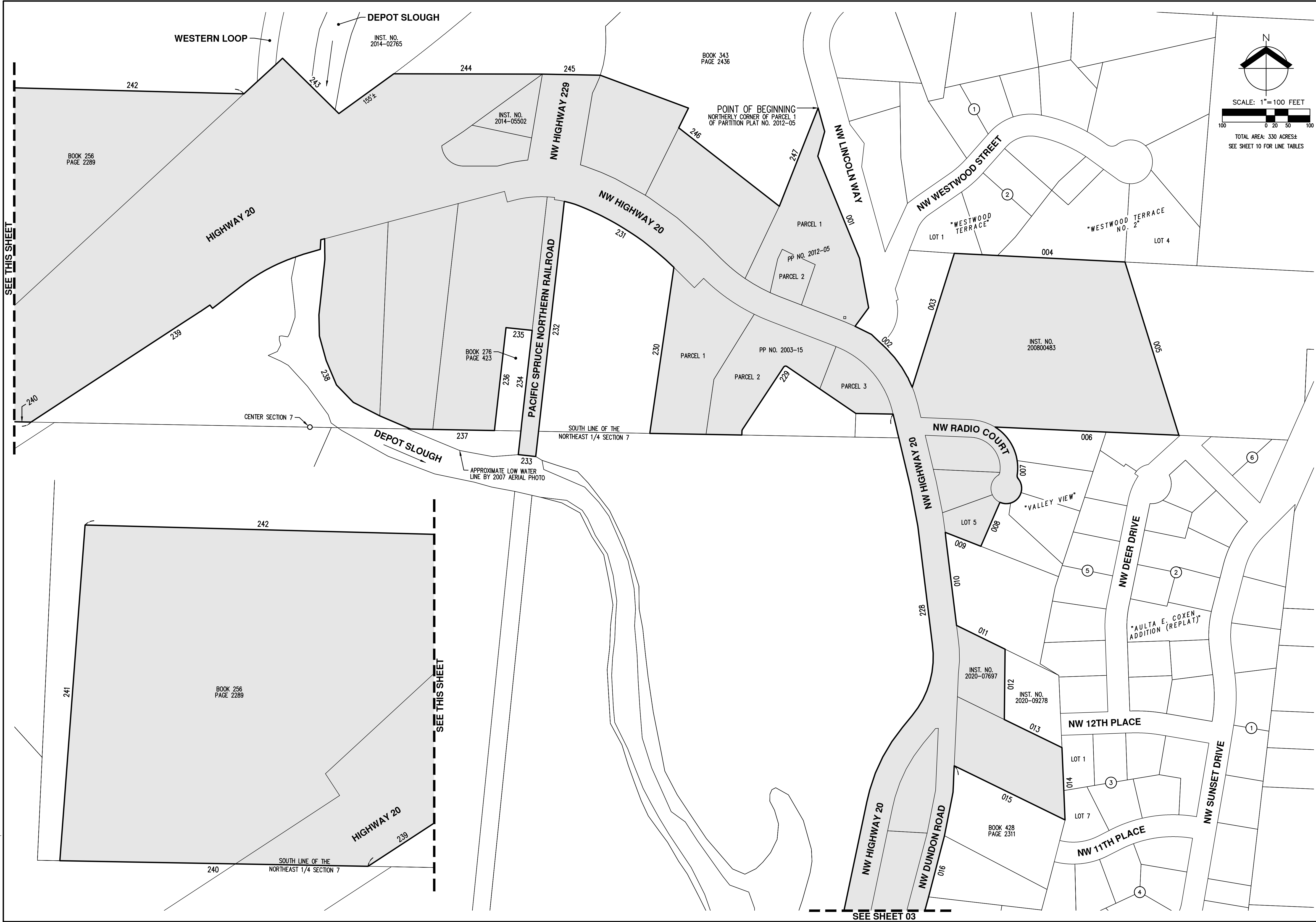
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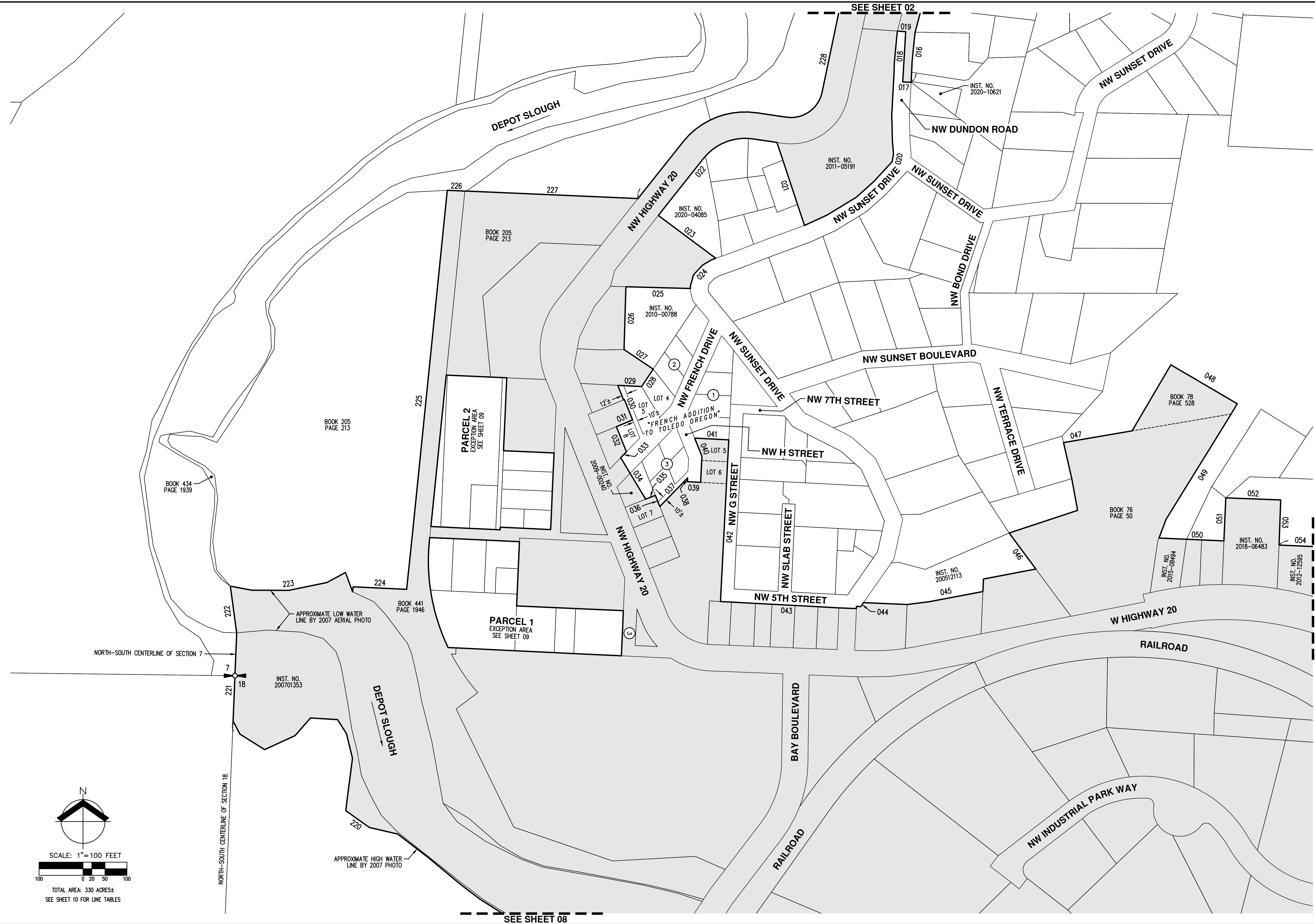
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MAP OF URBAN RENEWAL AREA

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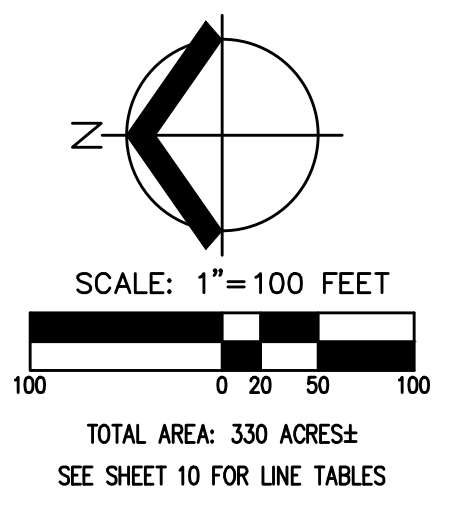
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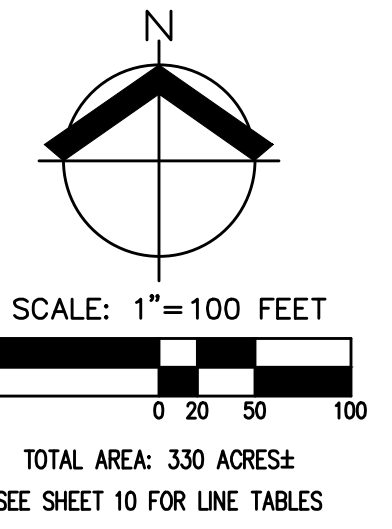
CITY OF TOLEDO
URBAN RENEWAL AREA
TOLEDO
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MAP OF URBAN RENEWAL AREA
RENEWAL AREA
OREGON

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| DATE: | 8/2/2021 |
| REGISTERED PROFESSIONAL LAND SURVEYOR | |
| <i>Michael S. Kalina</i> | |
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| REVISIONS | |
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CITY OF TOLEDO
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MAP OF URBAN RENEWAL AREA

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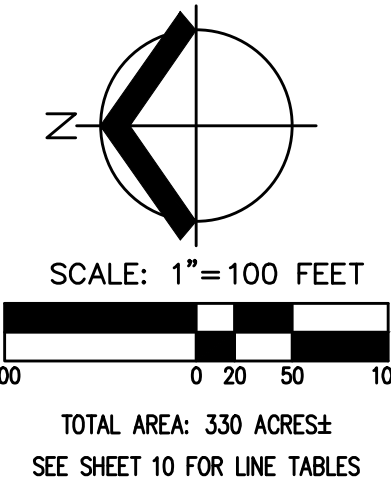
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06

SEE SHEET 06



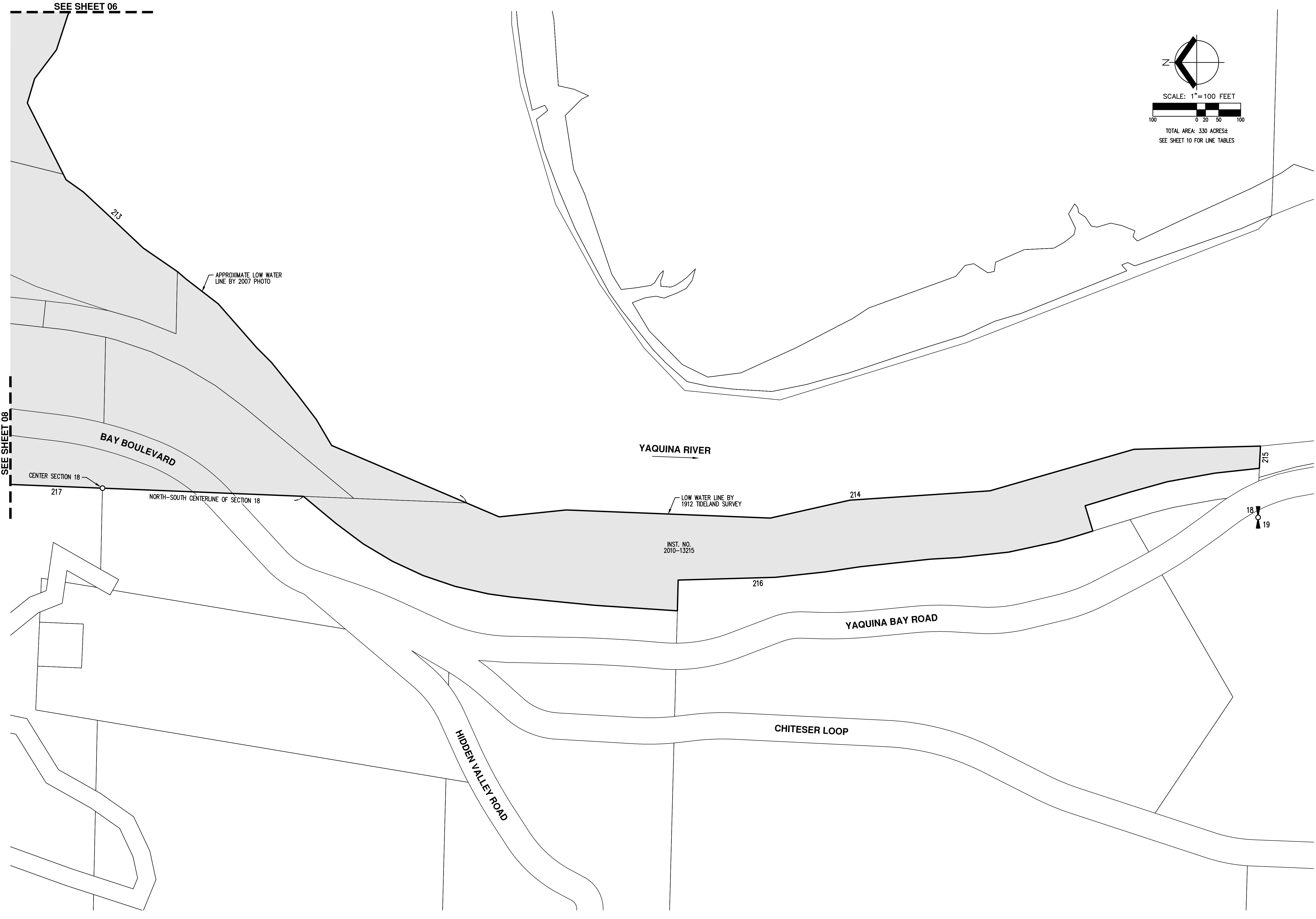
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MAP OF URBAN RENEWAL AREA



SEE SHEET 08

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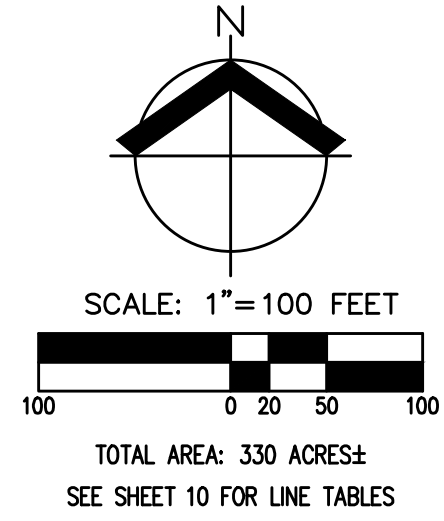
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SEE SHEET 03

INST. NO.
2019-12110

APPROXIMATE HIGH WATER
LINE BY 2007 PHOTO

INST. NO. 200701353

BAY BOULEVARD
RAILROAD

DEPOT SLOUGH

NW 1ST STREET

NORTH-SOUTH CENTERLINE OF SECTION 18

217

BAY BOULEVARD

RAILROAD

SW AL TREE LANE

APPROXIMATE LOW WATER
LINE BY 2007 PHOTO

213

YAQUINA RIVER

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CITY OF TOLEDO
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LINCOLN COUNTY **OREGON**

**MAP OF URBAN
RENEWAL AREA**

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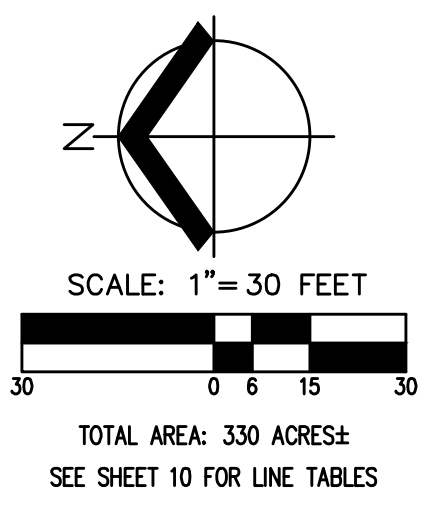
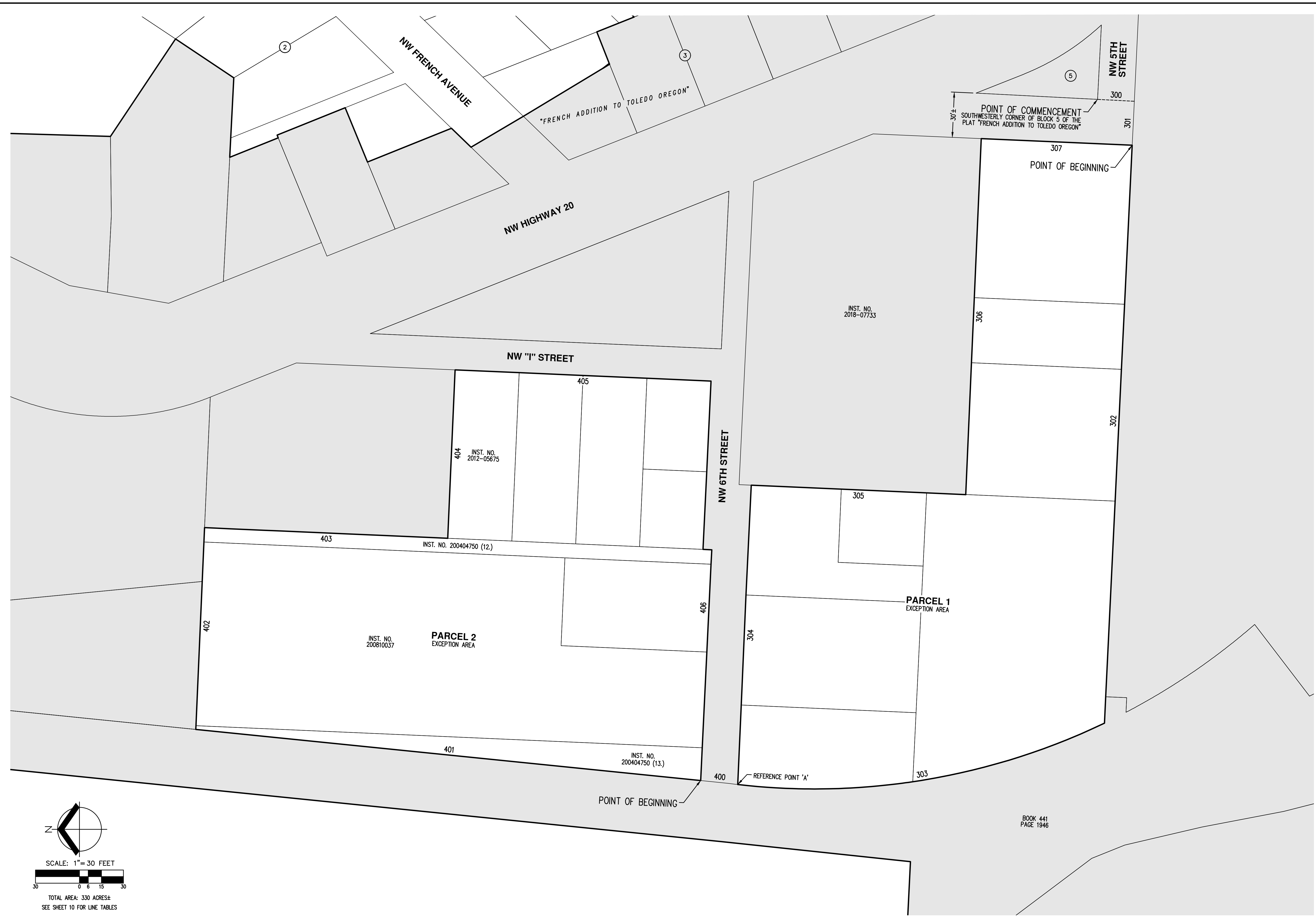
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CITY OF TOLEDO
URBAN RENEWAL AREA
TOLEDO
 LINCOLN COUNTY OREGON

MAP OF URBAN RENEWAL AREA (EXCEPTION AREAS)

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REGISTERED PROFESSIONAL LAND SURVEYOR
Michael S. Kalina
 OREGON
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 MICHAEL S. KALINA
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 RENEWS: 6/30/23

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BOOK 441
 PAGE 1946

| LINE TABLE | | LINE TABLE | | LINE TABLE | | LINE TABLE | | LINE TABLE | | LINE TABLE | | LINE TABLE | | LINE TABLE | | LINE TABLE | |
|------------|----------------------|------------|----------------------|------------|----------------------|------------|----------------------|------------|----------------------|------------|----------------------|------------|----------------------|------------|----------------------|------------|----------------------|
| LINE | BEARING AND DISTANCE | LINE | BEARING AND DISTANCE | LINE | BEARING AND DISTANCE | LINE | BEARING AND DISTANCE | LINE | BEARING AND DISTANCE | LINE | BEARING AND DISTANCE | LINE | BEARING AND DISTANCE | LINE | BEARING AND DISTANCE | LINE | BEARING AND DISTANCE |
| 1 | SOUTHERLY 533± | 31 | SOUTHWESTERLY 40± | 61 | WESTERLY 89± | 91 | SOUTHEASTERLY 68± | 121 | NORTHERLY 179± | 151 | SOUTHERLY 11± | 181 | WESTERLY 60± | 211 | SOUTHERLY 255± | 241 | NORTHERLY 768± |
| 2 | SOUTHEASTERLY 195± | 32 | SOUTHEASTERLY 62± | 62 | NORTHERLY 175± | 92 | EASTERLY 74± | 122 | EASTERLY 6± | 152 | EASTERLY 109± | 182 | SOUTHERLY 151± | 212 | SOUTHERLY 958± | 242 | EASTERLY 1,131± |
| 3 | NORTHERLY 320± | 33 | SOUTHWESTERLY 19± | 63 | EASTERLY 100± | 93 | SOUTHERLY 100± | 123 | EASTERLY 286± | 153 | SOUTHERLY 90± | 183 | WESTERLY 430± | 213 | SOUTHWESTERLY 3,488± | 243 | EASTERLY 454± |
| 4 | EASTERLY 390± | 34 | SOUTHEASTERLY 110± | 64 | NORTHERLY 50± | 94 | EASTERLY 335± | 124 | NORTHERLY 295± | 154 | EASTERLY 200± | 184 | SOUTHERLY 171± | 214 | SOUTHWESTERLY 1,832± | 244 | EASTERLY 339± |
| 5 | SOUTHEASTERLY 414± | 35 | NORTHEASTERLY 24± | 65 | EASTERLY 20± | 95 | SOUTHERLY 160± | 125 | NORTHWESTERLY 20± | 155 | SOUHERLY 149± | 185 | EASTERLY 221± | 215 | WESTERLY 50± | 245 | EASTERLY 132± |
| 6 | WESTERLY 420± | 36 | SOUTHEASTERLY 27± | 66 | NORTHERLY 75± | 96 | EASTERLY 75± | 126 | NORTHERLY 1± | 156 | WESTERLY 150± | 186 | NORTHERLY 11± | 216 | NORTHERLY 2,403± | 246 | SOUTHEASTERLY 556± |
| 7 | SOUTHERLY 230± | 37 | NORTHEASTERLY 91± | 67 | WESTERLY 1± | 97 | SOUTHERLY 75± | 127 | NORTHWESTERLY 251± | 157 | SOUTHERLY 49± | 187 | EASTERLY 109± | 217 | NORTHERLY 2,351± | 247 | NORTHEASTERLY 241± |
| 8 | SOUTHWESTERLY 109± | 38 | SOUTHERLY 9± | 68 | NORTHERLY 488± | 98 | EASTERLY 100± | 128 | NORTHERLY 224± | 158 | WESTERLY 25± | 188 | SOUTHERLY 130± | 218 | EASTERLY 680± | | |
| 9 | NORTHWESTERLY 87± | 39 | EASTERLY 30± | 69 | EASTERLY 120± | 99 | SOUTHERLY 125± | 129 | NORTHERLY 274± | 159 | SOUTHERLY 130± | 189 | WESTERLY 50± | 219 | NORTHEASTERLY 171± | | |
| 10 | SOUTHERLY 214± | 40 | NORTHERLY 104± | 70 | NORTHERLY 3± | 100 | SOUTHEASTERLY 128± | 130 | EASTERLY 183± | 160 | WESTERLY 66± | 190 | SOUTHERLY 130± | 220 | NORTHWESTERLY 1,078± | | |
| 11 | SOUTHEASTERLY 123± | 41 | EASTERLY 78± | 71 | EASTERLY 61± | 101 | EASTERLY 100± | 131 | NORTHERLY 214± | 161 | SOUTHERLY 99± | 191 | WESTERLY 200± | 221 | NORTHERLY 202± | | |
| 12 | SOUTHERLY 161± | 42 | SOUTHERLY 368± | 72 | SOUTHERLY 50± | 102 | SOUTHERLY 10± | 132 | EASTERLY 152± | 162 | WESTERLY 50± | 192 | NORTHERLY 40± | 222 | NORTHERLY 107± | | |
| 13 | SOUTHEASTERLY 146± | 43 | EASTERLY 325± | 73 | EASTERLY 40± | 103 | EASTERLY 71± | 133 | NORTHEASTERLY 62± | 163 | SOUTHERLY 10± | 193 | WESTERLY 50± | 223 | EASTERLY 317± | | |
| 14 | SOUTHERLY 165± | 44 | NORTHEASTERLY 11± | 74 | SOUTHERLY 50± | 104 | SOUTHERLY 21± | 134 | NORTHWESTERLY 144± | 164 | EASTERLY 100± | 194 | SOUTHERLY 40± | 224 | EASTERLY 133± | | |
| 15 | NORTHWESTERLY 281± | 45 | EASTERLY 424± | 75 | WESTERLY 50± | 105 | EASTERLY 109± | 135 | NORTHERLY 143± | 165 | SOUTHERLY 80± | 195 | WESTERLY 180± | 225 | NORTHERLY 913± | | |
| 16 | SOUTHERLY 479± | 46 | NORTHWESTERLY 102± | 76 | SOUTHERLY 240± | 106 | SOUTHERLY 25± | 136 | WESTERLY 35± | 166 | WESTERLY 143± | 196 | SOUTHERLY 330± | 226 | EASTERLY 40± | | |
| 17 | WESTERLY 20± | 47 | NORTHEASTERLY 654± | 77 | EASTERLY 100± | 107 | EASTERLY 130± | 137 | NORTHERLY 442± | 167 | SOUTHERLY 73± | 197 | EASTERLY 170± | 227 | EASTERLY 394± | | |
| 18 | NORTHERLY 114± | 48 | SOUTHEASTERLY 175± | 78 | SOUTHERLY 100± | 108 | NORTHERLY 100± | 138 | NORTHWESTERLY 31± | 168 | SOUTHEASTERLY 250± | 198 | SOUTHERLY 210± | 228 | NORTHERLY 1,882± | | |
| 19 | WESTERLY 20± | 49 | SOUTHWESTERLY 354± | 79 | WESTERLY 25± | 109 | EASTERLY 11± | 139 | NORTHEASTERLY 516± | 169 | WESTERLY 294± | 199 | WESTERLY 144± | 229 | WESTERLY 677± | | |
| 20 | SOUTHWESTERLY 547± | 50 | EASTERLY 148± | 80 | SOUTHERLY 100± | 110 | NORTHERLY 302± | 140 | EASTERLY 304± | 170 | SOUTHERLY 570± | 200 | NORTHWESTERLY 62± | 230 | NORTHERLY 382± | | |
| 21 | NORTHERLY 199± | 51 | NORTHERLY 98± | 81 | WESTERLY 75± | 111 | WESTERLY 143± | 141 | SOUTHWESTERLY 716± | 171 | WESTERLY 401± | 201 | WESTERLY 16± | 231 | NORTHWESTERLY 295± | | |
| 22 | SOUTHWESTERLY 348± | 52 | EASTERLY 125± | 82 | SOUTHERLY 160± | 112 | NORTHERLY 276± | 142 | SOUTHEASTERLY 180± | 172 | SOUTHERLY 168± | 202 | NORTHWESTERLY 286± | 232 | SOUTHERLY 586± | | |
| 23 | SOUTHEASTERLY 163± | 53 | SOUTHERLY 103± | 83 | EASTERLY 50± | 113 | EASTERLY 118± | 143 | NORTHEASTERLY 178± | 173 | SOUTHERLY 414± | 203 | SOUTHERLY 90± | 233 | WESTERLY 40± | | |
| 24 | SOUTHWESTERLY 111± | 54 | EASTERLY 100± | 84 | SOUTHERLY 100± | 114 | NORTHEASTERLY 108± | 144 | EASTERLY 130± | 174 | WESTERLY 540± | 204 | NORTHWESTERLY 27± | 234 | NORTHERLY 285± | | |
| 25 | WESTERLY 147± | 55 | EASTERLY 60± | 85 | WESTERLY 50± | 115 | NORTHERLY 85± | 145 | SOUTHWESTERLY 270± | 175 | SOUTHERLY 260± | 205 | SOUTHERLY 160± | 235 | WESTERLY 60± | | |
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CITY OF TOLEDO
URBAN RENEWAL AREA
TOLEDO
LINCOLN COUNTY
OREGON

MAP OF URBAN RENEWAL AREA (LINE TABLE)

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 REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JANUARY 12, 2016
 MICHAEL S. KALINA
 89558PLS
 RENEWS: 6/30/23
 REVISIONS:
 JOB NUMBER
8932
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Report Accompanying the Toledo Urban Renewal Plan

This document remains draft until the City Council adoption of the Toledo Urban
Renewal Plan.



Toledo Urban Renewal Plan adopted by the City of Toledo

Date

Ordinance No. 2021-

LIST OF PARTICIPANTS

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Rod Cross

City Council

Joshua Smith, Council President

Robert Duprau

Betty Kamikawa

Todd Michels

Jackie Kauffman

Planning Commission

Anne Learned-Ellis, President

Cora Warfield, Vice-President

Jonathan Mix

Frederick Dyson

Terri Neimann

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Lisa Figueroa, Executive Assistant/City
Recorder

Arlene Inukai, Planning Assistant

Consulting Team

Elaine Howard Consulting, LLC

Elaine Howard, Scott Vanden Bos

Tiberius Solutions LLC

Nick Popenuk, Ali Danko, Rob Wyman

TABLE OF CONTENTS

I. INTRODUCTION 1

II. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA 4

III. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS 9

IV. FINANCIAL ANALYSIS OF THE PLAN 11

V. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED 14

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT 20

VII. REVENUE SHARING..... 25

VIII. IMPACT OF THE TAX INCREMENT FINANCING 25

IX. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA..... 29

X. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES 30

XI. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN..... 40

XII. RELOCATION REPORT..... 40

I. INTRODUCTION

The Report Accompanying the Toledo Urban Renewal Plan (Report) contains background information and project details that pertain to the Toledo Urban Renewal Plan (Plan). The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the Toledo City Council as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.087, including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area and expected impact of the plan, including fiscal impact in light of increased services; (ORS 457.087(1))
- Reasons for selection of the plan Area; (ORS 457.087(2))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.087(3))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.087(4))
- The estimated completion date of each project; (ORS 457.087(5))
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired; (ORS 457.087(6))
- A financial analysis of the plan; (ORS 457.087(7))
- A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area; (ORS 457.0857(8))
- A relocation report. (ORS 457.087(9))

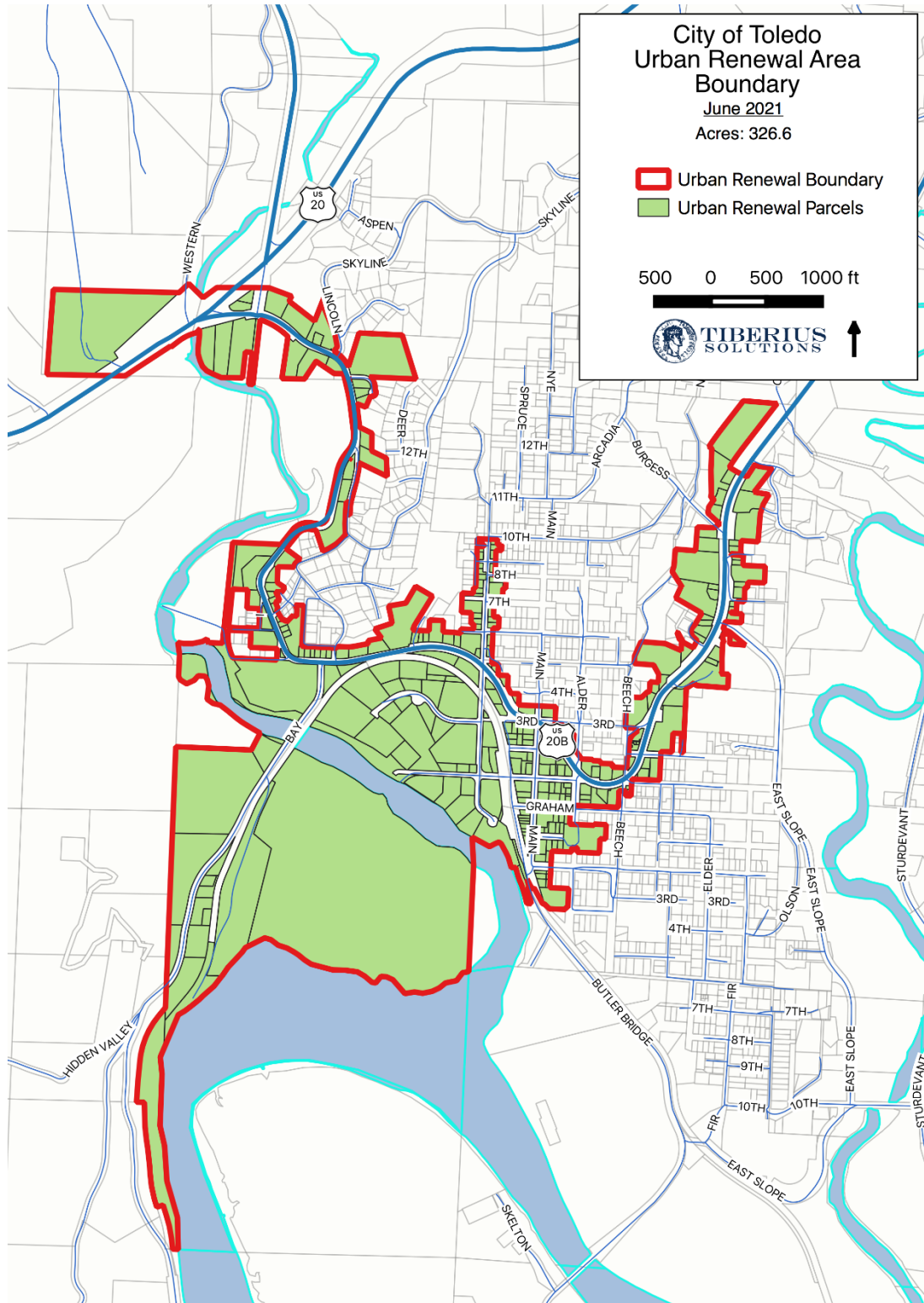
The relationship of the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

Table 1 - Statutory References

| Statutory Requirement | Report Section |
|------------------------------|-----------------------|
| ORS 457.087 (1) | X |
| ORS 457.087 (2) | XI |
| ORS 457.087 (3) | II |
| ORS 457.087 (4) | III |
| ORS 457.087 (5) | VI |
| ORS 457.087 (6) | IV,V |
| ORS 457.087 (7) | IV,V |
| ORS 457.087 (8) | VIII |
| ORS 457.087 (9) | XII |

The Report provides guidance on how the Plan might be implemented. As the Toledo Urban Renewal Agency (Agency) reviews revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other adjustments to the financials as determined by the Agency. The Agency may also make changes as allowed in the Amendments section of the Plan.

Figure 1 - Toledo Urban Renewal Area Boundary



II. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area are described below, including how they relate to the existing conditions in the Area.

A. Building Improvements

1. Establish a loan/grant fund for businesses and property owners including but not limited to
 - a. Improve storefronts
 - b. Encourage new businesses to locate in vacant storefronts
 - c. Provide necessary equipment to help existing and new businesses flourish (must be fixed assets, not assets that would be removed upon closing of business)
 - d. Provide safe and code compliant upper floor uses
 - e. Improve the exterior of buildings in the Area.
 - f. Install solar panels for resiliency during power outages.
2. Acquire buildings and improve the site for re-use either through clearance and remediation or through rehabilitation.

EXISTING CONDITIONS: There are many buildings in the Area that are in need of improvement. A visual survey by consultant on June 18, 2021 identified that approximately half of the structures in downtown need significant improvements. In addition, there are derelict buildings outside of downtown but within the Area. There is presently no consistent funding source to address the needs for storefront improvements, building acquisition and rehabilitation, nor for assistance to businesses in the Area.

B. Public Buildings

1. Relocate the Public Safety building and bring the proposed new facility up to building code standards for use.

EXISTING CONDITIONS: The present public safety building is undersized and in need of upgrading. This facility is located in a repurposed bank building on Business Highway 20. It houses the police and 911 call center offices as well as the radio communications center.

There are two structures on site; the main office building and a small generator/lockup storage shed. It is in the flood plain zone. The city owns a building located at 222 NE Business Highway 20 which may be used as a future

public service building. The building requires significant rehabilitation prior to occupancy. It is out of the flood plain. Placing the public safety employees outside of the flood zone would provide them the ability to assist the community during any emergency event. A new Public Services building also serves and benefits the Area by improving the workplace for the public safety employees.

2. Upgrade City Hall with new wiring and other improvements to maintain the functionality of the building.

EXISTING CONDITIONS: This historic facility i houses City administrative offices and the City Council chambers. It was constructed long before modern building codes and has undergone multiple renovations and additions. The structure has significant deficiencies due to its age and condition. The city has diligently provided upgrades in trying to keep it as a functioning building. There are upgrades needed to allow city staff to continue using the building and keeping it up to code and safe for all employees. The improvements to City Hall serve and benefit the Area by keeping an existing structure in workable condition, reducing the costs for a need for a new facility and providing safe and up to date working conditions for the employees in City Hall.

C. Recreation Improvements

1. Provide recreation improvement including but not limited to
 - a. Arcadia Park – Includes but not limited to resurface tennis courts, replace lighting and fencing and safety upgrades for basketball court

EXISTING CONDITIONS: The tennis courts in Arcadia Park are in need of surface repair, the lighting and fencing are not sufficient and safety upgrades are needed for the basketball court.

- b. Balcony above Arcadia Park – work with Pool District to develop outdoor fenced area for gatherings

EXISTING CONDITIONS: The pool is an excellent resource for Toledo. Improving the area around the pool will provide additional recreational opportunities for Toledo residents. This balcony does not presently exist.

- c. Community Center – Area for community gatherings, town hall meetings

EXISTING CONDITIONS: A Community Center does not exist in the Area. This facility would serve and benefit the Area by providing additional indoor recreational opportunities for our residents.

- d. Memorial Field Park

EXISTING CONDITIONS: Memorial Field Park is an existing actively used park. Additional park facilities could add to the park usage by Toledo residents.

- e. General Recreation Investments

EXISTING CONDITIONS: The community has desired a splash park and other recreation investments that could be undertaken with these funds.

D. Utility Infrastructure

1. Sewer System

- a. Install approximately 150 sewer manhole liners to support the structure of the existing infrastructure.

EXISTING CONDITIONS: The sewer manholes in the Area are in need of rehabilitation and the installation of liners will provide a support structure to these manholes.

- b. Reline sections of the N Main Street sewer line

EXISTING CONDITIONS: The sewer line on N Main Street is A small pipe segment just north of Business 20 on Main Street is experiencing broken and leaking joints. Because it is short and in reasonable condition this pipe segment is recommended for lining. Both laterals are also leaking and suggested to have lateral liners installed. A second pipe on the opposite side of the hill is in considerably better condition. However, this pipe contains many leaking joints and should be lined as well. Both pipe segments have been combined into this project.

- c. Business 20 sewer line replacement - replace heavily "bellied" sections of sewer line to reduce Inflow & Infiltration (I & I) and create smoother flow

EXISTING CONDITIONS: There are sections of this line that are heavily "bellied" which creates an uneven flow.

- d. Sewer Main CIPP liner installation on A street from pump station to Business 20 intersection
- e. Construct lift station at A Street to replace existing station that is nearing the end of its life expectancy

EXISTING CONDITIONS: Heavily bellied pipe is buried under Business 20 near the police station. This pipe was suspected of heavy flows during flow mapping. Television inspection was unsuccessful due to very poor pipe grade forcing the camera underwater through most of the survey. The portions that were visible

contained heavy leaks at every joint. The current pipe is 8-inch concrete and observed flow lines indicate a full pipe is often experienced in this section.

Significant settlement is occurring in the pipe along its current alignment, likely due to its placement near a tidal lowland area. There is also concern that the sanitary sewer mapping shows the pipe could be located underneath an existing building. The lift station is 50+ years old and nearing the end of life expectancy. Projected flows are unable to be met with the current equipment.

2. Water System

a. Water meter upgrades in Area

EXISTING CONDITIONS: The water meters in the Area are outdated and in need of either replacement or upgrades.

b. Replace sections of 8" A.C. water main from Business 20 continuing East on French Street.

EXISTING CONDITIONS: The water main is a 8" A C (asbestos containing cement) & has surpassed its life expectancy line. The present line needs to be replaced.

E. Pedestrian Improvements

1. Provide pedestrian improvements including but not limited to

a. Install walkway from NW I Street to Highway 20.

EXISTING CONDITIONS: There is no separate walkway on NW I Street to Business 20. Pedestrians must use the roadbed for passage in this area.

b. Remove overgrown trees on Main Street and replace with recommended trees and repair sidewalks accordingly.

EXISTING CONDITIONS: There are many trees on Main Street that are breaching the sidewalk and causing the sidewalk to bulge and crack.

c. Install sidewalk from Port of Toledo offices to Ridge Drive for pedestrian use.

EXISTING CONDITIONS: There are no sidewalks in this location.

d. Install benches, planters, family friendly activity trail along Main Street, Business 20 and A Street.

EXISTING CONDITIONS: There are some pedestrian improvements along Main Street that could be upgraded and there are limited pedestrian improvements along Business 20.

E. Acquisition/Disposition

Acquisition/Disposition are allowed in the Plan. Prior to any property being acquired, it must be identified in the Plan in Section VIII.

EXISTING CONDITIONS: An urban renewal plan does not exist, so there is no existing urban renewal authority to acquire or dispose of property.

F. Administration

Authorizes expenditures for the administrative costs associated with managing the URA including budgeting and annual reporting, planning and the implementation of projects in the Area.

EXISTING CONDITIONS: Once an urban renewal plan with its associated requirements for administration exists there will also be a need for administrative funds to be allocated for that administration.

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III. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

Table 2 shows the costs of the projects in FYE 2021 constant dollars and the estimated year of expenditure dollars. These costs are also shown in “year of expenditure” costs, which assumes inflation of 3.0% annually. City Staff provides cost estimates and are reviewed by City Council. These estimates are ballpark estimates and will be refined in the annual budgeting process with the acknowledgement of the limiting total cost factor of the maximum indebtedness. Different allocations may be made to different line items within the Plan.

The Plan assumes that the Agency/City will use other funds to assist in the completion of the projects within the Area. The Agency/City may pursue regional, county, state, and federal funding, private developer contributions, and any other sources of funding that may assist in the implementation of the programs.

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Table 2 - Estimated Cost of Each Project in Constant FYE 2021 as Compared to Year of Expenditure Costs

| Project Title | Constant FYE 2021 | Year of Expenditure Project Cost |
|--|--------------------------|---|
| Storefront Loan/Grant | (\$500,000) | (\$802,120) |
| Public Safety Building | (\$5,500,000) | (\$6,764,450) |
| Buy and Rehabilitate Empty Buildings | (\$2,000,000) | (\$3,208,460) |
| Redevelopment Loan Fund - Includes Solar | (892,457) | (\$1,432,911) |
| Arcadia Park | (\$250,000) | (\$346,050) |
| Balcony Above Arcadia Park | (\$500,000) | (\$779,000) |
| Sewer Manhole Liners, Approx 150 | (\$525,000) | (\$893,760) |
| Install Sidewalk | (\$250,000) | (\$401,175) |
| A Street Pump Station Replacement with Downstream Main | (\$2,400,000) | (\$4,598,640) |
| N Main Street Sewer Re-Line | (\$65,000) | (\$107,432) |
| Main Street Tree/Sidewalk Replacement | (\$500,000) | (\$958,050) |
| Walkway to D.Q. from NW I St. at Bus.20 | (\$450,000) | (\$999,585) |
| Bus 20 Sewer Line Replacement Project | (\$250,000) | (\$539,150) |
| AC Watermain Replacement | (\$600,000) | (\$1,372,740) |
| Amenities Along Streets | (\$200,000) | (\$418,760) |
| Upgrades to City Hall | (\$500,000) | (\$1,178,250) |
| Sewer Main CIPP Liner Install | (\$90,000) | (\$205,911) |
| Community Center | (\$1,000,000) | (\$2,500,000) |
| Water Meter Upgrade | (\$200,000) | (\$485,440) |
| Playground at Memorial Field | (\$500,000) | (\$1,287,500) |
| Recreation Investments | (\$500,000) | (\$1,326,150) |
| Financing Fees | (\$126,785) | (\$187,000) |
| Administration | (\$365,000) | (\$591,144) |
| Total Expenditures | (\$18,164,242) | (\$31,383,678) |

Source: City of Toledo and Tiberius Solutions

IV. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through Fiscal Year End (FYE) 2052 are calculated based on projections of the assessed value within the Area and the consolidated tax rate that will apply in the Area.

The long-term projections for FYE 2022 and beyond assume an annual growth rate of 3.5% for assessed value in the area (equal to 3% maximum annual appreciation for existing property and .5% growth from rehabilitation and new development). There are also projections for sizable new development to occur by two property owners within the Area. These projections of growth are the basis for the projections in Table 6, through Table 13.

These projections of growth were informed by conversations with City staff based on the large amount of development occurring within the Area. If actual assessed value growth is less than forecast, then it would reduce the financial capacity of the URA to fund projects listed in the Plan over the anticipated duration of the Plan.

Table 3 shows the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, delinquencies, and truncation loss. The tax rate used in this table reflects a blended rate of the incorporated as they have different tax rates. As properties incorporate, their tax rates will change and future projections will vary from these original projections.

The first year of tax increment collections is anticipated to be FYE 2023. Gross tax increment financing (TIF)¹ is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes permanent tax rates only, and excludes general obligation bonds and local option levies as they will not be impacted by this Plan.

Figure 2 - TIF Projections shows expected TIF revenues over time and the projected tax revenues after termination of the Area.

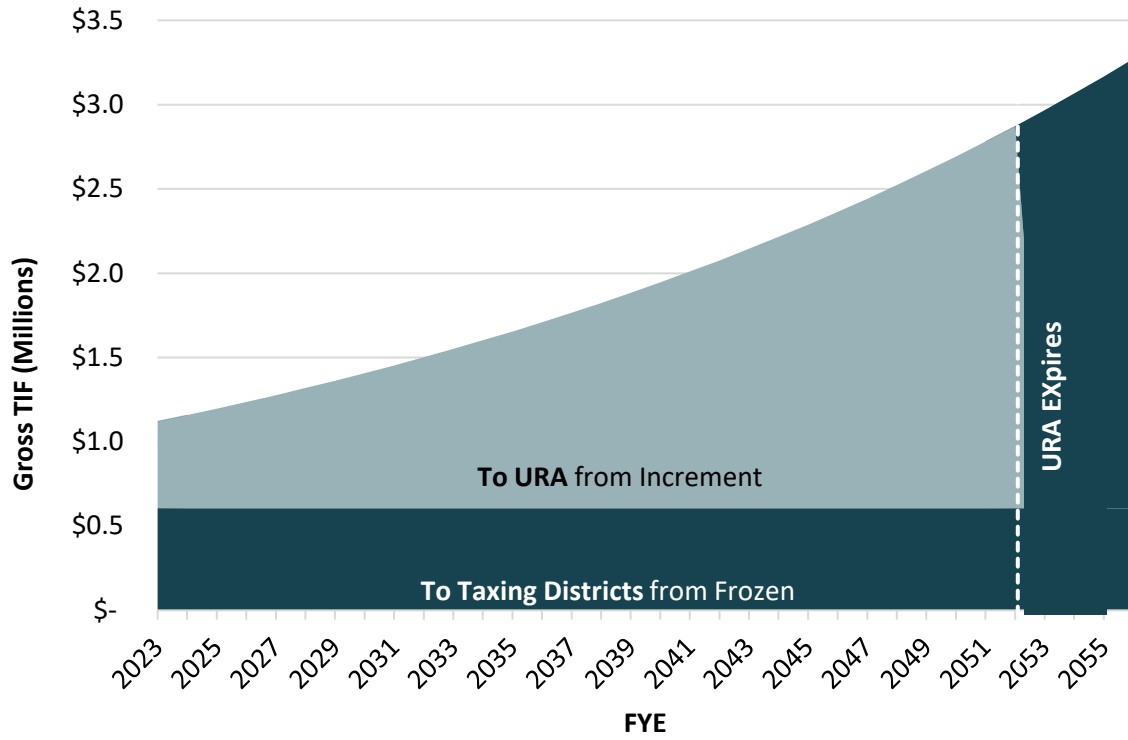
¹ TIF is also used to signify tax increment revenues

Table 3 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

| FYE | Total AV | Frozen Base AV | Increment Applied | Tax Rate | Gross TIF | Adjustments | Current Year Net | Prior Year Net | Total TIF |
|--------|-------------|----------------|-------------------|----------|------------|-------------|------------------|----------------|------------|
| 2023 | 70,681,215 | 41,222,631 | 29,458,584 | 14.647 | 431,480 | (21,574) | 409,906 | - | 409,906 |
| 2024 | 73,022,445 | 41,222,631 | 31,799,814 | 14.647 | 465,772 | (23,289) | 442,483 | 6,149 | 448,632 |
| 2025 | 75,441,640 | 41,222,631 | 34,219,009 | 14.647 | 501,206 | (25,060) | 476,146 | 6,637 | 482,783 |
| 2026 | 77,941,409 | 41,222,631 | 36,718,778 | 14.647 | 537,820 | (26,891) | 510,929 | 7,142 | 518,071 |
| 2027 | 80,524,450 | 41,222,631 | 39,301,819 | 14.647 | 575,654 | (28,783) | 546,871 | 7,664 | 554,535 |
| 2028 | 83,193,549 | 41,222,631 | 41,970,918 | 14.647 | 614,748 | (30,737) | 584,011 | 8,203 | 592,214 |
| 2029 | 85,951,589 | 41,222,631 | 44,728,958 | 14.647 | 655,145 | (32,757) | 622,388 | 8,760 | 631,148 |
| 2030 | 88,801,549 | 41,222,631 | 47,578,918 | 14.647 | 696,888 | (34,844) | 662,044 | 9,336 | 671,380 |
| 2031 | 91,746,506 | 41,222,631 | 50,523,875 | 14.647 | 740,023 | (37,001) | 703,022 | 9,931 | 712,953 |
| 2032 | 94,789,645 | 41,222,631 | 53,567,014 | 14.647 | 784,596 | (39,230) | 745,366 | 10,545 | 755,912 |
| 2033 | 97,934,252 | 41,222,631 | 56,711,621 | 14.647 | 830,655 | (41,533) | 789,122 | 11,180 | 800,303 |
| 2034 | 101,183,731 | 41,222,631 | 59,961,100 | 14.647 | 878,250 | (43,913) | 834,338 | 11,837 | 846,175 |
| 2035 | 104,541,594 | 41,222,631 | 63,318,963 | 14.647 | 927,433 | (46,372) | 881,061 | 12,515 | 893,576 |
| 2036 | 108,011,476 | 41,222,631 | 66,788,845 | 14.647 | 978,256 | (48,913) | 929,343 | 13,216 | 942,559 |
| 2037 | 111,597,132 | 41,222,631 | 70,374,501 | 14.647 | 1,030,775 | (51,539) | 979,237 | 13,940 | 993,177 |
| 2038 | 115,302,444 | 41,222,631 | 74,079,813 | 14.647 | 1,085,047 | (54,252) | 1,030,795 | 14,689 | 1,045,483 |
| 2039 | 119,131,423 | 41,222,631 | 77,908,792 | 14.647 | 1,141,130 | (57,057) | 1,084,074 | 15,462 | 1,099,535 |
| 2040 | 123,088,218 | 41,222,631 | 81,865,587 | 14.647 | 1,199,085 | (59,954) | 1,139,131 | 16,261 | 1,155,392 |
| 2041 | 127,177,118 | 41,222,631 | 85,954,487 | 14.647 | 1,258,975 | (62,949) | 1,196,027 | 17,087 | 1,213,114 |
| 2042 | 131,402,553 | 41,222,631 | 90,179,922 | 14.647 | 1,320,865 | (66,043) | 1,254,822 | 17,940 | 1,272,762 |
| 2043 | 135,769,106 | 41,222,631 | 94,546,475 | 14.647 | 1,384,822 | (69,241) | 1,315,581 | 18,822 | 1,334,403 |
| 2044 | 140,281,512 | 41,222,631 | 99,058,881 | 14.647 | 1,450,915 | (72,546) | 1,378,370 | 19,734 | 1,398,103 |
| 2046 | 149,763,630 | 41,222,631 | 108,540,999 | 14.647 | 1,589,800 | (79,490) | 1,510,310 | 21,649 | 1,531,959 |
| 2045 | 144,944,667 | 41,222,631 | 103,722,036 | 14.647 | 1,519,217 | (75,961) | 1,443,256 | 20,676 | 1,463,931 |
| 2047 | 154,743,635 | 41,222,631 | 113,521,004 | 14.647 | 1,662,742 | (83,137) | 1,579,605 | 22,655 | 1,602,260 |
| 2048 | 159,890,088 | 41,222,631 | 118,667,457 | 14.647 | 1,738,122 | (86,906) | 1,651,216 | 23,694 | 1,674,910 |
| 2049 | 165,208,580 | 41,222,631 | 123,985,949 | 14.647 | 1,816,022 | (90,801) | 1,725,221 | 24,768 | 1,749,989 |
| 2050 | 170,704,889 | 41,222,631 | 129,482,258 | 14.647 | 1,896,527 | (94,826) | 1,801,700 | 25,878 | 1,827,579 |
| 2051 | 176,384,989 | 41,222,631 | 135,162,358 | 14.647 | 1,979,723 | (98,986) | 1,880,737 | 27,026 | 1,907,762 |
| 2052 | 182,255,057 | 41,222,631 | 141,032,426 | 14.647 | 2,065,702 | (103,285) | 1,962,417 | 28,211 | 1,990,628 |
| 2053 | 188,321,474 | 41,222,631 | 147,098,843 | 14.647 | 2,154,557 | (107,728) | 2,046,829 | 29,436 | 2,076,265 |
| 2054 | 194,590,840 | 41,222,631 | 91,396,875 | 14.647 | 1,338,690 | (66,935) | 1,271,756 | 30,702 | 1,302,458 |
| TOTAL: | | | | | 37,250,642 | (1,862,533) | 35,388,114 | 511,745 | 35,899,857 |

Source: Tiberius Solutions

Figure 2 - TIF Projections



Source: Tiberius Solutions

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I. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 4 shows a summary of the financial capacity of the URA, including how total TIF revenue translates to the ability to fund urban renewal projects in constant 2021 dollars in five-year increments. Table 6, Table 7, Table 8 and Table 9 show more detailed tables on the allocation of tax revenues to debt service. Table 10, Table 11, Table 12, and Table 13 show potential allocations to projects, programs, and administration over time.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the urban renewal area in FYE 2054, a 32-year urban renewal plan. If growth in assessed value is slower than projected, the Agency may not be able to complete all projects in the Plan. If growth in assessed value is more robust than the projections, it may take a shorter time period. These assumptions show one scenario for financing and that this scenario is financially feasible.

The maximum indebtedness is \$31,300,000 (Thirty-One Million Three Hundred Thousand dollars). The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$31,300,000 is \$35,899,857 and is from permanent rate tax levies. The increase over the maximum indebtedness is due to the projected cost of the interest on borrowings (loans).

The financial analysis projects capacity of funding for projects in five-year increments is shown below in Table 4.

Table 4 - TIF Capacity of the Area in FYE 2020 Constant Rounded Numbers

| | |
|-----------------------------|----------------------|
| Total Net TIF | \$ 35,900,000 |
| Maximum Indebtedness | \$ 31,300,000 |
| Capacity (2020\$) | \$ 18,200,000 |
| Years 1-5 | \$ 300,000 |
| Years 6-10 | \$ 6,700,000 |
| Years 11-15 | \$ 1,600,000 |
| Years 16-20 | \$ 1,500,000 |
| Years 21-25 | \$ 4,100,000 |
| Years 26-30 | \$ 2,900,000 |
| Years 31-32 | \$ 1,000,000 |

Source: Tiberius Solutions

This financial analysis shows projected borrowings as identified in Table 5. This is only one scenario for how the Agency may decide to implement this Plan, and this scenario is financially feasible. The Agency may decide to do borrowings at different times or for different amounts, depending on their analysis at the time. The timeframes on these borrowings are designed to have all borrowings repaid at the termination of the District in FYE 2054. The amounts shown are the principal amounts of the borrowings. The total amounts, including interest, are shown in the second column of Table 6.

Table 5 - Estimated Borrowings and Amounts

| Loan | Loan A | Loan B | Loan C |
|-------------------------|---------------|---------------|---------------|
| Principal Amount | \$ 4,900,000 | \$500,000 | \$ 3,950,000 |
| Interest Rate | 5.00% | 5.00% | 5.00% |
| Loan Term | 20 | 16 | 12 |
| Loan Year | 2028 | 2039 | 2043 |
| Interest Payment Start | 2028 | 2039 | 2043 |
| Principal Payment Start | 2028 | 2039 | 2043 |
| Annual Payment | (\$393,189) | (\$46,135) | (\$445,660) |

Source: Tiberius Solutions

Table 6 - Tax Increment Revenues and Allocations to Debt Service, page 1

| | Total | FYE 2023 | FYE 2024 | FYE 2025 | FYE 2026 | FYE 2027 | FYE 2028 | FYE 2029 |
|------------------------------------|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Resources | | | | | | | | |
| Beginning Balance | - | - | - | - | - | - | - | - |
| Interest Earnings | - | - | - | - | - | - | - | - |
| TIF: Current Year | 35,388,112 | 409,906 | 442,483 | 476,146 | 510,929 | 546,871 | 584,011 | 622,388 |
| TIF: Prior Years | 511,745 | - | 6,149 | 6,637 | 7,142 | 7,664 | 8,203 | 8,760 |
| Total Resources | 35,899,857 | 409,906 | 448,632 | 482,783 | 518,071 | 554,535 | 592,214 | 631,148 |
| Expenditures | | | | | | | | |
| Debt Service | | | | | | | | |
| Scheduled Payments | | | | | | | | |
| Loan A | (7,863,774) | - | - | - | - | - | (393,189) | (393,189) |
| Loan B | (738,159) | - | - | - | - | - | - | - |
| Loan C | (5,347,924) | - | - | - | - | - | - | - |
| Total Debt Service, Scheduled Only | (13,949,857) | - | - | - | - | - | (393,189) | (393,189) |
| Total Debt Service | (13,949,857) | - | - | - | - | - | (393,189) | (393,189) |
| Debt Service Coverage Ratio | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1.51 | 1.61 |
| Transfer to URA Projects Fund | (21,950,000) | (409,906) | (448,632) | (482,783) | (518,071) | (554,535) | (199,025) | (237,959) |
| Total Expenditures | (35,899,857) | (409,906) | (448,632) | (482,783) | (518,071) | (554,535) | (592,214) | (631,148) |

Source: Tiberius Solutions

Table 7 - Tax Increment Revenues and Allocations to Debt Service, page 2

| | FYE 2030 | FYE 2031 | FYE 2032 | FYE 2033 | FYE 2034 | FYE 2035 | FYE 2036 | FYE 2037 |
|------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Resources | | | | | | | | |
| Beginning Balance | - | - | - | - | - | - | - | - |
| Interest Earnings | - | - | - | - | - | - | - | - |
| TIF: Current Year | 662,044 | 703,022 | 745,366 | 789,122 | 834,338 | 881,061 | 929,343 | 979,237 |
| TIF: Prior Years | 9,336 | 9,931 | 10,545 | 11,180 | 11,837 | 12,515 | 13,216 | 13,940 |
| Total Resources | 671,380 | 712,953 | 755,912 | 800,303 | 846,175 | 893,576 | 942,559 | 993,177 |
| Expenditures | | | | | | | | |
| Debt Service | | | | | | | | |
| Scheduled Payments | | | | | | | | |
| Loan A | (393,189) | (393,189) | (393,189) | (393,189) | (393,189) | (393,189) | (393,189) | (393,189) |
| Loan B | - | - | - | - | - | - | - | - |
| Loan C | - | - | - | - | - | - | - | - |
| Total Debt Service, Scheduled Only | (393,189) | (393,189) | (393,189) | (393,189) | (393,189) | (393,189) | (393,189) | (393,189) |
| Total Debt Service | (393,189) | (393,189) | (393,189) | (393,189) | (393,189) | (393,189) | (393,189) | (393,189) |
| Debt Service Coverage Ratio | 1.71 | 1.81 | 1.92 | 2.04 | 2.15 | 2.27 | 2.40 | 2.53 |
| Transfer to URA Projects Fund | (278,191) | (319,764) | (362,723) | (407,114) | (452,986) | (500,388) | (549,371) | (599,988) |
| Total Expenditures | (671,380) | (712,953) | (755,912) | (800,303) | (846,175) | (893,576) | (942,559) | (993,177) |

: Tiberius Solutions

Table 8 - Tax Increment Revenues and Allocations to Debt Service, page 3

| | FYE 2038 | FYE 2039 | FYE 2040 | FYE 2041 | FYE 2042 | FYE 2043 | FYE 2044 | FYE 2045 |
|------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Resources | | | | | | | | |
| Beginning Balance | - | - | - | - | - | - | - | - |
| Interest Earnings | - | - | - | - | - | - | - | - |
| TIF: Current Year | 1,030,795 | 1,084,074 | 1,139,131 | 1,196,027 | 1,254,822 | 1,315,581 | 1,378,370 | 1,443,256 |
| TIF: Prior Years | 14,689 | 15,462 | 16,261 | 17,087 | 17,940 | 18,822 | 19,734 | 20,676 |
| Total Resources | 1,045,483 | 1,099,535 | 1,155,392 | 1,213,114 | 1,272,762 | 1,334,403 | 1,398,103 | 1,463,931 |
| Expenditures | | | | | | | | |
| Debt Service | | | | | | | | |
| Scheduled Payments | | | | | | | | |
| Loan A | (393,189) | (393,189) | (393,189) | (393,189) | (393,189) | (393,189) | (393,189) | (393,189) |
| Loan B | - | (46,135) | (46,135) | (46,135) | (46,135) | (46,135) | (46,135) | (46,135) |
| Loan C | - | - | - | - | - | (445,660) | (445,660) | (445,660) |
| Total Debt Service, Scheduled Only | (393,189) | (439,324) | (439,324) | (439,324) | (439,324) | (884,984) | (884,984) | (884,984) |
| Total Debt Service | (393,189) | (439,324) | (439,324) | (439,324) | (439,324) | (884,984) | (884,984) | (884,984) |
| Debt Service Coverage Ratio | 2.66 | 2.50 | 2.63 | 2.76 | 2.90 | 1.51 | 1.58 | 1.65 |
| Transfer to URA Projects Fund | (652,295) | (660,212) | (716,068) | (773,790) | (833,439) | (449,419) | (513,119) | (578,947) |
| Total Expenditures | (1,045,483) | (1,099,535) | (1,155,392) | (1,213,114) | (1,272,762) | (1,334,403) | (1,398,103) | (1,463,931) |

Source: Tiberius Solutions

Table 9 - Tax Increment Revenues and Allocations to Debt Service, page 4

| | FYE 2046 | FYE 2047 | FYE 2048 | FYE 2049 | FYE 2050 | FYE 2051 | FYE 2052 | FYE 2053 | FYE 2054 |
|------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Resources | | | | | | | | | |
| Beginning Balance | - | - | - | - | - | - | - | - | - |
| Interest Earnings | - | - | - | - | - | - | - | - | - |
| TIF: Current Year | 1,510,310 | 1,579,605 | 1,651,216 | 1,725,221 | 1,801,700 | 1,880,737 | 1,962,417 | 2,046,829 | 1,271,756 |
| TIF: Prior Years | 21,649 | 22,655 | 23,694 | 24,768 | 25,878 | 27,026 | 28,211 | 29,436 | 30,702 |
| Total Resources | 1,531,959 | 1,602,260 | 1,674,910 | 1,749,989 | 1,827,579 | 1,907,762 | 1,990,628 | 2,076,265 | 1,302,458 |
| Expenditures | | | | | | | | | |
| Debt Service | | | | | | | | | |
| Scheduled Payments | | | | | | | | | |
| Loan A | (393,189) | (393,189) | - | - | - | - | - | - | - |
| Loan B | (46,135) | (46,135) | (46,135) | (46,135) | (46,135) | (46,135) | (46,135) | (46,135) | (46,135) |
| Loan C | (445,660) | (445,660) | (445,660) | (445,660) | (445,660) | (445,660) | (445,660) | (445,660) | (445,660) |
| Total Debt Service, Scheduled Only | (884,984) | (884,984) | (491,795) | (491,795) | (491,795) | (491,795) | (491,795) | (491,795) | (491,795) |
| Total Debt Service | (884,984) | (884,984) | (491,795) | (491,795) | (491,795) | (491,795) | (491,795) | (491,795) | (491,795) |
| Debt Service Coverage Ratio | 1.73 | 1.81 | 3.41 | 3.56 | 3.72 | 3.88 | 4.05 | 4.22 | 2.65 |
| Transfer to URA Projects Fund | (646,975) | (717,276) | (1,183,115) | (1,258,194) | (1,335,783) | (1,415,967) | (1,498,833) | (1,584,470) | (810,663) |
| Total Expenditures | (1,531,959) | (1,602,260) | (1,674,910) | (1,749,989) | (1,827,579) | (1,907,762) | (1,990,628) | (2,076,265) | (1,302,458) |

Source: Tiberius Solutions

II. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency. Annual expenditures for program administration are also shown. These are predicated on the fact that urban renewal activities will start off slowly in the beginning years and increase in the later years of the Area.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2054, a 32-year program.

The amount of money available for projects in 2021 constant dollars for the Area is approximately \$18,165,000. See Table 2 for the individual project analysis. This \$18,165,000,000 is calculated by taking the maximum indebtedness (MI) and bringing it back to constant 2021 dollars. This is done as the Agency's cost estimates are typically in constant dollars, so understanding how that relates to the overall MI over 32 years is important to enable the Agency to make projections on the allocation of funds throughout the life of the Area.

Table 10, Table 11, Table 12 and Table 13 show the approximate \$18,165,000 of 2021 constant dollars for projects inflated over the life of the Area including administrative expenses. All costs shown in Table 10, Table 11, Table 12 and Table 13 are in year-of-expenditure dollars, which are adjusted by 3.0% annually to account for inflation. The year of expenditure total cost is \$31,383,678.

The 3% inflation rate is the rate to use in the future if any amendment to increase maximum indebtedness is pursued in accordance with ORS 457.470.

The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The following tables are prepared to show that the Area is financially feasible as required by ORS 457. It assumes completion of projects as funding becomes available. If the City is able to jumpstart the Area by providing alternative funding sources which are repaid when tax increment revenues are available, or if other outside funding sources are secured, including but not limited to, developer contributions, the timing on projects can be moved up

Table 10 - Programs and Costs in Year of Expenditure Dollars, Page 1

| | Total | FYE 2023 | FYE 2024 | FYE 2025 | FYE 2026 | FYE 2027 | FYE 2028 | FYE 2029 |
|--|--------------|----------|----------|-----------|-----------|-----------|-------------|-----------|
| Resources | | | | | | | | |
| Beginning Balance | - | - | 331,002 | 771,045 | 1,247,131 | 1,760,570 | 2,110,313 | 137,441 |
| Interest Earnings | 83,678 | - | 1,655 | 3,855 | 6,236 | 8,803 | 10,552 | 687 |
| Transfer from TIF Fund | 21,950,000 | 409,906 | 448,632 | 482,783 | 518,071 | 554,535 | 199,025 | 237,959 |
| Bond/Loan Proceeds | 9,350,000 | - | - | - | - | - | 4,900,000 | - |
| Other | - | - | - | - | - | - | - | - |
| Total Resources | 31,383,678 | 409,906 | 781,289 | 1,257,683 | 1,771,438 | 2,323,908 | 7,219,890 | 376,087 |
| Expenditures (YOE \$) | | | | | | | | |
| Storefront Loan/Grant program | (802,120) | - | - | - | - | (29,853) | (30,748) | (31,670) |
| Public Safety Building | (6,764,450) | - | - | - | - | - | (6,764,450) | - |
| Buy and Rehabilitate Empty Buildings | (3,208,460) | - | - | - | - | (119,410) | (122,990) | (126,680) |
| Redevelopment Loan Fund - Includes Solar | (1,432,911) | - | - | - | - | (53,137) | (54,731) | (56,373) |
| Arcadia Park | (346,050) | - | - | - | - | - | - | - |
| Balcony Above Arcadia Park | (779,000) | - | - | - | - | - | - | - |
| Sewer Manhole Liners, Approximately 150 | (893,760) | - | - | - | - | - | - | - |
| Install Sidewalk | (401,175) | - | - | - | - | - | - | - |
| A Street Pump Station Replacement with Downstream Main | (4,598,640) | - | - | - | - | - | - | - |
| N Main Street Sewer Re-Line | (107,432) | - | - | - | - | - | - | - |
| Main Street Tree/Sidewalk Replacement | (958,050) | - | - | - | - | - | - | - |
| Walkway to D.Q. from NW I St. at Bus.20 | (999,585) | - | - | - | - | - | - | - |
| Bus 20 Sewer Line Replacement Project | (539,150) | - | - | - | - | - | - | - |
| AC Watermain Replacement | (1,372,740) | - | - | - | - | - | - | - |
| Upgrades to City Hall | (1,178,250) | - | - | - | - | - | - | - |
| Amenities Along Streets | (418,760) | - | - | - | - | - | - | - |
| Sewer Main CIPP Liner Install | (205,911) | - | - | - | - | - | - | - |
| Community Center | (2,500,000) | - | - | - | - | - | - | - |
| Water Meter Uptrade | (485,440) | - | - | - | - | - | - | - |
| Park at Memorial Field | (1,287,500) | - | - | - | - | - | - | - |
| Recreation Investments | (1,326,150) | - | - | - | - | - | - | - |
| Financing Fees | (187,000) | - | - | - | - | - | (98,000) | - |
| Administration | (591,144) | (78,904) | (10,244) | (10,552) | (10,868) | (11,195) | (11,530) | (11,876) |
| Total Expenditures | (31,383,678) | (78,904) | (10,244) | (10,552) | (10,868) | (213,595) | (7,082,449) | (226,599) |
| Ending Balance | - | 331,002 | 771,045 | 1,247,131 | 1,760,570 | 2,110,313 | 137,441 | 149,488 |

Source: Tiberius Solutions

Table 11 - Programs and Costs in Year of Expenditure Dollars, Page 2

| | FYE 2030 | FYE 2031 | FYE 2032 | FYE 2033 | FYE 2034 | FYE 2035 | FYE 2036 | FYE 2037 |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-------------|-----------|
| Resources | | | | | | | | |
| Beginning Balance | 149,488 | 195,029 | 275,377 | 45,828 | 198,148 | 389,447 | 621,215 | 116,004 |
| Interest Earnings | 747 | 975 | 1,377 | 229 | 991 | 1,947 | 3,106 | 580 |
| Transfer from TIF Fund | 278,191 | 319,764 | 362,723 | 407,114 | 452,986 | 500,388 | 549,371 | 599,988 |
| Bond/Loan Proceeds | - | - | - | - | - | - | - | - |
| Other | - | - | - | - | - | - | - | - |
| Total Resources | 428,426 | 515,768 | 639,477 | 453,171 | 652,125 | 891,782 | 1,173,691 | 716,572 |
| Expenditures (YOE \$) | | | | | | | | |
| Storefront Loan/Grant program | (32,620) | (33,598) | (34,605) | (35,643) | (36,713) | (37,815) | (38,950) | (40,118) |
| Public Safety Building | - | - | - | - | - | - | - | - |
| Buy and Rehabilitate Empty Buildings | (130,480) | (134,390) | (138,420) | (142,570) | (146,850) | (151,260) | (155,800) | (160,470) |
| Redevelopment Loan Fund - Includes Solar | (58,064) | (59,804) | (61,597) | (63,444) | (65,348) | (67,311) | (69,331) | (71,409) |
| Arcadia Park | - | - | (346,050) | - | - | - | - | - |
| Balcony Above Arcadia Park | - | - | - | - | - | - | (779,000) | - |
| Sewer Manhole Liners, Approximately 150 | - | - | - | - | - | - | - | - |
| Install Sidewalk | - | - | - | - | - | - | - | (401,175) |
| A Street Pump Station Replacement with Downstream Main | - | - | - | - | - | - | - | - |
| N Main Street Sewer Re-Line | - | - | - | - | - | - | - | - |
| Main Street Tree/Sidewalk Replacement | - | - | - | - | - | - | - | - |
| Walkway to D.Q. from NW I St. at Bus.20 | - | - | - | - | - | - | - | - |
| Bus 20 Sewer Line Replacement Project | - | - | - | - | - | - | - | - |
| AC Watermain Replacement | - | - | - | - | - | - | - | - |
| Upgrades to City Hall | - | - | - | - | - | - | - | - |
| Amenities Along Streets | - | - | - | - | - | - | - | - |
| Sewer Main CIPP Liner Install | - | - | - | - | - | - | - | - |
| Community Center | - | - | - | - | - | - | - | - |
| Water Meter Uptrade | - | - | - | - | - | - | - | - |
| Park at Memorial Field | - | - | - | - | - | - | - | - |
| Recreation Investments | - | - | - | - | - | - | - | - |
| Financing Fees | - | - | - | - | - | - | - | - |
| Administration | (12,233) | (12,599) | (12,977) | (13,366) | (13,767) | (14,181) | (14,606) | (15,044) |
| Total Expenditures | (233,397) | (240,391) | (593,649) | (255,023) | (262,678) | (270,567) | (1,057,687) | (688,216) |
| Ending Balance | 195,029 | 275,377 | 45,828 | 198,148 | 389,447 | 621,215 | 116,004 | 28,356 |

Table 12 - Programs and Costs in Year of Expenditure Dollars, Page 3

| | FYE 2038 | FYE 2039 | FYE 2040 | FYE 2041 | FYE 2042 | FYE 2043 | FYE 2044 | FYE 2045 |
|--|-----------|-------------|-----------|-----------|-----------|-------------|-----------|-----------|
| Resources | | | | | | | | |
| Beginning Balance | 28,356 | 277,716 | 231,040 | 634,605 | 1,088,502 | 1,594,623 | 23,583 | 183,793 |
| Interest Earnings | 142 | 1,389 | 1,155 | 3,173 | 5,443 | 7,973 | 118 | 919 |
| Transfer from TIF Fund | 652,295 | 660,212 | 716,068 | 773,790 | 833,439 | 449,419 | 513,119 | 578,947 |
| Bond/Loan Proceeds | - | 500,000 | - | - | - | 3,950,000 | - | - |
| Other | - | - | - | - | - | - | - | - |
| Total Resources | 680,793 | 1,439,317 | 948,263 | 1,411,568 | 1,927,384 | 6,002,015 | 536,821 | 763,659 |
| Expenditures (YOE \$) | | | | | | | | |
| Storefront Loan/Grant program | (41,320) | (42,560) | (43,838) | (45,153) | (46,508) | (47,903) | (49,340) | (50,820) |
| Public Safety Building | - | - | - | - | - | - | - | - |
| Buy and Rehabilitate Empty Buildings | (165,280) | (170,240) | (175,350) | (180,610) | (186,030) | (191,610) | (197,360) | (203,280) |
| Redevelopment Loan Fund - Includes Solar | (73,550) | (75,757) | (78,031) | (80,371) | (82,783) | (85,266) | (87,825) | (90,460) |
| Arcadia Park | - | - | - | - | - | - | - | - |
| Balcony Above Arcadia Park | - | - | - | - | - | - | - | - |
| Sewer Manhole Liners, Approximately 150 | - | (893,760) | - | - | - | - | - | - |
| Install Sidewalk | - | - | - | - | - | - | - | - |
| A Street Pump Station Replacement with Downstream Main | - | - | - | - | - | (4,598,640) | - | - |
| N Main Street Sewer Re-Line | (107,432) | - | - | - | - | - | - | - |
| Main Street Tree/Sidewalk Replacement | - | - | - | - | - | (958,050) | - | - |
| Walkway to D.Q. from NW I St. at Bus.20 | - | - | - | - | - | - | - | - |
| Bus 20 Sewer Line Replacement Project | - | - | - | - | - | - | - | - |
| AC Watermain Replacement | - | - | - | - | - | - | - | - |
| Upgrades to City Hall | - | - | - | - | - | - | - | - |
| Amenities Along Streets | - | - | - | - | - | - | - | - |
| Sewer Main CIPP Liner Install | - | - | - | - | - | - | - | - |
| Community Center | - | - | - | - | - | - | - | - |
| Water Meter Uptrade | - | - | - | - | - | - | - | - |
| Park at Memorial Field | - | - | - | - | - | - | - | - |
| Recreation Investments | - | - | - | - | - | - | - | - |
| Financing Fees | - | (10,000) | - | - | - | (79,000) | - | - |
| Administration | (15,495) | (15,960) | (16,439) | (16,932) | (17,440) | (17,963) | (18,503) | (19,058) |
| Total Expenditures | (403,077) | (1,208,277) | (313,658) | (323,066) | (332,761) | (5,978,432) | (353,028) | (363,618) |
| Ending Balance | 277,716 | 231,040 | 634,605 | 1,088,502 | 1,594,623 | 23,583 | 183,793 | 400,041 |

Table 13 - Programs and Costs in Year of Expenditure Dollars, Page 4

| | FYE 2046 | FYE 2047 | FYE 2048 | FYE 2049 | FYE 2050 | FYE 2051 | FYE 2052 | FYE 2053 | FYE 2054 |
|---|-----------|-----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Resources | | | | | | | | | |
| Beginning Balance | 400,041 | 250,583 | 409,744 | 574,498 | 235,464 | 372,082 | 1,281,714 | 263,518 | 537,665 |
| Interest Earnings | 2,000 | 1,253 | 2,049 | 2,872 | 1,177 | 1,860 | 6,409 | 1,318 | 2,688 |
| Transfer from TIF Fund | 646,975 | 717,276 | 1,183,115 | 1,258,194 | 1,335,783 | 1,415,967 | 1,498,833 | 1,584,470 | 810,663 |
| Bond/Loan Proceeds | - | - | - | - | - | - | - | - | - |
| Other | - | - | - | - | - | - | - | - | - |
| Total Resources | 1,049,016 | 969,112 | 1,594,908 | 1,835,564 | 1,572,424 | 1,789,909 | 2,786,956 | 1,849,306 | 1,351,015 |
| Expenditures (YOE \$) | | | | | | | | | |
| Storefront Loan/Grant program | (52,345) | - | - | - | - | - | - | - | - |
| Public Safety Building | - | - | - | - | - | - | - | - | - |
| Buy and Rehabilitate Empty Buildings | (209,380) | - | - | - | - | - | - | - | - |
| Redevelopment Loan Fund - Includes Solar | (98,319) | - | - | - | - | - | - | - | - |
| Arcadia Park | - | - | - | - | - | - | - | - | - |
| Balcony Above Arcadia Park | - | - | - | - | - | - | - | - | - |
| Sewer Manhole Liners, Approximately 150 | - | - | - | - | - | - | - | - | - |
| Install Sidewalk | - | - | - | - | - | - | - | - | - |
| A St. Pump Station Replacement with Downstream Main | - | - | - | - | - | - | - | - | - |
| N Main Street Sewer Re-Line | - | - | - | - | - | - | - | - | - |
| Main Street Tree/Sidewalk Replacement | - | - | - | - | - | - | - | - | - |
| Walkway to D.Q. from NW I St. at Bus.20 | - | - | (999,585) | - | - | - | - | - | - |
| Bus 20 Sewer Line Replacement Project | - | (539,150) | - | - | - | - | - | - | - |
| AC Watermain Replacement | - | - | - | (1,372,740) | - | - | - | - | - |
| Upgrades to City Hall | - | - | - | - | (1,178,250) | - | - | - | - |
| Amenities Along Streets | (418,760) | - | - | - | - | - | - | - | - |
| Sewer Main CIPP Liner Install | - | - | - | (205,911) | - | - | - | - | - |
| Community Center | - | - | - | - | - | (2,500,000) | - | - | - |
| Water Meter Uptrade | - | - | - | - | - | (485,440) | - | - | - |
| Park at Memorial Field | - | - | - | - | - | - | - | (1,287,500) | - |
| Recreation Investments | - | - | - | - | - | - | - | - | (1,326,150) |
| Financing Fees | - | - | - | - | - | - | - | - | - |
| Administration | (19,629) | (20,218) | (20,825) | (21,449) | (22,092) | (22,755) | (23,438) | (24,141) | (24,865) |
| Total Expenditures | (798,433) | (559,368) | (1,020,410) | (1,600,100) | (1,200,342) | (508,195) | (2,523,438) | (1,311,641) | (1,351,015) |
| Ending Balance | 250,583 | 409,744 | 574,498 | 235,464 | 372,082 | 1,281,714 | 263,518 | 537,665 | - |

V. REVENUE SHARING

Revenue sharing targets are not projected to be reached as the threshold set in ORS 457 (annual tax increment revenues in excess of 10 percent of the maximum indebtedness) is not met during the expected life of the Plan.

Revenue sharing means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the Area. The first threshold is when annual tax increment finance revenues exceed 10% of the original maximum indebtedness of the Plan (\$3,080,000). At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold.

The second threshold is set at 12.5% of the maximum indebtedness (\$3,850,000). If this threshold is met, revenue for the Area would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

If assessed value in the Area grows more quickly than projected, the revenue sharing triggers could be reached earlier.

VI. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2054 and are shown in Table 14 and Table 15.

The Lincoln County School District and the Linn Benton Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level.

Table 14 and Table 15 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 14 shows the general government levies, and Table 15 shows the education levies.

Table 14 - Projected Impact on Taxing District Permanent Rate Levies - General Government

| FYE | Lincoln County | Lincoln County Animal | Lincoln County Extension | Lincoln County Transportation | Greater Toledo Pool | Port of Toledo | City of Toledo | Subtotal General Government |
|--------|----------------|-----------------------|--------------------------|-------------------------------|---------------------|----------------|----------------|-----------------------------|
| 2023 | (78,925) | (3,078) | (1,262) | (2,726) | (21,549) | (6,563) | (144,966) | (259,069) |
| 2024 | (86,382) | (3,369) | (1,381) | (2,983) | (23,585) | (7,183) | (158,661) | (283,544) |
| 2025 | (92,957) | (3,626) | (1,487) | (3,210) | (25,380) | (7,729) | (170,739) | (305,128) |
| 2026 | (99,752) | (3,891) | (1,595) | (3,445) | (27,235) | (8,294) | (183,219) | (327,431) |
| 2027 | (106,773) | (4,165) | (1,707) | (3,688) | (29,152) | (8,878) | (196,115) | (350,477) |
| 2028 | (114,028) | (4,448) | (1,824) | (3,938) | (31,133) | (9,481) | (209,440) | (374,291) |
| 2029 | (121,524) | (4,740) | (1,943) | (4,197) | (33,180) | (10,105) | (223,209) | (398,898) |
| 2030 | (129,271) | (5,042) | (2,067) | (4,465) | (35,295) | (10,749) | (237,438) | (424,326) |
| 2031 | (137,275) | (5,354) | (2,195) | (4,741) | (37,480) | (11,414) | (252,140) | (450,601) |
| 2032 | (145,547) | (5,677) | (2,328) | (5,027) | (39,739) | (12,102) | (267,333) | (477,751) |
| 2033 | (154,094) | (6,010) | (2,464) | (5,322) | (42,072) | (12,813) | (283,032) | (505,808) |
| 2034 | (162,926) | (6,355) | (2,605) | (5,627) | (44,484) | (13,547) | (299,255) | (534,799) |
| 2035 | (172,053) | (6,711) | (2,751) | (5,942) | (46,976) | (14,306) | (316,019) | (564,758) |
| 2036 | (181,485) | (7,079) | (2,902) | (6,268) | (49,551) | (15,090) | (333,342) | (595,717) |
| 2037 | (191,231) | (7,459) | (3,058) | (6,604) | (52,212) | (15,901) | (351,243) | (627,708) |
| 2038 | (201,302) | (7,852) | (3,219) | (6,952) | (54,962) | (16,738) | (369,741) | (660,767) |
| 2039 | (211,710) | (8,258) | (3,386) | (7,312) | (57,803) | (17,604) | (388,857) | (694,929) |
| 2040 | (222,464) | (8,677) | (3,558) | (7,683) | (60,740) | (18,498) | (408,611) | (730,231) |
| 2041 | (233,578) | (9,111) | (3,735) | (8,067) | (63,774) | (19,422) | (429,025) | (766,712) |
| 2042 | (245,063) | (9,559) | (3,919) | (8,464) | (66,910) | (20,377) | (450,120) | (804,412) |
| 2043 | (256,932) | (10,021) | (4,109) | (8,874) | (70,150) | (21,364) | (471,920) | (843,370) |
| 2044 | (269,197) | (10,500) | (4,305) | (9,297) | (73,499) | (22,384) | (494,448) | (883,630) |
| 2046 | (294,970) | (11,505) | (4,717) | (10,187) | (80,536) | (24,527) | (541,787) | (968,229) |
| 2045 | (281,872) | (10,994) | (4,508) | (9,735) | (76,960) | (23,438) | (517,728) | (925,234) |
| 2047 | (308,506) | (12,033) | (4,934) | (10,655) | (84,232) | (25,652) | (566,649) | (1,012,660) |
| 2048 | (322,495) | (12,579) | (5,157) | (11,138) | (88,051) | (26,815) | (592,342) | (1,058,577) |
| 2049 | (336,951) | (13,143) | (5,388) | (11,637) | (91,998) | (28,018) | (618,894) | (1,106,029) |
| 2050 | (351,890) | (13,725) | (5,627) | (12,153) | (96,077) | (29,260) | (646,334) | (1,155,067) |
| 2051 | (367,329) | (14,327) | (5,874) | (12,686) | (100,292) | (30,543) | (674,692) | (1,205,744) |
| 2052 | (383,285) | (14,950) | (6,129) | (13,237) | (104,648) | (31,870) | (703,998) | (1,258,117) |
| 2053 | (399,774) | (15,593) | (6,393) | (13,807) | (109,150) | (33,241) | (734,284) | (1,312,242) |
| 2054 | (250,781) | (9,782) | (4,010) | (8,661) | (68,471) | (20,852) | (460,622) | (823,180) |
| TOTAL: | (6,912,322) | (269,613) | (110,537) | (238,728) | (1,887,276) | (574,758) | (12,696,203) | (22,689,436) |

Source: Tiberius Solutions

..Table 15 - Projected Impact on Taxing District Permanent Rate Levies – Education

| FYE | Lincoln County School District | Oregon Coast CC | Linn-Benton ESD | Subtotal Education | Total All |
|--------|--------------------------------|-----------------|-----------------|--------------------|--------------|
| 2023 | (137,387) | (4,917) | (8,533) | (150,837) | (409,906) |
| 2024 | (150,367) | (5,382) | (9,339) | (165,087) | (448,632) |
| 2025 | (161,813) | (5,791) | (10,050) | (177,654) | (482,783) |
| 2026 | (173,641) | (6,215) | (10,784) | (190,640) | (518,071) |
| 2027 | (185,862) | (6,652) | (11,544) | (204,058) | (554,535) |
| 2028 | (198,491) | (7,104) | (12,328) | (217,923) | (592,214) |
| 2029 | (211,540) | (7,571) | (13,138) | (232,250) | (631,148) |
| 2030 | (225,025) | (8,054) | (13,976) | (247,054) | (671,380) |
| 2031 | (238,959) | (8,552) | (14,841) | (262,352) | (712,953) |
| 2032 | (253,357) | (9,068) | (15,735) | (278,160) | (755,912) |
| 2033 | (268,236) | (9,600) | (16,660) | (294,495) | (800,303) |
| 2034 | (283,610) | (10,150) | (17,614) | (311,375) | (846,175) |
| 2035 | (299,498) | (10,719) | (18,601) | (328,818) | (893,576) |
| 2036 | (315,915) | (11,307) | (19,621) | (346,843) | (942,559) |
| 2037 | (332,881) | (11,914) | (20,675) | (365,469) | (993,177) |
| 2038 | (350,412) | (12,541) | (21,763) | (384,717) | (1,045,483) |
| 2039 | (368,529) | (13,190) | (22,889) | (404,607) | (1,099,535) |
| 2040 | (387,250) | (13,860) | (24,051) | (425,161) | (1,155,392) |
| 2041 | (406,596) | (14,552) | (25,253) | (446,401) | (1,213,114) |
| 2042 | (426,589) | (15,268) | (26,495) | (468,351) | (1,272,762) |
| 2043 | (447,249) | (16,007) | (27,778) | (491,034) | (1,334,403) |
| 2044 | (468,599) | (16,771) | (29,104) | (514,474) | (1,398,103) |
| 2046 | (513,463) | (18,377) | (31,890) | (563,730) | (1,531,959) |
| 2045 | (490,662) | (17,561) | (30,474) | (538,697) | (1,463,931) |
| 2047 | (537,026) | (19,220) | (33,354) | (589,599) | (1,602,260) |
| 2048 | (561,376) | (20,092) | (34,866) | (616,333) | (1,674,910) |
| 2049 | (586,540) | (20,992) | (36,429) | (643,961) | (1,749,989) |
| 2050 | (612,545) | (21,923) | (38,044) | (672,512) | (1,827,579) |
| 2051 | (639,420) | (22,885) | (39,713) | (702,018) | (1,907,762) |
| 2052 | (667,194) | (23,879) | (41,438) | (732,511) | (1,990,628) |
| 2053 | (695,897) | (24,906) | (43,221) | (764,024) | (2,076,265) |
| 2054 | (436,542) | (15,624) | (27,113) | (479,278) | (1,302,458) |
| TOTAL: | (12,032,471) | (430,644) | (747,314) | (13,210,423) | (35,899,857) |

Source: Tiberius Solutions Please refer to the explanation of the schools funding in the preceding section.

Table 16 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2053.

The Frozen Base is the assessed value of the Area established by the County Assessor at the time the Area is established. Excess Value is the increased assessed value in the Area above the Frozen Base.

Table 16 - Additional Revenues Obtained after Termination of TIF - FYE 2055

| Taxing District | Type | Tax Rate | From Frozen Base | From Excess Value | Total |
|--------------------------------|-------------|-----------------|-------------------------|--------------------------|--------------------|
| General Government | | | | | |
| Lincoln County General | Permanent | 2.8202 | 116,256 | 450,801 | 567,057 |
| Lincoln County Animal Services | Permanent | 0.11 | 4,534 | 17,583 | 22,117 |
| Lincoln County Extension | Permanent | 0.0451 | 1,859 | 7,209 | 9,068 |
| Lincoln County Transportation | Permanent | 0.0974 | 4,015 | 15,569 | 19,584 |
| Greater Toledo Pool | Permanent | 0.77 | 31,741 | 123,082 | 154,823 |
| Port of Toledo | Permanent | 0.2345 | 9,667 | 37,484 | 47,151 |
| City of Toledo | Permanent | 5.18 | 213,533 | 828,009 | 1,041,542 |
| Subtotal | | 9.2572 | 381,605 | 1,479,737 | 1,861,342 |
| Education | | | | | |
| Lincoln County School District | Permanent | 4.9092 | 202,370 | 784,723 | 987,093 |
| Oregon Coast CC | Permanent | 0.1757 | 7,243 | 28,085 | 35,328 |
| Linn-Benton ESD | Permanent | 0.3049 | 12,569 | 48,737 | 61,306 |
| Subtotal | | 5.3898 | 222,182 | 861,545 | 1,083,727 |
| TOTAL: | | 14.6470 | \$603,787 | \$2,341,282 | \$2,945,069 |

Source: Tiberius Solutions

VII. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2021 values), including all real, personal, personal, manufactured, and utility properties in the Area, is projected to be \$41,222,631. The Lincoln County Assessor will certify the frozen base once the urban renewal plan is adopted.

The percentage of total City assessed value in urban renewal areas is 9.71%, below the 25% threshold.

The Area contains approximately 326 acres, including public rights-of-way. The City of Toledo contains 1,591 acres. This puts 20.05% of the City's acreage in an urban renewal area, which is below the 25% threshold.

Table 17 - Urban Renewal Area Conformance with Assessed Value and Acreage Limits

| | Acreage | Assessed Value |
|---------------------------|----------------|-----------------------|
| Toledo Urban Renewal Area | 326 | \$41,222,631 |
| City of Toledo | 1,591 | \$424,189,670 |
| % of City | 20.05% | 9.71% |

Source: Compiled by Elaine Howard Consulting, LLC with data from Tiberius Solutions, City of Toledo, and Lincoln County Department of Assessment and Taxation (FYE 2021)

VIII. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Toledo Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Area measures approximately 327 total acres in size, which is composed of 386 individual parcels encompassing 254 acres, and an additional 73 acres in public rights-of-way. An analysis of FYE 2021 property classification data from the Lincoln County Department of Assessment and Taxation database was used to determine the land use designation of parcels in the Area. By acreage, Miscellaneous uses account for the most prevalent land use within the Area (28.17%). The assessor defines miscellaneous uses as a variety of uses characterized by being vacant. This was followed by Exempt uses (27.60%). Detailed land use designations in the Area can be seen in Table 18.

Table 18 - Land Use in the Area

| Land Use | Parcels | Acreage | Percent of Acreage |
|---------------|------------|---------------|--------------------|
| Miscellaneous | 9 | 71.55 | 28.17% |
| Exempt | 70 | 70.09 | 27.60% |
| Commercial | 101 | 51.75 | 20.38% |
| Residential | 93 | 32.54 | 12.81% |
| Industrial | 6 | 16.03 | 6.31% |
| Forrest | 3 | 9.10 | 3.58% |
| Farm | 1 | 1.61 | 0.64% |
| Multi-Family | 3 | 1.31 | 0.52% |
| TOTAL: | 286 | 254.00 | 100% |

Source: Compiled by Elaine Howard Consulting, LLC with data from the Tiberius Solutions using the Lincoln County Department of Assessment and Taxation database (FYE 2021)

2. Comprehensive Plan and Zoning Designations

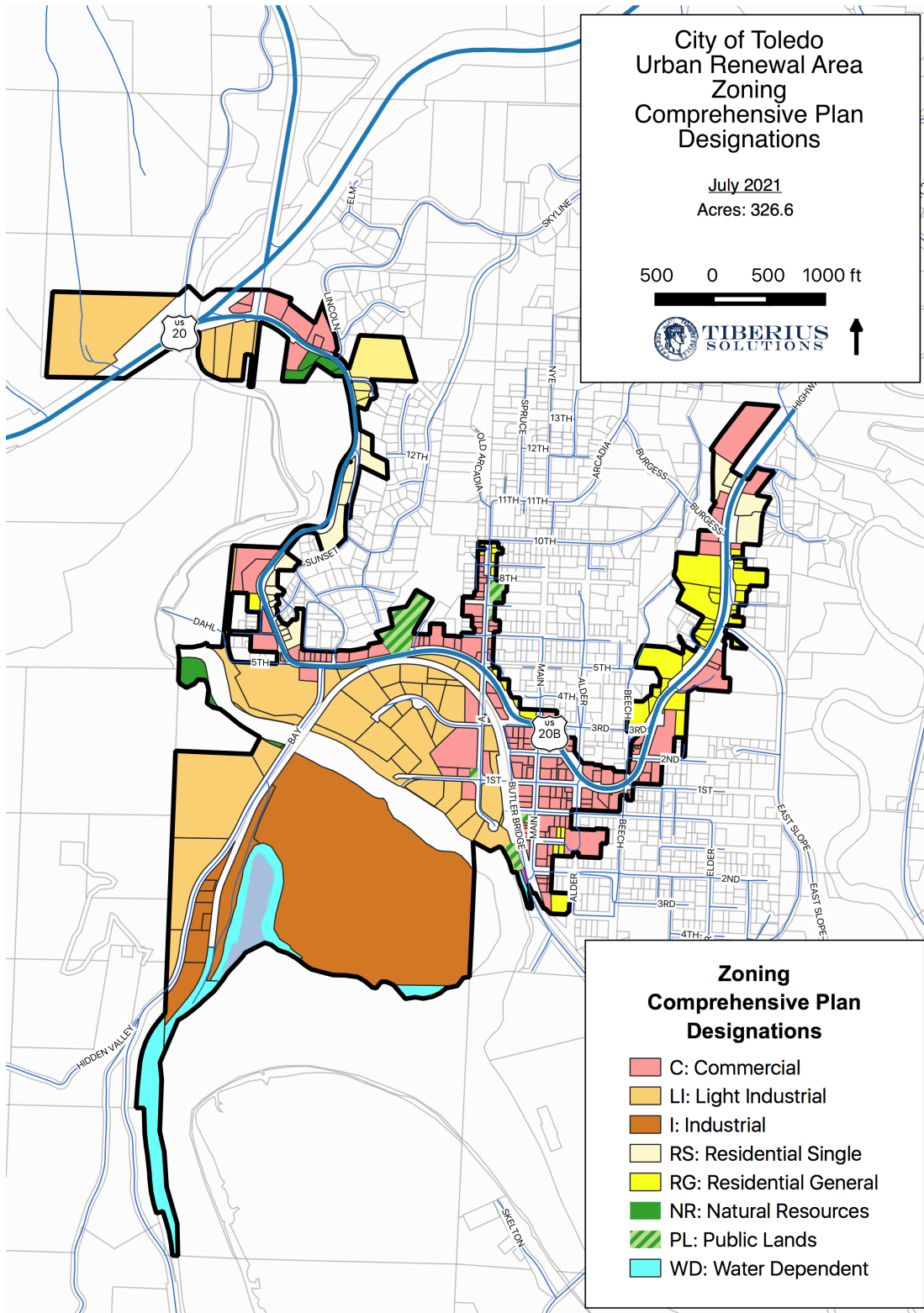
Toledo has a one map system. The comprehensive plan and zoning designations in the Area can be seen in Table 19 – Comprehensive Plan and Zoning Designations in the Area. The most prevalent comprehensive plan designation in the Area is Industrial (33.64%). There are also tax lots that have more than one comprehensive plan and zoning designation on a single tax lot. In the table below, those are shown with the most prevalent zoning/comprehensive plan designation.

Table 19 – Comprehensive Plan and Zoning Designations in the Area

| Comprehensive Plan and Zoning | Parcels | Acreage | Percent of Acreage |
|--------------------------------------|----------------|----------------|---------------------------|
| I Industrial | 9 | 85.46 | 33.64% |
| L-I Light Industrial | 44 | 79.55 | 31.32% |
| C Commercial | 153 | 43.33 | 17.05% |
| R-G General Residential | 43 | 15.36 | 6.05% |
| R-S Low Density Residential | 24 | 15.21 | 5.99% |
| WD Water Dependent | 3 | 9.60 | 3.78% |
| PL Public Lands | 8 | 4.28 | 1.69% |
| Natural Resources | 2 | 1.25 | 0.49% |
| TOTAL: | 286 | 254.04 | 100% |

Source: Compiled by Elaine Howard Consulting, LLC with data from the Tiberius Solutions using the Lincoln County Department of Assessment and Taxation database (FYE 2021)

Figure 3 - Toledo Urban Renewal Area Comprehensive Plan and Zoning Designations



B. Infrastructure

This section identifies the existing conditions in the Area to assist in **establishing blight in the ordinance adopting the urban renewal plan.** There are projects identified by the City of Toledo in itemizing blighting conditions in the Area. **This does not mean that all of these projects are included in the urban renewal plan.** The specific projects that are included in the Plan are listed in Sections II and III of this report.

Table 20 - Blighting Infrastructure Conditions in the Area

| | |
|--|---|
| Sewer System | |
| Sewer manhole liners, approx. 150 | Badly needed rehab to reduce I & I, and support structure of sewer manholes |
| N Main St sewer re-line | 2011 I & I study (pg 47-48) to reline sections of sewer line on N. Main |
| Bus 20 sewer line replacement project | Also in 2011 I & I study (pg 41) to replace heavily "bellied" sections of sewer line to reduce I & I create smoother flow. |
| Sewer main CIPP liner install | Install CIPP liner in approx 1000' of main line to reduce I & I in sewer system on A Street from pump station to Bus 20 intersection. |
| Water System | |
| A.C. watermain replacement | Replace section of 8" A.C. watermain from N.W. 5th St. @ Bus 20 to French St. |
| Water meter upgrade | Replace/upgrade water meters within URD |
| Wastewater System | |
| A Street pump station replacement w downstream main | As per WW Facilities plan of 2014 , lift station is 50 + years old nearing the end of life expectancy, projected flows are unable to be met with current equipment. |
| Transportation System | |
| Main Street Tree/sidewalk replacement | Remove overgrown trees that are causing sidewalk damage and tripping hazards to public. replace with recommended trees Repair sidewalks due to damage. |
| Walk way to Dairy Queen from NW I St. to Business 20 | Install walkway with Business 20 crosswalk approx. 4000' |
| Amenities along streets | Benches, planters, family friendly activity trail along main street and Business 20 |
| Install sidewalk | Build and pour approx. 1800' of sidewalk from port offices to Ridge Drive for pedestrian use |

Table 21 - Blighting Infrastructure Conditions in the Area, page 2

| | |
|-------------------------------|---|
| Public Buildings | |
| | |
| Upgrades to City Hall | New wiring, and other improvements to maintain functionality of City Hall |
| Public safety building | To bring building up to standards for use |
| | |
| Parks | |
| Arcadia Park | Resurface tennis courts, replace lighting and fencing, safety upgrades for basketball court |
| Memorial Field Park | Upgrade/Improve children's playground facilities |
| Port' s Recreation Facilities | Install a splash park at the Waterfront Park |
| Community Center | Area for community gatherings, town hall meetings |

C. Social Conditions

The Area does not include a significant portion of developed residential land, therefore the following demographics are presented for the City of Toledo as a whole.

The following social conditions were taken from the American Community Survey 2015-2019 Five Year Estimates. The most common age bracket in the Area is between 55-64 years, with five other ten year brackets about evenly distributed at just over 10%, showing an even distribution of residents of working age.

Table 22 - Age in the Area

| Age | Number | Percentage |
|-------------------|---------------|-------------------|
| Under 5 years | 150 | 4% |
| 5 to 9 years | 231 | 6% |
| 10 to 14 years | 357 | 10% |
| 15 to 17 years | 167 | 5% |
| 18 to 24 years | 209 | 6% |
| 25 to 34 years | 414 | 12% |
| 35 to 44 years | 433 | 12% |
| 45 to 54 years | 446 | 12% |
| 55 to 64 years | 519 | 15% |
| 65 to 74 years | 408 | 11% |
| 75 to 84 years | 164 | 5% |
| 85 years and over | 81 | 2% |
| Total | 3,579 | 100% |

Source: American Community Survey 2015-2019 Five Year Estimates

The analysis of race and origin are shown in the table below with over 90% of the residents identifying themselves as white alone.

Table 23 – Hispanic or Latino Origin by Race in the Area

| | Number | Percentage |
|--|---------------|-------------------|
| Not Hispanic or Latino | 3,462 | 97% |
| White alone | 3,272 | 91% |
| Black or African American alone | - | 0% |
| American Indian and Alaska Native alone | 46 | 1% |
| Asian alone | - | 0% |
| Native Hawaiian and Other Pacific Islander alone | 49 | 1% |
| Some other race alone | - | 0% |
| Two or more races | 95 | 3% |
| Hispanic or Latino | 117 | 3% |
| White alone | 104 | 3% |
| Black or African American alone | - | 0% |
| American Indian and Alaska Native alone | - | 0% |
| Asian alone | - | 0% |
| Native Hawaiian and Other Pacific Islander alone | - | 0% |
| Some other race alone | - | 0% |
| Two or more races | 13 | 0% |
| TOTAL: | 3,579 | 100% |

Source: American Community Survey 2015-2019 Five Year Estimates

Forty-five percent of the residents reported an education that included less than high school or gaining a high school diploma. Seventeen percent had a bachelor's degree, master's degree or a professional school degree.

Table 24 -Education in the Area

| Education | Number | Percentage |
|---|---------------|-------------------|
| Less than high school | 242 | 10% |
| High school graduate (includes equivalency) | 866 | 35% |
| Some college | 680 | 28% |
| Associate's degree | 241 | 10% |
| Bachelor's degree | 305 | 12% |
| Master's degree | 103 | 4% |
| Professional school degree | 28 | 1% |
| Doctorate degree | - | 0% |
| TOTAL: | 2,465 | 100% |

Source: American Community Survey 2015-2019 Five Year Estimates

A standard income analysis was performed on the Area. The most prevalent income bracket in the Area was \$60,000 – \$74,999, with twenty-three percent in this range.

Table 25 - Income in the Area

| Income Range | Number | Percentage |
|------------------------|---------------|-------------------|
| Less than \$10,000 | 111 | 8% |
| \$10,000 to \$19,999 | 210 | 15% |
| \$20,000 to \$29,999 | 81 | 6% |
| \$30,000 to \$39,999 | 138 | 10% |
| \$40,000 to \$49,999 | 114 | 8% |
| \$50,000 to \$59,999 | 20 | 1% |
| \$60,000 to \$74,999 | 314 | 23% |
| \$75,000 to \$99,999 | 175 | 13% |
| \$100,000 to \$124,999 | 98 | 7% |
| \$125,000 to \$149,999 | 30 | 2% |
| \$150,000 to \$199,999 | 24 | 2% |
| \$200,000 or more | 80 | 6% |
| TOTAL: | 1,395 | 100% |

Source: American Community Survey 2015-2019 Five Year Estimates

Additional data from the American Community Survey 2015-2019 Five Year Estimates shows that 84% of the responders drove alone to work and that 67% of those drove more than 10 minutes to work.

D. Economic Conditions

1. Taxable Value of Property within the Area

The estimated total assessed value of the Area calculated with data from the Lincoln County Department of Assessment and Taxation for FYE 2021 including all real, personal, manufactured, and utility properties, is estimated to be \$146,961,849.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Value Ratio," or "I:L." The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 26 shows the improvement to land ratios (I:L) for properties within the Area. In the Area, 7 parcels representing 43.6% of the non-exempt acreage have I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. Ninety-nine of the non-exempt parcels in the Area, totaling 17.4% of the acreage have I:L ratios of 2.0 or more as determined by an analysis of the real market values from the Lincoln County Assessor data for FYE 2020-2021. In summary, the area is underdeveloped and not contributing significantly to the tax base in Toledo. There are 70 parcels listed as Exempt from taxation, so they have no assessed value. No improvement value means there are no taxable structures on the tax lot.

Table 26 - Improvement to Land Ratios in the Area

| Improvement to Land (I:L) Ratio | Parcels | Acreage | Percent of Acreage |
|--|----------------|----------------|---------------------------|
| Exempt | 70 | 70.09 | 27.60% |
| No Improvement Value | 40 | 21.85 | 8.60% |
| 0.01-0.50 | 10 | 3.29 | 1.29% |
| 0.51-1.00 | 20 | 85.51 | 33.66% |
| 1.01-1.50 | 24 | 13.33 | 5.25% |
| 1.51-2.00 | 23 | 15.72 | 6.19% |
| 2.01-2.50 | 21 | 10.57 | 4.16% |
| 2.51-3.00 | 22 | 4.75 | 1.87% |
| 3.01-4.00 | 25 | 22.21 | 8.75% |
| > 4.00 | 31 | 6.68 | 2.63% |
| TOTAL: | 286 | 254 | 100% |

Source: Compiled by Elaine Howard Consulting, LLC with data from the Lincoln County Department of Assessment and Taxation (FYE 2020-2021)

DRAFT

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section VIII of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered for future use of urban renewal funding are for facilitating improvement and redevelopment of properties, recreation improvements, utility improvements, multi-modal improvements and plan administration. The use of tax increment allows the city to add an additional funding source to the City of Toledo general fund to allow these projects to be completed.

It is anticipated that these improvements will catalyze development on the undeveloped and underdeveloped parcels in the Area. This development will require city services. However, as the property is within the city limits, the city has anticipated the need to provide services to the Area. As the development will be new construction or rehabilitation, it will be up to current building code which will aid in any fire protection needs.

The financial impacts from tax increment collections will be countered by future economic development, and, in the future, adding increases in assessed value to the tax base for all taxing jurisdictions, including the City.

III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to provide the ability to fund projects and programs necessary to cure blight within the Area. The outcome of implementing these projects is anticipated to be an increase to the economic growth in Toledo by providing assistance to upgrade and rehabilitate buildings, providing recreational activities to support local residents, and providing infrastructure improvements inside the Area to assist with economic development.

IV. RELOCATION REPORT

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Agency will comply with all applicable state law in providing these potential benefits.

CITY OF TOLEDO



Architect rendering, 1938

August 11, 2021

Judy Richter, City Manager
City of Toledo
PO Box 220
Toledo, OR 97391

RE: Toledo Urban Renewal Plan

On July 21, 2021, the Planning Commission reviewed the Toledo Urban Renewal Plan for conformance with the Toledo Comprehensive Plan. The Commission found that based on the information provided in the staff report and the provided attachments, that the Toledo Urban Renewal Plan conforms with the Toledo Comprehensive Plan. Copies of the Staff Report are available for review at City Hall.

Please contact me at (541) 336-2247 extension 2130 if you have any questions regarding the Commission's decision.

Sincerely,

A handwritten signature in cursive script that reads "Justin Peterson".

Justin Peterson
Contract Planner

cc: Toledo Urban Renewal Plan file

**BEFORE THE BOARD OF COMMISSIONERS
FOR THE COUNTY OF LINCOLN, OREGON**

In the Matter of)
) **RESOLUTION #** 21-18-9A
Approving the Toledo Urban Renewal Plan)

This matter having come before the Lincoln County Board of Commissioners (Board) at its regular meeting of August 9, 2021; and

It appearing to the Board that the Toledo Urban Renewal Agency (Agency) has proposed to the City of Toledo an urban renewal plan (Plan); and

It appearing to the Board that a portion of the proposed Plan area extends beyond the boundaries of the City of Toledo to include unincorporated properties; and

It appearing to the Board that the Agency has therefore sought County Board approval of the Plan pursuant to ORS 457.105; and

It appearing to the Board that on July 14, 2021 the City of Toledo Planning Commission conducted a hearing on the Plan and determined the Plan conformed to the City's Comprehensive Plan;

Now therefore, it is hereby RESOLVED AND ORDERED that the urban renewal plan for the Toledo area as presented to the Agency and updated following comments from other taxing districts is hereby approved in accordance with ORS 457.105; and further

RESOLVED AND ORDERED that there may be Scrivener's error corrections to the legal description after the Plan is approved; and further

RESOLVED AND ORDERED that the County Administrator shall take all steps necessary to implement this Resolution and Order including but not limited to sending a copy of this Resolution and Order to the Toledo Urban Renewal Agency as required by ORS 457.125.

Dated this 9th day of August 2021

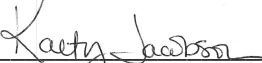
LINCOLN COUNTY BOARD OF COMMISSIONERS



Doug Hunt, Chair



Claire Hall, Commissioner



Kaety Jacobson, Commissioner

Lincoln County Board of Commissioners
225 West Olive Street, Room 110
Newport, OR 97365
(541) 265-4100

RESOLUTION 2021-03

A RESOLUTION OF THE GREATER TOLEDO POOL DISTRICT CONCURRING WITH TWO PUBLIC BUILDING PROJECTS IN THE TOLEDO URBAN RENEWAL PLAN

WHEREAS, the Urban Renewal Agency of the City of Toledo (the "Agency") as the duly designated Urban Renewal Agency for the City of Toledo, Oregon ("City") is proposing the Toledo Urban Renewal Plan (the "Plan"); and

WHEREAS, the Agency is recommending the inclusion of two public building projects as defined in ORS 457.010 (13); and

WHEREAS, the public building projects are the relocation of the City's Public Safety facility and improvement to the existing City Hall as described in the Plan attached hereto as Exhibit A and the Report Accompanying the Plan (the "Report"), attached hereto as Exhibit B; and

WHEREAS, the inclusion of a public building project must be approved by three of the four taxing districts estimated to forego the most property tax revenue as computed in the Report as stipulated in ORS 457.089(3); and

WHEREAS, the Greater Toledo Pool District is one of the four taxing districts estimated to forego the most property tax revenue estimated to forego the most property tax revenue as computed in the Report Accompanying the Plan.

NOW, THEREFORE, THE CITY OF TOLEDO RESOLVES AS FOLLOWS:

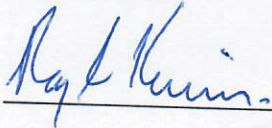
Section 1. The Greater Toledo Pool District concurs with the inclusion of the relocation of the City of Toledo Public Safety facility in the Toledo Urban Renewal Plan.

The Greater Toledo Pool District concurs with the inclusion of the improvements to the City of Toledo City Hall in the Toledo Urban Renewal Plan.


Section 2. This Resolution shall be effective upon its approval and adoption.

This Ordinance adopted by the Greater Toledo Pool District this 9th day of August 2021.

APPROVED:



ATTEST:



RESOLUTION 2021/22-3

A RESOLUTION OF THE LINCOLN COUNTY SCHOOL DISTRICT CONCURRING WITH TWO PUBLIC BUILDING PROJECTS IN THE TOLEDO URBAN RENEWAL PLAN

WHEREAS, the Urban Renewal Agency of the City of Toledo (the "Agency") as the duly designated Urban Renewal Agency for the City of Toledo, Oregon ("City") is proposing the Toledo Urban Renewal Plan (the "Plan"); and

WHEREAS, the Agency is recommending the inclusion of two public building projects as defined in ORS 457.010 (13); and

WHEREAS, the public building projects are the relocation of the City's Public Safety facility and improvement to the existing City Hall as described in the Plan attached hereto as Exhibit A and the Report Accompanying the Plan (the "Report"), attached hereto as Exhibit B; and

WHEREAS, the inclusion of a public building project must be approved by three of the four taxing districts estimated to forego the most property tax revenue as computed in the Report as stipulated in ORS 457.089(3); and

WHEREAS, the Lincoln County School District is one of the four taxing districts estimated to forego the most property tax revenue estimated to forego the most property tax revenue as computed in the Report Accompanying the Plan.

NOW, THEREFORE, LINCOLN COUNTY SCHOOL DISTRICT RESOLVES AS FOLLOWS:

Section 1. The Lincoln County School District concurs with the inclusion of the relocation of the City of Toledo Public Safety facility in the Toledo Urban Renewal Plan.

The Lincoln County School District concurs with the inclusion of the improvements to the City of Toledo City Hall in the Toledo Urban Renewal Plan.

Section 2. This Resolution shall be effective upon its approval and adoption.

This Resolution adopted by the Lincoln County School District this 10TH day of August 2021.

Board Chair

Superintendent

**CITY OF TOLEDO
RESOLUTION NO. 1471**

A RESOLUTION OF THE TOLEDO CITY COUNCIL CONCURRING WITH TWO PUBLIC BUILDING PROJECTS IN THE TOLEDO URBAN RENEWAL PLAN

WHEREAS, the Urban Renewal Agency of the City of Toledo (Agency) as the duly designated Urban Renewal Agency for the City of Toledo, Oregon (City) is proposing the Toledo Urban Renewal Plan (Plan); and

WHEREAS, the Agency is recommending the inclusion of two public building projects as defined in ORS 457.010 (13); and

WHEREAS, the public building projects are the relocation of the City's Public Safety facility and improvements to the existing City Hall as described in the Plan attached hereto as **Exhibit A** and the Report Accompanying the Plan (Report), attached hereto as **Exhibit B**; and

WHEREAS, the inclusion of a public building project must be approved by three (3) of the four (4) taxing districts estimated to forego the most property tax revenue as computed in the Report as stipulated in ORS 457.089(3); and

WHEREAS, the City is one of the four (4) taxing districts estimated to forego the most property tax revenue as computed in the Report Accompanying the Plan.

NOW, THEREFORE, THE CITY OF TOLEDO RESOLVES AS FOLLOWS:

Section 1. The City of Toledo concurs with the inclusion of the relocation of the Toledo Public Safety facility in the Toledo Urban Renewal Plan.

The City of Toledo concurs with the inclusion of the improvements to the Toledo City Hall in the Toledo Urban Renewal Plan.

Section 2. That this Resolution shall be effective immediately upon passage by the Toledo City Council.


That this Resolution is hereby adopted by the Toledo City Council this 4th day of August 2021.

APPROVED

ATTEST



Mayor Rod Cross



City Recorder Lisa Figueroa



Chuck Gerttula President
Rick Graff, Vice President
Zack Dahl, Secretary & Treasurer
Mike Kris, Commissioner
Penny Ryerson, Commissioner
Lorna Davis, Port Manager

August 17, 2021

City of Toledo
Rod Cross, Mayor
Judy Richter, City Manager
Urban Renewal Agency Members
206 N. Main St.
Toledo Oregon 97391

Dear Rod, Judy, and Members of the Urban Renewal Agency.

We are writing today in regard to the formation of the City's Urban Renewal District.

The Port of Toledo has completed many projects that focus on revitalization and economic development and are supportive of local businesses, which are common goals for the Port and the City. We also recognize the value to the community that comes from improving public spaces.

The Port along with several other taxing districts in the proposed URD will experience reduced revenue over the lifetime of the plan. Some will be impacted greater than others. There are many projects identified in the proposed plan, some of which are essential, and many that will require further vetting before development.

As one of the taxing districts, we are concerned that we were not invited to provide input in the initial planning process of the URD and the proposed projects of the plan. The Port Commission has adopted a carefully thought out 5 year Strategic Business Plan that identifies goals and objectives carrying out our mission of building infrastructure and supporting local and regional economic development. This plan and those of other impacted districts should be taken into consideration when planning URD projects. We are respectfully requesting the Agency to adopt a process for allowing input from each of the districts while planning and prioritizing projects.

We value our partnership with the City of Toledo and our hope is through the duration of the plan, collaboration with the City and other taxing districts will provide transparency in the process, which is crucial to success in urban renewal planning.

Sincerely,


Chuck Gerttula
Commission Chair
Port of Toledo

Lorna Davis
Port Manager
Port of Toledo

Serving Since 1910

496 HWY 20, Unit 1 | PO Box 428, Toledo, Oregon 97391 | Telephone (541) 336-5207 | Fax (541) 336-5160
info@portoftoledo.org | www.portoftoledo.org

**CITY OF TOLEDO
REQUEST FOR COUNCIL ACTION**

| | | |
|--|---------------------------|---|
|  | Meeting Date: | Agenda Topic: |
| | August 25, 2021 | Resolution No. 1473, a resolution of the Toledo City Council authorizing the City of Toledo to apply for a grant for a Housing Needs Analysis |
| Council Goal: | Agenda Type: | |
| Promote development of housing resources through programs such as rehabilitation loans, non-profit projects and lower barriers for private development | Decision Items | |
| Prepared by: | Reviewed by: | Approved by: |
| Contract Planner J. Peterson | City Manager Judy Richter | City Manager Judy Richter |

Recommendation:

Motion to approve Resolution No 1470 to apply for a grant to complete the Housing Needs Analysis and Buildable Lands Inventory

Background:

The City of Toledo received \$5,000 from the League of Oregon Cities to complete a preliminary Housing Needs Analysis and Buildable Lands Inventory. The project was completed and now the City needs funding for a full study. Funding is available from DLCDC for a full HNA and BLI.

| | | |
|-----------------------|---------------------|-------------------|
| Fiscal Impact: | Fiscal Year: | GL Number: |
| N/A | 2021-2022 | N/A |

Attachment:

1. Resolution No. 1473

**CITY OF TOLEDO
RESOLUTION NO. 1473**

A RESOLUTION OF THE TOLEDO CITY COUNCIL AUTHORIZING THE CITY OF TOLEDO TO APPLY FOR A GRANT FOR A HOUSING NEEDS ANALYSIS

WHEREAS, additional funding for cities to apply for housing planning is available; and

WHEREAS, solicitation is now open for cities to apply for housing planning funding including Housing Needs Analyses; and

WHEREAS, the funding will give special priority to cities smaller than 10,000 residents;

WHEREAS, the Oregon Department of Land Conservation and Development is accepting requests for planning assistance housing needs analysis;

WHEREAS, the City of Toledo desires to participate in this program as a means of providing assistance for the City of Toledo's planning needs; and

WHEREAS, the City of Toledo has \$5,000 available in the Special Planning Services fund to provide a grant match.

NOW, THEREFORE, THE CITY OF TOLEDO RESOLVES AS FOLLOWS:

Section 1. The Toledo City Council authorizes staff to formally request grant funding from the Oregon Department of Land Conservation and Development for a Housing Needs Analysis.

Section 2. That this Resolution shall be effective immediately upon passage by the Toledo City Council.

This Resolution approved by the Toledo City Council this 25th day of August, 2021.


APPROVED

Mayor Rod Cross

ATTEST

City Recorder Lisa Figueroa

**CITY OF TOLEDO
REQUEST FOR COUNCIL ACTION**

| | | |
|---|---------------------------|---|
|  | Meeting Date: | Agenda Topic: |
| | August 25, 2021 | Authorize funding for the purchase of a police patrol vehicle |
| Council Goal: | Agenda Type: | |
| Maintain and improve public infrastructure and facilities. | Decision Items | |
| Prepared by: | Reviewed by: | Approved by: |
| Police Chief M. Pace | City Manager Judy Richter | City Manager Judy Richter |

Recommendation:

Motion to authorize \$57,070.12 for the purchase of a police patrol vehicle.

Background:

The purchase of the 2021 Dodge Durango is part of the vehicle replacement plan. In accordance to the plan, \$125,000 has been set aside for the replacement of vehicles for the Police Department’s fleet. The TPD vehicle replacement plan was created to ensure continuous public safety coverage for the community. Money is set aside every year in an attempt to be fiscally responsible by replacing aging vehicles before they become a financial liability through continuous maintenance costs. The purchase of the 2021 Dodge Durango will greatly reduce the amount of vehicle maintenance costs that have incurred this year. Estimated cost to purchase the Durango and outfit it is (\$34,388.50 for car and \$22,681.62 to outfit it) \$57,070.12.

****Update****

City Council had requested that we consider other law enforcement rated vehicle options. The following vehicles are law enforcement rated (meaning these vehicles are specifically designed or enhanced for law enforcement performance)

Dodge:

- Durango V8 Hemi
- Durango V6
- Charger V8 Hemi
- Charger V6

Ford:

- Interceptor Hybrid (low performance)
- Interceptor V6 (front and rear differential issues in LE package)
- Interceptor Eco Boost

Chevy

- Tahoe

Tesla (Very expensive and ability to repair??)

- Model Y
- Model 3

**CITY OF TOLEDO
REQUEST FOR COUNCIL ACTION**

Review:

Oregon State Police Fleet Manager stated their Ram Pickups last up to 140,000 miles with the HEMI engine. Which has the same engine for the 2021 Dodge Durango—Police Package.

Current Patrol Vehicles

- 1) #521 2015 Ford Explorer Interceptor 3.7L V6 ODO: 117,542 has been mostly in the shop for 2020-2021. TPD has replaced the front and rear differential
- 2) #107 2018 Ford Explorer Interceptor Utility 3.7 ODO: 69,997

| Fiscal Impact: | Fiscal Year: | GL Number: |
|-----------------------|---------------------|-----------------------|
| \$57,070.12 | 2021-2022 | 036-360-628000 |

Attachment:

1. Wire Works estimate to outfit it. (Estimate is for a Ford Interceptor but it's the same cost for a Dodge Durango.)
2. Estimate from Withnell Dodge to purchase 2021 Dodge Durango

Wire Works LLC
 2525 Commercial St NE
 Salem OR 97301

Estimate

| Date | Estimate # |
|-----------|------------|
| 1/29/2021 | 12489 |

Toledo Police Department
 250 W. Hwy. 20
 Toledo, Oregon 97391

A processing fee of 3.75% will be applied to all invoices paid with a credit card

| Job | P.O. No. | Rep |
|-----|----------|-----|
| | | GC |

| Item | Description | Qty | Rate | Total |
|--------------------------|--|-----|--------|---------|
| Ch27.1.14 | 2021 Ford Interceptor Utility -Install customer provided radio ELECTRICAL SYSTEM 911 Circuits power distribution panel. 27 circuits, single stage timer, 14 foot. SPECIFY MOUNTING BRACKET | 1 | 700.00 | 700.00T |
| MBFSUVL1-20+ WWPD-023 | 911 Circuits mounting bracket "L1" that mounts under drivers front seat. Wireworks circuit breaker bracket. | 1 | 19.95 | 19.95T |
| CB150 | Wire Works 150 amp manual resettable circuit breaker. | 1 | 17.00 | 17.00T |
| BK2019ITU20 | PUSH BUMPER Setina PB450L lighted push bumper for the 2020 Ford Interceptor Utility. Includes Whelen ION light heads. | 1 | 39.95 | 39.95T |
| SA315P | SIREN SPEAKER Whelen Siren Speaker. 123db. 2 7/8 mounting depth. | 1 | 761.54 | 761.54T |
| SAK1 | Whelen universal mount bracket for the SA315P speaker. A4 | 1 | 165.90 | 165.90T |
| ISFW504 | FORWARD FACING LIGHTS Whelen 2020+ Ford Interceptor Utility, SOLO Five Lamps, Upper Front Passenger Side Unit Only With Take Downs | 1 | 0.00 | 0.00T |
| VTX609J | Whelen Vertex Super LED lighthouse. Split colors. Red/Blue (Headlight housing) | 2 | 437.12 | 437.12T |
| MBFX20JJ | Whelen 2020 Ford Interceptor Utility Mirror Beams. Red/Blue-Red/Blue | 1 | 73.81 | 147.62T |
| | SIDE FACING LIGHTS | 1 | 258.09 | 258.09T |

| | |
|--------------------------------|-------------------------|
| Thank you for the opportunity! | Subtotal |
| | Sales Tax (0.0%) |
| | Total |

Wire Works LLC
 2525 Commercial St NE
 Salem OR 97301

Estimate

| Date | Estimate # |
|-----------|------------|
| 1/29/2021 | 12489 |

Toledo Police Department
 250 W. Hwy. 20
 Toledo, Oregon 97391

A processing fee of 3.75% will be applied to all invoices paid with a credit card

| Job | P.O. No. | Rep |
|-----|----------|-----|
| | | GC |

| Item | Description | Qty | Rate | Total |
|----------------------------|---|--------|----------------|------------------|
| IONJ | Whelen ION series LED light head. Split Red/Blue. (rear quarter glass) | 2 | 79.86 | 159.72T |
| | REAR FACING LIGHTS | | | |
| VTX609B | Whelen Vertex Super LED lighthouse. Blue. (reverse housing) | 2 | 73.81 | 147.62T |
| VTX609R | Whelen Vertex Super LED lighthouse. Red. (brake light housing) | 2 | 73.81 | 147.62T |
| IONJ | Whelen ION series LED light head. Split Red/Blue. (upper hatch window) | 2 | 79.86 | 159.72T |
| VTX609J | Whelen Vertex Super LED lighthouse. Split colors. Red/Blue (hatch lip lights) | 2 | 73.81 | 147.62T |
| | ANTENNAS | | | |
| LARNMOKHFU... | Larsen high frequency coax. RG58/U Dual Shield cable. 25 foot length. No connector. | 2 | 22.50 | 45.00T |
| EMFLX-M10008-... 311104 | EM Wave wide band quarter wave antenna. 144-174 mhz Wilson Electronics cellular antenna with 5db gain. NMO mount | 1 1 | 65.95 19.95 | 65.95T 19.95T |
| | OFFICER AREA | | | |
| 425-6508 | Jotto Ford PI Utility (2020+) Integrated Pentax/Brother Contour Console - IPBCC | 1 | 468.83 | 468.83T |
| 425-3704 | Jotto Desk ABS Dual Cup Holder Faceplate Mount | 1 | 40.81 | 40.81T |
| 425-6096 | Jotto Desk 4" faceplate for the Whelen 295SLSA6, 295HFSA5, 295HFSA6, 295HFS4, MPC01, | 1 | 0.00 | 0.00T |
| 425-6035 | Jotto Desk mic clip with mounting plate. | 2 | 15.695 | 31.39T |
| IBR57 | Metra DUAL USB WATER RESISTANT W/COVER | 1 | 19.95 | 19.95T |
| Misc | Brother PJ763MFI Thermal Printer Workforce Kit | 1 | 735.90 | 735.90T |
| ECVDMLTAL00 | Sound Off Universal mount dome light. Red/White LED's. | 1 | 79.00 | 79.00T |
| 295SLSA6 | Whelen full feature siren and lighting controller. Includes 1- 3 position slide switch and 6 programmable push buttons, park kill input, back lighting input, horn ring feature and selectable siren tones. | 1 | 348.03 | 348.03T |

| | |
|--------------------------------|-------------------------|
| Thank you for the opportunity! | Subtotal |
| | Sales Tax (0.0%) |
| | Total |

Wire Works LLC
 2525 Commercial St NE
 Salem OR 97301

Estimate

| | |
|-----------|------------|
| Date | Estimate # |
| 1/29/2021 | 12489 |

Toledo Police Department
 250 W. Hwy. 20
 Toledo, Oregon 97391

A processing fee of 3.75% will be applied to all invoices paid with a credit card

| | | |
|-----|----------|-----|
| Job | P.O. No. | Rep |
| | | GC |

| Item | Description | Qty | Rate | Total |
|------------------|---|-----|----------|-----------|
| WPKM1 | Whelen park kill module. | 1 | 46.46 | 46.46T |
| WWCT-009 | WireWorks custom built bracket to fit under front passenger seat of a 2020+ Ford PIU for electronics | 1 | 46.90 | 46.90T |
| GK10271UHKSS... | WEAPONS MOUNT Setina Single T-Rail 1 Universal Lock handcuff key override | 1 | 244.75 | 244.75T |
| UT-2001 | MDT MOUNT Havis Universal Tablet Mount | 1 | 198.91 | 198.91T |
| 425-2827 | Jotto Desk side mount universal mount. Attaches to side of consoles and mounts any Jotto Desk arm. | 1 | 98.64 | 98.64T |
| 425-3062 | Jotto Desk 6.75" straight arm. Small mounting holes. | 1 | 55.30 | 55.30T |
| 425-5182 | Jotto Desk GK mounting plate. Attaches to bottom of various MDT docking stations to allow mounting to Jotto arms. | 1 | 43.16 | 43.16T |
| 4RE-STD-GPS-R... | WATCHGUARD VIDEO WatchGuard 4RE video system. 4RE Standard DVR Camera System with integrated 200GB automotive grade hard drive, 16GB USB removable thumb drive, rear facing cabin camera, GPS, hardware, cabling and your choice of mounting bracket. | 1 | 4,795.00 | 4,795.00T |
| KEY-EL4-DEV-0... | ***With a CAM-4RE-ZSL-UMD front camera**** Watch Guard - Evidence Library 4 Web 4RE In-Car Device License Key. | 1 | 150.00 | 150.00T |

| | |
|--------------------------------|-------------------------|
| Thank you for the opportunity! | Subtotal |
| | Sales Tax (0.0%) |
| | Total |

Wire Works LLC
 2525 Commercial St NE
 Salem OR 97301

Estimate

| Date | Estimate # |
|-----------|------------|
| 1/29/2021 | 12489 |

Toledo Police Department
 250 W. Hwy. 20
 Toledo, Oregon 97391

A processing fee of 3.75% will be applied to all invoices paid with a credit card

| Job | P.O. No. | Rep |
|-----|----------|-----|
| | | GC |

| Item | Description | Qty | Rate | Total |
|------------------------|---|-----|----------|-----------|
| MPH Bee III Dual... | RADAR MPH KA Band Dual that includes radar, antenna(s), mounting brackets, cables, tuning forks, manual, and wireless remote | 1 | 2,224.20 | 2,224.20T |
| PK0419ITU20TM | PRISONER AREA Setina 2020+ Ford PIU 10VS RP C Horizontal Sliding Window - Coated Poly - With Vinyl Coated Expanded Metal Window Security Screen - Recessed Panel Partition TM (Tall Man) | 1 | 700.55 | 700.55T |
| QK0566ITU20 | Setina full replacement transport seat TPO plastic, with center pull down seat belts and #12 coated poly cargo partition. For 2020 Ford Interceptors | 1 | 1,027.58 | 1,027.58T |
| WK0514ITU20 | Setina Window Bars VS Steel Vertical for 2020 Ford Interceptor Utility | 1 | 205.06 | 205.06T |
| 3SC0CDCR | Whelen 3" white LED dome light. | 1 | 49.01 | 49.01T |
| TK0248ITU20 | CARGO AREA Setina Cargo Box (2020 Ford PIU) - DSC- Drawer, sliding with combination lock | 1 | 1,150.31 | 1,150.31T |
| 3SC0CDCR | - BSC- Base sliding with combination lock Whelen 3" white LED dome light. | 1 | 49.01 | 49.01T |
| Graphics Material | GRAPHICS Graphics Material and/or design. | 1 | 1,072.50 | 1,072.50T |
| Graphics Installati... | Graphics Installation Fee | 1 | 420.00 | 420.00T |
| Labor | Labor required to complete the build of a vehicle | 46 | 90.00 | 4,140.00T |
| Freight out | Freight costs to have product shipped. | 1 | 400.00 | 400.00T |
| Shop Supplies | Shop supplies to complete job. Includes zip ties, connectors, loom, etc. | 1 | 300.00 | 300.00T |
| Delivery Fee | Delivery Fee for Pick/Up or Delivery of vehicle | 1 | 100.00 | 100.00T |

| | | |
|--------------------------------|-------------------------|-------------|
| Thank you for the opportunity! | Subtotal | \$22,681.62 |
| | Sales Tax (0.0%) | \$0.00 |
| | Total | \$22,681.62 |

WITHNELL DODGE
2650 COMMERCIAL SE
SALEM, OR 973024451

Priced Order Confirmation (POC)

Date Printed: 2021-06-22 12:34 PM **VIN:** **Quantity:** 01
Estimated Ship Date: **VON:** 48757868 **Status:** BX - Good order available for scheduling
Date Ordered: 2021-04-08 12:54 PM **Ordered By:** S28368H **FAN 1:** 48979 State of Oregon
FAN 2:
Client Code:
Bid Number: TB1193
PO Number: STOCK

Sold to: WITHNELL DODGE (56440) **Ship to:** WITHNELL DODGE (56440)
2650 COMMERCIAL SE 2650 COMMERCIAL SE
SALEM, OR 973024451 SALEM, OR 973024451

Vehicle: 2021 DURANGO PURSUIT VEHICLE AWD (WDEE75)

| | Sales Code | Description | MSRP(USD) |
|---------------------------|-----------------|--------------------------------------|------------------|
| Model: | WDEE75 | DURANGO PURSUIT VEHICLE AWD | 36,000 |
| Package: | 22Z | Customer Preferred Package 22Z | 0 |
| | EZH | 5.7L V8 HEMI MDS VVT Engine | 2,995 |
| | DFD | 8-Spd Auto 8HP70 Trans (Buy) | 0 |
| Paint/Seat/Trim: | PXJ | DB Black Clear Coat | 0 |
| | APA | Monotone Paint | 0 |
| | *C5 | Cloth Bucket Seats w/ Shift Insert | 0 |
| | -X9 | Black | 0 |
| | Options: | ADL | Skid Plate Group |
| | CW6 | Deactivate Rear Doors/Windows | 75 |
| | LNF | Black Left LED Spot Lamp | 545 |
| | LNx | LED Spot Lamps | 0 |
| | NAS | 50 State Emissions | 0 |
| | XAN | Blind Spot and Cross Path Detection | 495 |
| | XCS | 4 Additional Key Fobs | 100 |
| | 3AH | Price Protection - Code H | 0 |
| | 4FM | Fleet Option Editor | 0 |
| | 4ES | Delivery Allowance Credit | 0 |
| | 2SQ | FCA Fleet Powertrain Care | 0 |
| | YG1 | 7.5 Additional Gallons of Gas | 0 |
| | 4FT | | 0 |
| | 5N6 | Easy Order | 0 |
| | 4FT | Fleet Sales Order | 0 |
| | 4EA | Sold Vehicle | 0 |
| Non Equipment: | 4KA | Special Bid Handling | 0 |
| | 4FA | Special Bid-Ineligible For Incentive | 0 |
| | 4DH | Prepaid Holdback | 0 |
| | MAF | Fleet Purchase Incentive | 0 |
| Bid Number: | TB1193 | Government Incentives | 0 |
| Special Equipment: | 99595A | | 0 |
| Destination Fees: | | | 1,495 |

Total Price: 42,000.


34075.⁰⁰
170.³⁸
143.¹²

Order Type: Fleet **PSP Month/Week:**
Scheduling Priority: 1-Sold Order **Build Priority:** 01

34388.⁵⁰

Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.

**CITY OF TOLEDO
REQUEST FOR COUNCIL ACTION**

| | | |
|--|---------------------------|---|
|  | Meeting Date: | Agenda Topic: |
| | August 25, 2021 | Consideration of street closure for Art Toledo Art, Oysters & Brews event September 4, 2021 |
| Council Goal: | Agenda Type: | |
| Encourage economic development by supporting business investment and working to secure grants for projects such as commercial rehabilitation | Decision Items | |
| Prepared by: | Reviewed by: | Approved by: |
| City Manager J. Richter | City Manager Judy Richter | City Manager Judy Richter |

Recommendation:

Staff makes no recommendation. The City Council can vote to approve the street closure request as presented.

Background:

The Arts Revitalization of Toledo (ART) group in partnership with the City and other local & regional stakeholders has held a monthly summer event series called Art, Oysters & Brews. The event is in part to rejuvenate economic development, public art and pedestrian traffic along Main Street in Toledo.

The event was held on the first [June-August] Saturday between 12:00 p.m. – 5:00 p.m. in the City parking lot at E Graham and Main Street. The event has been very popular and the group decided to add another event on September 4. The ART group would like to continue the event and submitted a street closure request to allow for spacing and social distancing to comply with the recent mask mandates implemented by Governor Kate Brown.

The street closure request [included as Attachment 1] is to close Main Street between E Graham and 2nd Street from 10:00 a.m. to 5:30 p.m. The ART group will make efforts to notify all the businesses as well as the local/regional transit system impacted by the street closure. To utilize the on-street parking spaces that would be unoccupied during the event, the vendors will be offered those spaces to load and unload their vehicles.

Masks will be required at the event and the group will provide additional signage, have masks to handout and will follow all necessary safety procedures.

| | | |
|-----------------------|---------------------|-------------------|
| Fiscal Impact: | Fiscal Year: | GL Number: |
| N/A | 2021-2022 | N/A |

Attachment:

1. Outdoor event permit
2. Map of proposed street closure



CITY OF TOLEDO
Outdoor Event Permit Application

Event Information

Name of Event: Art, Oysters & Brews series event

Date(s) of Event: Saturday, September 4, 2021

Event Location: City parking lot at the corner of E Graham and Main Street

Number of people expected to attend: [] 0-49 [X] 50 or more

Event description: A new monthly outdoors series promoting/celebrating art within the downtown corridor. The event includes, food, music and a small vendor fair for artists to sell artwork. The event is hosted by the Arts Revitalization of Toledo community group in cooperation with the City and other local stakeholders.

Is the Event a Private or Public event?: [] Private [X] Public

NOTE: Depending on the type and size of your event and if alcohol is provided, you may need to obtain a permit to consume alcoholic beverages in a public place from the City and/or a license from the Oregon Liquor Control Commission (OLCC).

Will alcohol be served at the event? [X] Yes [] No

Will alcohol be sold at the event? [X] Yes [] No

1If yes, then a license from the OLCC is required for your event.

Please indicate if any City services are needed: (Check all that apply)

NOTE: Use the map page to mark the requested street closure and barricade placement. Street closure requests require City Council approval.

[X] Street Closure -Subject to Council approval

[X] Barricades

[] Other type of service
*Please describe

Date(s): Sept. 4, 2021

Time: 10:00 a.m.- 5:00 p.m.

*Other:



CITY OF TOLEDO
Outdoor Event Permit Application

Applicant/Organization Information

Organization Name: The City of Toledo

Applicant/Contact Name: Lisa Figueroa

Phone: 541-336-2247, ext 2060 E-mail address: lisa.figueroa@cityoftoledo.org

Mailing address: Po Box 220 Toledo OR 97391
City State Zip Code

Name/Number of Alternate Contact:

Certification of Application

[] Proof of Liability Insurance included To be provided from business selling alcohol

[] OLCC Liquor License application requirement: To be provided from business selling alcohol

Initials: I understand that a license from the OLCC will be required and the application may be held for approval if a license is not obtained.

Initials: I understand that the application may be held for approval until I provide Proof of Insurance.

[X] I certify all information submitted is complete and correct to the best of my knowledge. I understand a false answer may be reason to deny this application.

Lisa Figueroa Signature

8-20-2021 Date

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