



City Hall
206 N. Main Street
Toledo, Oregon 97391
5:30 p.m.

TOLEDO URBAN RENEWAL AGENCY
Regular Meeting – also via Zoom Meeting Platform
February 27, 2024

Virtual Meeting: The Urban Renewal Agency will hold the meeting in person for the Agency 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 Urban Renewal Agency 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 Urban Renewal Agency and included in the record.

1. **Call to Order and roll call**
2. **Goal Setting**
 - Discussion to develop Urban Renewal Agency goals for Fiscal Year 2024-2025
 - Review Sections IV & V of the Urban Renewal Agency Plan
 - Review five year budget appropriation adopted in May of 2023
3. **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.

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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**

A	B	C	D	E	F	G	H	I	J	K	L
			2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029		
Estimated Yearly Tax Collections			\$400,000	\$448,000	\$482,000	\$518,000	\$554,000	\$592,000	\$631,000		
Projects			Costs								
infrastructure-sewer manhole liners			\$525,000	\$150,000	\$100,000	\$100,000	\$100,000	\$75,000	\$0	\$0	\$525,000
Business Loans_ grants			\$500,000	\$50,000	\$33,000		\$50,000				\$133,000
Public Safety Building			\$5,500,000	\$170,000	\$170,000	\$140,000	\$100,000	\$100,000	\$200,000	\$200,000	\$1,080,000
Administration costs			\$365,000	\$30,000	\$35,000	\$35,000	\$40,000	\$40,000	\$45,000	\$45,000	\$270,000
Buy & Rehab Empty buildings			\$2,000,000								
Redevelopment Loan Fund includes solar			\$892,457								
Arcadia Park			\$250,000	\$20,000	\$25,000	\$25,000					\$70,000
Balcony above Arcadia Park			\$500,000								
Install sidewalk from JC Market to			\$250,000				\$250,000				\$250,000
A Street Pump Station replacement			\$2,400,000			\$50,000	\$0	\$50,000	\$50,000		\$150,000
N. Main Street Sewer Reline			\$65,000		\$65,000						\$65,000
Main Street Tree/sidewalk replacement			\$500,000								
Walkway to DQ from NW 1st at Bus 20			\$450,000								
Bus 20 Sewer Line Replacement Project			\$250,000		\$45,000	\$45,000		\$75,000	\$75,000		\$240,000
AC Watermain Replacement			\$600,000								
Amenities along streets			\$200,000								
Upgrades to City Hall			\$500,000		\$17,000	\$18,000	\$24,000	\$140,000	\$200,000		\$399,000
Sewer Main CIPP Liner Install			\$90,000	\$90,000							\$90,000
Community Center			\$1,000,000		\$40,000	\$75,000		\$42,000	\$46,000		\$203,000
Water Meter Upgrade			\$200,000				\$50,000	\$25,000			\$75,000
Playground at Memorial Park			\$500,000								
Recreation investments			\$500,000								
Financing Fees			\$126,785		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000		\$75,000
Totals			\$18,164,242	\$400,000	\$448,000	\$482,000	\$518,000	\$554,000	\$592,000	\$631,000	