



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

TOLEDO URBAN RENEWAL AGENCY
Regular Meeting – also via Zoom Meeting Platform
March 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. **Consent Agenda**
Minutes from the meeting held February 7, 2024 and the goal setting held February 27, 2024
3. **Discussion/Decision Items**
 - Urban Renewal District rehabilitation loan request, 109 Main Street, Toledo, Barry Bruster
 - Urban Renewal District rehabilitation loan request, 233 S. Main Street, Omar Galicia
 - Adopt goals for the Urban Renewal Agency for Fiscal Year 2024-2025
4. **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.

**TOLEDO URBAN RENEWAL AGENCY
REGULAR MEETING
February 7, 2024**

1. CALL TO ORDER

Board President Rod Cross called the meeting to order at 5:30 p.m. also via Zoom in Toledo, Oregon.

Present	Absent	
<u>X</u>	<u> </u>	<u>President Rod Cross</u>
<u>X</u>	<u> </u>	<u>Member Kim Bush</u>
<u> </u>	<u>X</u>	<u>Member Jackie Kauffman</u>
<u> </u>	<u>X</u>	<u>Member Tracy Mix</u>
<u>X</u>	<u> </u>	<u>Member Stu Strom</u>
<u>X</u>	<u> </u>	<u>Member Jackie Burns</u>
<u>X</u>	<u> </u>	<u>Member Frank Silvia</u>

Staff present: Director (D) Doug Wiggins, City Recorder (CR) Lisa Figueroa, Finance Director/Assistant City Manager (ACM), City Attorney (CA) Mike Adams

2. PUBLIC COMMENTS

There were no comments.

3. DISCUSSION/DECISION ITEMS

Minutes from the meetings held August 23, 2023, September 6, 2023, September 27, 2023, October 18, 2023 and December 20, 2023

Motion – It was moved and seconded (Strom/Silvia) to approve the consent agenda as presented and the motion carried unanimously.

Resolution No. URA-06, a resolution authorizing an Intergovernmental Agreement with the City of Toledo for the provision of administrative and development services

D Wiggins presented the staff report and indicated the same agreement was taken to the City Council and approved. He said the agreement would authorize financial assistance/loans and administrative services to be provided between the two organizations.

Motion – It was moved and seconded (Silvia/Bush) to approve Resolution No. URA-06, resolution of the Toledo Urban Renewal Agency Board of Directors authorizing an Intergovernmental Agreement with the City of Toledo for the provision of administrative and development services and the motion carried unanimously.

4. ADJOURNMENT

The meeting adjourned at 5:36 p.m.

Respectfully submitted:

City Recorder Lisa Figueroa

TOLEDO URBAN RENEWAL AGENCY
GOAL SETTING
 February 27, 2024

1. CALL TO ORDER

Board Vice President Kim Bush called the meeting to order at 5:32 p.m. also via Zoom in Toledo, Oregon.

Present	Absent	
X	X	President Rod Cross
X		Member Kim Bush
	X	Member Jackie Kauffman
	X	Member Tracy Mix
X		Member Stu Strom
X		Member Jackie Burns
X		Member Frank Silvia

Staff present: Director (D) Doug Wiggins, City Recorder (CR) Lisa Figueroa, Finance Director/Assistant City Manager (ACM), City Attorney (CA) Mike Adams

2. GOAL SETTING

There were no comments. Discussion to develop Urban Renewal Agency goals for Fiscal Year 2024-2025

D Wiggins addressed the Urban Renewal Agency (Board). He indicated the Urban Renewal Agency (URA) Plan identifies goals as outlined in Sections 4 and 5 and noted the Board needs to prioritize the goals for the upcoming fiscal year. He highlighted several accomplishments such as Inflow & Infiltration (I&I) projects as well as transfers to the Public Safety Building and updated the Board on the status of the collaboration with the Greater Toledo Pool District for the development of a community/recreation center. Staff answered clarification questions regarding I&I projects that were supposed to be funded from the Urban Renewal District. D Wiggins said the City has spent approximately \$45,000 of the appropriated \$500,000. President Cross provided some background information in regards to the I&I projects that needed to be completed and in compliance with the Department of Environmental Quality. It was suggested as a goal to identify I&I issues within the Urban Renewal District so the board could establish a plan to mitigate them.

The Board inquired whether the City has received any applications for the URA rehabilitation loan program. D Wiggins provided background about the loan program. The Board indicated they would like to continue the loan program. There was discussion about the status of the foreclosed property (former gas station) located at the corner of Business Highway 20 and N. Bay Boulevard.

The Board discussed other possible goals and D Wiggins indicated there is was \$1.5 million earmarked for a community/recreation center and \$5.5 million for the Public Safety Building. He said \$340,000 of the Public Safety Building funds has be obligated.

1 There was discussion in regards to a future project to identify and replace the trees located along
2 Main Street because of the sidewalk damage they caused. Following discussion, there was
3 consideration to budget up to \$20,000 to start the replacement of the trees along Main Street.
4

5 After further discussion, the Board identified the following goals for fiscal year 2024-2025.
6

7 Goals:

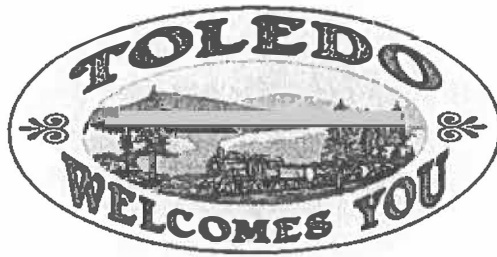
- 8 • Identify Inflow & Infiltration (I&I) issues within the district and establish a plan to mitigate
9 them
- 10 • Offer a program to provide funding opportunities for the rehabilitation of residential and
11 business blighted properties
- 12 • Proceed with the progress to upgrade the Public Safety Building
- 13 • Continue collaboration with the Greater Toledo Pool District for the development of a
14 community/recreation center
- 15 • Identify foliage that is damaging to Main Street infrastructure in preparation to replace
16 such foliage
17

18
19 **3. ADJOURNMENT**

20 The meeting adjourned at 6:18 p.m.
21

22 Respectfully submitted:
23
24

25 _____
26 City Recorder Lisa Figueroa
27



**Toledo Urban Renewal District
(Rehabilitation Program)**

Funding Application

PROJECTS MUST BE LOCATED WITHIN THE URBAN RENEWAL DISTRICT

Name of Applicant <i>Bronny Bruster</i>		Date Submitted <i>2-22-2024</i>	
Street Address <i>109 N main st Toledo OH</i>		Telephone Number <i>541-272-2634</i>	
Mailing Address (if different from Street Address) <i>PO Box 377 Toledo OH 97391</i>		Email <i>BBRUSTER@holman.com</i>	
Business Name <i>Bruster Enterprise LLC</i>		Tax ID Number <i>47-150334</i>	
Building/ Property Owner Contact Information (if different from Applicant)			
Building/ Property Address <i>139 S main st Toledo OH</i>			
Is the Property located in the Historic District Y <input type="checkbox"/> or N <input type="checkbox"/>		Is the Property individually listed on the National Register Y <input type="checkbox"/> or N <input checked="" type="checkbox"/>	
Note: If yes to either, your project may require Landmarks Commission Review and approval before project commences.			
Do you plan to provide any new or additional off-street or off-site parking as part of your project?			
Total project cost (See attached worksheet) <i>\$17,000</i>	Estimated start date <i>3-1-24</i>	Estimated completion date <i>9-1-24</i>	Amount of Grant Request <i>\$10,000</i>

Please list any previous Urban Renewal Funding received for this project or the property below:

"Rehabilitation Program:\$ _____ Date Funding Received: _____"

RECEIVED
CITY OF TOLEDO
DATE *2-23-2024*
BY *CO*
paid \$150 - card.
Page 5 of 50

Your project must address at least one goal from the Toledo Urban Renewal Plan. Which project(s) and/or goal(s) does your project support and how? Identify in your answer which of the following goals match your project:

Goal 1: *Rehabilitate Business*

Goal 2: *Create Housing*

Goal 3: *Retail Development*

Goal 4: *Facade repair/replacement*

See attached

Which goals does your project support and how?

The envisioned revitalization of 139 N Main Street intricately aligns with the comprehensive goals set forth in the urban renewal plan. This transformative project, targeting an urban blighted building, is purposefully designed to create an Airbnb space on the second floor, thereby catalyzing positive impacts on local businesses and the broader economy.

The strategic infusion of funds to install essential electrical infrastructure on the second floor serves as a linchpin for achieving the urban renewal plan's objectives. By addressing the blighted conditions and transforming the space into a vibrant Airbnb, the project directly contributes to the plan's goals of building rehabilitation and economic revitalization.

The renovation of the currently uninhabitable second-floor interior not only meets contemporary housing standards but also aligns with the plan's vision for creating diverse and dynamic living spaces. This adaptive reuse exemplifies the broader goal of utilizing existing structures to enhance the overall appeal and functionality of urban spaces.

The economic impact is two-fold. Firstly, the Airbnb becomes a focal point for attracting visitors, injecting new life into Main Street and supporting local businesses. The plan's emphasis on retail development is substantiated as the space potentially evolves into a hub for unique local experiences, aligning with the community's economic aspirations.

Secondly, the project fosters community engagement and pride, as residents witness the transformation of an urban blight into a symbol of renewal. This aligns with the plan's objective of creating spaces that not only serve functional purposes but also resonate with the community's identity.

In essence, the project at 139 N Main Street emerges as a testament to the synergistic relationship between adaptive urban development and the goals of the urban renewal plan. By strategically investing in this blighted building, the project becomes a cornerstone for revitalizing Main Street, fostering economic growth, and nurturing a renewed sense of community identity in alignment with the comprehensive vision outlined in the urban renewal plan.

Describe your project and how funds will be used (up to 300 words):

See attached

Current use of

Building/Property: Second floor main entrance, stairs, first floor
Detail, gathering place, cream color, basement - now profit

Intended use of Building/Property (if
different): second floor housing - Ave B & B. Museum
Model Rail Road.

Describe your project and how the funds will be used:

The proposed project at 139 S Main Street is a multifaceted initiative designed to revitalize an urban blighted building into a dynamic space that serves both residential and community purposes. The vision is to create a functional and welcoming environment on the second floor, comprising two bedrooms, a living room, a conference room, a bathroom, and a kitchen. This versatile space will serve dual roles as housing and an Airbnb, contributing to the local economy by attracting visitors to Main Street.

Simultaneously, the basement will undergo transformation into a meeting room, housing the Yaquina railroad museum's model railroad club. This integration aligns with the broader goals of community engagement, cultural preservation, and local recreation.

The allocated funds will be instrumental in bringing the second floor and basement up to code, addressing the current lack of electrical wiring in these areas. The comprehensive electrical installation includes panels branched from the main panel on the main floor. Specifically, the second floor requires wiring for the designated rooms, while the basement will undergo basic retail electrical wiring to support its diverse functions.

A detailed bid from Travis Electric estimates the cost for this essential electrical work at \$17,000. Once completed, this foundational step will pave the way for subsequent phases of the project, which will be financed through private investments. The finished space will not only enhance the habitability of the second floor but also contribute to the economic and cultural vibrancy of Main Street, fostering a sense of community and providing a unique destination for visitors and residents alike. The project stands as a testament to the transformative power of strategic investments in urban spaces, promoting both economic growth and community development.

Is the property currently vacant?
Y or N

If yes, how long?

- Less than six months
- Less than twelve months
- More than twelve months

Which of the following is the PRIMARY use of the building/property:

- Traded Sector Business (any location)
- Commercial Business (Professional services, non-retail)
- Retail Business
- Other

2nd Air BNB
mini Meeting Venue, Game Cafe
Basin Rail Road museum

ii. Preference will be given to projects that can demonstrate the mitigation, reduction, or removal of blight. Underdeveloped and/or bare land shall not be eligible for points under this preference category.

Check which ONE of the following best describes the current condition of the property attach photos of blighted conditions:

- Potential hazard to environment or public and/or structure is unfit to occupy
- Extensive exterior damage to property, including structural impacts that don't rise to the level of unfit of unfit for occupancy
- Combination of exterior and interior damage, deterioration, and/or dilapidation beyond the purely aesthetic
- Property has been vacant more than five years but no other blight
- Slight damage to exterior of property only
- Damage to interior of property only

Please describe how this project will change the condition of the property by mitigating, reducing or removing blight (up to 300 words):

See attached

Please describe how the project will change the condition of the property by mitigating, reducing, or removing blight:

The envisioned project at 139 N Main Street is poised to be a catalyst for profound change, actively mitigating and eliminating the existing urban blight that has long plagued the property. A key element of this transformation focuses on restoring the uninhabitable second-floor interior, elevating it to the status of a vibrant and economically impactful housing unit.

The strategic allocation of grant funds will specifically address the installation of crucial electrical infrastructure on the second floor, transforming it into a habitable residential space with the dual purpose of serving as an Airbnb. By breathing life into this previously dormant area, the project aims to not only mitigate blight but also contribute significantly to the local economy.

This comprehensive revitalization initiative seeks to integrate the elegantly renovated main floor with the newly habitable second floor, creating a harmonious mixed-use space. Beyond aesthetics, the project aligns with contemporary housing standards and pays homage to Toledo's unique charm and heritage.

The conversion of the second floor into a housing unit, supplemented by its role as an Airbnb, holds the promise of fostering community engagement, spurring economic growth, and instilling a sense of pride among residents. The mitigation of urban blight, in this context, becomes a tangible demonstration of positive change, transforming the property into a dynamic hub that actively contributes to the local economy through tourism and community-driven progress.

As the project unfolds, the removal of blight becomes synonymous with the creation of a revitalized living space that doubles as a welcoming Airbnb. This transformative endeavor represents not just a restoration of physical space but a reinvigoration of community spirit and economic potential, redefining 139 N Main Street as a beacon of positive change and progress in Toledo.

Private investment compared to public funding:

<u>Private Investments</u>	<u>Public Investments (including this request)</u>
\$ 7,000	\$10,000
GRAND TOTAL FROM ALL SOURCES	\$ 0.00
	\$17,000

iv. Preference will be given to projects with higher Return on Investment based on all project costs prepared by a licensed contractor in the form of a quote estimate or actual or bid.

Project Costs: Must attach estimates or bids prepared by a licensed contractor:

See attached Bid from Travis Electric

Cost supported by check one:

- Estimates from licensed contractor
 Formal bid from licensed contractor

v. Preference will be given to projects that provide additional upper floor residential dwelling units in the Central Business Zone.

Check one:

- Create 5+ New Dwelling Units
- Create 3-4 New Dwelling Units
- Create 1-2 New Dwelling Units

vi. Preference will be given to projects with high Business Viability and readiness to commence as determined in the sole discretion of the Agency. An established business that is well-capitalized, has completed construction plans, actual contractor bids or binding quotes and a business plan would receive maximum points.

Business Viability and Readiness to Commence:

Check all that apply:

- Well-developed Business plan with application
- Binding quotes or formal bids from licensed contractors as opposed to estimates
- Project is well-capitalized (as evidenced by letters of credit, cash vs pre-approved loan, etc.)
- Business in existence five or more years
- Professional plans or drawings attached

Date Business was established 4-2-2014

COST ESTIMATE BREAKDOWN (attach bids or estimates)

**** DO NOT USE COMMAS BELOW**

	Projected Cost
1. Permitting/Professional Services (eg. Bldg, Elec, Mech, Plumbing permits, design work, architect)	
Second floor - Basement	\$17,000
installation of Electrical to code - non exhaust	
2. Site Work - (eg. Excavating, backfill, driveway, paving, parking, surveying, landscape, utilities)	
3. Structural Exterior - (eg. Foundation, framing, roof, trusses, siding, stucco, bricks/mortar)	
4. Structural Interior - (eg. Cabinets, drywall, hardware, doors, windows)	
5. Mechanical- (eg. HVAC, piping, heating/cooling, equip, coolers, etc)	

COST ESTIMATE BREAKDOWN (attach bids or estimates)

	Projected Cost
6. Electrical - (eg. Wiring, service, panels, finish work, fixtures)	
Two bedrooms, Living room	
Conference Room, Kitchen	
Bathroom - Currently NO Electric	
7. Plumbing- (eg. Water pipes, sewer, bathrooms, fixtures)	
8. Non-structural/misc costs (eg. Paint, cleaning, signage,	
TOTAL:	\$ 0.00 17,000

Please ensure the following items are included with the application

- Historic building photographs (if applicable and located in Historic District)
- Current photos of the building and property

Describe the impact to your project if your project does not receive funding or if you receive less funding than requested (up to 300 words):

See attached

The statements made herein are true and represent an accurate and full disclosure of all appropriate information as of this date. Applicant understands that the Agency will retain this application and any other information the Agency receives, whether or not this funding request is approved. Applicant understands this request can become public information; however any financial statements, tax returns, project pro forms and business formation documents will be kept confidential. Financial projects included as part of the Business Plan will be kept confidential. Applicant agrees to enter into an agreement with the Agency and to work cooperatively with Government officials on this project, if funded.

Applicant Signature

Barney Bruster

Date

2-22-24

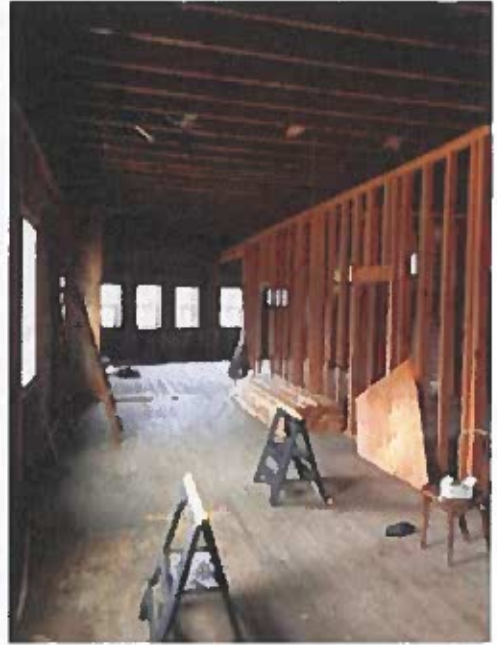
Describe the impact to your project if your project does not receive funding or if you receive less funding than requested:

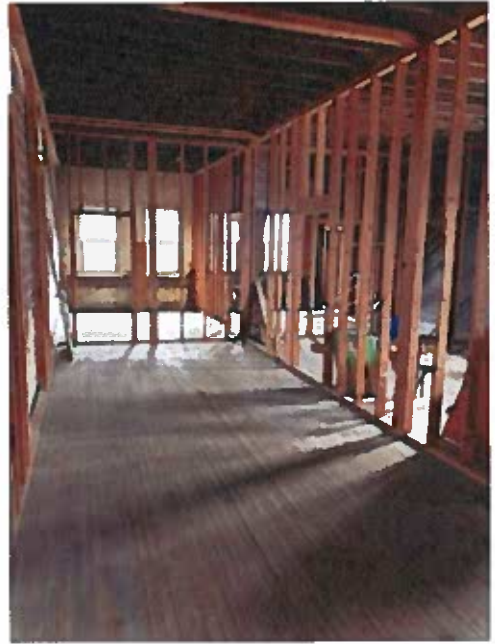
At present, the second floor interior of 139 S Main Street encapsulates the essence of urban blight, rendering it uninhabitable due to the absence of essential electrical infrastructure. While the main floor undergoes a revival, radiating charm and elegance through recent renovations, the dormant state of the other floor stands as a missed opportunity for community enrichment and economic vitality.

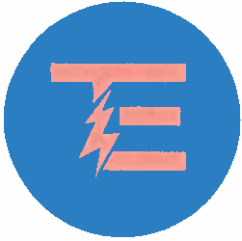
The unoccupied second floor, lacking electricity, restrains its potential as a residential space, hindering the overall utility of the building. This vacant and underutilized area not only detracts from the community's aesthetic appeal but also represents an unprofitable asset, failing to contribute meaningfully to the neighborhood's vibrancy.

However, envisioning this dilapidated second floor through a lens of potential unveils a transformative opportunity. With the infusion of grant funds, this blighted space could be reimagined and revitalized. The grant would specifically target the restoration of electricity on the second floor, paving the way for it to be repurposed into a thriving residential area. By breathing life into this neglected portion, the building could seamlessly integrate residential and communal spaces, fostering a sense of community on Main Street.

The revitalized second floor, now housing charming living spaces, would complement the elegance of the renovated main floor. This harmonious blend of functionality and aesthetic appeal has the potential to redefine 139 N Main Street as a symbol of revitalization, contributing to the community's identity and economic growth. The grant funds would serve as a catalyst for transforming the uninhabitable second floor into a vibrant asset, breathing vitality into Toledo and creating a space that resonates with the community's past, present, and future.







Travis Electric

Barry Bruster
744 NW French Ave
Toledo, OR 97391

(541) 272-2634
bbruster@hotmail.com

ESTIMATE	#1150
ESTIMATE DATE	Feb 12, 2024
SERVICE DATE	Feb 9, 2024
TOTAL	\$17,780.00

SERVICE ADDRESS

139 S Main St
Toledo, OR 97391

CONTACT US

P.O. Box 501
Toledo, OR 97391

(541) 272-4707
traviselectricllc@yahoo.com

ESTIMATE

Services	amount
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Labor, material and permit for the following:	\$17,780.00
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Top floor:

Kitchen

- Install 8 outlets, oven circuit, 2 kitchen circuits, hood circuit, 20 amp 240 volt ductless circuit, single switch, 100a sub panel

Bath

- single switch, exhaust fan (vented by others), wire customer provided vanity light, GFCI outlet

2 bedrooms

- 4 customer provided lights installed, 12 outlets, 2 smoke detectors, 2 single switches, 2 Cadet heaters

Entry

- Install 4 customer provided lights, 3 switches, 8 outlets, one smoke detector

Theater

- 1 single switch, 9 outlets, 3 customer supplied lights installed

Dining area

- 1 single switch, 1 customer provided light installed, 6 outlets

Stairs

- Install 2 recess cans and master and wireless switch

Basement

- Exterior motion light, 2 Cadet heaters, 4 customer provided lights above train table, single switch
- 4 outlets in framed wall, single switch in framed wall, 6 customer supplied lights installed in back area, 3 outlets in the back half area including one on the post

Basement bath - Install single switch, exhaust fan (vented by others) GFCI outlet and timer

Services subtotal: \$17,780.00

Total **\$17,780.00**

Invoice payment is due within 15 days. Please be advised that we will charge 1.5% interest per 15 days on late invoices. Estimates are void after 15 days.

January 31, 2024

Dear Mr. Wiggins,

Thank you so much for meeting me today on such a short notice. I am so please to find out that there could possibly be partial funding for my roof project on the 15,000 sq ft building on Main st. Toledo,

Best regards,

Omar Galicia

A handwritten signature in black ink that reads "Omar Galicia". The signature is written in a cursive style with a large, stylized initial "O" and "G".

Project New Roof on 233 S Main St, (15,000 sq ft)

Date: January 31, 2024

Business Owner: Omar Galicia

Cell: 541 961-7917

Email:galiciaomar12@gmail.com

Owner's Address: 641 NE Grant St Newport, OR 97365

Building address: 233 S. Main St Toledo, Or

Funding amount requested: \$10,000

Budget worksheet for the new roof on 233 Main St. Toledo,

Tear off existing one layer of roofing material and haul away to dump (if found additional layer)

Install ISO Board

Install PVC membrane.

Install roof insulation.

Install flash molded pipe seal.

Install drip metal 20 pieces

Screw in plates

Adhesive

Stainless steel cap metal

Clean up and haul away roofing debris

Sweep area with magnetic broom to remove nails

See attached sheet

(If additional repair comes up will be additional costs)

Estimated cost for project is \$51,000

Financial Sources of project to come from funds in my bank statement which I have attached.

Description	Unit Price	Qty
-------------	------------	-----

Item# 473185

Carlisle SynTec 60 mil 5' x 100' Sure-Flex™ PVC Reinforced Membranes Grey \$745.00 / RL 15

Item# 387036

Carlisle SynTec 0.5" 4' x 8' SecurShield® HD (100 psi) Polyiso Insulation \$32.42 / PC 150

Item# 12459

Carlisle SynTec 1.5" 4' x 8' InsulBase® Grade-II (20 psi) Polyiso Insulation \$28.20 / PC 150

Item# 341363

Carlisle SynTec 40 mil 4-1/2" Sure-Flex™ PVC T-Joint Covers Grey \$1.09 / PC 200

Item# 453224

Carlisle SynTec 3/4" to 8" Sure-Flex™ PVC Molded Pipe Seats Grey \$46.54 / PC 8

Item# 376349

Carlisle SynTec Sure-Flex™ PVC Low-VOC Bonding Adhesive 5 Gallon Pail \$348.22 / PL 3

Item# 10583

Carlisle SynTec 26 Gauge 3" Insulation Fastening Plates Carton of 1,000 \$279.58 / CTN 2

Item# 14622

Carlisle SynTec 3" HP-X Fasteners Carton of 1,000 Black \$250.00 / CTN 3

Item# 493065

C&R Manufacturing Box of Turkish Wiping Rags - 10 Lbs. White \$30.89 / BOX 1

Item# 30482

Carlisle SynTec 2-3/8" HP-X Piranha™ Plates Carton of 1,000 \$452.61 / CTN 2

Item# 10232

Carlisle SynTec 1" x 10' Aluminum Trenching Bar \$17.99 / PC 3



**Toledo Urban Renewal District
(Rehabilitation Program)**

Funding Application

PROJECTS MUST BE LOCATED WITHIN THE URBAN RENEWAL DISTRICT

Name of Applicant <i>Omar Galicia</i>		Date Submitted <i>Jan 31-2024</i>	
Street Address <i>641 NE Grant St. Newport, OR 97365</i>		Telephone Number <i>541 351-8286</i>	
Mailing Address (if different from Street Address) <i>Same</i>		Email <i>Omar@galiciacleaning.com</i>	
Business Name <i>Newport Cleaning</i>		Tax ID Number <i>543-75-7370</i>	
Building/ Property Owner Contact Information (if different from Applicant) <i>Same as above</i>			
Building/ Property Address <i>233 S. Main St Toledo, OR 97391</i>			
Is the Property located in the Historic District Y <input checked="" type="checkbox"/> or N <input type="checkbox"/>		Is the Property individually listed on the National Register Y <input type="checkbox"/> or N <input type="checkbox"/>	
<i>?</i>		<i>?</i>	
Note: If yes to either, your project may require Landmarks Commission Review and approval before project commences.			
Do you plan to provide any new or additional off-street or off-site parking as part of your project? <i>NO</i>			
Total project cost (See attached worksheet) <i>Approx. \$51,000</i>	Estimated start date <i>2-7-24</i>	Estimated completion date <i>2-21-24</i>	Amount of Grant Request <i>\$ 10,000</i>

Please list any previous Urban Renewal Funding received for this project or the property below: *None*
 "Rehabilitation Program:\$ _____ Date Funding Received: _____

Your project must address at least one goal from the Toledo Urban Renewal Plan. Which project(s) and/or goal(s) does your project support and how? Identify in your answer which of the following goals match your project:

Goal 1: *Rehabilitate Business*

Goal 2: *Create Housing* ✓

Goal 3: *Retail Development* ✓

Goal 4: *Facade repair/replacement*

Presently there is an apartment in this building being utilized by the restaurant owners of Cafe 235. Presently the roof leaks and is affecting the restaurant business, the Salone business and the lawyers' business with are retail shops.

Describe your project and how funds will be used (up to 300 words):

I will use the funds to repair the roof. A new roof will be completed hopefully soon as soon as I can get the asbestos test back. I also need to repair the sidewalk that is next to my building. It has sunk and as a result water is leaking into the lower level presently being used as a church.

Current use of

Building/Property: Restaurant, Salon, lawyers office, Church, and an apartment

Intended use of Building/Property (if

different): These businesses will remain.

Is the property currently vacant?

Y or N

If yes, how long?

- Less than six months
- Less than twelve months
- More than twelve months

Which of the following is the PRIMARY use of the building/property:

- Traded Sector Business (any location)
- Commercial Business (Professional services, non-retail)
- Retail Business
- ___ Other

ii. Preference will be given to projects that can demonstrate the mitigation, reduction, or removal of blight. Underdeveloped and/or bare land shall not be eligible for points under this preference category.

Check which ONE of the following best describes the current condition of the property attach photos of blighted conditions:

- Potential hazard to environment or public and/or structure is unfit to occupy
- Extensive exterior damage to property, including structural impacts that don't rise to the level of unfit of unfit for occupancy
- Combination of exterior and interior damage, deterioration, and/or dilapidation beyond the purely aesthetic
- Property has been vacant more than five years but no other blight
- Slight damage to exterior of property only
- Damage to interior of property only

Please describe how this project will change the condition of the property by mitigating, reducing or removing blight (up to 300 words):

The new roof will prevent water leaking into several businesses.

I have received complaints from all my retail and service businesses that water is leaking inside their shops.

Private investment compared to public funding:

Private Investments

Public Investments (including this request)

GRAND TOTAL FROM ALL SOURCES \$ 0.00

iv. Preference will be given to projects with higher Return on Investment based on all project costs prepared by a licensed contractor in the form of a quote estimate or actual or bid.

Project Costs: Must attach estimates or bids prepared by a licensed contractor:

Cost supported by check one:

- Estimates from licensed contractor
 Formal bid from licensed contractor



4825 Towers Ct NE
Salem OR 97301
503-507-3929

Roofing Contract

This Roofing Contract is entered 01/19/2024(effective date), by and between

Local Roofing, LLC, CCB #232982 with an address of 4825 Towers Ct NE Salem, Oregon 97301 and Omar Galicia (Customer) with an address of 227 S. Main Toledo OR 97391 collectively the Parties.

1. **Roofing Services.** The customer wishes to obtain Local Roofing, LLC services to perform the following work:

Tear off existing (1) layers of roofing material and haul away. If found, each additional layer _N/A_
Install ISO Board.
Install PVC membrane.
Install roof insulation.
Install flashback molded pipe seal.
Install drip metal 20 pieces.
Screws and plates
Adhesive
Stainless steel cap metal
Clean up and haul away roofing debris. Sweep area with magnetic broom to remove any nails or staples.

*If additional repairs come up, will be at an additional cost.

The services are to be performed at the following address: 227 S. Main Toledo OR 97391

1. Local Roofing, LLC agrees to furnish the labor, materials, and supplies necessary to perform the services in accordance with the terms and conditions contained in this Contract. Upon completion of the Services, Local Roofing, LLC will remove all materials, supplies and other debris.
2. **Changes in the Services.** The customer may request reasonable changes to the Services described in section 1. Any changes to the services must be in writing and signed by

both the Contractor and the Customer. The Customer agrees that any changes to the Services may result in additional charges and extend the Roofing schedule described in section 3.

- 3. Roofing Schedule.** Local Roofing, LLC will complete the Services in accordance with the following schedule. The Customer agrees that all dates are subject to change if the Customer requests any changes or additions to the Services. Completion date is further subject to weather conditions.

Start Date:

 / /

Substantial (50%) Completion Date:

 / /

Full Completion Date:

 / /

Contractor
said weather
depending
←

- 4. Payment Schedule.** The Customer agrees to pay Local Roofing, LLC the total payment specified below for the Services in accordance with the following schedule:

Upon execution of the Contract:

\$ 25,500.00

Upon Completion of all Services:

\$ 25,500.00

TOTAL AMOUNT DUE:

\$ 51,000.00

- 5. Events Beyond Contractor's Control.** Customer agrees that if Contractor is unable to complete the Services by the Completion Date because of reasons that were not caused by the Contractor (i.e., availability of necessary supplies, unexpected repairs etc.) or because of events beyond the Contractor's control (such as fire, natural disasters, vandalism, etc.), the Contractor will not be deemed to have breached this Contract and the time for the Contractor to complete the Services will be extended by the amount of

time reasonably necessary for the Contractor to complete the Services and at a schedule agreeable to the Parties. The time for the Customer to pay the Contractor for the Services will be extended in the same manner.

6. **Safety Precautions:** The Contractor will take all reasonable safety precautions in performing the Services. The Contractor will comply with all applicable laws, ordinances, rules, regulations, and orders of public authorities for the safety of persons and Property. The Customer agrees to keep the property clear of all known and potential hazards. The Customer further agrees to keep all pets out of the work area of the Property.
7. **Termination.** The Customer can terminate the Contract by giving written notice: (a) if the Contractor commits any material breach of this Contract and fails to correct the breach within 10 days of notice of the breach; or (b) if there is any repeated failure by the Contractor to provide the Services of an acceptable standard and to the reasonable satisfaction of the Customer.

The Contractor can terminate the Contract by giving written notice: (a) if the Customer fails to make the payments required and set forth in Section 4 within 2 days of notice of failure to make a payment; or (b) if the Customer commits any other material, non-financial breach and fails to correct the breach within 10 days of notice of the breach.
8. **Entire Agreement.** This document reflects the entire agreement between the Contractor and the Customer and reflects a complete understanding of the parties with respect to the subject matter. This Contract supersedes all prior written and oral representations. The Contract may not be amended, altered or supplemented except in writing signed by both the Contractor and the Customer.
9. **Dispute Resolution and Legal Fees.** In the event of a dispute arising out of this Contract that cannot be resolved by mutual agreement, the Parties agree to engage in mediation. If the matter cannot be resolved through mediation, and legal action ensues, the successful party will be entitled to its legal fees, including, but not limited to its attorneys' fees.
10. **Legal and Binding Contract.** This Contract is legal and binding between the Parties as stated above. This Contract may be entered into and is legal and binding in the United States. The Parties each represent that they have the authority to enter into this Contract.
11. **Severability.** If any provision of this Contract shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If the Court finds that any provision of this Contract is invalid or enforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

12. Waiver. The failure of either party to enforce any provision of this Contract shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Contract.

13. Applicable Law. This Contract shall be governed and construed in accordance with the laws of the State of Oregon, without giving effect to any conflicts of laws provisions.

BY SIGNING BELOW, THE CUSTOMER ACKNOWLEDGES HAVING READ AND UNDERSTOOD THIS CONTRACT AND THAT THE CUSTOMER IS SATISFIED WITH THE TERMS AND CONDITIONS CONTAINED IN THIS CONTRACT. THE CUSTOMER SHOULD NOT SIGN THIS CONTRACT IF THERE ARE ANY BLANK SPACES. YOU ARE ENTITLED TO A COPY OF THIS CONTRACT AT THE TIME YOU SIGN IT.

The Parties agree to the terms and conditions set forth above as demonstrated by their signatures as follows:

"Contractor"

Signed: Jose Luis Corona

Print:

Jose L. Corona

Date:

01-19-24

"Customer"

Signed: Omar Galicia

Print:

Omar Galicia

Date:

1/19/2024

v. Preference will be given to projects that provide additional upper floor residential dwelling units in the Central Business Zone.

I have a 3rd floor consisting of approx 5,000 sq ft of space. I plan to make apartments but at a later date

Check one:

- Create 5+ New Dwelling Units
- Create 3-4 New Dwelling Units
- Create 1-2 New Dwelling Units

vi. Preference will be given to projects with high Business Viability and readiness to commence as determined in the sole discretion of the Agency. An established business that is well-capitalized, has completed construction plans, actual contractor bids or binding quotes and a business plan would receive maximum points.

Business Viability and Readiness to Commence:

Check all that apply:

- Well-developed Business plan with application
- Binding quotes or formal bids from licensed contractors as opposed to estimates
- Project is well-capitalized (as evidenced by letters of credit, cash vs pre-approved loan, etc.)
- Business in existence five or more years
- Professional plans or drawings attached

See bank statements

Date Business was established I purchased Dec 5, 2023



BMO BANK N.A.
P.O. BOX 94033
PALATINE, IL 60094-4033

3451

ACCOUNT NUMBER: [REDACTED]

90 03752

Statement Period
12/01/23 TO 12/31/23
IM0099002900000000

GALICIA LLC
641 NE GRANT ST
NEWPORT OR 97365-2729

PAGE 1 OF 4

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EFFECTIVE 2/1/24: FOR ZELLE DEPOSITS RECEIVED INTO AN INTEREST-BEARING ACCOUNT AFTER 5:00 P.M. CENTRAL TIME, INTEREST WILL BEGIN TO ACCRUE ON THE NEXT BUSINESS DAY. THE DEPOSIT ACCOUNT AGREEMENT WILL BE UPDATED TO REFLECT THIS CHANGE. YOUR CONTINUED USE OF THIS ACCOUNT AFTER 2/1/24 CONFIRMS YOUR ACCEPTANCE OF THIS CHANGE.

EFFECTIVE 3/17/24 ("EFFECTIVE DATE"): "AAA" AND "AAA RULES" ARE DELETED FROM THE GLOSSARY OF THE BMO HANDBOOK. SECTION 7.EE ARBITRATION PROVISION OF THE DEPOSIT ACCOUNT AGREEMENT IS DELETED AND REPLACED IN ITS ENTIRETY WITH A NEW SECTION 7.EE, A COPY OF WHICH IS EITHER ENCLOSED WITH THIS STATEMENT OR AVAILABLE AT BMO.COM/CHANGEINTERMS UNTIL 6/30/24. PLEASE REVIEW THESE CHANGES CAREFULLY. WITHIN 60 DAYS OF THE EFFECTIVE DATE, YOU CAN CHOOSE TO NOT AGREE TO THE ARBITRATION PROVISION BY SENDING US A SIGNED, WRITTEN OPT OUT NOTICE MEETING THE REQUIREMENTS IN THE NEW SECTION 7.EE.

REMINDER: WE WILL CLOSE BMO DEBIT/ATM CARDS AFTER 12 CONSECUTIVE MONTHS OF INACTIVITY. TO KEEP YOUR CARD ACTIVE, USE IT ONCE AT LEAST EVERY 12 MONTHS. IF YOU HAVE QUESTIONS ABOUT ANY OF YOUR BMO ACCOUNTS, PLEASE CALL US TOLL-FREE AT 1-888-340-2265. BMO BANK N.A. MEMBER FDIC EQUAL HOUSING LENDER. NMLS 401052 VISIT US ONLINE AT WWW.BMO.COM.

CHECKING ACCOUNTS

BMO SIMPLE BUSINESS CKG
ACCOUNT NUMBER [REDACTED]

(Checking)

GALICIA LLC

DEPOSIT ACCOUNT SUMMARY

Previous Balance as of November 30, 2023
14 Deposits (Plus)
77 Withdrawals (Minus)
Ending Balance as of December 31, 2023

60,733.36
63,503.60
44,896.45
79,340.51

Deposits and Other Credits

Date	Amount	Description
Dec 01	140.00	ONLINE DEPOSIT
Dec 01	160.00	ONLINE DEPOSIT
Dec 04	495.00	ACH DEPOSIT
Dec 05	180.00	ONLINE DEPOSIT
		MOBILE DEPOSIT - CREDIT



BMO BANK N.A.
P.O. BOX 94033
PALATINE, IL 60094-4033

3451

ACCOUNT NUMBER: [REDACTED]

Statement Period
12/01/23 TO 12/31/23
IM0099002900000000

90 03752

GALICIA LLC

PAGE 2 OF 4

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Dec 08	305.00	ACH DEPOSIT	
		CCD INTUIT 80606705	DEPOSIT
Dec 11	140.00	ONLINE DEPOSIT	
		MOBILE DEPOSIT - CREDIT	
Dec 11	495.00	ACH DEPOSIT	
		CCD INTUIT 87788735	DEPOSIT
Dec 18	90.00	ACH DEPOSIT	
		CCD INTUIT 20846645	DEPOSIT
Dec 18	190.00	ACH DEPOSIT	
		CCD INTUIT 22134925	DEPOSIT
Dec 18	495.00	ACH DEPOSIT	
		CCD INTUIT 16707905	DEPOSIT
Dec 20	31,582.25	TELLER DEPOSIT	
Dec 26	300.00	ACH DEPOSIT	
		CCD INTUIT 45772985	DEPOSIT
Dec 28	1,050.00	ACH DEPOSIT	
		CCD INTUIT 51245115	DEPOSIT
Dec 29	27,881.35	TELLER DEPOSIT	

Withdrawals and Other Debits

Date	Amount	Description	RECORD NO.	CARD NO.
Dec 01	93.25	POS PURCHASE W/PIN	000000	7643
		AMAZON COM BH9US06L3	SEATTLE	WA
Dec 04	18.00	POS PURCHASE	069952	7643
		GOOGLE GSUITE GALICIA	650 253 0000	CA
Dec 04	42.51	POS PURCHASE	715514	7643
		FRED MEYER FUEL 9227	NEWPORT	OR
Dec 04	12.00	POS PURCHASE	018619	7643
		TST THE HUMAN BEAN	NEWPORT	OR
Dec 04	84.99	POS PURCHASE	753742	7643
		SPECTRUM	855 707 7328	MO
Dec 04	15.99	POS PURCHASE W/PIN	007693	7643
		COPELAND COPELAND LUM	NEWPORT	OR
Dec 04	5.39	POS PURCHASE W/PIN	151171	7643
		COPELAND COPELAND LUM	NEWPORT	OR
Dec 04	30.16	POS PURCHASE	000693	7643
		BURGER KING 12245 Q07	NEWPORT	OR
Dec 04	14.80	ACH DEBIT		
		CCD INTUIT 60958495	TRAN FEE	
Dec 06	27.99	POS PURCHASE	105977	7643
		TST SUPER OSCARS MEXI	NEWPORT	OR
Dec 06	42.15	POS PURCHASE	540816	7643
		FRED MEYER FUEL 9227	NEWPORT	OR
Dec 06	32.34	POS PURCHASE W/PIN	209600	7643
		MCDONALD S F5678	NEWPORT	OR
Dec 07	97.88	POS PURCHASE	005036	7643
		COLUMBIA 480	LINCOLN CITY	OR
Dec 07	148.00	POS PURCHASE W/PIN	154752	7643
		INTUIT 18004INTUIT	MOUNTAIN VIEW	CA
Dec 08	607.81	POS PURCHASE	905952	7643
		STATE FARM INSURANCE	BLOOMINGTON	IL
Dec 08	10.08	POS PURCHASE	000305	7643
		BURGER KING 12245 Q07	NEWPORT	OR
Dec 08	77.90	POS PURCHASE	924098	7643
		TST MOS SEAFOOD CHO	LINCOLN CITY	OR
Dec 08	27.35	POS PURCHASE	234193	7643
		TACO BELL 21357 QPS	NEWPORT	OR



BMO BANK N.A.
P.O. BOX 94033
PALATINE, IL 60094-4033

3451

ACCOUNT NUMBER: [REDACTED]

Statement Period
12/01/23 TO 12/31/23
IM0099002900000000

90 03752

GALICIA LLC

PAGE 3 OF 4

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Dec 08	9.12	ACH DEBIT			
		CCD INTUIT 89701065	TRAN FEE		
Dec 11	32.83	POS PURCHASE	RECORD NO. 593736	CARD NO. 7643	
		FRED MEYER FUEL 9227	NEWPORT	OR	
Dec 11	22.49	POS PURCHASE	RECORD NO. 067144	CARD NO. 7643	
		TST SUPER OSCARS MEXI	NEWPORT	OR	
Dec 11	11.00	POS PURCHASE	RECORD NO. 560644	CARD NO. 7643	
		TST THE HUMAN BEAN	NEWPORT	OR	
Dec 11	272.49	POS PURCHASE W/PIN	RECORD NO. 865353	CARD NO. 7643	
		COPELAND COPELAND LUM	NEWPORT	OR	
Dec 11	23.47	POS PURCHASE	RECORD NO. 647607	CARD NO. 7643	
		TST SUPER OSCARS MEXI	NEWPORT	OR	
Dec 11	14.80	ACH DEBIT			
		CCD INTUIT 96822305	TRAN FEE		
Dec 12	58.50	POS PURCHASE	RECORD NO. 534522	CARD NO. 7643	
		CHALET RESTAURANT BAK	NEWPORT	OR	
Dec 18	141.55	POS PURCHASE	RECORD NO. 835264	CARD NO. 7643	
		CITY OF NEWPORT	541 574 0611	OR	
Dec 18	35.00	POS PURCHASE	RECORD NO. 300087	CARD NO. 4414	
		SLINCOLNRECYCL TRANSFE	WALDPORT	OR	
Dec 18	2.69	ACH DEBIT			
		CCD INTUIT 29938935	TRAN FEE		
Dec 18	5.68	ACH DEBIT			
		CCD INTUIT 31286305	TRAN FEE		
Dec 18	14.80	ACH DEBIT			
		CCD INTUIT 25691125	TRAN FEE		
Dec 20	176.97	POS PURCHASE	RECORD NO. 045055	CARD NO. 4414	
		VIOC 090054	NEWPORT	OR	
Dec 21	35.00	POS PURCHASE	RECORD NO. 600053	CARD NO. 4414	
		SLINCOLNRECYCL TRANSFE	WALDPORT	OR	
Dec 22	81.19	POS PURCHASE	RECORD NO. 678171	CARD NO. 4414	
		FRED MEYER FUEL 9227	NEWPORT	OR	
Dec 26	141.00	POS PURCHASE	RECORD NO. 232990	CARD NO. 7643	
		CRICKET WIRELESS	855 246 2461	FL	
Dec 26	14.99	POS PURCHASE	RECORD NO. 241621	CARD NO. 7643	
		AMAZON PRIME 6927J54C3	AMZN COM BIL	WA	
Dec 26	8.97	ACH DEBIT			
		CCD INTUIT 54761935	TRAN FEE		
Dec 27	578.48	ACH DEBIT			
		PPD HONDA PMT	8004451358		
Dec 28	31.39	ACH DEBIT			
		CCD INTUIT 60318375	TRAN FEE		
Dec 29	36.40	POS PURCHASE	RECORD NO. 067748	CARD NO. 7643	
		UNITED	800 932 2732	TX	
Dec 29	272.34	POS PURCHASE	RECORD NO. 931699	CARD NO. 7643	
		CENTRALLINCOLNPEOPLESU	NEWPORT	OR	
Dec 29	36.40	POS PURCHASE	RECORD NO. 067763	CARD NO. 7643	
		UNITED	800 932 2732	TX	
Dec 29	62.40	POS PURCHASE	RECORD NO. 067755	CARD NO. 7643	
		UNITED	800 932 2732	TX	

Checks by Serial Number

Date	Serial #	Amount	Date	Serial #	Amount
Dec 07	722	2,136.75	Dec 01	754	1,252.32
Dec 07	741 *	1,254.75	Dec 06	755	558.00
Dec 04	752 *	1,876.80	Dec 04	756	1,525.59
Dec 01	753	1,458.09	Dec 01	760 *	1,752.69



BMO BANK N.A.
 P.O. BOX 94033
 PALATINE, IL 60094-4033

345

ACCOUNT NUMBER: [REDACTED]

90 03752

Statement Period
 12/01/23 TO 12/31/23
 IM009900290000000

GALICIA LLC

PAGE 4 OF 4

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Date	Serial #	Amount	Date	Serial #	Amount
Dec 07	761	1,821.75	Dec 19	783	1,312.58
Dec 11	765 *	428.94	Dec 11	784	1,496.25
Dec 05	766	354.00	Dec 12	785	187.00
Dec 05	768 *	586.50	Dec 11	786	1,125.00
Dec 12	769	1,623.93	Dec 13	787	817.42
Dec 13	770	1,371.92	Dec 11	789 *	717.00
Dec 13	771	1,350.54	Dec 13	791 *	420.00
Dec 14	772	1,147.20	Dec 11	792	1,840.00
Dec 14	773	395.10	Dec 11	793	2,500.00
Dec 13	774	1,348.50	Dec 11	794	288.00
Dec 15	779 *	459.00	Dec 29	795	1,863.00
Dec 11	780	1,705.00	Dec 29	800 *	800.42
Dec 11	782 *	1,813.87	Dec 29	804 *	1,800.00

* Indicates break in check sequence

Daily Balance Summary

Date	Balance	Date	Balance
Nov 30	60,733.36	Dec 15	25,203.16
Dec 01	56,477.01	Dec 18	25,778.44
Dec 04	53,345.78	Dec 19	24,465.86
Dec 05	52,585.28	Dec 20	55,871.14
Dec 06	51,924.80	Dec 21	55,836.14
Dec 07	46,465.67	Dec 22	55,754.95
Dec 08	46,038.41	Dec 26	55,889.99
Dec 11	34,382.27	Dec 27	55,311.51
Dec 12	32,512.84	Dec 28	56,330.12
Dec 13	27,204.46	Dec 29	79,340.51
Dec 14	25,662.16		



BMO BANK N.A.
P.O. BOX 94033
PALATINE, IL 60094-4033

1029

ACCOUNT NUMBER: 0023775291

90 03752

Statement Period
12/16/23 TO 01/15/24
IM0099002900000000

OMAR GALICIA ALBINO
641 NE GRANT STREET
NEWPORT OR 97365-2729

PAGE 1 OF 2

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EFFECTIVE 3/17/24 ("EFFECTIVE DATE"): "AAA" AND "AAA RULES" ARE DELETED FROM THE GLOSSARY OF THE BMO HANDBOOK. SECTION 7.EE ARBITRATION PROVISION OF THE DEPOSIT ACCOUNT AGREEMENT IS DELETED AND REPLACED IN ITS ENTIRETY WITH A NEW SECTION 7.EE, A COPY OF WHICH IS EITHER ENCLOSED WITH THIS STATEMENT OR AVAILABLE AT BMO.COM/CHANGEINTERMS UNTIL 6/30/24. PLEASE REVIEW THESE CHANGES CAREFULLY. WITHIN 60 DAYS OF THE EFFECTIVE DATE, YOU CAN CHOOSE TO NOT AGREE TO THE ARBITRATION PROVISION BY SENDING US A SIGNED, WRITTEN OPT OUT NOTICE MEETING THE REQUIREMENTS IN THE NEW SECTION 7.EE.

IF YOU HAVE QUESTIONS ABOUT ANY OF YOUR BMO ACCOUNTS, PLEASE CALL US TOLL-FREE AT 1-888-340-2265. BMO BANK N.A. MEMBER FDIC EQUAL HOUSING LENDER. NMLS 401052 VISIT US ONLINE AT WWW.BMO.COM.

CHECKING ACCOUNTS

VALUE CHECKING
ACCOUNT NUMBER

0023775296 (Checking)

OMAR GALICIA ALBINO

DEPOSIT ACCOUNT SUMMARY

Previous Balance as of December 15, 2023
3 Deposits (Plus)
19 Withdrawals (Minus)
Ending Balance as of January 15, 2024

13,108.54
6,035.00
12,396.80
6,746.74

Deposits and Other Credits

Date	Amount	Description
Dec 29	1,400.00	TELLER DEPOSIT
Jan 05	4,035.00	PC TRANSFER CREDIT
Jan 08	600.00	TELLER DEPOSIT

Withdrawals and Other Debits

Date	Amount	Description
Dec 18	391.75	ACH DEBIT
Dec 26	483.68	NON-BMO ATM WITHDRAWAL RECORD NO. 448776 CARD NO. 2717
Dec 26	483.23	BANCOMER S A TEHUACAN MEX
Dec 26	13.53	FOREIGN TRANS FEE RECORD NO. 758968 CARD NO. 2717
		BANCOMER S A TEHUACAN MEX

COST ESTIMATE BREAKDOWN (attach bids or estimates)

**** DO NOT USE COMMAS BELOW**

Projected Cost

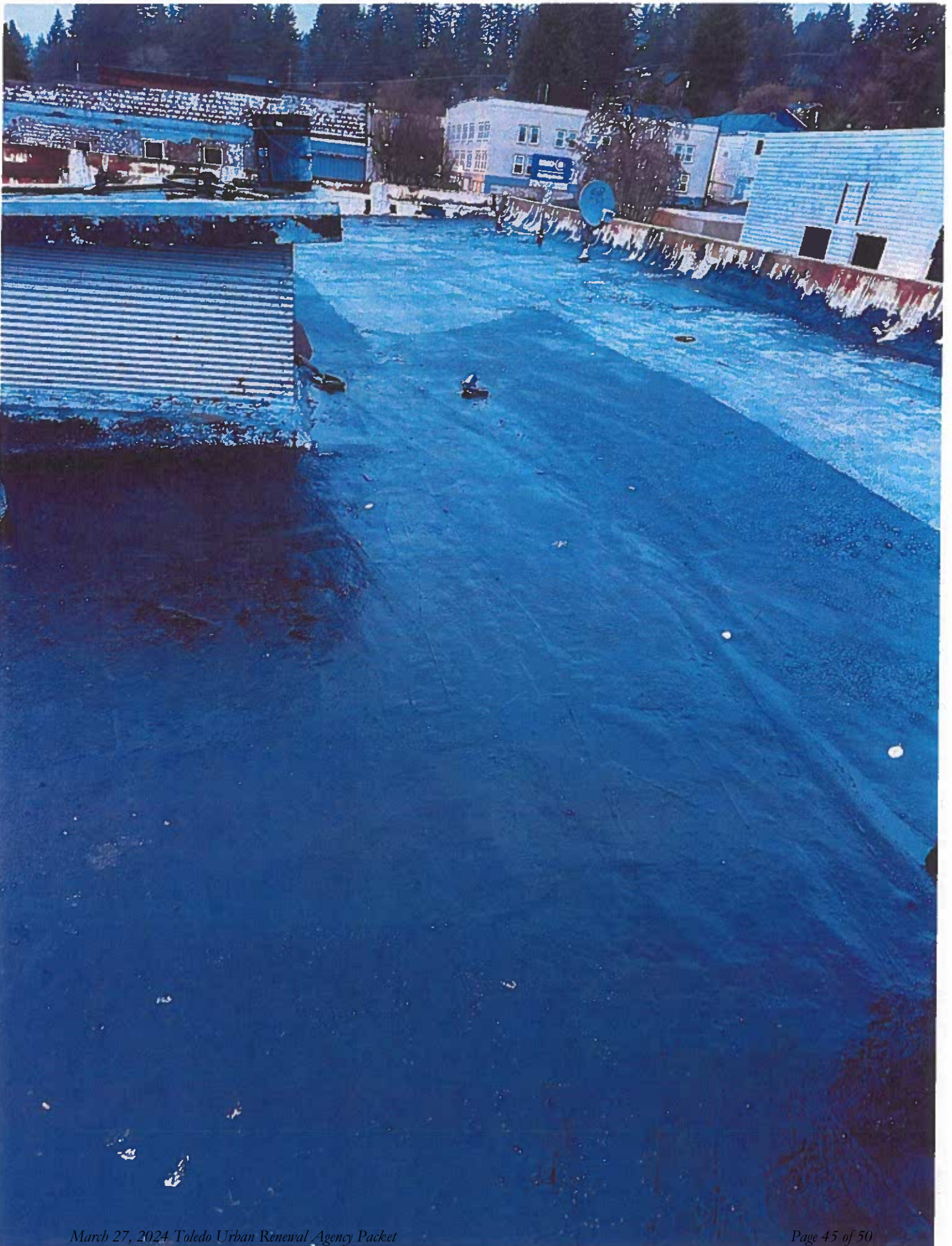
1. Permitting/Professional Services (eg. Bldg, Elec, Mech, Plumbing permits, design work, architect)	
2. Site Work - (eg. Excavating, backfill, driveway, paving, parking, surveying, landscape, utilities)	
3. Structural Exterior - (eg. Foundation, framing, roof, trusses, siding, stucco, bricks/mortar)	
	See estimate attached
4. Structural Interior - (eg. Cabinets, drywall, hardware, doors, windows)	
5. Mechanical- (eg. HVAC, piping, heating/cooling, equip, coolers, etc)	

COST ESTIMATE BREAKDOWN (attach bids or estimates)

Projected Cost

6. Electrical - (eg. Wiring, service, panels, finish work, fixtures)	
7. Plumbing- (eg. Water pipes, sewer, bathrooms, fixtures)	
8. Non-structural/misc costs (eg. Paint, cleaning, signage,	
TOTAL: Approx. \$63,000	\$ 0.00

Roof



Roof



PIC OF BUILDING

Commercial
 233 S Main Street
 Toledo, OR 97391
 County: Lincoln
 Major Area: Toledo
 Minor Area: Toledo

# 23-1146	Closed //	List Price: \$550,000 Sold Price: \$495,000
Total Bedrooms	Total Baths: 9	Total SqFt.: 14,364



Parcel Nbr: 111017BC-6500
Property Tax ID #: R82409
Year Built: 1957
Subdivision: Graham's - Tolec
Neighborhood Code: T216
Levels: Three or More
Zoning: C - Commercial

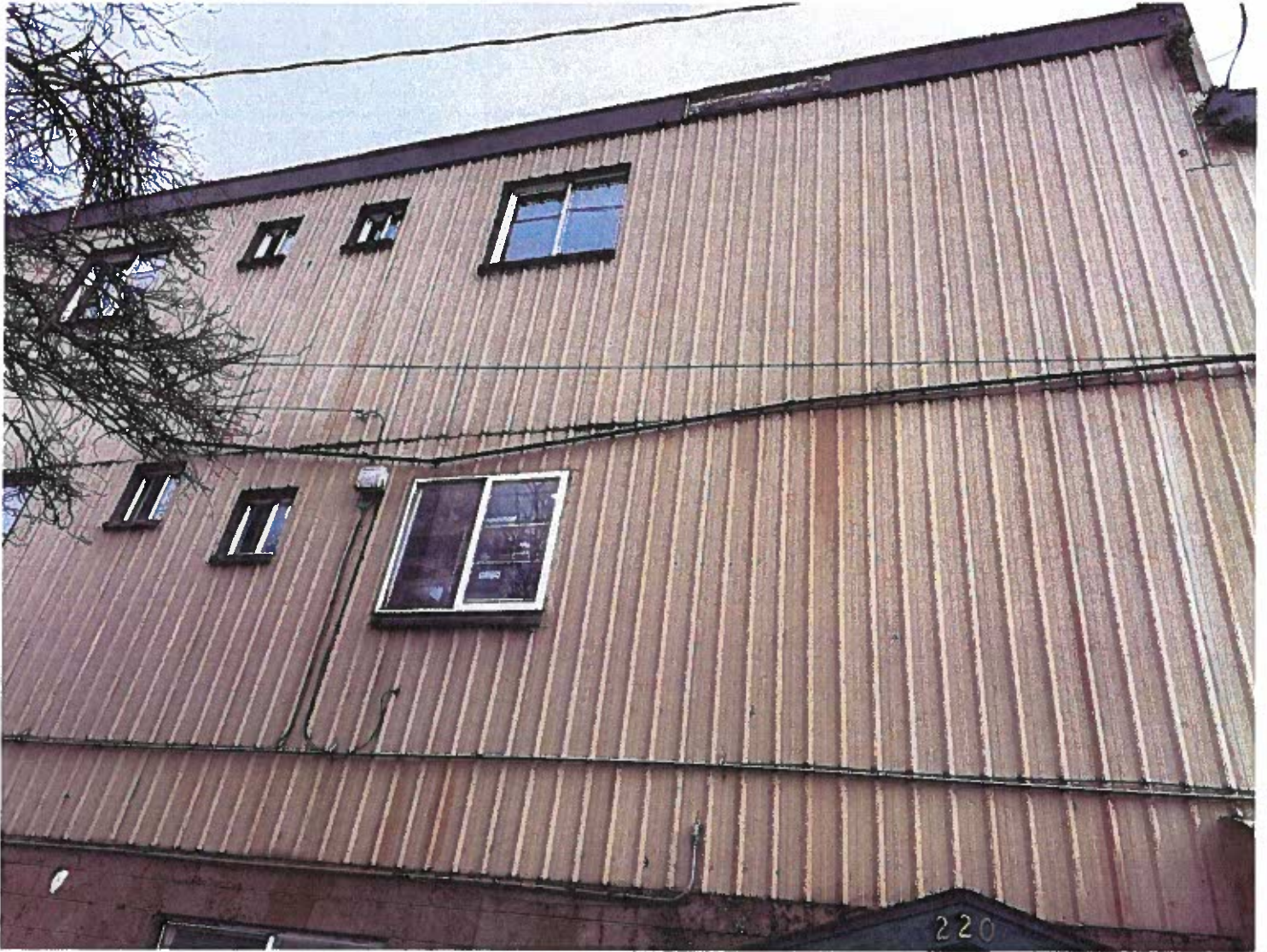
Public Remarks: So many possibilities!! Building boast a restaurant, salon, a law office, an apartment, two additional business units-all on the first floor. Ther is presently another large unit in the back of the building on lower level facing the slough & Waterfront Park which is being used as a church. There is an apartment south end of the building on 2nd floor, 3rd story is unfinished with lots of potential and could be several apartments . There is a total of 8 units.
Directions: enter Toledo from either direction. Proceed to main st. Building is on the corner of Main St and Butler Bridge Rd

Showing Information

General Property Information	Interior Information	Exterior Information
Listing Type: Exclusive Right To Sell Tax District: 204 Tax Lot: 6500 Tax Map Number: 111017BC Tax Year: 2022 Taxes\$: 1,793.9 Adjusted Gross Inc: 4,000 Frontage: None N/A Primary View: None Secondary View: Slough	# Units: 8 Water Heater: Electric	# of Acres: 0.12 Building Type: Commercial Garage Type: None Garage Stall: 0 Condition: Fair

Additional Details	Listing/Contract Information
Year Built Remarks: some updates CC&Rs: No Association: No Sq Ft Remarks: 14,364	Possession: Closing Possession: Negotiable List Price Sqft: 38.29 Sellers Terms: Cash; Conventional 3rd Party Approval: No Under Contract Date: 09/10/2023 BA Comm: 2.5% Bank/Lender Owned?: Bank/Lender Owned?: Short Sale: No Sold Date: 11/21/2023 Sold Price Sqft: 34.46

Information is not guaranteed and should be verified by you. See [copyright notice](#). Prepared by Theresa Neimann on Wednesday, January 31, 2024 2:50 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Please ensure the following items are included with the application

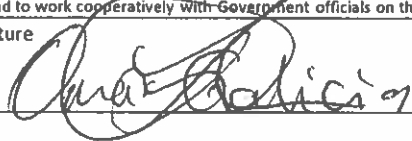
- o Historic building photographs (if applicable and located in Historic District)
- Current photos of the building and property

Describe the impact to your project if your project does not receive funding or if you receive less funding than requested (up to 300 words):

If I don't come up with the entire funds to put a new roof on the building, I will need to secure a loan.

The statements made herein are true and represent an accurate and full disclosure of all appropriate information as of this date. Applicant understands that the Agency will retain this application and any other information the Agency receives, whether or not this funding request is approved. Applicant understands this request can become public information; however any financial statements, tax returns, project pro forms and business formation documents will be kept confidential. Financial projects included as part of the Business Plan will be kept confidential. Applicant agrees to enter into an agreement with the Agency and to work cooperatively with Government officials on this project, if funded.


Applicant Signature



Date

1/31/24

CITY OF TOLEDO
REQUEST FOR URBAN RENEWAL AGENCY ACTION

	Meeting Date:	Agenda Topic:
	March 27, 2024	Adopt goals for the Urban Renewal Agency for Fiscal Year 2024-2025
Prepared by:	Reviewed by:	Approved by:
City Recorder L. Figueroa	Director Doug Wiggins	Director Doug Wiggins

Recommendation:

Motion to adopt the goals as presented [or amended] for the Urban Renewal Agency for fiscal year 2024-2025.

Background:

The Urban Renewal Agency Board met on February 27 to consider goals for the Urban Renewal District for Fiscal Year 2024-2025. Following discussion the following goals were identified:

- Identify Inflow & Infiltration (I&I) issues within the district and establish a plan to mitigate them
- Offer a program to provide funding opportunities for the rehabilitation of residential and business blighted properties
- Proceed with the progress to upgrade the Public Safety Building
- Continue collaboration with the Greater Toledo Pool District for the development of a community/recreation center
- Identify foliage that is damaging to Main Street infrastructure in preparation to replace such foliage

The Board may adopt the goals as presented or adopt with amendments.

Fiscal Impact:	Fiscal Year:	GL Number:
N/A	2024-2025	N/A

Attachment:

N/A