

**URBAN RENEWAL AGENCY BOARD MEETING MINUTES  
AUGUST 28, 2023**

**DATE** COUNCIL CHAMBERS, CITY HALL, CITY OF WOODBURN, COUNTY OF MARION, STATE OF OREGON, AUGUST 28, 2023

**CONVENED** The meeting convened at 6:45 p.m. with Chair Lonergan presiding.

**ROLL CALL**

Chair Lonergan	Present
Member Schaub	Present
Member Cornwell	Present
Member Carney	Present
Member Morris	Present
Member Cabrales	Present – via video conferencing
Member Wilk	Present

**Staff Present:** Assistant City Administrator Row, Assistant City Attorney Granum, Police Chief Pilcher, Community Services Director Cuomo, Economic Development Director Johnk, Community Development Director Kerr, Finance Director Turley, Public Works Director Stultz, Community Relations Manager Herrera, Public Affairs and Communications Coordinator Moore, Executive Legal Assistant Bravo

**CONSENT AGENDA**

**A.** Urban Renewal Agency minutes of July 24, 2023

**Carney/Schaub...** adopt the Consent Agenda with the amendment to the minutes to include Board Member Wilk as present at the meeting. The motion passed unanimously.

**URG #2023.05: 360-398 HIGHWAY 99 (WOODBURN MARKET)**

Economic Development Director Johnk provided a staff report. **Carney/Cornwell...** approve the Building Improvements Program Grant Application (Program) from Abraham Lee/Woodburn Market (Applicant) in the amount of \$10,484; 50% of the overall cost for replacing the awnings (\$20,968) on the property located at 360-398 Highway 99. The motion passed unanimously.

**URG #2023.06: 573 N. FRONT ST (SANTA ANA'S MEXICAN FOOD BUILDING)**

Economic Development Director Johnk provided a staff report. **Carney/Schaub...** approve the Building Improvements Program Grant Application (Program) from Jesus J. Cuevas (Applicant) in the amount of \$33,744; total project cost \$72,525. The motion passed unanimously.

**ADJOURNMENT**

**Morris/Schaub...** adjourn the meeting. The meeting adjourned at 6:57 p.m.

APPROVED \_\_\_\_\_  
FRANK LONERGAN, CHAIR

ATTEST \_\_\_\_\_  
Heather Pierson, City Recorder  
City of Woodburn, Oregon



## Agenda Item

November 8, 2023

TO: Urban Renewal Agency Board

FROM: Frank Lonergan, Chair

SUBJECT: **Committee Appointment**

The following appointments are made, subject to the approval of the Board. Please forward any adverse comments to me prior to the Urban Renewal Agency meeting on Monday, November 13, 2023. No reply is required if you approve of my decision.

### Downtown Advisory Review Subcommittee

- Mark Wilk



## Urban Renewal Agenda Item

November 13, 2023

TO: Urban Renewal Agency

FROM: Jamie Johnk, Economic Development Director

SUBJECT: **Woodburn Urban Renewal Plan Amendments**

### **RECOMMENDATION:**

Authorize Woodburn City staff to contract and consult with Elaine Howard Consulting, LLC and Tiberius Solutions to complete Woodburn Urban Renewal Plan Amendments and to bring the first Plan Amendment to the December 11, 2023, Urban Renewal Agency meeting.

### **BACKGROUND:**

In July 2001, the City of Woodburn created the Woodburn Urban Renewal Plan pursuant to ORS Chapter 457 of the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Woodburn respectively. The purpose of the Plan is to eliminate blighting influences found in the Renewal Area, to implement goals and objectives of the City of Woodburn Comprehensive Plan, and to implement development strategies and objectives for the Woodburn Urban Renewal Area.

During the development of the Plan, Woodburn identified goals which included:

- Promote Private Development
- Rehabilitate Building Stock
- Improvements to Streets, Streetscapes, and Open Spaces
- Utility Improvements
- Parking
- Public Facilities
- Housing
- Public Art

*(Full description provided in Urban Renewal Plan)*

Since adoption, the City has achieved many of the identified goals and completed numerous projects identified in the Plan. However, as the priorities in the Urban Renewal Area have evolved and many of the original projects listed have changed in scope and cost, an amendment to the Plan is needed.

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Agenda Item Review: City Administrator ☒ City Attorney ☒ Finance ☒

**DISCUSSION:**

Recognizing the need to make amendments to the Plan, staff reached out to Elaine Howard Consulting, LLC, requesting a scope of work and estimate for amending the Woodburn Urban Renewal Plan. Upon consultant review, it was noted that the current Woodburn Urban Renewal Plan presently has a three-tiered amendment process (e.g. Procedural steps are outlined for Minor, Major, and Substantial Amendments under Section 900 of the Plan).

A substantial amendment to the Woodburn Urban Renewal Plan would be one that adds land to the urban renewal area in a cumulative addition of more than one percent (1%) or where the agency would be looking to increase the maximum amount of indebtedness that can be issued or incurred under the Plan. It is NOT Staff's current recommendation to make updates and amendments to the Plan that would amount to a substantial amendment.

Staff is recommending a two-step minor amendment procedure as outlined below:

- (1) First, staff would like to simplify the Amendment Procedure that is included under the current Plan to maintain the statutory requirements for Substantial Amendments and then to categorize all other changes to the Plan as Minor Amendments, thereby removing the middle or "Major" tier process.

Under the City's current plan, any action that would qualify as a "major amendment" to the Woodburn Urban Renewal Plan requires all of the information and process of a Substantial Amendment (ORS 457.085, 457.087, 457.089 and 457.095) except the public noticing for the final City Council hearing. This requires an analysis of the existing conditions in the urban renewal area including the production of new maps for the Amendment and Report on Amendment, updating the findings of blight, finance plan, conformance to local objectives, demographics and review by the Agency, Planning Commission, County Commission and City Council. Therefore, the consultant has proposed to amend this section of the Plan to designate only two tiers of amendment processes as required in ORS 457. The Plan would therefore maintain all legal requirements for Substantial Amendments and then have all other Plan changes be specified as Minor Amendments, which can be approved by the Agency by Resolution.

- (2) Staff would then propose undertaking a second Minor Amendment process to both increase the urban renewal area in a cumulative



addition of less than one percent (1%) and also update the current project list within the Plan document.

Once the initial amendment would be approved by the Urban Renewal Agency, staff would return for the propose of proceeding with the substantive amendment to the Plan to expand the area less than 1% of the original area and update the project list with current projects and improvements of significance to the City Council as well as to update project costs.

**FINANCIAL IMPACT:**

The fee for consulting services for Plan amendments is estimated at \$9,100. If the Urban Renewal Agency is interested in Tiberius Solutions providing an updated Financial Forecast, an additional cost will be incurred.

The Urban Renewal Program budget has sufficient funds for these services.



**TIBERIUS**  
SOLUTIONS

# Woodburn Urban Renewal Plan Amendment Scope and Budget Two Minor Amendments



October 17, 2023

Jamie Johnk  
Economic Development Director  
270 Montgomery Street  
City of Woodburn  
Woodburn, OR 97071

Dear Jamie:

Thank you for the opportunity to present a Scope of Work and Budget for a Major Amendment to the Woodburn Urban Renewal Plan. Our team is a collaboration of Elaine Howard Consulting, LLC and Tiberius Solutions LLC. I will be the project director for this project and will serve as the primary contact person. Elaine Howard Consulting, LLC is a limited liability company and I am the principal of the LLC. Tiberius Solutions LLC is certified in Oregon as an Emerging Small Business, certification no. 118976.

Our team has worked on urban renewal plans, substantial, "major" and minor amendments, feasibility studies, financial reviews, strategic plans, and general urban renewal consulting throughout the state for the last 17 years and has the background and depth of knowledge needed to provide excellent consulting advice for the completion of this project. We also support urban renewal as a tool generally through our education and speaking commitments and tracking of urban renewal-related legislative issues. We are active members of the Oregon Economic Development Association (OEDA) sub-committee on urban renewal and provide ongoing support to urban renewal agencies.

We look forward to the opportunity to work with you on the completion of the amendment.

Sincerely,

A handwritten signature in blue ink that reads 'Elaine Howard'.

Elaine Howard  
Principal  
Elaine Howard Consulting, LLC  
4763 SW Admiral Street  
Portland, Oregon 97221

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## Proposal Overview

The City of Woodburn Urban Renewal Agency (Agency) has asked for a scope of work for a major amendment to the Woodburn Urban Renewal Plan. Elaine Howard and Scott Vanden Bos of Elaine Howard Consulting, LLC (Consultant) will work on this project. As an option on the Amendment 2, Tiberius Solutions will provide an update to the financial analysis recently prepared for the Agency

The Woodburn Urban Renewal Plan presently has a three-tiered amendment process. A major amendment to the Woodburn Urban Renewal Plan requires all of the information and process of ORS 457.085, 457.087, 457.089 and 457.095 except the public noticing for the final city council hearing. This requires an analysis of the existing conditions in the urban renewal area including the production of new maps for the Amendment and Report on Amendment, updating the findings of blight, finance plan, conformance to local objectives, demographics and review by the Agency, Planning Commission, County Commission and City Council.

This scope of work proposes to first amend this section of the Plan to designate only two tiers of amendments as required in ORS 457. Once that amendment is approved, then the Agency would proceed with the amendment to the Plan to expand the area less than 1% of the original area and to change the project list. Your legal counsel would have to confirm this could be accomplished under the provision of the Plan that states:

### 900. Amendments to the Renewal Plan

#### D. Other Minor Amendments

1. Amendments to clarify the language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.

## Experience

Elaine Howard Consulting LLC and Tiberius Solutions LLC have a long history of working together. A list of projects completed by our firms is shown below. In the column for urban renewal plans, Elaine Howard Consulting has completed some plans prior to teaming with Tiberius Solutions and those are noted with “EHC”.

Table 1. Urban Renewal Projects Completed

<b>Jurisdiction</b>	<b>Plan</b>	<b>Major or Minor Amendment</b>	<b>Financial Update</b>	<b>Feasibility Study</b>	<b>Other Analysis/Tasks</b>
City of Albany	EHC -2007		2022	2023 (TS)	Multiple
City of Astoria	EHC	2016	2016		2021
City of Bandon					Multiple
City of Banks	2017				
City of Beaverton			2018, 2019, 2020		2021
City of Bend	EHC 2008, 2019	2019	2018, 2022	2019	2021, 2022
City of Boardman	2008, 2023				
City of Burns	2022			2021	
City of Carlton			2017, 2018		
City of Coos Bay	2018	2017, 2018, 2021, 2022	2017, 2019		Multiple
City of Cornelius	2019				
City of Corvallis	2018				
City of Cottage Grove					2017
City of Creswell	2018			2017	2022
City of Dallas	2022	2018	2017	2022	
City of Estacada		2017	2019		2017
City of Fairview	2018				2022
City of Grants Pass	2017				2022
City of Gold Beach	2015	2019	2019		2019, 2022
City of Happy Valley	2019		2022	2018	2022
City of Harrisburg		2015,2023			
City of Hermiston	2022, 2023				
City of Hillsboro			2021		2021

<b>Jurisdiction</b>	<b>Plan</b>	<b>Major or Minor Amendment</b>	<b>Financial Update</b>	<b>Feasibility Study</b>	<b>Other Analysis/Tasks</b>
City of Hood River	EHC – 2008, 2023			2021	2015-2018
City of Independence		2016			2019
City of Jacksonville		2019, 2023			Multiple
City of John Day	2018				
City of Klamath Falls	2017			2017	
City of La Grande					Multiple
City of La Pine	2015				Multiple
City of Lafayette	2021			2020	
City of Lake Oswego	EHC 2012, 2015	2015	2015		
City of Lakeview				2021	
City of Lebanon	EHC 2008	2021, 2023			Multiple
City of Lincoln City	2020, 2023			2019	2021
City of McMinnville	EHC 2013				
City of Medford		2018		2023	
City of Milwaukie	2016		2021	2016	
City of Monmouth		2022/23			
City of Myrtle Creek	2018			2018	
City of Newport	2015		2019	2015	
City of Newberg	2021			2020	
City of North Plains			2016, 2017		
City of Pendleton					2015, 2019
City of Phoenix					2019
City of Redmond					2021
City of Roseburg	2018			2017	
City of Salem	EHC in 2007, 2019				2023
City of Sandy		2015	2015, 2021		
City of Seaside	2017			2017	
City of Springfield			2018, 2022		
City of Scappoose	2019		2021	2018	2021 - 2023
City of Sherwood	2021			2020	2016

<b>Jurisdiction</b>	<b>Plan</b>	<b>Major or Minor Amendment</b>	<b>Financial Update</b>	<b>Feasibility Study</b>	<b>Other Analysis/Tasks</b>
City of St. Helens	2017	2021			
City of Talent	2023			2021	2019
City of The Dalles			2021		2021
City of Tigard	2016	2016, 2020	2019		2016, 2023
City of Toledo	2021			2021	2023
City of Troutdale					Multiple
City of Tualatin	2021, 2023			2020	2019
City of Turner	2017				
City of Veneta		2018, 2019	2018		
City of Warrenton		2018, 2019	2018		2021
City of West Linn	2023			2019	
City of Wilsonville	2016, 2021	2016	2016	2023	Multiple
City of Winston					Multiple
City of Woodburn			2016, 2017, 2023		
City of Wood Village	EHC 2010				
Clackamas County		2016	2016		
Columbia County			Annually		Multiple
Coos County		2017			
Hood River County	EHC	2017	2017		
Prosper Portland	EHC 2023	2018	2020, 2022		

## Team Members

### Elaine Howard Consulting, LLC

#### Elaine Howard, Principal

M.P.A. Public Administration Portland State University

B.A. Psychology, Whittier College

Elaine is the principal of Elaine Howard Consulting, LLC, a firm that specializes in creating vibrant cities using urban renewal/tax increment financing as an implementation tool. Elaine's vast experience in both public and private sector development allows our firm to discern critical issues in communities, communicate effectively with stakeholders, and help communities develop plans to implement their visions. Elaine is also co-author of the *Urban Renewal Best Practices Manual* for the Association of Oregon Redevelopment Agencies (now a part of the Oregon Economic Development Association).





**Scott Vanden Bos, Project Manager**

B.S. Accounting, Linfield College

Scott has worked for Elaine Howard Consulting since 2016. Scott's role is to conduct research for the projects, author reports, produce videos, prepare PowerPoints, conduct surveys and make presentations. Scott has worked on over 100 urban renewal projects including new plans, amendments, annual reports and strategic plans.

**Tiberius Solutions LLC****Nick Popenuk, Principal**

B.A. Planning, Public Policy, and Management – University of Oregon

Nick Popenuk is the founder and principal of Tiberius Solutions LLC. Over the past 17 years, Nick has assisted dozens of communities across the Northwest achieve their economic development goals through the use of tax increment financing. This includes financial analysis for feasibility studies, creation of new urban renewal/TIF plans, amendments of existing plans, and ongoing financial analysis and administration of urban renewal agencies. Nick is also co-author of the *Urban Renewal Best Practices Manual* for the Association of Oregon Redevelopment Agencies (now a part of the Oregon Economic Development Association).

**Ali Danko, Project Manager**

B.A. Economics-Environmental Studies – Whitman College

Ali Danko joined Tiberius Solutions in 2017 and assists on a variety of public finance projects with a focus on tax increment finance. Prior to joining Tiberius Solutions, she worked for two years as a research analyst at ECONorthwest. Ali has been the lead financial analyst on more than 100 tax increment finance projects, including new urban renewal/TIF plans, amendments to existing plans, feasibility studies, and other related analysis. She consistently maintains and improves Tiberius Solutions' tax increment revenue forecasting models to enhance technical capabilities and ensure detailed and adaptable analysis.



## Woodburn Urban Renewal Plan Minor Amendment 1

### Components:

- Change to amendment types to conform to the requirements of ORS 457.085, removing the major amendment category and having only substantial amendments and minor amendments. Substantial amendments in ORS 457.085 include
  - ❖ Adding land to the urban renewal area if the addition results in a cumulative addition of more than one percent of the urban renewal area.
  - ❖ Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

Minor amendments would be all other changes to the Plan which could be approved by resolution of the Agency.

- No change to any other portion of the Plan

### Work Products:

- Agency Staff Report
- Amendment Resolution
- Amendment

### Meetings:

- Two virtual staff level meetings
- Woodburn Urban Renewal Agency (1 meeting. If you use the authorization stated above, the Agency may make this amendment via a resolution.)

## Woodburn Urban Renewal Plan Minor Amendment 2

### Components:

- An amendment to expand the existing urban renewal area boundaries to bring in other public areas for projects (less than 1% of original acreage)
- Updates to the project list amendment to add/remove projects
  - verify with your legal counsel that the community center is not considered a public building project per ORS 457 definitions
  - determine whether the Evergreen Roundabout is a major amendment
- Findings to justify amendment
- Discussion on sunset date
- No change to the maximum indebtedness
- Minor updates to the financial analysis recently completed by Tiberius Solutions

### Work Products:

- Amendment Staff Report for Agency
- Amendment Resolution
- Amendment (specific changes shown above)
- Report on Amendment

- Boundary map showing area prior to amendment and area after amendment. (Tiberius)
- Description of projects to be added and cost estimates for those projects
- Financing plan to show how the money will be allocated over the remaining life of the Plan. (Tiberius. This is not required, but is very helpful for staff and the Agency)
- Cover memo for Assessor

#### Meetings:

- Four virtual staff level meetings
- Woodburn Urban Renewal Agency (1 meeting)
- Additional in person meetings (typically might be a meeting with another taxing district, approximately \$800)
- Additional staff virtual meetings (approximately \$400)

### The City of Woodburn Responsibilities

The City of Woodburn will provide:

- Confirmation of boundary, including tax lots and right of way of the Area.
- Transmission of financial analysis performed to date.
- Information on projects to be included in the Plan including provision of project descriptions and rough cost estimates.
- Information on existing urban renewal area including acreage and copies of any other amendments.
- Meeting space for all meetings and copying of documents for all meetings.
- Preparation of legal description for Area. (There will be a cost for this item. The city will contract with a different consultant to prepare the legal description. As an alternative, City can contract with Consultant to add this to our scope of work once we are able to get a firm bid.)
- Transmit Plan Amendment to Assessor. Transmittal memo provided by consultant.

### Timeline for Completing Scope of Work

We will begin work immediately upon contract execution.

November	Contract execution. Meet with staff to review new boundary, go over scope of work and projects. Consultant prepare Amendment 1.
December	Agency review Amendment 1.
January 15	Consultant prepare Plan Amendment 2 and Report
January 30	Draft of Plan Amendment 2 returned by staff to consultant for edits.
February 15	Final Plan Amendment prepared.
March	Agency Meeting - review Plan Amendment Resolution

## Budget

- If legal advice is needed, it will be considered an extra item and will be in addition to the proposed contract amount. We do not anticipate a need for additional legal counsel advice. We will not incur any expenses on legal advice without prior written approval of client by issuance of a Change Order.
- Contingency will be accessed after approval of client.
- If additional meetings or work items are requested, they will be billed at actual time and expenses and will be in addition to the proposed contract amount.

### Amendment 1

Elaine Howard Consulting, LLC	\$ 2,100
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### Amendment 2

Elaine Howard Consulting, LLC	\$ 6,000
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#### Hourly rates:

Elaine Howard	\$210
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Scott Vanden Bos	\$180
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#### Tiberius Solutions LLC

\$ 1,000

#### Hourly rates:

Nick Popenuk	\$180
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Ali Danko	\$140
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GIS	\$160
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Contingency for an updated Finance Plan By Tiberius Solutions

Cost to be  
determined

### Total Amendment 2

\$7,000 plus finance plan update

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## Woodburn Urban Renewal Plan

July 9, 2001 Draft

WOODBURN URBAN RENEWAL PLAN  
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## 100. THE URBAN RENEWAL PLAN

### A. General

The Woodburn Urban Renewal Plan consists of Part One - Text and Part Two - Exhibits. The Woodburn City Council acts as the Urban Renewal Agency of the City of Woodburn, Oregon.

This Plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Woodburn respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

The Urban Renewal Area is a single geographic area with a single contiguous boundary in which a variety of activities and projects are contemplated to eliminate blight and the causes of blight and intended to create an environment in which the private sector may develop uses compatible with the purposes of this plan.

This Urban Renewal Plan for the Woodburn Urban Renewal Area was approved by the City Council of the City of Woodburn on \_\_\_\_\_ by Ordinance No. xx.

### B. The Renewal Plan Area Boundary

The boundary of the renewal area is shown in (Map) Exhibit 1, attached to this plan. A legal description of the project boundary is included as Attachment "A" of this plan.

## 200. CITIZEN PARTICIPATION

This renewal plan was developed under the guidance of the Woodburn City Council. In the course of formulating the plan, City staff conducted an open house, and public meetings, inviting the general public to discuss urban renewal concepts, and the renewal plan. All meetings of the Committee were open to the public for discussion and comment.

The Woodburn Planning Commission met to review the Plan on Date \_\_, 2001. The Woodburn City Council held a public hearing on adoption of this Plan on Date \_\_, 2001. Additional notice on City Council adoption of the Plan was provided, as required by ORS 457.120.

## 300. RELATIONSHIP TO LOCAL OBJECTIVES

The purpose of this Renewal Plan is to eliminate blighting influences found in the Renewal Area, to implement goals and objectives of the City of Woodburn Comprehensive Plan, and to implement development strategies and objectives for the Woodburn Urban Renewal Area. The Urban Renewal Plan relates to the following local goals and objectives:

### 301. URBAN RENEWAL PLAN GOALS

The goals of this Plan are:

#### A. Promote Private Development

Goal: To promote private development, redevelopment, and rehabilitation within the urban renewal area to help create jobs, tax revenues, and self-sustaining, vital, and vibrant commercial districts.

Objectives:

1. Enhance the environment for development and investment through improvements to streets, streetscapes, parks, and public buildings and spaces.
2. Assist property owners in rehabilitating buildings so they can accommodate more intensive and dynamic commercial activity.
3. Help create economic vitality by creating activities and encouraging uses that bring a significant number of potential shoppers and investors to each district.

#### B. Rehabilitate Building Stock

Goal: To upgrade the stock of existing structures in the renewal area which contribute to its small-town character, but which are run down or do not meet current Code requirements.

Objectives:

1. Improve the appearance of existing building in order to enhance the overall aesthetics of the renewal area.
2. Help in improving the safety of older buildings in regard to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities.
3. Redevelop building and areas that are inconsistent with the goals and objectives of this plan in manners that benefit the entire economic development effort and the property owners.

#### C. Improvements to Streets, Streetscapes, and Open Spaces

Goal: To improve existing streets and construct missing street links to improve connectivity within both districts, to improve and enhance public open spaces as in integral part of each district, and to enhance livability.

Objectives:

1. Enhance streetscapes by installing street lighting, street furniture, banners, planters and other amenities.
2. Reconstruct existing roadways and sidewalks where needed and in a manner meeting the objectives of this Plan.
3. Construct new streets to provide connectivity and encourage private investment.
4. Address and improve pedestrian safety in the Route 214 corridor through the renewal area.



5. Improve pedestrian and bicycle access to and through the renewal area. Create pedestrian spaces that are attractive areas for residents and employees, that stimulate economic activity, and that enhance livability.

D. Utility Improvements

Goal: Improve and repair utilities to allow efficient development of the two areas.

Objectives:

1. Construct or reconstruct utilities (including water, sewer, and storm sewer) as necessary to encourage and permit development of private properties and public amenities.

E. Parking

Goal: Develop convenient, attractive parking facilities close to shopping, entertainment, and business destinations.

Objectives:

1. Construct public parking to support businesses and activities in the Downtown District of Woodburn.

F. Public Facilities

Goal: Maintain, remodel, and construct public parks and open spaces, public facilities, and public safety facilities, to maintain and enhance safety in the renewal area, and to increase public utilization of the renewal area. Objectives:

1. Ensure that public safety facilities within the renewal area are adequate to support and protect existing and proposed development in the renewal area.
2. Evaluate the adequacy of other public facilities serving the renewal area.

G. Housing

Goal: Provide for new and rehabilitated housing units in livable mixed-income neighborhoods that collectively reflect a diversity of housing types, occupancy (rental and owner-occupied), and income levels in the City. Support housing development that is geared to support the Area's employment generation goals.

Objectives:

1. Provide a wide range of housing opportunities to accommodate households at all income levels, including low income, moderate-income, and market-rate rental and owner-occupied housing, which support prospective residential markets in, adjacent to, and near the Area.
2. Provide assistance to help maintain, and assist in the rehabilitation of the stock of existing housing in the renewal area.
3. Assist in the development of quality housing for a range of that household incomes that are representative of the City as a whole.

H. Public Art

Goal: Assist in funding for a program of art in public spaces within the renewal area.

Objectives:

1. Provide a set-aside of urban renewal funds for art in public spaces within the urban renewal area.

### 302. CITY OF WOODBURN COMPREHENSIVE PLAN

ORS 457.085 requires that an Urban Renewal Plan relate to definite local objectives. The City's Comprehensive Plan considers a wide range of goals and policies relating to land uses, traffic, transportation, public utilities, recreation and community facilities, economic development, housing and environmental protection. Citations of relevant goals and policies is included as Attachment "B" of this plan.

This urban renewal plan also addresses goals and objectives set forth in these other adopted plan documents:

### 303. TRANSPORTATION SYSTEM PLAN

1. Develop a strategy for improving Highways 219/214, 211, and 99E through Woodburn, including added travel lanes, signalization, and access management (Goal 2, Policy 3).
2. Identify the need for added public parking provisions in Woodburn, including park and ride, as well as a plan to support increased carpooling and transit use in the future. (Goal 2, Policy 7).
3. Develop a set of reliable funding sources that can be applied to fund future transportation improvements in the Woodburn area (Goal 4).

### 304. WOODBURN DOWNTOWN DEVELOPMENT PLAN - 1997

The revitalization and redevelopment of the historic downtown core of Woodburn is a key element of this urban renewal plan. The goals of this urban renewal plan therefore include implementation of the Vision statements from the 1997 "Woodburn Downtown Development Plan". Those vision statements also are incorporated in the Goals and Policies of the City of Woodburn Comprehensive Plan, Section P, "Downtown Design and Conservation District". Those vision statements are:

#### A. Image of Downtown

Downtown projects a positive image, one of progress and prosperity. Downtown improvements have been visible and well publicized. Downtown's image consists of a combination of elements - physical appearance, and a look, and feel that it is thriving, safe, and vital.

#### B. Safety

Downtown is a safe, secure place for customers, employees, and the general public. Safety and security are assured by volunteer efforts, and by physical improvements such as lighting which provide a sense of security.

**C. Social**

Downtown is a place where a diverse community come together to work, shop, and play. It is a mirror of the community, the community's "living room". All persons in the community feel welcome in, and a part of, their downtown.

**D. Business Environment**

Downtown is a thriving environment for a variety of businesses. The area contains a good mix of types of businesses, a good overall marketing program is in place, and businesses provide friendly, reliable customer service and convenient hours of operation. Individual businesses are clean, attractive and present a good physical appearance.

**E. Attractors**

Downtown is the center of community life, and serves as a focus to define the community's historic and cultural heritage. A community market brings all the of City's diverse communities together every week. Downtown's architecture and unique businesses serve as a regional attractor. In addition, downtown offers events and opportunities that draw people together to mingle, learn, and enjoy.

**F. Neighborhood**

Downtown is a part of the City's oldest neighborhood. Businesses, government and employment uses are linked to residential neighborhoods, educational facilities, recreation opportunities and good transportation services. Throughout this central neighborhood, both renovation and new development respect the history and traditions of the community.

**G. Transportation**

Downtown is easily accessible via the local street system, public transportation, and other alternate modes of transportation. Special transportation facilities improve circulation patterns within the downtown, and provide links between downtown and key events and places.

**H. Parking**

Downtown contains an ample and convenient supply of parking for customers and employees. While it is infeasible to provide downtown parking at the same level as found in shopping centers, good utilization and management of the existing supply of downtown parking has been accomplished.

**I. Implementation**

Implementing the vision for downtown has involved both private and public investments. Investments are made in the management structure for downtown, and in capital improvements to improve the physical elements of downtown. Planning for these investments, and examining options to pay for them is an on-going process involving the City, Woodburn Downtown Association, property and business owners.

**400. PROPOSED LAND USES****A. Land Use Plan**

Exhibit 2, the "Zoning Map" describes the locations of the principal land use classifications which are applicable to the Renewal Area. The land use plan for the Renewal Area is consistent with the Woodburn Comprehensive Plan.

The Land Use Plan consists of the Land Use and Zoning Map (Exhibit 2) and the descriptive material and regulatory provisions contained in this Section (both those directly stated and those included by reference). This Plan shall be in accordance with the approved City of Woodburn Comprehensive Plan and Zoning Map of the City of Woodburn. The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, City Charter, or any other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.

Exhibit 2, the "Land Use and Zoning Map" describes the locations of the principal land use and zoning classifications which are applicable to the Renewal Area. Comprehensive Plan designations and Zoning Districts are the same in the Woodburn Comprehensive Plan.

Woodburn Comprehensive Plan Map designations in the urban renewal area are:

- Residential < 12 units per acre
- Residential > 12 units per acre
- Commercial
- Industrial
- Open Space and Parks
- Public Use

Woodburn Zone Map designations in the urban renewal area are:

- RS - Single Family Residential District
- RM - Multiple Family Residential District
- CO - Commercial Office District
- CR - Commercial Retail District
- CG - Commercial General District
- CB - Central Business District
- DDCD- Downtown Design and Conservation District
- IL - Light Industrial District
- MC - Marion County Zoning (Commercial)
- PA - Public Amusement and Recreation District
- PP - Public Park District
- PS - Public Service District

#### B. Plan and Design Review

The Urban Renewal Agency shall be notified of any Comprehensive Plan/Zoning amendment application, building permit, conditional use or other development permits requested within the Area. Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 800 of this Plan.

#### 500. OUTLINE OF DEVELOPMENT

The Urban Renewal Project consists of activities and actions which treat the causes of blight and deterioration in the Woodburn Urban Renewal Area. Project activities to treat these conditions include:

- a. Assist in improvements to streets, curbs, and sidewalks to encourage new development in the project area, and to address pedestrian and vehicular safety problems.
- b. Assist in improvements to water, storm, and sanitary sewer infrastructure to encourage new development in the project area.
- c. Assist in activities to improve the visual appearance of the renewal area, and provide a safer, more attractive pedestrian environment, including streetscaping, and landscaping, and development of public parks and open spaces.
- d. Authorization to construct public parking facilities
- e. Authorization to assist in the rehabilitation and renovation of residential and commercial properties in the renewal Area.
- f. Authorization to lend financial assistance to encourage property owners or potential redevelopers to undertake new construction projects within the project area.
- g. Authority to acquire and dispose of land for public improvements, rights-of-way, utility improvements, and private development.
- h. Administration of the Renewal Agency and Renewal Plan.

Section 600 provides further description of each urban renewal project to be undertaken within the Woodburn Urban Renewal Area.

#### 600. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet renewal plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

##### **A. PUBLIC IMPROVEMENTS**

Public improvements include the construction, repair, or replacement of sidewalks, streets, parking, parks and open spaces, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public facilities necessary to carry out the goals and objectives of this plan.

##### **1 Street, Curb, and Sidewalk Improvements,**

There are deficiencies in streets, curb, and sidewalks within the project area. Major deficiencies are in the historic Old Town area of the renewal plan, and in the Highway 214 corridor through the renewal area. To remedy these conditions, it is the intent of the Renewal Agency to participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of-way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Streets work anticipated by City staff includes:

- Repairs to streets, curbs and sidewalks throughout the Old Town area,
- Construction of a new connector street between Highway 214 and Front Street,

- Participation in widening of Route 214 through the renewal area.

2. Water, storm and sanitary sewers

City staff has identified a list of aging and inadequate sanitary and storm sewer, and water services throughout the Downtown area. It is the intent of the Agency to repair and upgrade these services.

3. Streetscape Projects

This activity will enable the Renewal Agency to participate in activities improving the visual appearance of the project area. To carry out these objectives, the Renewal Agency will undertake a variety of improvements to the appearance of key locations within the urban renewal area. These improvements may include Street Lighting, Trash Receptacles, Benches, Historical Markers, Street Trees and Landscaping, and removal of trees that pose a safety hazard.

4. Pedestrian, Bike, and Transit Facilities

These activities will include pedestrian, bicycle and transit connections between the renewal project area, and Woodburn's downtown core and residential areas. Activities may include bikeways and paths, bicycle parking and storage, transit stops, transit pullouts, and other related activities which will promote pedestrian, bicycle, and public transportation uses in the renewal area.

5. Public Parking Facilities

It is anticipated that development of commercial property in the renewal area may create demand for additional public parking within the renewal area. Accordingly, the Agency is authorized to participate in funding the acquisition and construction of new public parking facilities within the renewal area.

6. Public Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of this, or other appropriate public spaces, or parks or public facilities within the urban renewal area.

7. Public Safety Improvements

To achieve the objectives of this Plan, and to target public investments in a manner which benefits the Renewal area and Woodburn residents, the Agency is authorized to improve or construct safety-related public facilities within the urban renewal area.

8. Public Art

The Agency intends to provide a set-aside of 1% of urban renewal funds to encourage public art in the renewal area. The program will be developed with recommendations from the Oregon Arts Commission.

B. REDEVELOPMENT THROUGH NEW CONSTRUCTION

1. It is the intent of this Plan to stimulate new investment by public, private, non-profit, or community based organizations on vacant or underutilized property to achieve the goals and objectives of this Plan, and in particular to assure that

new investments serve to benefit the existing residents and businesses in the area. Redevelopment through new construction may be achieved in two ways:

- a) By public or private property owners, with or without financial assistance by the Agency;
- (b) By acquisition of property by the Agency for redevelopment or resale to others for redevelopment.

2. Redevelopment Financing. The Renewal Agency is authorized to set guidelines, establish loan programs and provide below-market interest rate and market rate loans and provide such other forms of financial assistance to property owners and those desiring to acquire property, as it may deem appropriate in order to achieve the objectives of this Plan. The obligations of the redeveloper, if any, shall be in accordance with Section 800 of this Plan.

#### C. PRESERVATION, REHABILITATION, DEVELOPMENT AND REDEVELOPMENT

This activity will enable the Renewal Agency to carry out Council, and Comprehensive Plan objectives for improving the appearance the project area, and encouraging infill and reuse in the project area. The Renewal Agency may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of buildings in the renewal area. The Renewal Agency also is authorized to provide loans, or other forms of financial assistance to property owners, or persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available as it deems necessary to achieve the objectives of this Plan.

#### D. PROPERTY ACQUISITION AND DISPOSITION

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 700 and 800 of this Plan.

#### E. PLAN ADMINISTRATION

It is the intent of this Renewal Plan to provide for the effective administration of the Plan, and to plan for the various activities contained in the Plan. Project funds may be utilized to pay indebtedness associated with preparation of the urban renewal plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the urban renewal plan. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds also may be used to pay for personnel and other administrative costs incurred in management of the renewal plan.

#### 700. PROPERTY ACQUISITION PROCEDURES

Acquisition of real property may be necessary to carry out the objectives of this Plan. Property for public or private preservation, rehabilitation, development, or redevelopment may be acquired by gift, eminent domain or any other lawful method for the purpose of the redevelopment. The purposes and procedures for acquisition under this Plan are:

The Renewal Agency is authorized to acquire property within the Area, if necessary, by any legal means to achieve the objectives of this Plan. Property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. All acquisition of property will require an amendment to the plan as set forth in Section 900 of this Plan

A. Acquisition requiring City Council ratification.

City Council ratification is required for Renewal Agency acquisitions for the following purposes:

1. Assembling land for development by the public or private sector. Such acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 900C1 of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.
2. Where conditions exist that may affect the health, safety and welfare of the Area and it is determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions, acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 900C1 of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.
3. Acquisition for any purpose that requires the use of the Agency's powers of eminent domain. Such acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 900C1 of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.

B. Acquisition not requiring City Council ratification.

Land acquisition not requiring City Council ratification requires a minor amendment to this Plan as set forth in Section 900 D2 of this Plan. The minor amendment to the Renewal Plan may be adopted by the Renewal Agency by Resolution. The Agency may acquire land without Council ratification where the following conditions exist:

1. Where it is determined that the property is needed to provide public improvements and facilities as follows:
  - a. Right-of-way acquisition for streets, alleys or pedestrian ways;
  - b. Right of way and easement acquisition for water, sewer, and other utilities
  - c. Property acquisition for public use, or for public buildings and facilities
2. Where the owner of real property within the boundaries of the Area wishes to convey title of such property by any means, including by gift.

C. Properties to be acquired

At the time this plan is prepared, no properties are identified for acquisition. If plan amendments to acquire property are approved, a map exhibit shall be prepared showing the properties to be acquired and the property will be added to the list of properties to be acquired. The list of properties acquired will be shown in this section of the Plan. The map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Urban Renewal Plan.



## 800. PROPERTY DISPOSITION AND REDEVELOPER'S OBLIGATIONS

### A. Property Disposition and Redevelopment

The Renewal Agency is authorized to dispose of acquired property by sale, lease, exchange, or other appropriate means for redevelopment for uses and purposes specified in this Plan. If property is identified for acquisition in this plan, the Agency proposes to commence disposition of property within five (5) years from the date of identifying those properties in this plan, and to complete disposition within ten (10) years from such approval. Properties shall be subject to disposition by sale, lease or dedication for the following purposes:

1. Road, street, pedestrian, bikeway, and utility projects, and other right-of-way improvements listed in Section 600 of this plan.
2. Construction of public facilities in Section 600 of this plan.
3. Redevelopment by private redevelopers for purposes consistent with the uses and objectives of this plan. Such disposition will be in accordance with the terms of a Disposition and Development Agreement between the Developer and the Renewal Agency, and with the Redeveloper's obligations in Section 800B of this plan.

The Renewal Agency may dispose of any land it has acquired at fair reuse value, and to define the fair reuse value of any land.

### B. Redevelopers Obligations

Redevelopers within the Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers also will be obligated by the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution to reviewing bodies as required by the City.
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable time as determined by the Agency.
5. The Redeveloper shall not effect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

## 900. AMENDMENTS TO THE RENEWAL PLAN

It is anticipated that this Renewal Plan will be reviewed periodically during the execution of the Project. The plan may be changed, modified, or amended as future conditions warrant. Types of Plan amendments are:

A. Substantial Amendments

Substantial amendments consist of:

1. Increases in the urban renewal area boundary, in cumulative excess of 1%, shall be a substantial amendment requiring approval per ORS 457.095, and notice as provided in ORS 457.120.
2. Increasing the maximum amount of indebtedness to be issued under the plan shall be a substantial amendments requiring approval per ORS 457.095, and notice as provided in ORS 457.120.

B. Major Amendments not requiring special notice

Major amendments requiring approval per ORS 457.095 consist of:

1. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$500,000, shall be a substantial amendment requiring approval per ORS 457.095, but not requiring notice as provided in ORS 457.120. The \$500,000 amount will be adjusted annually from the year 2000 according to the "Engineering News Record" construction cost index for the Northwest area.
2. The addition of improvements or activities that substantially alter the goals and objectives of the Urban Renewal Plan.

C. Minor Amendments Requiring Approval by City Council.

Amendments to the Plan defined in this section shall require approval by the Agency by Resolution, and approval by the City Council by Resolution. Such amendments are defined as:

1. Acquisition of property for purposes specified in Sections 700A of this plan.

D. Other Minor Amendments.

Minor amendments may be approved by the Renewal Agency in resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 700B1 and 2 of this plan.
3. Addition of a project substantially different from those identified in Sections 600 of the Plan or substantial modification of a project identified in Section 600 if the addition or modification of the project costs less than \$500,000 in 2001 dollars.
4. Increases in the urban renewal area boundary, not in cumulative excess of 1%.

1000. MAXIMUM INDEBTEDNESS

The Maximum Indebtedness authorized under this plan is twenty-nine million and three hundred thousand Dollars (\$29,300,000).

1100. FINANCING METHODS

A. General

The Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private for the purposes of paying indebtedness incurred in undertaking and carrying out this Plan. In addition, the Agency may borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans.

**B. Tax Increment Financing**

It is contemplated that the project will be financed in whole or in part by tax increment financing, as authorized in ORS 457.420 through ORS 457.450.

**C. Prior Indebtedness**

Any indebtedness permitted by law and incurred by the Urban Renewal Agency or the City in connection with preplanning for this Urban Renewal Plan shall be repaid from tax increment proceeds generated pursuant to this section.

**1200. RELOCATION**

The Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses which may be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations.

Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to residences and businesses displaced. The Renewal Agency may contract with Oregon Dept. Of Transportation or other parties to help administer its relocation program.

**1300. DEFINITIONS**

The following definitions will govern the construction of this Plan unless the context otherwise requires:

"Agency", Renewal Agency" or "Urban Renewal Agency" means the Urban Renewal Agency of the City of Woodburn, Oregon.

"Area" means the area included within the boundaries of the Woodburn Urban Renewal Area.

"City" means the City of Woodburn, Oregon.

"City Council" means the City Council of the City of Woodburn, Oregon.

"Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

"County" means the County of Marion, State of Oregon.

"Displaced" person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

"Disposition and Development Agreement" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Woodburn Urban Renewal Area, Part Two - Exhibits.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"Plan" means the Urban Renewal Plan for the Woodburn Urban Renewal Area, Parts One and Two.

"Planning Commission" means the Planning Commission of the City of Woodburn, Oregon.

"Project, Activity or Project Activity" means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is authorized and for which implementing provisions are set forth in the Urban Renewal Plan.

"Public Safety Project" means projects intended to assist police, fire, ambulance, and emergency services in the City of Woodburn.

"Report" means the report accompanying the Plan, as provided in ORS 457.085 (3).

"Redeveloper" means any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

"Text" means the Urban Renewal Plan for the Woodburn Urban Renewal Area, Part One - Text.

"Urban Renewal Area", "Woodburn Urban Renewal Area", or "Renewal Area" means the geographic area for which this Urban Renewal Plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this plan.

= Woodburn Urban Renewal Plan  
Exhibit 1 - Boundary Map  
Exhibit 2 - Zoning Map

WOODBURN URBAN RENEWAL PLAN  
ATTACHMENT A  
LEGAL DESCRIPTION OF PROJECT BOUNDARY

EXHIBIT A  
Page 17 of 31

ATTACHMENT B  
COMPREHENSIVE PLAN GOALS AND POLICIES

**ATTACHMENT "B"**

**RELEVANT WOODBURN COMPREHENSIVE PLAN GOALS AND POLICIES**

**B. Commercial Land Development Policies (p. 48)**

- B-5. It would be of benefit to the entire City to have Woodburn's Downtown Design and Conservation District an active, healthy commercial area. Downtown redevelopment should be emphasized and the City should encourage property owners to form a local improvement district to help finance downtown improvements.

**G. Housing Goals and Policies (p. 52)**

- G-1-1. The City will insure that sufficient land is made available to accommodate the growth of the City. This requires that sufficient land for both high density and low density residential developments is provided within the confines of the growth and development goals of the city. It is the policy of the City to assist and encourage property owners, whenever possible, to rehabilitate and renew the older housing in the City.

**H. Public Services Goals and Policies (p. 54)**

- H-1. Public Facilities and services shall be appropriate to support sufficient amounts of land to maintain an adequate housing market in areas undergoing development or redevelopment.

**K. Transportation Goals and Policies (p. 56)**

- K-1-5. The City shall encourage pedestrian safety and foster pedestrian activity, sidewalks shall be provided on all arterial, service collector, and access streets. Where possible, sidewalks should be detached from the curb, separated by a minimum 4-foot wide parkway strip.

**N. Natural and Cultural Resources Goals and Policies (p. 66)**

- N-4. The City should encourage the preservation and restoration of historically significant buildings within the City. This could be done by giving assistance in seeking government funds and historic recognition. An inventory of historic buildings should be completed and analyzed for priorities.

**P. Downtown Design and Conservation District (DDCD) Goals and Policies (p. 69)**

During 1997, City officials, downtown business and property owners, Downtown Woodburn Association and interested citizens developed vision statements describing character and future revitalization of the Downtown. These vision statements shall be recognized by the City as the overall expression of Downtown's future.

1. **IMAGE OF DOWNTOWN:** Downtown projects a positive image, one of progress and prosperity. Downtown improvements have been visible and well publicized. Downtown's image consists of a combination of elements – physical appearance, and a look, and feel that it is thriving, safe, and vital.

2. **SAFETY:** Downtown is a safe, secure place for customers, employees, and the general public. Safety and security are assured by volunteer efforts, and by physical improvements such as lighting which provides a sense of security.
3. **SOCIAL:** Downtown is a place where a diverse community comes together to work, shop, and play. It is a mirror of the community, the community's "living room". All persons in the community feel welcome, and a part of, their downtown.
4. **BUSINESS ENVIRONMENT:** Downtown is a thriving environment for a variety of businesses. The area contains a good mix of types of businesses, a good overall marketing program is in place, and businesses provide friendly, reliable customer service and convenient hours of operation. Individual businesses are clean, attractive and present a good physical appearance.
5. **ATTRACTORS:** downtown is the center of community life, and serves as a focus to define the community's historic and cultural heritage. A community market brings all of the City's diverse communities together every week. Downtown's architecture, the aquatic center and unique businesses serve as a regional attractor. In addition, downtown offers events and opportunities that draw people together to mingle, learn, and enjoy.
6. **NEIGHBORHOOD:** Downtown is a part of the City's oldest neighborhood. Businesses, government and employment uses are linked to residential neighborhoods, educational facilities, recreation opportunities and good transportation services. Throughout this central neighborhood, both renovation and new development respect the history and traditions of the community.
7. **TRANSPORTATION:** Downtown is easily accessible via the local street system, public transportation, and other alternate modes of transportation. Special transportation facilities improve circulation patterns within the downtown, and provide links between downtown and key events and places.
8. **PARKING:** Downtown contains an ample and convenient supply of parking for customers and employees. While it is not possible to provide downtown parking at the same level as found in shopping centers, good utilization and management of the existing supply of downtown parking has been accomplished.
9. **IMPLEMENTATION:** Implementing the vision for downtown has involved both private and public investments. Investments are made in the management structure for downtown, and in capital improvements to improve the physical elements of downtown. Planning for these investments, and examining options to pay for them is an on-going process involving the City, Woodburn Downtown Association, property and business owners.

#### **Short Term Goals and Policies**

##### **Goal**

- P-1. Rehabilitation and Financing of the DDCCD.

##### **Policies**

- P-1-1. Because of the decline in both business and industry downtown, many buildings have been abandoned and stand in a state of serious disrepair. It is

important in the short term that these undesirable, unsafe structures be condemned and demolished if repair and maintenance is not practical. Many buildings have been altered without regard to their surroundings, succumbing to short term fads, leaving the buildings quickly looking out of date and incongruent. It is recommended that a system for removing selective building elements, cleaning, maintaining, painting, and adding selective elements be Initiated by property owners with overview from the Woodburn Downtown Association (WDA).

- P-1-2. Encourage a balanced financing plan to assist property owners in the repair and rehabilitation of structures. The Plan may include establishment of the following:
- a. Provide on-going investments in downtown improvements.
  - b. Economic Improvement District - a designated area, within which all properties are taxed at a set rate applied to the value of the property with the tax monies used in a revolving loan fund for building maintenance, and improvement.
  - c. Local, State, & National Historic District - a designated district within which resources, and properties are inventoried and identified for historic preservation.
- d. Establish a "501 C-3" tax exempt organization for the purpose of qualifying for grants.
- e. Analyze the feasibility of establishing an urban renewal district as a long-term funding source for Downtown improvements.
  - f. Adopt a capital improvement program and funding strategy for Downtown improvements. Capital improvements shall be designed and constructed to be in harmony with the concepts portrayed in the Woodburn Downtown Development Plan, 1997.
  - g. Update the Downtown improvement capital program at least every five years, and involve the Woodburn Downtown Association, property and business owners in the update process.

**Goal**

- P-2. Improve Citizen Involvement in the DDCCD.

**Policies**

- P-2-1. Encourage the organization of a downtown business watch group, where property owners can assist police in eliminating undesirable, illegal behavior in the DDCCD.
- P-2-2. Business owners should encourage the involvement and education of their employees in downtown activities, such as the Woodburn Chamber of Commerce and the WDA
- P-2-3. Encourage the City and the Woodburn Downtown Association to oversee all development and ensure general conformance with this document.

**Goal**



P-3. Improve Open Space Within the DDCD.

**Policies**

P-3-1. Introduce new plant materials to the Downtown Design and Conservation District, including:

Ground cover;  
Shrubs; and  
Trees.

A program to introduce new plant materials would enhance the appearance of the entire downtown. Participation on the part of both the City and the downtown merchants will be needed to see these projects through to a reasonable conclusion.

P-3-2. Design a set of uniform sign graphics for the DDCD. Using control in developing street graphics provides balance and facilitates easy, pleasant communication between people and their environment. Points of consideration would include: Area of sign, placement, symbols used, extent of illumination, colors, etc.

**Intermediate Term Goals and Policies**

**Goal**

P-4. Improve Pattern of Circulation Within the DDCD

P-4-1. Patterns of pedestrian circulation improved through the repair and/or replacement of sidewalks. A means of providing a sense of place within the downtown accomplished by replacing damaged sections of sidewalk with a decorative brick like pattern of surfacing. Pedestrian safety increased by carrying this surfacing pattern across the streets at each intersection thereby creating a different color and texture over which the automobiles travel.

P-4-2. Curb ramps should be encouraged at all intersections. Improved wheelchair facilities throughout the CBD will provide access to a more diverse cross section of the City's population.

P-4-3. Efforts should continue to evaluate the feasibility of bicycle paths linking the CBD with City schools and parks.

**Goal**

P-5. Improve Utilities and Landscaping Within the DDCD

**Policies**

P-5-1. Plans for capital improvement should include a schedule for replacement of overhead power and telephone lines with underground utilities.

P-5-2. Without an adequate system of underground irrigation within the DDCD, plans for landscaping not be as successful. It is therefore recommended that the City include in its Capital Improvement Programs plans to improve underground irrigation systems along streets and at intersections throughout the DDCD.

- P-5-3. Street lighting can be both ornamental and useful in making the downtown safe and attractive. Cooperation from both private and public interests can result in a street lighting plan that both serves a utility and attracts people to shop in and enjoy the downtown.
- P-5-4. Because of the costs involved in utility and landscaping improvements and the need to maintain general uniformity in designing improvements such as landscaping and street lighting, the Woodburn Downtown Association (WDA) in cooperation with the City should develop a schedule for improvement that phases development and utilizes annual donations from downtown property owners to assist in the purchase and installation costs.

### **Long Range and Continuous Goals**

#### **Goal**

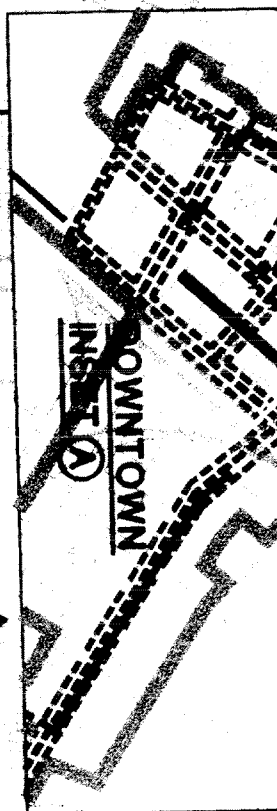
- P-6. Attract Business to the DDCD

#### **Policies**

- P-6-1. To succeed, the DDCD should function in three ways:
- As a center for small cottage industry, where goods are produced on a small scale for sale on both a local retail and a regional wholesale level;
- As a neighborhood shopping center with retail stores, restaurants, offices and services; and
- As a City-wide hub with government and public buildings, arts and entertainment centers.
- P-6-2. Encourage improvement of the alley between First Street and Front Street with better pedestrian access, lighting, business access, painting, and landscaping.

### **R. Recreation and Parks Goals and Policies (p. 74)**

- R-2. Downtown Woodburn should remain a centerpiece of activity, culture, and commerce within the City. Library Park, Woodburn Aquatic Center, Settlemier Park, the Woodburn World's Berry Center Museum, and Locomotive Park should be used as catalysts for downtown revitalization.

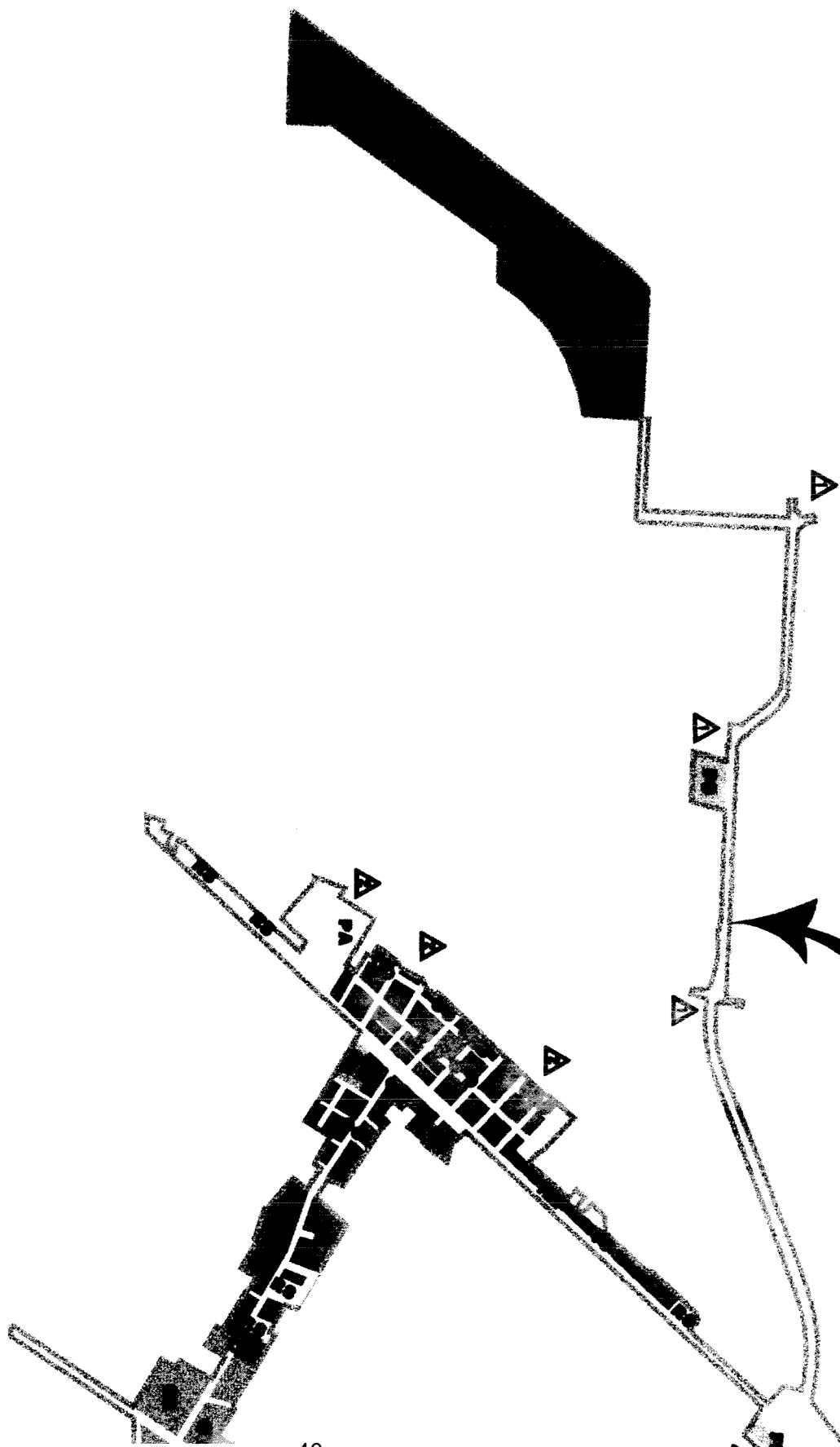


(OPTIONAL)  
URBAN R

SEE DOWNTOWN INSET (A)

ZONE CLASSIFICATIONS IN URBAN RENEWAL DISTRICT		
ZONE TYPE	AREA (ACRES)	% OF TOTAL AREA
COMMERCIAL, GENERAL	81.6	31.4
COMMERCIAL, OFFICE	5.8	2.2
COMMERCIAL, RETAIL	28.8	10.8
COMMERCIAL, BUSINESS DIST.	1.8	0.7
D.B.C.D.	16.2	6.2
MULTI-FAMILY RESIDENTIAL	16.2	6.2
SINGLE-FAMILY RESIDENTIAL	8.2	3.1
LIGHT INDUSTRIAL	3.6	1.4
PUBLIC SERVICE	4.0	1.5
PARKS AND REC.	10.6	4.0
RIGHT-OF-WAY	66.1	25.7
TOTAL	260.0±	100.0±

AREA WITHIN CITY TOTALS 8000 ACRES ±.  
PAID TO AND AREA/CITY LIMITS AREA = 11.8±



Beginning at the intersection of easterly ROW line of Evergreen Road and southerly ROW line of state highway 214, being North 87° 41' 54" west 1231.40 feet from City of Woodburn benchmark #28, the northeastern corner of Dubois DLC #98;

Thence	South 87° 24' 51" east	1261.61 feet	
Thence	on a 383.89' radius curve right	260.46 feet	
Thence	South 40° 20' 00" east	332.98 feet	
Thence	South 2d 54' 09" west	107.34 feet	
Thence	South 86° 56' 54" east	191.71 feet	
Thence	South 15° 55' 44" west	14.80 feet	
Thence	South 87° 10' 04" east	128.71 feet	
Thence	South 14° 53' 36" west	301.18 feet	
Thence	South 87° 06' 47" east	441.61 feet	
Thence	North 14° 19' 42" east	306.80 feet	
Thence	South 87° 44' 28" east	941.92 feet	
Thence	on a 1688.58' radius curve right	517.57 feet	the chord of which bears south 82° 15' 23" east 515.54 feet;
Thence	on a 1189.48' radius curve right	80.19 feet	the chord of which bears south 72° 11' 23" east 80.17 feet;
Thence	South 41° 17' 32" east	45.32 feet	
Thence	South 02° 29' 30" east	72.89 feet	
Thence	South 11° 42' 13" west	56.72 feet	
Thence	South 79° 42' 13" east	52.65 feet	
Thence	North 15° 06' 41" east	150.63 feet	
Thence	on a 1189.48' radius curve left	162.86 feet	the chord of which bears south 83° 36' 57" east 162.73 feet;
Thence	on a 1273.55' radius curve left	512.84 feet	the chord of which bears north 80° 55' 33" east 509.38 feet;
Thence	North 69° 34' 28" east	2035.23 feet	
Thence	on a 1439.12' radius curve right	619.47 feet	the chord of which bears south 81° 31' 30" west 614.70 feet;
Thence	South 81° 18' 59" east	239.76 feet	
Thence	South 12° 22' 58" west	163.72 feet	
Thence	South 48° 05' 29" east	196.00 feet	
Thence	South 42° 55' 29" west	926.69 feet	
Thence	North 45° 01' 27" west	105.07 feet	
Thence	North 87° 36' 58" west	63.76 feet	
Thence	South 42° 42' 17" west	552.36 feet	
Thence	South 47° 22' 22" east	31.26 feet	
Thence	South 42° 47' 19" west	461.55 feet	
Thence	South 48° 30' 47" west	54.75 feet	
Thence	South 84° 18' 57" west	142.97 feet	
Thence	South 42° 56' 34" west	152.37 feet	
Thence	South 47° 37' 34" east	110.81 feet	
Thence	South 42° 36' 13" west	81.09 feet	

Thence	North 47d 36' 03" west	111.20 feet
Thence	South 42d 52' 37" west	100.49 feet
Thence	South 47d 32' 56" east	101.16 feet
Thence	South 43d 02' 44" west	158.74 feet
Thence	South 47d 35' 32" east	10.47 feet
Thence	South 42d 58' 00" west	303.94 feet
Thence	North 47d 24' 40" west	110.69 feet
Thence	North 31d 30' 43" west	62.64 feet
Thence	North 46d 53' 31" west	264.90 feet
Thence	North 47d 19' 03" west	116.38 feet
Thence	South 42d 26' 37" west	270.39 feet
Thence	South 24d 21' 48" west	62.29 feet
Thence	South 43d 42' 13" west	1279.31 feet
Thence	South 46d 50' 47" east	38.14 feet
Thence	South 42d 33' 43" west	108.24 feet
Thence	South 69d 26' 03" west	78.23 feet
Thence	South 25d 31' 05" west	203.96 feet
Thence	South 54d 31' 15" west	68.71 feet
Thence	South 31d 06' 06" west	105.26 feet
Thence	North 59d 24' 11" west	28.60 feet
Thence	South 31d 17' 59" west	104.30 feet
Thence	South 59d 14' 49" east	102.93 feet
Thence	South 30d 22' 03" west	51.11 feet
Thence	South 59d 20' 08" east	206.42 feet
Thence	South 47d 43' 09" west	104.87 feet
Thence	North 59d 11' 29" west	472.92 feet
Thence	South 31d 43' 29" west	352.19 feet
Thence	North 58d 50' 08" west	94.90 feet
Thence	South 19d 08' 26" west	286.33 feet
Thence	South 88d 50' 14" east	50.82 feet
Thence	South 47d 58' 00" east	423.23 feet
Thence	North 43d 28' 59" east	293.40 feet
Thence	South 58d 55' 27" east	102.73 feet
Thence	South 42d 52' 20" west	263.39 feet
Thence	South 42d 51' 14" west	1110.90 feet
Thence	North 75d 24' 36" west	21.44 feet
Thence	South 16d 26' 32" west	50.34 feet

Thence	North 75d 19' 11" west	111.18 feet
Thence	South 42d 58' 20" west	96.39 feet
Thence	North 64d 50' 46" west	97.18 feet
Thence	South 20d 16' 46" west	93.72 feet
Thence	North 73d 56' 54" west	77.85 feet
Thence	South 19d 47' 10" west	156.92 feet
Thence	South 89d 14' 43" east	141.28 feet
Thence	North 43d 08' 18" east	2528.93 feet
Thence	South 58d 49' 11" east	923.74 feet
Thence	North 30d 55' 18" east	255.72 feet
Thence	South 59d 46' 01" east	274.36 feet
Thence	North 34d 43' 58" east	71.55 feet
Thence	South 56d 56' 21" east	222.04 feet
Thence	South 39d 48' 09" west	158.88 feet
Thence	South 51d 05' 22" east	363.21 feet
Thence	South 20d 49' 10" west	16.02 feet
Thence	South 71d 47' 18" east	271.79 feet
Thence	North 21d 09' 32" east	27.71 feet
Thence	South 59d 16' 38" east	290.16 feet
Thence	North 30d 23' 29" east	157.31 feet
Thence	South 59d 13' 52" east	115.68 feet
Thence	South 34d 38' 57" east	44.17 feet
Thence	South 59d 10' 03" east	385.97 feet
Thence	South 30d 38' 45" west	58.56 feet
Thence	South 60d 07' 31" east	190.88 feet
Thence	North 30d 49' 57" east	193.09 feet
Thence	South 59d 21' 12" east	228.31 feet
Thence	South 30d 41' 51" west	312.57 feet
Thence	South 57d 12' 36" east	68.15 feet
Thence	South 29d 37' 08" west	148.15 feet
Thence	South 59d 16' 54" east	490.47 feet
Thence	South 33d 48' 46" west	1269.35 feet
Thence	South 88d 21' 46" east	95.63 feet
Thence	North 33d 47' 49" east	1278.52 feet
Thence	North 88d 53' 01" west	335.70 feet
Thence	North 00d 53' 01" west	235.39 feet
Thence	North 10d 01' 18" west	102.46 feet

Thence	North 88d 56' 40" east	285.55 feet
Thence	North 01d 44' 36" west	120.03 feet
Thence	South 88d 44' 41" west	13.81 feet
Thence	North 57d 55' 41" west	16.42 feet
Thence	North 58d 24' 43" west	20.72 feet
Thence	North 21d 28' 07" east	361.88 feet
Thence	North 88d 24' 03" east	74.03 feet
Thence	North 34d 06' 50" east	516.81 feet
Thence	North 57d 57' 44" west	162.85 feet
Thence	North 37d 08' 38" east	3207.38 feet
Thence	South 85d 25' 30" east	979.64 feet
Thence	North 33d 41' 48" east	369.03 feet
Thence	North 87d 58' 58" west	1008.97 feet
Thence	North 33d 40' 03" east	722.59 feet
Thence	South 88d 22' 29" east	1011.85 feet
Thence	North 33d 36' 44" east	752.44 feet
Thence	North 88d 37' 26" west	522.26 feet
Thence	North 88d 36' 46" west	225.80 feet
Thence	North 08d 17' 16" east	103.10 feet
Thence	North 69d 36' 05" west	184.53 feet
Thence	North 74d 20' 01" west	94.43 feet
Thence	South 33d 41' 32" west	1411.83 feet
Thence	South 33d 17' 24" west	69.74 feet
Thence	South 33d 55' 10" west	4195.07 feet
Thence	North 55d 43' 38" west	318.55 feet
Thence	South 34d 05' 38" west	105.14 feet
Thence	North 58d 21' 04" west	271.35 feet
Thence	South 81d 57' 57" west	47.83 feet
Thence	North 59d 23' 09" west	159.76 feet
Thence	North 58d 28' 09" west	16.25 feet
Thence	North 58d 18' 51" west	93.54 feet
Thence	North 04d 20' 52" east	8.76 feet
Thence	North 60d 03' 19" west	430.77 feet
Thence	South 21d 28' 55" west	52.43 feet
Thence	North 59d 49' 01" west	276.88 feet
Thence	North 21d 36' 37" east	108.06 feet
Thence	North 68d 38' 30" west	40.00 feet



EXHIBIT A  
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Thence	North 59d 12' 15" west	806.91 feet	
Thence	South 44d 26' 40" west	366.21 feet	
Thence	North 56d 57' 32" west	172.09 feet	
Thence	North 21d 37' 32" east	147.02 feet	
Thence	North 57d 16' 45" west	598.27 feet	
Thence	North 46d 45' 08" west	83.53 feet	
Thence	South 42d 28' 31" west	81.26 feet	
Thence	North 55d 52' 35" west	92.91 feet	
Thence	North 47d 17' 56" west	81.90 feet	
Thence	North 42d 31' 38" east	96.78 feet	
Thence	North 46d 04' 50" west	72.39 feet	
Thence	North 42d 46' 07" east	158.34 feet	
Thence	South 46d 39' 48" east	150.15 feet	
Thence	North 42d 08' 44" east	129.36 feet	
Thence	North 46d 17' 10" west	148.50 feet	
Thence	North 43d 56' 18" east	51.58 feet	
Thence	South 46d 15' 08" east	162.05 feet	
Thence	North 43d 59' 54" east	151.38 feet	
Thence	North 45d 39' 15" west	16.95 feet	
Thence	North 42d 15' 39" east	122.62 feet	
Thence	North 75d 21' 46" west	167.35 feet	
Thence	North 40d 41' 17" west	160.23 feet	
Thence	North 42d 46' 05" east	2358.95 feet	
Thence	North 42d 26' 44" east	1145.14 feet	
Thence	South 57d 08' 00" east	288.38 feet	
Thence	North 43d 24' 10" east	450.42 feet	
Thence	South 86d 10' 11" east	154.65 feet	
Thence	North 08d 42' 04" east	146.52 feet	
Thence	North 80d 46' 20" west	181.95 feet	
Thence	North 63d 37' 16" west	118.86 feet	
Thence	North 42d 55' 09" east	412.68 feet	
Thence	North 87d 25' 59" west	104.84 feet	
Thence	North 84d 51' 29" west	216.80 feet	
Thence	on a 295.80' radius curve left	168.11 feet	the chord of which bears south 68d 56' 29" west 165.85 feet;
Thence	South 52d 49' 42" west	377.73 feet	
Thence	on a 1796.87' radius curve left	653.95 feet	the chord of which bears north 86d 44' 09" west 650.21 feet;
Thence	on a 2145.82' radius curve left	542.79 feet	the chord of which bears south 74d 23' 00" west 541.334 feet;

Thence	South 68d 58' 27" west	1830.11 feet	
Thence	on a 1155.10' radius curve right	550.33 feet	the chord of which bears north 82d 57' 04" east 545.14 feet;
Thence	North 83d 24' 00" west	35.01 feet	
Thence	North 36d 53' 24" west	47.77 feet	
Thence	North 14d 58' 27" east	188.34 feet	
Thence	North 78d 22' 33" west	54.49 feet	
Thence	South 14d 05' 17" west	155.74 feet	
Thence	North 87d 10' 18" west	1160.55 feet	
Thence	South 08d 34' 09" west	6.43 feet	
Thence	North 87d 07' 41" west	549.74 feet	
Thence	North 86d 52' 24" west	62.49 feet	
Thence	North 87d 05' 15" west	309.93 feet	
Thence	on a 216.73' radius curve right	48.85 feet	the chord of which bears south 88d 46' 57" west 48.75 feet;
Thence	on a 140.59' radius curve right	151.73 feet	the chord of which bears south 66d 45' 21" east 144.47 feet;
Thence	North 39d 50' 12" west	38.61 feet	the chord of which bears south 46d 41' 19" east 73.77 feet;
Thence	on a 222.35' radius curve right	74.11 feet	
Thence	North 37d 08' 24" west	185.94 feet	
Thence	on a 331.92' radius curve left	169.34 feet	
Thence	North 61d 13' 11" west	42.53 feet	
Thence	North 04d 17' 06" east	19.01 feet	
Thence	North 87d 24' 51" east	1475.26 feet	
Thence	North 31d 23' 43" west	111.75 feet	
Thence	North 13d 57' 07" west	38.91 feet	
Thence	North 88d 29' 38" west	70.50 feet	
Thence	South 15d 12' 58" east	82.42 feet	
Thence	on a 172.54' radius curve right	37.25 feet	the chord of which bears north 04d 34' 40" west 37.17 feet;
Thence	on a 26.03' radius curve right	37.87 feet	the chord of which bears north 43d 17' 18" east 34.62 feet;
Thence	South 84d 58' 14" west	22.08 feet	
Thence	South 10d 57' 22" west	25.71 feet	
Thence	North 87d 32' 41" west	94.61 feet	
Thence	South 01d 47' 29" west	59.32 feet	
Thence	South 88d 33' 41" east	153.35 feet	
Thence	South 02d 21' 09" west	1252.94 feet	
Thence	North 87d 04' 19" west	804.14 feet	
Thence	South 02d 47' 52" west	65.96 feet	
Thence	North 86d 49' 46" west	1134.69 feet	
Thence	South 46d 22' 56" west	237.88 feet	

Thence	South 37d 08' 17" west	453.52 feet
Thence	South 37d 23' 01" west	3200.70 feet
Thence	South 87d 39' 07" east	975.00 feet
Thence	North 01d 10' 43" east	377.02 feet
Thence	North 35d 38' 14" east	1776.35 feet
Thence	South 88d 12' 38" east	320.58 feet
Thence	on a 1540.96' radius curve right	1426.53 feet
Thence	South 02d 47' 52" west	496.76 feet
Thence	South 86d 56' 25" east	907.46 feet
Thence	North 02d 18' 17" east	1322.17 feet
Thence		
		the chord of which bears south 57d 30' 19" west 1376.14 feet,
		to the point of beginning.

# **Woodburn Urban Renewal Plan**

## **Report on Plan**

July 13, 2001 Draft

## 100. DESCRIPTION OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS IN THE RENEWAL AREA

### **A. PHYSICAL CONDITIONS**

#### **1. Conditions - Land Area and Property Valuation**

ORS 457.420 provides that the total land area of a proposed urban renewal district, when added to the land area of existing Renewal Areas may not exceed 25% of the City's land area. The City's current land area is approximately 2900 acres. The City of Woodburn currently has no other other active urban renewal areas. There are 260 acres in the Woodburn Urban Renewal Area. The total of all acreage in renewal areas represents 9% of the City's land area. The total renewal area acreage therefore is within the 25% limitation prescribed by ORS 457.420.

It is anticipated that the 2000-2001 tax roll will establish the initial base of assessed values for the Renewal Area. The total assessed valuation for the City of Woodburn for the 2000-2001 tax year was \$778,649,197 for 2000-01. That valuation includes real property values, and values for personal property, manufactured homes, and utility property.

The total assessed valuation within the Urban Renewal Area, when added to the total assessed value within the frozen base of other existing urban renewal areas, may contain not more than 25% of the total valuation in Woodburn. There are no other urban renewal areas in Woodburn at this time. The total assessed value of all property within the Urban Renewal Area for the 2000-2001 tax year is calculated at \$27,683,481 which includes all personal, utility and mobile home property. The \$27.6 million of value represents 3.56% of the total property valuation within the City of Woodburn.

#### **2. Conditions - Geographic and Environmental**

The city of Woodburn has been fragmented and divided by a number of man-made barriers. A barrier to the West is Interstate 5, which isolates a residential portion of Woodburn, and has led to intense retail development at the Woodburn Interchange. Barriers on the east include an active railroad line, which disrupts continuity between the downtown core and areas to the east, and Highway 99, a wide, high-speed State road, which also has developed as a major strip commercial area. Highway 99, like I-5, serves to isolate a residential portion of Woodburn. Finally, Route 214 acts as a barrier on the north. Like Highway 99, it is a wide, heavily traveled road that isolates a residential portion of Woodburn. These heavily traveled man-made barriers, designed to move vehicles through and past Woodburn, have contributed to a decline in conditions in what had been the traditional core area of residential and commercial uses in Woodburn. The historic downtown area has suffered most in this decline. The purpose of the renewal effort is to address the physical conditions and deficiencies in the renewal area, and re-create a vibrant community core for Woodburn.

### 3. Conditions - Existing Land Use and Development

Table 1 below shows the results of a tabulation of land utilization within the urban renewal area.

<b>TABLE 1</b>	
<b>Woodburn UR Plan</b>	
<b>Existing Land Use By Acreage</b>	
Commercial General	79.6
Commercial Office	5.4
Commercial Retail	25.0
D.D.C.D	16.4
Commercial Business District	1.9
Parks & Recreation	10.5
Multi-Family Residential	16.2
Single Family Residential	8.2
Light Industrial	3.6
Public Service	4.0
Rights-Of-Way	87.2
<b>Total Acres</b>	<b>260.0</b>

### 4. Conditions - Buildings

The urban renewal area boundary contains much of the supply of older commercial and residential buildings in Woodburn. While the area contains historic properties, and older residential properties that are extremely well maintained, this older building stock in general has not been well maintained. Reflecting the general decline in economic conditions in downtown Woodburn, lack of maintenance, investment, and repair is especially evident in income producing properties. A visual inspection of exterior building conditions in the area shows that 61 buildings have moderate to serious deficiencies in exterior conditions. The determinations were based upon evidence of dry rot, sagging and deteriorated roofing, missing or sagging foundations, serious cracks in masonry structures, and broken or warped siding. In a few of these properties, the extent and cost of repair may make rehabilitation of the property infeasible.

<b>Table 2</b>		
<b>Buildings Requiring Moderate to Major Repair</b>		
	<b>Residential</b>	<b>Commercial</b>
<b>Location</b>	<b>Structures</b>	<b>Structures.</b>
Broadway Street	3	0
D Street	1	0
Front Street (North & South)	5	11
Grant Street	0	3
Highway 99E	2	9
Oak Street	1	0
Young Street	20	4
1st Street	2	0
<b>TOTAL</b>	<b>34</b>	<b>27</b>

## 5. Conditions - Transportation, Traffic and Circulation

### Traffic and Circulation:

Staff has identified the following street, curb, and sidewalk deficiencies in the project area. The majority of deficiencies in existing streets, curbs and sidewalks are in the downtown area. In addition, there is a need for a direct connector between the downtown commercial area, and Route 214. Route 214 poses serious congestion and safety problems in the renewal area. These problems are to be addressed by widening of Route 214, and sidewalk construction.

<b>STREET, CURB, &amp; SIDEWALK REPLACEMENTS AND REPAIRS</b>	
Oak Street	Front to Second
Cleveland Street	Front to Second
Arthur Street	Front to First
Garfield Street	Front to Second
Hayes Street	Front to Second
Grant Street	Front to Second
Lincoln Street	Front to Second
Harrison Street	Front to Second
Church Street	First to Second
Alley	Cleveland to Garfield
North Front Street	Hardcastle to Hwy 214
South Front Street	Parr to Hardcastle
First Street	Oak to Church
Second Street	Oak to Church
Young Street	Front to Hwy. 99E
Broadway Street	Terminus to C Street
<b>NEW STREETS, HIGHWAY 214 IMPROVEMENTS</b>	
New Connector Street	Hwy 214 to Front St.
Highway 214 Widening	Evergreen to Settlemier
Highway 214 Widening	Settlemier to Park
Highway 214 R/W Acquisition	Evergreen to Settlemier
Highway 214 R/W Acquisition	Settlemier to Park
Highway 214 Sidewalk	Meridian to Park

## 6. Conditions - Water and Sewer Services

City staff has identified Sanitary and Storm Sewer, and Water service deficiencies in the renewal project area. These deficiencies are listed in the table below.

SANITARY SEWER	
Alley Replacement	Cleveland to Garfield
Elm Street	Line connects @ Young
Young Street	At Mill Cr Collector
Faith Christian Church	On Young St
W. Lincoln @ Leisure	
Gatch @ Young	
Second @ Garfield	
URD MH Rehab	Various in Downtown Area
STORM SEWER	
Alley Rehab	Cleveland to Garfield
S Front St @ Ogle crossing	Under RR X-ing
Misc. Rehabs	MH w/in URD
WATER	
Young Street	W of A St. to D Street
Young Street	657 Young to Hwy. 99E
Hayes Street	Alley to Second
Front Street	Harrison to 1059 Front
Second Street	Lincoln to Cleveland
Harrison Street	Front St to Second St
Lincoln Street	First St to Second St
Garfield Street	Alley to Second St.
Gatch Street	One Block N and S of Young
D Street	Young St south one block

## B. ECONOMIC CONDITIONS

A basic indicator of economic conditions and land use productivity in the renewal area is the total, and composition of real estate values within the area. The proposed project area has a current assessed valuation of \$27,683,481. Approximately 20% of that value is concentrated in just the top 10 valued properties. The ratio of building value to land value in the renewal area is approximately 1.6 to 1. Mature urban areas, especially those in or near the community's commercial core, are expected to exhibit improvement to value ratios in the 4:1 or 5:1 range. The renewal area does not produce the property values and taxes that could be expected from the traditional commercial core of a mature community.

### 200. EXPECTED FISCAL, SERVICE AND POPULATION IMPACTS OF PLAN

Urban renewal plan activities are aimed at alleviating traffic circulation, and parking problems, and at upgrading streets, sidewalks, and building conditions in the Renewal Area. Carrying out the Renewal Plan is not expected to result in any additional population growth impacts for the City of Woodburn. The Plan is expected to facilitate planned, orderly growth as anticipated in the Comprehensive Plan. The need for additional fire protection service is addressed in plan funding. No major residential uses are planned within the Renewal area, so no impacts on the school system



are anticipated. Carrying out the Renewal Plan is not expected to have any impact on water and sewer service needs.

Carrying out the Renewal Plan will require the use of tax increment revenues. Tax increment financing may affect the property tax revenues and the bond tax rates of other taxing bodies which share values with Woodburn's Renewal Agency. The tax impacts of the Renewal Plan are discussed in detail in Section 500D of this report.

The Renewal Plan is expected to produce positive fiscal and service impacts for Woodburn. Increasing vitality, encouraging the use of vacant and underutilized land, and rehabilitating commercial structures will create new property values within the renewal project and for the City of Woodburn. In Oregon's new tax limitation environment, adding new property values represents a safeguard against losses of existing service levels.

The expenditure of tax increment funds is expected to produce new property values in Woodburn. Development in the renewal area is expected to add approximately \$56.7 million in new property values for Woodburn.

### **300. REASONS FOR SELECTING THE URBAN RENEWAL AREA**

Conditions exist within the Renewal Area which meet the definitions of blight in ORS 457.010. The Urban Renewal Plan Area was selected based on Woodburn Comprehensive Plan goals, objectives, and policies and on the existence of blighting conditions within the area. The blight is evidenced by the lack of proper utilization of land planned for commercial, industrial, residential, and public purposes, by hazardous traffic conditions, inadequate and unsafe conditions for pedestrian and bicycle traffic, inadequate wastewater treatment capacity, and evidence of low values and lack of investment in the project area, and reduced tax receipts resulting therefrom.

### **400. RELATIONSHIP BETWEEN EACH PROJECT ACTIVITY AND EXISTING CONDITIONS IN THE PROJECT AREA**

The renewal plan includes activities which address the following deficiencies noted in Section 100 of the Report on the Plan:

- Deteriorating building conditions, especially in the downtown core area
- Deficiencies in streets curbs, sidewalks throughout the renewal area
- Congestion and safety problems on Highway 214
- Deficient water, storm and sanitary sewer services
- Lack of building investment, leading to low assessed values within the renewal area.

**A. ESTIMATED PROJECT COST AND REVENUE SOURCES**

Table 3 of this Report shows the estimated total costs of the Woodburn Renewal Project. From its inception in 2002-2003 until its anticipated termination, total costs for project activities, exclusive of debt service, are estimated at \$23,104,230 in 2001 dollars. Applying a 2.5% annual inflation factor to capital costs produces an estimated total cost of project activities of \$29,300,000

The principal method of funding the project share of costs will be through use of tax increment financing as authorized by ORS 457. In addition, the Renewal Agency will apply for, and make use of funding from other federal, state, local, or private sources as such funds become available.

TABLE 3 - WOODBURN URA ESTIMATED COST OF PROJECT ACTIVITIES			
STREET	From/ To	ESTIMATED COST	
		Street Improve.	Sidewalk Improve.
Oak Street	Front to Second	\$40,000	\$14,920
Cleveland Street	Front to Second	\$70,000	\$5,730
Arthur Street	Front to First	\$25,000	\$12,000
Garfield Street	Front to Second	\$50,000	\$18,850
Hayes Street	Front to Second	\$50,000	\$22,390
Grant Street	Front to Second	\$50,000	\$15,200
Lincoln Street	Front to Second	\$50,000	\$20,820
Harrison Street	Front to Second	\$45,000	\$13,695
Church Street	First to Second	\$32,000	
Alley	Cleveland to Garfield	\$145,000	
North Front Street	Hardcastle to Hwy 214	\$585,000	
South Front Street	Parr to Hardcastle	\$675,000	
First Street	Oak to Church	\$150,000	\$56,877
Second Street	Oak to Church	\$180,000	\$34,160
Young Street	Front to Hwy. 99E	\$300,000	\$20,000
Broadway Street	Terminus to C Street	\$25,000	\$1,000
New Connection	Hwy 214 to Front St.	\$780,000	
Highway 214 Widening*	Evergreen to Settlemier	\$3,340,909	\$275,000
Highway 214 Widening*	Settlemier to Park	\$2,276,818	
Highway 214 R/W Acquisition*	Evergreen to Settlemier	\$501,136	
Highway 214 R/W Acquisition*	Settlemier to Park	\$37,568	
Highway 214 Sidewalk**	Meridian to Park		\$107,000
SUB-TOTAL		\$9,408,432	\$617,642
* Cost per 7/99 Analysis Study. City share only, at 50% Local Matching Share			
** City share, pending \$200K State Grant, \$107K School Dist. Contribution.			
(Costs for local streets include curb replacement, other repairs in addition to resurfacing.)			
SANITARY SEWER		EST COST	
Alley Replacement	Cleveland to Garfield	\$145,000	
Elm Street	Line connects @ Young	\$67,000	
Young Street	At Mill Cr Collector	\$49,000	
Faith Christian Church	On Young St	\$7,500	
W. Lincoln @ Leisure		\$15,000	
Gatch @ Young		\$12,000	
Second @ Garfield		\$7,500	
URD MH Rehab	Various in Downtown Area	\$20,000	
SUB-TOTAL		\$323,000	

<b>(Table 3 - Continued)</b>		
<b>STORM SEWER</b>		<b>EST COST</b>
Alley Rehab	Cleveland to Garfield	\$30,000
S Front St @ Ogle crossing	Under RR X-ing	\$25,000
Misc. Rehabs	MH w/in URD	\$45,000
<b>SUB-TOTAL</b>		<b>\$100,000</b>
<b>WATER</b>		<b>EST COST</b>
Young Street	W of A St. to D Street	\$30,000
Young Street	657 Young to Hwy. 99E	\$67,500
Hayes Street	Alley to Second	\$20,000
Front Street	Harrison to 1059 Front	\$20,000
Second Street	Lincoln to Cleveland	\$40,000
Harrison Street	Front St to Second St	\$20,000
Lincoln Street	First St to Second St	\$10,000
Garfield Street	Alley to Second St.	\$15,000
Gatch Street	One Block N and S of Young	\$27,000
D Street	Young St south one block	\$4,000
<b>SUB-TOTAL</b>		<b>\$253,500</b>
<b>STREETSCAPING</b>		<b>EST COST</b>
Imperative Tree Removal	23 in Various Locations	\$46,000
Curb replacements	Various locations in URD	\$10,000
Pedestrian Ramps	Various locations in URD	\$50,000
Trash Containers & Benches	Various in Downtown Area	\$20,000
Street Signs	Various Locations in URD	\$15,000
Bikeways/Paths	Young St.	\$100,000
Decorative Street Lights	Various Locations in URD	\$60,000
Landscaping & Plantings	Various in Downtown Area	\$300,000
<b>SUB-TOTAL</b>		<b>\$601,000</b>
<b>UNDERGROUND POWER</b>		<b>EST COST</b>
Young Street	99E to Front Street	\$663,073
First Street	N. Bndry to S. Bndry	\$324,875
Plaza	Perimeter	\$143,750
Second Street	N. Bndry to S. Bndry	\$330,625
Front Street	N. Bndry to Young Street	\$890,819
Front Street	Young Street to South Bndry	\$442,606
Highway 214 Underground Util.*	Evergreen to Settlemier	\$290,909
Highway 214 Underground Util.*	Settlemier to Park	\$42,000
<b>SUB-TOTAL</b>		<b>\$3,128,657</b>
<b>Redevelopment Assistance</b>		<b>EST COST</b>
Commercial Rehabilitation	Throughout renewal area	\$500,000
Redevelopment Assistance	Housing Programs & Projects	\$2,270,000
Redevelopment Assistance	Commercial Programs & Projects	\$2,270,000
<b>SUB-TOTAL</b>		<b>\$5,040,000</b>
(continued next page)		

<b>PUBLIC SERVICES &amp; ADMINISTRATION</b>			
Renewal Program Administration	11% of Project cost	\$2,270,000	
Public Art	Throughout renewal area	\$227,000	
Upgrade Fire Protection Services	Throughout renewal area	\$1,135,000	
<b>SUB-TOTAL</b>		<b>\$3,632,000</b>	
<b>ESTIMATED TOTAL COST</b>		<b>\$23,104,230</b>	

*Note - All activities are shown in estimated 2001 costs. With inflation over the life of the plan, total project costs are estimated at \$29,300,000*

#### **B. ANTICIPATED START & FINISH DATES OF PROJECT ACTIVITIES**

Project activities will begin in 2002-03, and it is estimated that all activities proposed in this plan will be completed, and all debt repaid by the year 2024-25. At that time, it is estimated that there will be sufficient funds to complete all programmed project activities, retire outstanding bonded indebtedness, and end the projects' tax increment financing provisions.

Project completion dates may be effected by changes to local economic and market conditions, changes in the availability of tax increment funds, and changes in Woodburn's priorities for carrying out project activities. Decisions on funding allocations, and project priorities will be made annually, in the budget process for the Renewal Agency, and the City of Woodburn.

#### **C. ESTIMATED EXPENDITURES AND YEAR OF DEBT RETIREMENT**

It is estimated that the project will collect tax increment revenues between the tax years 2002-2003 and 2024-25. It is estimated that the project will produce \$32,901,000 in tax increment revenue in that period. These funds, along with other revenues, will be utilized to finance project activities, and pay all debt service costs associated with undertaking these project activities.

It is anticipated that available project revenues, and funds accumulated in a special fund for debt redemption will be sufficient to retire outstanding bonded indebtedness in the year 2025-26, and terminate the tax increment financing provisions of the project. After all project debt is retired, and the project closed out, it is estimated that there will be surplus tax increment funds. These funds will be distributed to taxing bodies affected by this plan, as provided in ORS 457.

Table 4 of this Report shows the anticipated tax increment receipts for each year of the project, and the use of those receipts. Table 4 follows on the next page.

**WOODBURN URBAN RENEWAL PLAN**  
**TABLE 4 - RESOURCES AND REQUIREMENTS**

	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
<b>RESOURCES</b>											
Beginning Balance	\$0	\$6,627	\$39,030	\$29,742	\$30,842	\$46,873	\$39,637	\$110,434	\$89,132	\$124,726	\$72,649
Tax Increment Revenue	\$105,051	\$130,152	\$260,055	\$393,854	\$531,668	\$778,970	\$1,053,215	\$1,156,382	\$1,262,644	\$1,322,473	\$1,384,097
Delinquency at 3% average	(\$3,152)	(\$3,905)	(\$7,802)	(\$11,816)	(\$15,950)	(\$23,369)	(\$31,596)	(\$34,691)	(\$37,879)	(\$39,674)	(\$41,523)
<b>Proceeds of Long-term Borrowings</b>											
Investment Earnings at 4.5%	\$0	\$423,000	\$0	\$1,100,000	\$0	\$0	\$5,150,000	\$0	\$0	\$0	\$0
Total Resources	\$4,727	\$562,030	\$304,742	\$1,530,842	\$571,873	\$839,637	\$6,260,434	\$1,289,132	\$1,374,726	\$1,472,649	\$1,480,776

**REQUIREMENTS**

**Curb, Sidewalk, & Streets**  
 Repair and Improve Downtown Streets \$2,707,642  
 New Connector - Front St. to Hwy 214 \$780,000  
 Highway 214 Improvements \$6,538,432

**Water and Sewer**  
 Sanitary Sewer \$323,000  
 Storm Sewer \$100,000  
 Water Services \$253,500

**Streetscaping and Utilities**  
 Streetscaping \$601,000  
 Undergrounding Utilities \$3,128,657

**Redevelopment Assistance**  
 Commercial Rehabilitation Programs \$500,000  
 Redevelopment Assistance - Housing \$2,270,000  
 Redevelopment Assistance - Commercial \$2,270,000

**Services and Administration**  
 Renewal Program Administration \$2,270,000  
 Public Art \$227,000  
 Fire Protection Improvements \$1,135,000

**Total project costs funded through TIF \$23,104,23**  
**Debt Service - long term bonds**  
 Outlays from long and short-term \$100,000  
 Total Resources \$106,627

**Note on Requirements:** The Renewal Agency will make decisions on the amount and priority of funding for projects in its annual and five year budgeting

SEE NOTE ON PROJECT REQUIREMENTS

WOODBURN URBAN RENEWAL PLAN

TABLE 4 - RESOURCES AND REQUIREMENTS - Page 2

RESOURCES	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Beginning Balance	\$80,776	\$53,694	\$41,751	\$72,618	\$50,273	\$99,434	\$25,492	\$25,149	\$54,025	\$65,812	\$12,189	\$42,734
Tax Increment Revenue	\$1,447,569	\$1,512,946	\$1,580,284	\$1,649,643	\$1,721,082	\$1,794,664	\$1,870,453	\$1,948,517	\$2,028,922	\$2,111,739	\$2,197,041	\$2,284,902
Delinquency at 3% average	(\$43,427)	(\$45,388)	(\$47,409)	(\$49,489)	(\$51,632)	(\$53,840)	(\$56,114)	(\$58,456)	(\$60,868)	(\$63,352)	(\$65,911)	(\$68,547)
<b>Proceeds of Long-term Borrowings</b>	<b>\$5,150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Investment Earnings at 4.5%	\$68,776	\$70,499	\$72,992	\$77,502	\$79,711	\$85,234	\$85,318	\$88,815	\$93,733	\$97,990	\$99,415	\$104,744
<b>Total Resources</b>	<b>\$6,703,694</b>	<b>\$1,591,751</b>	<b>\$1,647,618</b>	<b>\$1,750,273</b>	<b>\$1,799,434</b>	<b>\$6,125,492</b>	<b>\$1,925,149</b>	<b>\$2,004,025</b>	<b>\$2,115,812</b>	<b>\$2,212,189</b>	<b>\$2,242,734</b>	<b>\$2,363,833</b>
<b>REQUIREMENTS</b>												
<b>Curb, Sidewalk, &amp; Streets</b>												
Repair and Improve Downtown Streets												
New Connector - Front St. to Hwy 214												
Highway 214 Improvements												
	\$2,707,642											
	\$780,000											
	\$6,538,432											
<b>Water and Sewer</b>												
Sanitary Sewer												
Storm Sewer												
Water Services												
	\$323,000											
	\$100,000											
	\$253,500											
<b>Streetscaping and Utilities</b>												
Streetscaping												
Undergrounding Utilities												
	\$601,000											
	\$3,128,657											
<b>Redevelopment Assistance</b>												
Commercial Rehabilitation Programs												
Redevelopment Assistance - Housing												
Redevelopment Assistance - Commer-												
	\$500,000											
	\$2,270,000											
	\$2,270,000											
<b>Services and Administration</b>												
Renewal Program Administration												
Public Art												
Fire Protection Improvements												
	\$2,270,000											
	\$227,000											
	\$1,135,000											
<b>Total project costs funded through</b>	<b>\$23,104,231</b>											
<b>Debt Service - long term bonds</b>												
Outlays from long and short-term												
Total Resources	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,700,000	\$1,700,000	\$1,700,000	\$1,700,000	\$1,000,000	\$0	\$0
	\$5,250,000	\$150,000	\$175,000	\$300,000	\$300,000	\$4,400,000	\$200,000	\$250,000	\$350,000	\$1,200,000	\$2,200,000	\$2,300,000
	\$6,703,694	\$1,591,751	\$1,647,618	\$1,750,273	\$1,799,434	\$6,125,492	\$1,925,149	\$2,004,025	\$2,115,812	\$2,212,189	\$2,242,734	\$2,363,833
	\$53,694	\$41,751	\$72,618	\$50,273	\$99,434	\$25,492	\$25,149	\$54,025	\$65,812	\$12,189	\$42,734	\$63,833

Note on Requirements: The Renewal Agency will make decisions on the amount and priority of funding for projects in its annual and five year budgeting

**D. IMPACT OF TAX INCREMENT FINANCING**

The passage of Ballot Measure 50 has changed Oregon's property tax system, and the impacts of urban renewal on taxpayers, and other taxing bodies. Prior to BM50, collection of tax increment revenues for a renewal agency resulted in an increase in the taxpayer's property tax rate. Taxing bodies suffered no revenue losses, unless there was overall compression of property tax revenues.

Under Ballot Measure 50, collection of tax increment revenue can impact the potential property tax revenues received by overlapping tax bodies. These taxing bodies will not be able to apply their permanent BM50 tax rates against the new values added within the urban renewal area. As a result, the taxing bodies will forego revenue they otherwise might have had if there was no renewal plan in effect. In addition, the presence of the urban renewal program could impact the tax rates for future local option levies, or exempt bond issues by taxing bodies, for the tax rates for these bonds and levies will be calculated without the incremental values in the renewal area. That will produce a slightly higher tax rate than if those values were included in the rate calculation.

Table 5 shows the anticipated cumulative incremental values in the Renewal Area over the life of the Plan, and the anticipated property tax revenues foregone as a result of taxing bodies not being able to apply their permanent BM50 tax rates to those values. The dollars foregone in each year also are shown as a percentage of the total *potential* property tax revenues for that body. The table supplied here shows impacts assuming none of the property values in the area are influenced by urban renewal activities and expenditures. This is a worst possible case scenario, in that it assumes that all the new values would occur at the same time, and in the same amount, even if there were no renewal effort at all.

It is realistic to assume that the public expenditures on renewal activities will have some effect on the growth of values within the urban renewal area. This assumption is especially valid in an area where there has been little value growth, or private investment in the recent past

**Impact on School Funding**

Under the current method of funding K-12 level education, the urban renewal program will not result in revenue losses for those educational units of government. The State funding formula for schools is in fact intended to equalize per-student funding, regardless of the level of local property taxes.

**Recapture of Project Values and Revenues Foregone**

When the project is terminated, all values within the urban renewal area once again will be available to taxing bodies. In the year 2025-26, more than \$127 million in values are expected to be added back to the tax roll. The property tax revenues made available to taxing bodies are estimated to be \$2.47 million. Assuming a 2.75% annual increase in those revenues, it is expected the taxes foregone by taxing bodies will be recaptured in ten years following the termination of the project.

WOODBURN URA FEASIBILITY STUDY									
TABLE 5 – IMPACT ON AFFECTED TAXING BODIES									
		County tax rate	City Tax Rate	Woodburn Fire District Tax Rate	Library Tax Rate	Woodburn School Rate	Chemeketa CC Tax Rate	ESD Tax Rate	
		\$3.024	\$6.05	\$1.60	\$0.08	\$4.52	\$0.63	\$0.28	
	Cumulative New Incremental Values in area	Marion County tax foregone on new values	Woodburn taxes foregone on new values	Woodburn FD foregone on new values	Library Tax foregone on new values	Woodburn SD tax foregone on new values	Chemeketa CC tax foregone on new values	ESD tax foregone on new values	
2002-03	\$5,649,884	\$17,083	\$34,201	\$9,045	\$462	\$25,564	\$3,536	\$1,575	
2003-04	\$6,999,885	\$21,165	\$42,373	\$11,206	\$573	\$31,672	\$4,381	\$1,952	
2004-05	\$13,986,326	\$42,289	\$84,665	\$22,391	\$1,144	\$63,284	\$8,754	\$3,899	
2005-06	\$21,182,361	\$64,047	\$128,225	\$33,911	\$1,733	\$95,844	\$13,258	\$5,906	
2006-07	\$28,594,276	\$86,458	\$173,093	\$45,777	\$2,339	\$129,381	\$17,897	\$7,972	
2007-08	\$41,894,769	\$126,673	\$253,606	\$67,069	\$3,427	\$189,561	\$26,222	\$11,680	
2008-09	\$56,644,276	\$171,270	\$342,890	\$90,682	\$4,634	\$256,298	\$35,454	\$15,792	
2009-10	\$62,192,817	\$188,046	\$376,478	\$99,564	\$5,087	\$281,404	\$38,926	\$17,339	
2010-11	\$67,907,814	\$205,326	\$411,073	\$108,714	\$5,555	\$307,262	\$42,504	\$18,933	
2011-12	\$71,125,553	\$215,055	\$430,551	\$113,865	\$5,818	\$321,822	\$44,517	\$19,830	
2012-13	\$74,439,824	\$225,076	\$450,614	\$119,171	\$6,089	\$336,818	\$46,592	\$20,754	
2013-14	\$77,853,523	\$235,398	\$471,279	\$124,636	\$6,368	\$352,264	\$48,729	\$21,706	
2014-15	\$81,369,633	\$246,029	\$492,563	\$130,265	\$6,656	\$368,173	\$50,929	\$22,686	
2015-16	\$84,991,226	\$256,979	\$514,486	\$136,062	\$6,952	\$384,560	\$53,196	\$23,696	
2016-17	\$88,721,467	\$268,258	\$537,067	\$142,034	\$7,257	\$401,438	\$55,531	\$24,736	
2017-18	\$92,563,616	\$279,875	\$560,325	\$148,185	\$7,572	\$418,823	\$57,936	\$25,807	
2018-19	\$96,521,029	\$291,841	\$584,280	\$154,521	\$7,895	\$436,729	\$60,413	\$26,910	
2019-20	\$100,597,164	\$304,166	\$608,955	\$161,046	\$8,229	\$455,172	\$62,964	\$28,046	
2020-21	\$104,795,583	\$316,860	\$634,370	\$167,767	\$8,572	\$474,169	\$65,592	\$29,217	
2021-22	\$109,119,955	\$329,935	\$660,547	\$174,690	\$8,926	\$493,735	\$68,298	\$30,423	
2022-23	\$113,574,058	\$343,403	\$687,509	\$181,821	\$9,290	\$513,889	\$71,086	\$31,664	
2023-24	\$118,161,785	\$357,274	\$715,281	\$189,165	\$9,666	\$534,647	\$73,957	\$32,944	
2024-25	\$122,887,143	\$371,562	\$743,885	\$196,730	\$10,052	\$556,027	\$76,915	\$34,261	
2025-26	\$127,754,261	\$386,278	\$773,348	\$204,522	\$10,450	\$578,050	\$79,961	\$35,618	



## **F. FINANCIAL FEASIBILITY OF PLAN**

Table 3 in Section 500 of the Report to the Plan show the anticipated costs of project activities, and the estimated time required to carry out all project activities, and pay off indebtedness. The principal source of revenue to carry out project activities will be annual tax increment revenues of the Renewal Agency. Anticipated tax increment revenues are shown in Table 4. The tax increment revenues shown in Table 4 are based on these assumptions:

1. It is assumed that total assessed value within the urban renewal area will increase 3% annually in each year of the projection period.
2. In addition, it is assumed that new construction projects as shown in Appendix A, will provide new assessed values to the project area during the plan duration.

The revenues shown in Table 4 are expected to be sufficient to carry out all project activities currently shown on the Urban Renewal Plan for the Woodburn Urban Renewal Area, and to retire project indebtedness within a reasonable period of time. It is financially feasible to carry out the Urban Renewal Plan for the Woodburn Urban Renewal Area.

## **600. RELOCATION**

### **A. PROPERTIES REQUIRING RELOCATION**

No relocation is anticipated at the adoption of this plan.

### **B. RELOCATION METHODS**

Prior to any actual relocation, the Renewal Agency will establish a Relocation Policy which will call for assistance to those residents and businesses displaced. Such assistance will include providing information regarding suitable locations, payment of moving expenses, and other payment as deemed necessary. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045 - 281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060.

### **C. HOUSING COST ENUMERATION**

The Renewal Plan does not propose development of new housing units at this time.

**APPENDIX A**

**Woodburn Urban Renewal Area**

**New Value Assumptions, By year**

(Sites and descriptions input by City staff July 13,00)

Units	Project	Unit cost	Real Mkt Val	AV Con- version	Assessed Val	Yr start	Yr com- plete	1st yr on roll
<b>Safeway Site</b>								
60,000	sf supermarket	\$50	\$3,000,000	0.7	<b>\$2,100,000</b>	2001	2001	2002
25000	satellite and pads	\$70	\$1,750,000	0.7	<b>\$1,225,000</b>			
<b>Auto Zone store</b>								
6,000	Retail	\$80	\$480,000	0.7	<b>\$336,000</b>	2001	2001	2002
<b>Commercial Indus North</b>								
5,000	Restaurant	\$225	\$1,125,000	0.7	<b>\$787,500</b>	2005	2006	2007
<b>Commercial Indus North 10 acre ph 1</b>								
87120	sf of comm	\$80	\$6,969,600	0.7	<b>\$4,878,720</b>	2005	2006	2007
<b>Commercial Indus North 10 acre ph 2</b>								
87120	sf of comm	\$80	\$6,969,600	0.7	<b>\$4,878,720</b>	2006	2007	2008
<b>Office Bldg</b>								
25,000	3 acre site	\$105	\$2,625,000	0.7	<b>\$1,837,500</b>	2006	2007	2008
<b>FREEWAY MXD is 50 acres - 35 Campus Ind, 15 Comm per staff</b>								
<b>Freeway - MXD Phase 1</b>								
5 Acres CI		\$862,488	\$4,312,440	0.7	<b>\$3,018,708</b>	2002	2003	2004
3 Acres Comm		\$1,393,920	\$4,181,760	0.7	<b>\$2,927,232</b>	2002	2003	2004
<b>Freeway - MXD Phase 2</b>								
5 Acres CI		\$862,488	\$4,312,440	0.7	<b>\$3,018,708</b>	2003	2004	2005
3 Acres Comm		\$1,393,920	\$4,181,760	0.7	<b>\$2,927,232</b>	2003	2004	2005
<b>Freeway - MXD Phase 3</b>								
5 Acres CI		\$862,488	\$4,312,440	0.7	<b>\$3,018,708</b>	2004	2005	20006
3 Acres Comm		\$1,393,920	\$4,181,760	0.7	<b>\$2,927,232</b>	2004	2005	20006
<b>Freeway - MXD Phase 4</b>								
5 Acres CI		\$862,488	\$4,312,440	0.7	<b>\$3,018,708</b>	2005	2006	2007
3 Acres Comm		\$1,393,920	\$4,181,760	0.7	<b>\$2,927,232</b>	2005	2006	2007
<b>Freeway - MXD Phase 5</b>								
5 Acres CI		\$862,488	\$4,312,440	0.7	<b>\$3,018,708</b>	2006	2007	2008
3 Acres Comm		\$1,393,920	\$4,181,760	0.7	<b>\$2,927,232</b>	2006	2007	2008
<b>Freeway - MXD Phase 5</b>								
5 Acres CI		\$862,488	\$4,312,440	0.7	<b>\$3,018,708</b>	2007	2008	2009
<b>Freeway - MXD Phase 5</b>								
5 Acres CI		\$862,488	\$4,312,440	0.7	<b>\$3,018,708</b>	2008	2009	2010
<b>TOTAL AV, NEW CONSTRUCTION</b>					<b>\$45,773,140</b>			

**REEL:1831**

**PAGE: 76**

**August 29, 2001, 04:26 PM.**

CONTROL #: 40846

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

FEE: \$ 301.00

ALAN H DAVIDSON  
COUNTY CLERK

THIS IS NOT AN INVOICE.



# Urban Renewal Agenda Item

November 13, 2023

TO: Urban Renewal Agency

FROM: Downtown Advisory Review Subcommittee (DARS)  
Jamie Johnk, Economic Development Director  
Maricela Guerrero, Economic Development Projects Manager

SUBJECT: **URG #2023.07– 174 GARFIELD ST. | CRICKET WIRELESS STORE**

## **RECOMMENDATION:**

Approve the Building Improvements Program Grant Application (Program) from Cricket Wireless Store (Applicant) in the amount of \$5,585; 50% of the overall cost for the repair and installation of a partial re-roof (\$11,170), for the property located at 174 Garfield Street.

## **BACKGROUND:**

The building owner is requesting assistance in the repair and replacement of a partial re-roof of their downtown building. This building houses a working cellular services provider and roof repair is imperative for the operations of the business as well as to protect and preserve the integrity of the building.

## **PROPOSAL:**

The Applicant has provided three estimates and would like to accept the bid from Nataly's Construction to complete the work.

- Nataly's Construction \$11,170
- Moon Roofing & Construction \$12,800
- MJ's Roofing & Construction \$12,750

	<u>Total</u>	<u>URA Portion</u>	<u>Owner Portion</u>
Roof Repairs/Replacement	\$11,170	\$5,585 (50%)	\$5,585 (50%)

## **FINANCIAL IMPACT:**

The FY 2023-24 Urban Renewal Building Improvements Program budget has sufficient funds to approve this \$5,585 grant request.

Agenda Item Review: City Administrator \_\_\_\_x\_\_\_\_ City Attorney \_\_\_\_x\_\_\_\_ Finance \_\_\_\_x\_\_\_\_



## **DOWNTOWN ADVISORY REVIEW SUBCOMMITTEE MINUTES FROM THE OCTOBER 26, 2023 MEETING**

**Attendees:** Tom Flomer-Chair, Rob Carney, Lisa Ellsworth, Guest-Mark Wilk

**Staff:** Kaylah Maxwell, Jamie Johnk

- **Approve Minutes of July 20, 2023:** Rob moved to approve; Lisa seconded. Motion passed.
- **Building Improvements Grant Program:**
  - URG #2023.07 – 174 Garfield Street (R. Alvarez/Cricket Store): Lisa moved to approve the funding request in the amount of \$5,585; Rob seconded. Motion passed.
  - URG #2023.08 – 397 Front Street (Las Taracas): Lisa moved to approve the funding request in the amount of \$3,915 once the applicant provides documentation on his inability to obtain additional bids and which companies he reached out to; Rob seconded. Motion passed
  - URG #2023.09 – 523 N. Front Street (Luis's Taqueria): Lisa moved to approve the funding request in the amount of \$1,450 (25%); Rob seconded. Motion passed.
- **Change to Program Guidelines:** When 3 bids are not obtained by the applicant (per the current guidelines of the program) a statement explaining why they were unable to obtain 3 bids and provide the names of the other companies they reach out to for bids that did not reply. Rob moved to approve this change to the program guidelines; Lisa seconded. Motion approved.
- **Next Regular Meeting:** November 16, 2023
- **Adjourned:** Rob moved to adjourn; Lisa seconded. Meeting adjourned at 5:52 pm.

☒ Building Improvement Program

☐ Façade (Downtown)

☐ Energy Efficiency



City of Woodburn

## Building Improvement Programs Application

Applying For: ☒ Exterior Grant ☐ Interior Grant ☐ Design Services ☐ Façade ☐ Energy Efficiency

### Applicant Information

Name:	Rosalva Alvarez
Phone:	503-997-2409
Tax ID Number:	

Application Date:	10/3/23
Approval Date:	
Amount Awarded:	

### Property Owner information

Property Address:	174 Garfield St Woodburn OR 97071		
Name:	Rosalva Alvarez	Phone/Email:	503-997-2409 merkebuc@hotmail.com
Address:		City:	ST: Zip:
Owners Signature:	Rosalva F. Alvarez	Date:	10/03/23

### Business and/or Project Information

☐ URA

Name of Business:	Cricket	Business Owner's Name:	Erick Alvarez
Address:	174 Garfield St	Phone:	
City:	Woodburn	State:	OR
Zip:	97071	Upper Floor Use:	
Type of Business:	Phone wireless retail store		

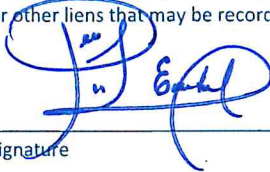
### Proposed Improvements

Description:	Roof Repair. See project overview & estimate.
Estimated Cost of Improvements: \$	Amount Requested:

CERTIFICATION BY APPLICANT

The applicant certifies that all information provided in this application is true and complete to the best of the applicant's knowledge and belief. The applicant represents to the city that this agreement has been duly authorized by all necessary action on the part of the applicant and no other corporate or other action on the part of the applicant is legally required. If the applicant is not the owner of the property to be rehabilitated, the applicant certifies that it has legal authority to sign and enter into an agreement to perform the proposed work on the building. Evidence of this legal authority must be attached.

Applicant acknowledges and agrees the agency shall have no obligation to pay any persons providing materials or performing labor or to cause the release of any mechanics or other liens that may be recorded against the above property in connection with the proposed improvements

x   
Applicants Signature

10/03/23  
Date

ACKNOWLEDGEMENT BY PROPERTY OWNER (IF DIFFERENT THAN APPLICANT)

The Property Owner hereby acknowledges all the above terms of this application and agrees that the agency shall have no obligation to pay any persons providing materials or performing labor or to cause the release of any mechanics or other liens that may be recorder against the above property in connection with the proposed improvements

x ROSALVA F. ALVAREZ  
Property Owners Signature

10 - 03 - 23  
Date

Staff Use Only

Documents needed:

- ☐ Project Budget
- ☐ Contractor Bids (if they have



# PROPOSAL

No. 2099

14694 Woodburn Monitor Road  
Woodburn, OR 97071

*Nataly's Construction, LLC*  
QUALITY & PRESTIGE

CELL: (971) 216-1289  
TEL: (503) 634-2640  
EMAIL: geramhdz@yahoo.com  
CCB# 174295

SUBMITTED TO <i>174 Garfield St</i>	PHONE <i>503-997-2409</i>	DATE
STREET <i>Erick Alvarez</i>	JOB NAME	
CITY, STATE, ZIP CODE	JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE

We hereby submit to specifications and estimates for:

EMAIL

*este Trabajo es con material y mano de obra*

*demolicion y tirar basura 1,800*

*instalar insulacion 1/2*  
*instalar 60 mls PVC*

*9,370*

*total*

*11,170*

*aproximada 1350 SF*

No Sub-Grade Prep., Weedkiller, Off-Site Improvement, Surveying, Testing, Permits, Fees or Bonds Unless Noted Above.  
Includes # \_\_\_\_\_ Move-In

I/we hereby agree that payment of the entire balance of this agreement shall become due and payable within 30 days following completion of the project, unless otherwise agreed upon and I/we further agree that in the event REIA CONSTRUCTION, LLC becomes obligated to hire an attorney for the purpose of collecting any amount due or enforcing another term of this agreement then I/we will pay the reasonable attorney's fees regardless of whether suit is filed, at trial and upon thereon, in addition to such sums as allowed by law. I/we agree that the unpaid balance of this agreement shall bear interest at a rate of 1.5% per month from the date of completion of the project and said interest shall continue until all sums due hereunto are paid in full.

**WE AGREE** hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of: \_\_\_\_\_ dollars(\$ \_\_\_\_\_)

payment to be made as follows: 50% down at signing of contract balance upon completion.

All Material is guaranteed to be as specified. Any alteration or deviation from above specifications involving costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delay beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized  
Signature \_\_\_\_\_

Note This agreement may be withdrawn by us if not accepted within \_\_\_\_\_ days

**ACCEPTANCE OF AGREEMENT** -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_



# PROPOSAL and ESTIMATE

## Moon Roofing & Construction LLC

PO Box 12423  
Salem, Oregon 97309  
Phone (503) 421-5932

Email: ArmandoRoofs@gmail.com

Oregon CCB: 177208

*Proudly Serving Salem & the Mid-Willamette Valley Since 2007*

### Proposal for:

Name:

Address: 174 Garfield St Woodburn OR 97071

Phone No: 503-997-2409

### Work to be Performed at:

Name:

Address: 174 Garfield St Woodburn OR 97071

Phone No: 503-997-2409

*Quoted Price Valid for 30 Days After Date of Proposal*

### A) We Hereby Propose the Following (New Construction Option):

Install Asphalt Roofing Shingles, (as Specified), Underlayments, Starter Shingles, Hip and Ridge, Metal Flashings and Ventilation Products



### B) We Hereby Propose the Following (Residential Re-Roof Option):

- 1) Tear off and removal of existing one layer roof including disposal of roofing materials
- 2) Additional Fee - Removal of second layer of roofing
- 3) Additional Fee - Removal of third layer of roofing
- 4) Install Proposed Roofing Shingles, Underlayment, Ice & Water Shield, Starter Shingles and Hip & Ridge

Type of Roofing to be Installed: 60 Mill PVC (Gray)

- 5) Install 1/2 inch insulation & Fire sheet
- 6) Install Proposed Ventilation Products Suitable for Roof/Building
- 7) Protection of Vegetation, Sidewalks, Porches Around Perimeter of Building
- 8) Professional Clean Up and Removal of Debris from Site



- 9) Optional Installation of 1/2" OSB Plywood - Material & Installation Labor
- 10) Optional Installation of Double D Permanent Roof Anchor
- 11) Optional Installation of Velux Skylights as Proposed
- 12) Manufacturers SureStart Product Limited Warranty
- 13) Optional SureStart Plus Protection Plan Extended Warranty
- 14) Additional Charges for Any Hidden Dry Rot or Water Damage Discovered

Will be Repaired at an Hourly Rate of \$60.00/Hour + Additional Material Cost



N/C  
3 star

Terms: Payment Upon Completion

Total Proposal Price:

**\$12,800.00**

"Please Issue All Payments Payable to: Moon Roofing & Construction LLC"

It is your responsibility (as Property Owner) to remove all Vehicles, RV's, Boats, Trailers and any obstacle to allow access from contracted start date through completion of work to be performed.

Note: Start Date and Work will be Performed only if Weather Conditions are Favorable.

**ALL WORKMENSHP IS GUARANTEED FOR  
FIVE YEARS AFTER DATE OF INSTALLATION**

The Above Prices, Specifications and Conditions are Satisfactory and Accepted. You are Authorized to do the Work. Payment Will be Made as Outlined Above.

### ACCEPTANCE OF PROPOSAL

SIGNATURE:

DATE:

Owner of Residence/Property

SIGNATURE:

DATE: 10/2/2023

Moon Roofing & Construction



## MJ'S Roofing & Construction LLC

"When Quality & Experience Matter"

Licensed, Insured, Bonded CCB# 233401

PH: 971-977-2152

### Estimate

<b>Client:</b> Erick Giovanni Alvarez 174 Garfield St. Woodburn Oregon 97071	<b>Date:</b> October 5, 2023 <b>Estimate:</b> 23-419 <b>Estimate Valid until:</b> November 5, 2023 <b>Prepared by:</b> Jenny Ojeda
--	---

Upon accepting estimate we will provide you with a contract and state required documents to sign if required.

Description	
Tear off 12 sq of torch and shingles including wall, Install 12 sq dense deck and tpo membrane on back side of building including wall and two pipe's.	
Materials: Grey Tpo, underlayment, membrane cleaner, dens deck, insulation plates, termination bar, screws, weather block, tpo seal.	
	Payment options Cash or Check
Total:	\$12,750.00

Estimate accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

If estimate accepted we will need 50% down and the remainder 50% at close of project.  
Debris from work done will be cleaned up and removed.

Emailed: Merkebac@hotmail.com

**THANK YOU FOR YOUR BUSINESS!**



# Urban Renewal Agenda Item

November 13, 2023

TO: Urban Renewal Agency

FROM: Downtown Advisory Review Subcommittee (DARS)  
Jamie Johnk, Economic Development Director  
Maricela Guerrero, Economic Development Project Manager

SUBJECT: **URG #2023.08– 397 FRONT ST. | TIENDA LAS TARASCAS**

## **RECOMMENDATION:**

Approve the Building Improvements Program Grant Application (Program) from Tienda Las Tarascas (Applicant) in the amount of \$3915; 50% of the overall cost for the roof repair, replacement and installation of new gutters, and replacement of front window. The overall cost of the project is \$7,830 for the property located at 397 Front Street.

## **BACKGROUND:**

The Applicant is requesting assistance in the roof repair, installation of new gutters, and replacement of a window that was broken during a recent theft attempt. This building houses a working store and restaurant. Roof repair is imperative for the operations of the business as well as to protect and preserve the integrity of the building.

## **PROPOSAL:**

The Applicant has provided one estimate. He attempted to obtain additional bids however two companies did not step up to provide a bid. With the fall and winter rains already beginning, it is imperative that the work is completed right away in order to prevent further damage. Additionally, one of the front windows must be replaced immediately for the safety of the building.

- Nataly's Construction \$7,830

	<u>Total</u>	<u>URA Portion</u>	<u>Owner Portion</u>
Roof Repairs/Replacement	\$7,830	\$3,915 (50%)	\$3,915 (50%)

## **FINANCIAL IMPACT:**

The FY 2023-24 Urban Renewal Building Improvements Program the budget for has sufficient funds to approve this \$3,915 grant request.

Agenda Item Review: City Administrator \_\_\_x\_\_\_ City Attorney \_\_\_x\_\_\_ Finance \_\_\_x\_\_\_

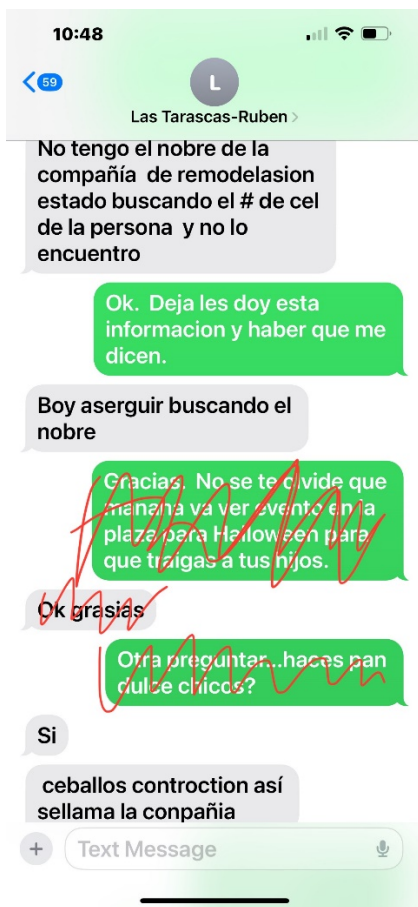
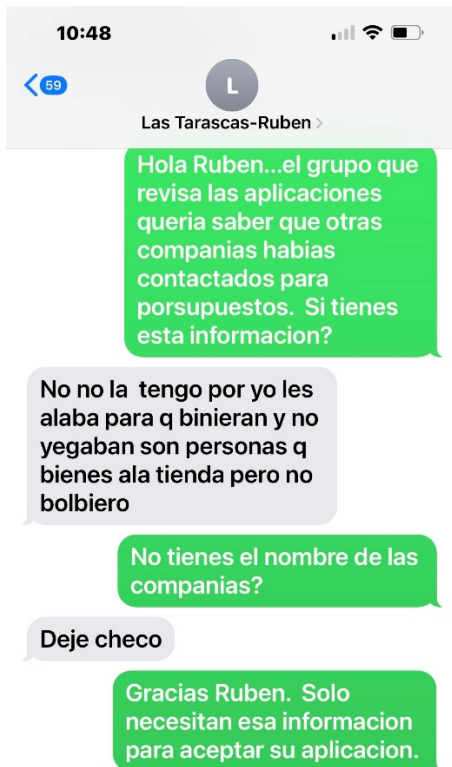


## **DOWNTOWN ADVISORY REVIEW SUBCOMMITTEE MINUTES FROM THE OCTOBER 26, 2023 MEETING**

**Attendees:** Tom Flomer-Chair, Rob Carney, Lisa Ellsworth, Guest-Mark Wilk

**Staff:** Kaylah Maxwell, Jamie Johnk

- **Approve Minutes of July 20, 2023:** Rob moved to approve; Lisa seconded. Motion passed.
- **Building Improvements Grant Program:**
  - URG #2023.07 – 174 Garfield Street (R. Alvarez/Cricket Store): Lisa moved to approve the funding request in the amount of \$5,585; Rob seconded. Motion passed.
  - URG #2023.08 – 397 Front Street (Las Taracas): Lisa moved to approve the funding request in the amount of \$3,915 once the applicant provides documentation on his inability to obtain additional bids and which companies he reached out to; Rob seconded. Motion passed
  - URG #2023.09 – 523 N. Front Street (Luis's Taqueria): Lisa moved to approve the funding request in the amount of \$1,450 (25%); Rob seconded. Motion passed.
- **Change to Program Guidelines:** When 3 bids are not obtained by the applicant (per the current guidelines of the program) a statement explaining why they were unable to obtain 3 bids and provide the names of the other companies they reach out to for bids that did not reply. Rob moved to approve this change to the program guidelines; Lisa seconded. Motion approved.
- **Next Regular Meeting:** November 16, 2023
- **Adjourned:** Rob moved to adjourn; Lisa seconded. Meeting adjourned at 5:52 pm.



10/27/23: Text conversation with Ruben w/Las Tarascas. He asked a couple of companies to come in to do estimates. Both did not show up and they have not been back to his store. He only had the name of one of the companies—Ceballos Construction. mg

☒ Building Improvement Program

☐ Façade (Downtown)

☐ Energy Efficiency



City of Woodburn

## Building Improvement Programs Application

Applying For: ☒ Exterior Grant ☐ Interior Grant ☐ Design Services ☐ Façade ☐ Energy Efficiency

### Applicant Information

Name:	Ruben Escott
Phone:	971-470-1078
Tax ID Number:	

Application Date:	10/23/23
Approval Date:	
Amount Awarded:	

### Property Owner information

Property Address:	397 Front St.	bob3kim@gmail.com	
Name:	Bob Kim	Phone/Email:	816-400-9936
Address:	618 Laureus Dr	City:	Raymore MO 64083
Owners Signature:	Bob S. Kim	Date:	10-23-2023

### Business and/or Project Information

☐ URA

Name of Business:	Las Tarascas	Business Owner's Name:	Ruben Escott
Address:	397 Front St.	Phone:	971-470-1078
City:	Woodburn OR	State:	97071
Type of Business:		Upper Floor Use:	

### Proposed Improvements

Description:	<ul style="list-style-type: none"><li>• Repair &amp; patch roof</li><li>• Replace gutters</li><li>• Front window replacement</li></ul>	See attached bid.
Estimated Cost of Improvements: \$	\$7850.00	
Amount Requested:		

CERTIFICATION BY APPLICANT

The applicant certifies that all information provided in this application is true and complete to the best of the applicant's knowledge and belief. The applicant represents to the city that this agreement has been duly authorized by all necessary action on the part of the applicant and no other corporate or other action on the part of the applicant is legally required. If the applicant is not the owner of the property to be rehabilitated, the applicant certifies that is has legal authority to sign and enter into an agreement to perform the proposed work on the building. Evidence of this legal authority must be attached.

Applicant acknowledges and agrees the agency shall have no obligation to pay any persons providing materials or performing labor or to cause the release of any mechanics or other liens that may be recorded against the above property in connection with the proposed improvements

X Ruhan ESCOTT VILLI  
Applicants Signature

10-23-23  
Date

ACKNOWLEDGEMENT BY PROPERTY OWNER (IF DIFFERENT THAN APPLICANT)

The Property Owner hereby acknowledges all the above terms of this application and agrees that the agency shall have no obligation to pay any persons providing materials or performing labor or to cause the release of any mechanics or other liens that may be recorder against the above property in connection with the proposed improvements

(X) Bob S. Kim  
Property Owners Signature

10-23-2023  
Date

Staff Use Only

Documents needed:

- ☐ Project Budget
- ☐ Contractor Bids (if they have



## Woodburn Façade Makeover Program

### PERMISSION TO ACCESS PROPERTY

1. I certify that I am the legal owner, or authorized agent of the legal owner of the property located at the following address: \_\_\_\_\_ (the "Property"), and have authority to grant access to the Property. 385, 397 N Front Street Woodburn OR
2. I, the undersigned property owner, Bob S Kim ("undersigned"), hereby grants permission to the City of Woodburn, its agents and contractors ("City") to access the Property for the purpose of carrying out activities identified in the Woodburn Facade Make-Over Program.
3. The City, its agents or contractors may access the property during normal business hours and may also make arrangements with tenants of said property to access the property at other times, after agreement from the undersigned.
4. The undersigned shall not be liable for any injury, damage or loss on the property suffered by the City, its agents or employees not caused by the negligence or intentional acts of the undersigned's agents or employees.
5. The duration of this permission continues until activities identified in the Woodburn Facade Make-Over Program are complete, but the undersigned reserves the right to suspend or terminate this permission by providing written notice to the City of Woodburn.

*Bob S. Kim*

\_\_\_\_\_  
Signature of Property Owner

Bob S Kim                      10/ 23/2023

\_\_\_\_\_  
Print Name                      Date



Woodburn City Hall  
270 Montgomery Street | Woodburn, OR 97071



# PROPOSAL

No. 2095

14694 Woodburn Monitor Road  
Woodburn, OR 97071

*Nataly's Construction, LLC*  
QUALITY & PRESTIGE

CELL: (971) 216-1289  
TEL: (503) 634-2640  
EMAIL: geramhdz@yahoo.com  
CCB# 174295

SUBMITTED TO <u>Ruben Escott</u>		PHONE <u>971-470-1078</u>	DATE
STREET		JOB NAME <u>Las Tarascas</u>	
CITY, STATE, ZIP CODE		JOB LOCATION	
ARCHITECT		DATE OF PLANS	JOB PHONE

We hereby submit to specifications and estimates for:

EMAIL

Reparar parches en el techo \$ 3500

cam biar Los gutters \$ 2,800

arreglar el bidrio de labentana \$1930

Total \$ 7,830

*No Sub-Grade Prep., Weedkiller, Off-Site Improvement, Surveying, Testing, Permits, Fees or Bonds Unless Noted Above.*  
Includes # \_\_\_\_\_ Move-In

I/we hereby agree that payment of the entire balance of this agreement shall become due and payable within 30 days following completion of the project, unless otherwise agreed upon and I/we further agree that in the event REIA CONSTRUCTION, LLC becomes obligated to hire an attorney for the purpose of collecting any amount due or enforcing another term of this agreement then I/we will pay the reasonable attorney's fees regardless of whether suit is filed, at trial and upon thereon, in addition to such sums as allowed by law. I/we agree that the unpaid balance of this agreement shall bear interest at a rate of 1.5% per month from the date of completion of the project and said interest shall continue until all sums due hereunto are paid in full.

**WE AGREE** hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of: \_\_\_\_\_ dollars(\$ \_\_\_\_\_)

payment to be made as follows: 50% down at signing of contract balance upon completion.

All Material is guarantied to be as specified. Any alteration or deviation from above specifications involving costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delay beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized  
Signature \_\_\_\_\_

Note This agreement may be  
withdrawn by us if not accepted within \_\_\_\_\_ days

**ACCEPTANCE OF AGREEMENT** -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature [Signature]

Signature Ruben Escott



# Urban Renewal Agenda Item

November 13, 2023

TO: Urban Renewal Agency

FROM: Downtown Advisory Review Subcommittee (DARS)  
Jamie Johnk, Economic Development Director  
Maricela Guerrero, Economic Development Project Manager

SUBJECT: **URG #2023.09 – 523 N. FRONT STREET | LUIS’S TAQUERIA**

## **RECOMMENDATION:**

Approve the Building Improvements Program Grant Application (Program) from Luis’s Taqueria (Applicant) in the amount of \$1,450; 25% of the overall cost for the replacement of building furnace. Total new furnace cost is \$5,800 for the property located at 523 N. Front Street.

## **BACKGROUND:**

The building owner is requesting assistance in the replacement of their downtown building furnace. The current furnace is 23 years old, and replacement will ensure future years of service including utility savings.

## **PROPOSAL:**

The Applicant has provided three estimates and would like to accept the lowest NV Heating & Cooling.

- NV Heating & Cooling \$5,800
- Countryside Heating & Cooling \$6,125
- Specialty Heating & Cooling \$6,200

<u>Portion</u>	<u>Total</u>	<u>URA Portion</u>	<u>Owner</u>
Furnace Replacement \$4,350 (75%)	\$5,800	\$1,450	(25%)

## **FINANCIAL IMPACT:**

The FY 2023-24 Urban Renewal Building Improvements Program budget has sufficient funds to approve this \$1,450 grant request.



## **DOWNTOWN ADVISORY REVIEW SUBCOMMITTEE MINUTES FROM THE OCTOBER 26, 2023 MEETING**

**Attendees:** Tom Flomer-Chair, Rob Carney, Lisa Ellsworth, Guest-Mark Wilk

**Staff:** Kaylah Maxwell, Jamie Johnk

- **Approve Minutes of July 20, 2023:** Rob moved to approve; Lisa seconded. Motion passed.
- **Building Improvements Grant Program:**
  - URG #2023.07 – 174 Garfield Street (R. Alvarez/Cricket Store): Lisa moved to approve the funding request in the amount of \$5,585; Rob seconded. Motion passed.
  - URG #2023.08 – 397 Front Street (Las Taracas): Lisa moved to approve the funding request in the amount of \$3,915 once the applicant provides documentation on his inability to obtain additional bids and which companies he reached out to; Rob seconded. Motion passed
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- **Next Regular Meeting:** November 16, 2023
- **Adjourned:** Rob moved to adjourn; Lisa seconded. Meeting adjourned at 5:52 pm.

☒ Building Improvement Program

☐ Façade (Downtown)

☒ Energy Efficiency



RECEIVED OCT 24 2023

City of Woodburn

## Building Improvement Programs Application

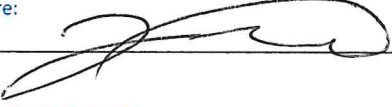
Applying For: ☒ Exterior Grant ☐ Interior Grant ☐ Design Services ☐ Façade ☐ Energy Efficiency

### Applicant Information

Name:	Luis's Taqueria LLC
Phone:	(503) 981-8437
Tax ID Number:	81-4247172

Application Date:	10-24-23
Approval Date:	
Amount Awarded:	

### Property Owner information

Property Address:	523 N. Front St. Woodburn, OR 97071		
Name:	Jesus Gonzalez	Phone/Email:	(503) 899-5229 - luisstaqueria@gmail.com
Address:	523 N. Front St.	City:	Woodburn ST: OR Zip: 97071
Owners Signature:			
	Date:	10/24/23	

### Business and/or Project Information

☐ URA

Name of Business:	Luis's Taqueria	Business Owner's Name:	Jesus Gonzalez
Address:	523 N. Front St.	Phone:	(503) 981-8437
City:	Woodburn	State:	OR
		Zip:	97071
Type of Business:	Restaurant	Upper Floor Use:	N/A

### Proposed Improvements

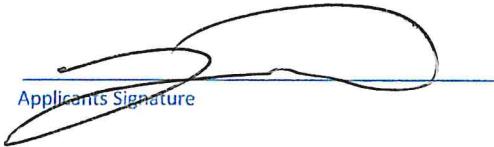
Description:	Looking to replace our 23 year old furnace. New furnace to replace old one in back kitchen.	
Estimated Cost of Improvements: \$	\$5,800.00	Amount Requested: \$1,450.00



CERTIFICATION BY APPLICANT

The applicant certifies that all information provided in this application is true and complete to the best of the applicant's knowledge and belief. The applicant represents to the city that this agreement has been duly authorized by all necessary action on the part of the applicant and no other corporate or other action on the part of the applicant is legally required. If the applicant is not the owner of the property to be rehabilitated, the applicant certifies that it has legal authority to sign and enter into an agreement to perform the proposed work on the building. Evidence of this legal authority must be attached.

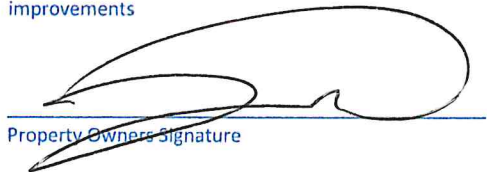
Applicant acknowledges and agrees the agency shall have no obligation to pay any persons providing materials or performing labor or to cause the release of any mechanics or other liens that may be recorded against the above property in connection with the proposed improvements

  
Applicants Signature

10/24/23  
Date

ACKNOWLEDGEMENT BY PROPERTY OWNER (IF DIFFERENT THAN APPLICANT)

The Property Owner hereby acknowledges all the above terms of this application and agrees that the agency shall have no obligation to pay any persons providing materials or performing labor or to cause the release of any mechanics or other liens that may be recorded against the above property in connection with the proposed improvements

  
Property Owners Signature

10/24/23  
Date

Staff Use Only

Documents needed:

- ☐ Project Budget
- ☐ Contractor Bids (if they have



**NV Heating & Cooling LLC**

158 E Hayes St  
Woodburn, OR 97071

## Quote

This Quote will expire within 30 days as specified below. Any changes you might have please talk to your Representative or call the Office. If you need more time or your project is on thoughts let us know. All products supplied will include any related manufacture issued warranties. If a cash discount has been granted on this agreement it may be revoked if customer chooses to pay with a credit card.

Bill To: Jesus

Luise's Taqueria

523 N Front St

Woodburn OR 97071

(503) 899-5229

luistaqueria@gmail.com

P.O. #	Rep. Last Name	30 Day Exp.	Account #	Invoice #
#1560	Gomez		-	#1560
Description		Qty.	Rate	Amount
- Remove and Recycle Existing Furnace				\$5,800.00
- Install New Furnace Lennox Merit 80% Afue 132000 BTU 5 Ton 1 Stage Heat ML180UH135E60D				
- Energy-Efficient Design - With an energy rating of 80% AFUE, the ML180E keeps your home comfortable and energy efficient.				
Dual-fuel operation - When the ML180E is paired with a Lennox® heat pump, it creates a system that automatically switches between electricity and gas, keeping you warm and energy efficient.				
High Quality Steel				
Lennox to Offer 5 Year manufacturer Warranty				
HV Heating and Cooling to offer 2 Year Labor Warranty				
Total Investment:				\$5,800.00

NV Heating and Cooling is not responsible for any repairs due to replacements or any installation this includes drywall, framing, concrete, roofing, tile, carpet or plumbing. We will hire an Electrician, and this will be reflected on your Quote if necessary, to complete the project. City Permits and or Energy applications will be reflected on the Quote and this is to have the project in compliance with the City.



COUNTRYSIDE HEATING & COOLING LLC - CCB#234110

Quote #92

Awaiting response

**Jesus**

523 North Front Street / Woodburn, Oregon 97071  
(503) 981-8437

Sent on  
Oct 11, 2023

*An outstanding deposit of \$3,062.50 will be required to begin.*

### **Ruud 150K BTU 80% Efficiency Gas Furnace**

We will furnish and install a new Ruud 150K BTU 80% gas furnace. Quote includes all equipment/materials, complete installation, all labor, low voltage wiring, complete removal/disposal of old equipment, and all required mechanical permits.



Includes 10 Year Ruud Parts Warranty

Includes 1 Year Countryside Labor Warranty

	QTY.	UNIT PRICE	TOTAL
	1	\$6,125.00	\$6,125.00
Subtotal			\$6,125.00
Total			\$6,125.00
Deposit Required			\$3,062.50

This quote is valid for the next 30 days, after which values may be subject to change.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above or attached specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by workmen's compensation insurance.

**Deposit \$3,062.50**

7233 SW Kable Ln., #500, Tigard, Oregon 97224

(503)620-5643 Office - CCB #224977

Jeff Schwab-Commercial Sales, [jeffs@specialtyheating.com](mailto:jeffs@specialtyheating.com) (503)616-0773

## Luis's Taqueria

To: Luis's Taqueria

Date: 10/17/2023

Phone: 503-975-3085

Email: [luisstaqueria@gmail.com](mailto:luisstaqueria@gmail.com)

Project Name/Location: 523 N. Front St., Woodburn Or. 97071

Scope: Replace existing gas furnace with similar.

NOTE: There are a few items on the existing system that do not meet code, and a couple items I was not able to confirm. I have included correcting 2 items in the quote (B-Vent flue from furnace to existing B-vent through the roof and the gas piping, regulator taps). The other 2 items are, (Is there actually B-Vent up and through the roof, also is there existing combustion ducts.) We can not verify these 2 items until the furnace is removed and we can see up above it.

### Base Bid:

- 1- Removal and recycling of existing furnace duct transitions.
- 2- Install new Carrier gas furnace, 80%, 135K heat input.
- 3- Ductwork: Provide and install duct transitions as needed for the installation of the furnace.
- 4- Electrical: Reconnect existing circuit and low voltage controls.
- 5- Mechanical and electrical permits, mechanical plans, and start-up of system.

Price: \$6,200.00

**Alternates:** A- Install combustion air ducts and B-vent up through the roof = Add up to \$4,700.00 for these 2 items.

**Payment schedule:** 50% down payment, progress billing and balance upon completion.

### Exclusions:

City code requirements not out lined above. Work outside our expertise. Structural engineering and/or modifications. High voltage upgrades. Mechanical screening. Distribution ductwork. Any work on the existing blower.

### NOTE:

- Proposal good for 15 days due to material, equipment & ductwork cost increases. (We will update costs if acceptance is more than 15 days from printed proposal date)
- Any and all work or materials provided in addition to this scope will be billed on a time and material basis.

### **Acceptance of proposal**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

Thank you for the opportunity!





## Urban Renewal Agenda Item

November 13, 2023

TO: Urban Renewal Agency

FROM: Downtown Advisory Review Subcommittee (DARS)  
Jamie Johnk, Economic Development Director  
Maricela Guerrero, Economic Development Project Manager

SUBJECT: **URG #2023.10: 430 N 1<sup>st</sup> St | Trapala Restaurant**

### **RECOMMENDATION:**

Approve the Building Improvements Program Grant Application (Program) from Trapala Restaurant (Applicant) in the amount of \$14,650; 50% of the overall cost for replacement of the roof (\$29,300) on the property located at 430 N 1<sup>st</sup> St.

### **BACKGROUND:**

The building owner is requesting assistance in the roof replacement of their downtown building. This building houses a working restaurant, and a new roof is imperative for the operations of the business as well as to protect and preserve the integrity of the building.

### **PROPOSAL:**

The Applicant has provided three estimates and would like to accept the bid from MJJ Construction to complete the work.

Bid	Amount
1. MJJ Construction	\$ 29,300
2. Black Diamond Roofing	\$ 31,300
3. ANWC	\$ 35,409

	<u>Total</u>	<u>URA Portion</u>	<u>Owner Portion</u>
• Roof Replacement	\$29,300	\$14,650 (50%)	\$14,650 (50%)

### **FINANCIAL IMPACT:**

The FY 2023-24 Urban Renewal Building Improvements Program budget has sufficient funds to approve this \$14,650 grant request.

Agenda Item Review: City Administrator \_\_\_\_x\_\_\_\_ City Attorney \_\_\_\_x\_\_\_\_ Finance \_\_\_\_x\_\_\_\_



**DOWNTOWN ADVISORY REVIEW SUBCOMMITTEE  
MINUTES FROM THE NOVEMBER 2, 2023 SPECIAL MEETING**

**Attendees:** Tom Flomer-Chair, Rob Carney, Lisa Ellsworth

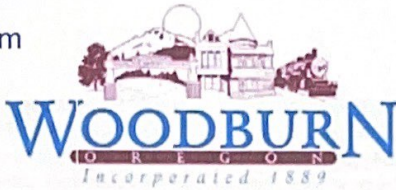
**Staff:** Jamie Johnk

- **Building Improvements Grant Program:**
  - URG #2023.10 – 420 N. 1<sup>st</sup> Street (Trapala’s Restaurant): Lisa moved to approve the application in the amount of \$14,650; Rob seconded. Motion passed.
- **Adjourned:** Lisa moved to adjourn; Rob seconded. Meeting adjourned at 5:09 pm.

☐ Building Improvement Program

☐ Façade (Downtown)

☐ Energy Efficiency



City of Woodburn

## Building Improvement Programs Application

Applying For: ☒ Exterior Grant ☐ Interior Grant ☐ Design Services ☐ Façade ☐ Energy Efficiency

### Applicant Information

Name:
Severo Trapala Marquez
Phone:
541-270-7613
Tax ID Number:
824-954-445

Application Date:
Approval Date:
Amount Awarded:

### Property Owner information

Property Address:			
430 N 1st st Woodburn Or 97071			
Name:		Phone/Email:	
Severo Trapala Marquez		541-270-7613 strapala@hotmail.com	
Address:		City:	ST: Zip:
1110 E Cleveland st		Woodburn	Or 97071
Owners Signature:		Date:	
Severo Trapala M		10/18/23	

### Business and/or Project Information

☐ URA

Name of Business:		Business Owner's Name:	
Trapala Restaurant LLC		Severo Trapala Marquez	
Address:		Phone:	
1110 E Cleveland st.		541-270 7613	
City:	State:	Zip:	
Woodburn	Or	97071	
Type of Business:		Upper Floor Use:	
Mexican restaurant		N/A	

### Proposed Improvements

Description:	
TPO roof replacement	
Estimated Cost of Improvements: \$	Amount Requested:
\$31,200.00 + 35,409.00	Open



CERTIFICATION BY APPLICANT

The applicant certifies that all information provided in this application is true and complete to the best of the applicant's knowledge and belief. The applicant represents to the city that this agreement has been duly authorized by all necessary action on the part of the applicant and no other corporate or other action on the part of the applicant is legally required. If the applicant is not the owner of the property to be rehabilitated, the applicant certifies that it has legal authority to sign and enter into an agreement to perform the proposed work on the building. Evidence of this legal authority must be attached.

Applicant acknowledges and agrees the agency shall have no obligation to pay any persons providing materials or performing labor or to cause the release of any mechanics or other liens that may be recorded against the above property in connection with the proposed improvements

Severo Trapala M  
Applicants Signature

10/18/23  
Date

ACKNOWLEDGEMENT BY PROPERTY OWNER (IF DIFFERENT THAN APPLICANT)

The Property Owner hereby acknowledges all the above terms of this application and agrees that the agency shall have no obligation to pay any persons providing materials or performing labor or to cause the release of any mechanics or other liens that may be recorded against the above property in connection with the proposed improvements

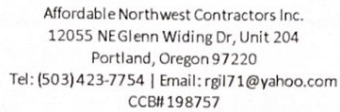
\_\_\_\_\_  
Property Owners Signature

\_\_\_\_\_  
Date

Staff Use Only

Documents needed:

- ☐ Project Budget
- ☐ Contractor Bids (if they have

[illegible]



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## ESTIMATE

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Wednesday, October 18, 2023

MJJ CONSTRUCTION  
CCB# 241595  
Javier Mendoza

Trapala Restaurant LLC  
Severo Trapala M  
430 N 1<sup>st</sup> st  
Woodburn or 97071

### Estimate

TPO Roof Replacement  
Insulation Replacement  
Metal Flashing replacement

Material Cost Total	\$ 15,000.00
Labor Cost	\$ 8,000.00
Overhead	\$ 4,500.00
Disposal.	\$ 1,800.00
<b><u>TOTAL.</u></b>	<b><u>\$ 29,300.00</u></b>

Thank you and look forward to working with you.

MJJ CONSTRUCTION LLC  
CCB#241595  
Javier Mendoza  
971-239 3171



10240 SW Nimbus Ave, Tigard OR 97223  
<https://blackdiamondsroofing.com>  
 CCB: 219931 / LICENSED / BONDED / INSURED

## CONTRACT AGREEMENT

NAME	Trapala Restaurant LLC	Email: strapala@hotmail.com	Date: 10/18/23
ADDRESS	430 N 1 <sup>st</sup> st Woodburn Or 97071	PHONE	541-270-7613
<b>TPO Installation</b>			
Job Description (Estimate does not Include Asbestos work, additional work for lead-based paint, dry rot, or other unseen conditions)  TPO Roof Installation (2613 sq)  Insulation Installation  Metal Flashing Installation			
<b>9NOTES / SPECIAL INSTRUCTIONS</b> New shingle color to match existing as close as possible. Please note, shingle color will not match 100%			
<b>"Repairs cannot be guaranteed".</b>		<b>TOTAL</b>	<b>31,300.00</b>
Additional Charges: An inspection for dry rot will be conducted on existing roof deck. If bad wood is found, for example but not limited to, Plywood, Fascia boards, Rafter tails, an estimate using the following prices will be provided for replacement: 1/2-inch plywood at \$95 per sheet, \$25 per linear ft. for any Fascia Boards and rafter tails. /Other Work \$75.00 per hr. per men and materials upon approval from customer. Initial here if accepted: _____		Material	\$14,500.00
		Labor	\$10,000.00
		Overhead	\$ 2,400.00
		Profit	\$ 4,400.00
		Disposal	\$1,500.00
		Sub Total. \$.	\$.
Customer Signature Date:			
Representative Signature: <i>Rodrigo Escobedo</i> Date: <i>10/18/23</i>			
Notes:			