



City of Central Point
Development Commission
Meeting Agenda

Members: Hank Williams
Allen Broderick
Bruce Dinger
David Douglas
Ellie George
Kelly Geiger
Rick Samuelson
Staff Liaison: Chris Clayton
Don Burt

Thursday, June 13, 2013
6:00 P.M.

Central Point
Council Chambers
140 S. 3rd Street
Central Point, Oregon

Meeting time, date, or location may be subject to change. Please contact the City Recorder at 541-423-1026 for additional information.

I. MEETING CALLED TO ORDER – 6:00 p.m.

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Development Commission Minutes for October 22, 2012.

III. DISCUSSION ITEMS

A. Central Point Urban Renewal Project Guide

VI. BUSINESS

A. Resolution No. 2013-01, Minor Amendment to the Urban Renewal District Boundary

B. Resolution No. 2013 – 02, Minor Amendment to the Urban Renewal Plan Base Value

- C. Resolution No. 2013-03, FY 2013-14 Budget of the Central Point Development Commission

V. ADJOURNEMENT

**CITY OF CENTRAL POINT
Development Commission Minutes
October 22, 2012**

I. REGULAR MEETING CALLED TO ORDER

Chair, Mayor Hank Williams called the meeting to order at 6:00 p.m.

II. ROLL CALL: Chair: Mayor Hank Williams
Commission Members: Allen Broderick, Bruce Dingler, Carol Fischer, Kelly Geiger, Kay Harrison, and Ellie George were present.

Interim City Manager Chris Clayton; Community Development Director Tom Humphrey; Parks and Public Works Director Matt Samitore; Planning Manager Don Burt; and City Recorder Deanna Casey were also present.

III. APPROVAL OF MINUTES

A. Approval of June 14, 2012, Development Commission Minutes.

Kelly Geiger made a motion to approve the minutes as presented. Carol Fischer seconded. Roll call: Allen Broderick, yes, Bruce Dingler, yes; Kelly Geiger, yes; Carol Fischer, yes; Kay Harrison, yes; Hank Williams, yes; and Ellie George, yes. Motion approved.

V. DISCUSSION ITEMS

A. Rogue Creamery Hwy. 99 Streetscape Proposal

Parks and Recreation Director Matt Samitore stated that the City has been working on the North Pine Streetscape project for several months. The Rogue Creamery hired our contractor to create a design for a plaza in front of their building. However part of the design would require the city to create a plaza on private property which is not a normal process and cannot be done using transportation funds which is how we are paying for the Hwy 99 improvements.

The Creamery has been planning on developing a plaza in front of their facility for a while and they have worked with staff on various options. They are prepared at this time to present their proposal to the Commission. They are asking for financial participation by the Commission and endorsements towards a court yard project. The Creamery's proposal requires upgraded improvements along their frontage, the cost of which exceeds the current budgeted improvements for the North Pine Streetscape project. Funding for the new proposal could be paid through Urban Renewal money if the Commission agrees with the proposal.

They would be dedicating an easement for the public use of a portion of the property where the plaza would be located. They would still be paying taxes on that property and still be responsible for the maintenance of it. The Commission is concerned that we may not be getting the return on investment by investing in one business. There was discussion assuring the Commission that the city should see a return with this business because it is a destination business. The Creamery brings people in to town, and those people will shop in the other businesses around town.

Highway 99 streetscape is one of the Urban Renewal projects; this offer just moves the project up the list to be completed sooner than later. Mr. Samitore stated that there are funds available that can be loaned to the Development Commission to complete this project, if the Commission decides to proceed.

Francis Plowman, Marketing Director

Mr. Plowman stated that the Creamery has been a good partner with the City for many years. They have grown from 3 employees to 45 since 2002. The city will see a return on investment with the increase in property value as the creamery makes improvements over the next few years. They have brought the Chocolate store and the wine tasting room to Central Point and hope to encourage other artisan marketers to the same area. They are one of the top ten businesses in the state to visit and will continue to grow internationally and bring visitors to Central Point for the Cheese Festival. They are proud to be part of Central Point and to be environmentally and economically friendly.

There was discussion regarding the increase of cost for the items the creamery is recommending. They are economically savvy and are hoping to use pervious concrete pavers in their streetscape design. The use of these types of pavers allows storm water to be released back into the water table rather than into storm drains and moved to the creeks. The commission is concerned that the colored concrete and decorated pavers will cost the city more maintenance in the future.

John Galbraith, Landscape Architect

Mr. Galbraith explained the design concept and some of the stamped concrete that will be recommended to continue down Front Street with the same design idea for consistency. The permeable pavers are easy to maintain and are used throughout the valley as an economic alternative to storm drains allowing rain water to go directly into the water table not through the storm drains into the creeks.

Tom VanVourhees, Rogue Creamery Retail Manager

Mr. VanVourhees commented on the return on investment for the City. The increase in traffic for the Rogue Creamery will cause an increase in traffic and sales for other businesses in Central Point. He explained that their visitors are not just from this area, they travel from all over the country and will be staying in the area and shopping in Central Point. The designs used in front of the Creamery could easily be transferred to other areas of the city for a unified look.

Craig Nelson, Plant Manager/ Cheese maker

Mr. Nelson stated that they plan to increase their employees over the next few years bringing more traffic to Central Point businesses. They are a small business trying to practice sustainability and be economical and environmentally friendly. One of the improvements they will be making is so that the milk trucks do not have to back across Hwy 99 to deliver milk making it safer for traffic. The plaza will be a draw for visitors to come and walk down Hwy 99 to Pine Street for shopping at other stores.

There was discussion regarding this project and how it could tie into other projects through the city. The plaza planned for Rays can be designed to use the same types of stamped concrete or permeable pavers. There is concern that this would be setting a precedence and other businesses will expect us to continue these expensive pavers and cost the city more money in maintenance in the future.

Mr. Burt explained the process of the development agreement and the possibility of a loan from the creamery with the Development Commission paying them back as the money comes in.

Kelly Geiger made a motion to continue consideration of the Court Yard Proposal for Rogue Creamery and directed staff to return with a cost proposal and options. Bruce Dingle seconded. Roll call: Allen Broderick, yes, Bruce Dingle, yes; Kelly Geiger, yes; Carol Fischer, yes; Kay Harrison, yes; Hank Williams, yes; and Ellie George, yes. Motion approved.

B. Railroad Crossing, Hwy. 99 & Twin Creeks Crossing

Mr. Burt explained the original obligations for the Twin Creeks Rail crossing for both the City and the developer. There was a pre-annexation agreement with specific infrastructure triggers that needed to be in place before various phases of Twin Creeks were allowed to proceed. Based on the Pre-Annexation Agreement the railroad crossing was to be completed after the construction of 900 dwelling units. Today a total of 475 dwelling units have been constructed. The Pre-annexation agreement expired in 2008 leaving behind two questions; when is the railroad crossing to be developed, and how will it be funded?.

Over the last few years the impact of the floodplain changes and the cost for the rail crossing have increased to an estimated \$3,500,000. He explained (based on the expired Pre-Annexation Agreement as a basis) the funding options for the City and the developer. At this time it is estimated that the city's outstanding obligation is \$1,350,000. This amount includes all previously approved Twin Creeks related projects, not just the railroad the crossing. Information was provided the Commission on projected build-out of Twin Creeks and associates SDC receipts. It is estimated that over the next 10 years the Twin Creeks development will generate \$650,000 in SDC revenue, leaving an outstanding balance of \$710,000. This amount, or more, could be paid by the Commission, subject to adequate tax increment revenue growth. The railroad crossing is listed as an urban renewal project and is adequately funded, subject to availability of

tax increment revenue. Another source of revenue would be grants, the receipt of which is not quantifiable.

The importance of constructing the rail crossing is the pending failure of the Pine and Haskell intersection. Currently, this intersection fails during the AM peak hour during school drop off when people are trying to get to work. There are several other items that are pushing the need to complete the crossing including the fact that the city continues to pay for annual extensions of the agreements with the Rail Company, and the continued increase in the cost of construction.

At this time Staff recommends targeting construction of the crossing to be completed in the 2014/15 year; meet with the developer to set terms of the reimbursement for financing; re-establish a Master Plan, and enter into a new Pre-Annexation Agreement (development agreement) to re-establish schedule and financial responsibilities.

This was an information only item, no action is requested at this time.

C. FY 12-13 Budget Update

Mr. Burt explained that that due to the timing of the Urban renewal Plan's approval that tax increment financing will not be available until FY13-14, as opposed to FY12-13. This delay is to the Commission's advantage in that assessed values in the district have declined for FY12-13. This delay will impact the Commission's FY12-13 budget to a minor extent. At this time there are no budget issues. Staff will provide an budget update at the next meeting. The Commission acknowledged the delay in tax increment revenue and directed staff to provide a budget update at the next meeting.

VI. ADJOURNMENT

Bruce Dingler moved to adjourn, Kelly Geiger seconded, all said "aye" and the meeting was adjourned at 8:10 p.m.

Dated:

Chair Mayor Hank Williams

ATTEST:

City Recorder



Planning Department

Tom Humphrey, AICP,
Community Development Director/

STAFF REPORT

STAFF REPORT

June 13, 2013

AGENDA ITEM: V-C

Update on 5-Year Development Program

STAFF SOURCE:

Don Burt, Planning Manager

BACKGROUND:

Staff will provide a brief update on preparation of the 5-Year Development Program. The Commission is scheduled for another study session in July to continue discussion of project priorities.

EXHIBITS/ATTACHMENTS:

None

ACTION:

None

RECOMMENDATION:

None

[Return to Agenda](#)

Central Point Urban Renewal Project Guide

June 2013

The urban renewal projects have been grouped according to their Incremental Value potential. The purpose of this grouping is to facilitate project prioritization in a manner that maximizes the effectiveness of urban renewal in accordance with the mission, goals and objectives as presented in “The Downtown & East Pine Street Corridor Revitalization Plan: An Urban Renewal Plan for the City of Central Point, Oregon.” Projects with high Incremental Value potential are those that would leverage the greatest financial return from private investment in existing commercial and residential vacant lots within the urban renewal district. Moderate Incremental Value potential projects would also increase economic activity, but likely over a longer time frame than the high Incremental Value projects. In addition, projects determined to have moderate Incremental Value potential also provide infrastructure improvements that enhance bicycle and pedestrian safety, increase access and circulation to prime areas for new and redevelopment, and enhance the aesthetic appeal of major thoroughfares. Finally, projects with low Incremental Value potential are those that focus largely on alleviating blight and providing high quality livable and attractive neighborhoods and recreation facilities by increasing safety features, conducting neighborhood improvements and undergrounding overhead utilities. Taken together, all levels of projects are beneficial to the community in alleviating blight and promoting increased private investment in property and business. By considering project implementation priorities according to both preference and anticipated incremental value potential, the Development Commission is better positioned to maximize return on investment and overall benefits of the urban renewal program in Central Point.

Projects with High Incremental Value Potential

Project Name	Anticipated Project Benefits	Project Description	Project Phases – Development Process	Cost	Associated Projects for Coordination
East Pine Street Improvements East of 10 th Street	<ul style="list-style-type: none"> • Bicycle & Pedestrian Safety • Efficient, modern infrastructure • Promotes private investment to develop existing vacant commercial lots • Enhanced City image 	Improvements to street infrastructure on East Pine Street from Peninger to Hamrick, including street widening and additional signalization. Future development on vacant commercial land depends on these improvements. Completion aims to attract development.	<ol style="list-style-type: none"> 1- Prepare construction design & engineering plans with final cost estimates 2- Bid, Contract, Construct, Fund 	\$3,617,240	<ul style="list-style-type: none"> • Intersection Signalization • Underground Existing Pole Mounted Utility Systems • Downtown Core Area Streetscape Improvements • Economic Development Incentives
South Peninger Road Extension	<ul style="list-style-type: none"> • Efficient, modern infrastructure • Bicycle & pedestrian safety • Improved access and circulation 	Extend Peninger Road south across Bear Creek to collector street standards to intersect with Hamrick Road. Improvements include right-of-way acquisition, bridge crossing and bike lanes.	<ol style="list-style-type: none"> 1- Prepare construction design & engineering plans with final cost estimates 2- Obtain right-of-way 3- Obtain environmental permits 4- Bid, Contract, Construct, Fund 	\$9,628,036	<ul style="list-style-type: none"> • East Pine Street Improvements, East of 10th Street • Gebhard Road Extension • Economic Development Incentives
Economic Development Incentives	<ul style="list-style-type: none"> • Promotes private investment and economic activity 	Develop incentive programs that facilitate private investment in the Urban Renewal Area that encourage commercial and residential new and redevelopment projects.	<ol style="list-style-type: none"> 1- Develop incentive programs (e.g. eligibility criteria, terms and conditions, implementation and administration procedures) 2- Promote the programs 3- Implement as private investments are committed 	\$6,000,000	<ul style="list-style-type: none"> • Urban Renewal Projects #1-13

Projects with Moderate Incremental Value Potential

Project Name	Anticipated Project Benefits	Project Description	Project Phases	Cost	Associated Projects for Coordination
Downtown Core Area Streetscape Improvements	<ul style="list-style-type: none"> • Bicycle & Pedestrian Safety • Efficient, Modern Infrastructure • Improved Business Access • Enhanced City image • Promotes private investment 	<p>Improve the streetscape function and aesthetic appeal, which is necessary to compete with newer commercial areas for private investment.</p> <p>Implementation will be addressed by preparing a master streetscape plan that addresses the design and establishes standards for curb and gutter, sidewalks, crosswalks, street trees, tree grates, street lights, plazas, gateways, corner extension and street furniture.</p>	<ol style="list-style-type: none"> 1- Prepare master streetscape plan 2- Prepare construction design & engineering plans with final cost estimates 3- Bid, Contract, Construct, Fund 	\$5,792,291	<ul style="list-style-type: none"> • Intersection Signalization • Underground Existing Pole Mounted Utility Systems • Economic Development Incentives
Gebhard Road Extension	<ul style="list-style-type: none"> • Efficient, modern infrastructure • Improved access, circulation, safety 	<p>Extend Gephard Road to local collector standards from the northern limits of the Urban Renewal Area to East Pine Street to relieve congestion and encourage development.</p>	<ol style="list-style-type: none"> 1- Prepare construction design & engineering plans with final cost estimates 2- Obtain right-of-way 3- Bid, Contract, Construct, Fund 	\$1,500,000	<ul style="list-style-type: none"> • East Pine Street Improvements, East of 10th Street • Intersection Signalization • Economic Development Incentives
Intersection Signalization	<ul style="list-style-type: none"> • Bicycle, Pedestrian & Vehicle Safety • Efficient, modern infrastructure • Promotes private investment for new development in the Twin Creeks TOD 	<p>Install, upgrade, modify specific traffic signals to promote safety and acceptable level of service needed to accommodate development within and adjacent to the Urban Renewal Area. Proposed signal locations are:</p> <ol style="list-style-type: none"> 1- Twin Creeks Drive – Install new railroad crossing and add signal at intersection at Highway 99. Additional elements include easement acquisition, curb and gutter, street surface improvement, railroad crossing signalization, sidewalks, street lights, and landscaping. 2- Pine Street and Second Street – add new signals 3- Pine Street and Sixth Street – add new signals 4- Pine street and Fourth Street – Remove existing signal 5- Pine Street and Gebhard Road extension – add a new signal 6- Pine Street and Peninger Road – modify/remove signal 7- Highway 99 and Fire District No. 3 Station – add emergency signal. 	<ol style="list-style-type: none"> 1- Prepare construction design & engineering plans with final cost estimates 2- Obtain easements, where applicable 3- Bid, Contract, Construct, Fund 	\$3,573,373	<ul style="list-style-type: none"> • Downtown Core Area Streetscape Improvements • East Pine Street Improvements, East of 10th Street • Neighborhood Sidewalks, Street Lighting & Alleys • Hwy. 99 Corridor Improvements • Economic Development Incentives
City of Central Point Community Center	<ul style="list-style-type: none"> • Livable, healthy neighborhoods • High quality recreation • Community identity as small-town, family-friendly • Economic activity increase 	<p>Assist with the feasibility analysis, site and architectural design, land acquisition, and construction of a community center within the Urban Renewal Area. Participation is limited to the design and development costs, including land acquisition reasonably attributed to serving the Area.</p>	<ol style="list-style-type: none"> 1- Conduct feasibility analysis 2- Acquire land 3- Prepare construction design & engineering plans with final cost estimates 4- Bid, Contract, Construct, Fund 	\$1,076,326	<ul style="list-style-type: none"> • Downtown Core Area Streetscape Improvements • Neighborhood Sidewalks, Street Lighting, and Alleys • Freeman Road Upgrade to Collector Street Standards • Economic Development Incentives

Project Name	Anticipated Project Benefits	Project Description	Project Phases	Cost	Associated Projects for Coordination
Miscellaneous Public Works	<ul style="list-style-type: none"> Improved service to support existing, new and redevelopment Efficient, modern infrastructure Walkable neighborhoods Improved aesthetics 	<p>Upgrade existing public facilities or install new facilities to serve existing and future development in the Urban Renewal area, including:</p> <ul style="list-style-type: none"> Storm Drains Sanitary Sewers Water Mains and Fire Hydrants Curbs and Gutters Sidewalks, including landscaping within right-of-way Street Work Alley Paving 	<p>1- Prepare construction design & engineering plans with final cost estimates</p> <p>2- Bid, Contract, Construct, Fund</p>	\$1,340,789	<ul style="list-style-type: none"> Downtown Core Area Streetscape Improvements Neighborhood Sidewalks, Street Lighting, and Alleys Highway 99 Corridor Improvements Intersection Signalization Pfaff Park Renovation Freeman Road Upgrade to Collector Street Standards Economic Development Incentives
Highway 99 Corridor Improvements	<ul style="list-style-type: none"> Bicycle & pedestrian safety Efficient, modern infrastructure Promotes private investment for new and redevelopment 	<p>Improve streetscape elements to enhance safety and gateway aesthetic appeal by implementing the approved master plan including but not limited to travel lane reconfiguration, curb and gutter, sidewalks, street lights, traffic signals, pedestrian lights, street trees and tree grates, traffic signals, gateways, plazas, crosswalks, and landscaping.</p>	<p>Phase 1 – North Gateway (Funded & Under Construction Spring/Summer 2013)</p> <p>Phase 2 – South Gateway</p> <p>1- Prepare construction design & engineering plans with final cost estimates</p> <p>2- Bid, Contract, Construct, Fund</p>	\$1,163,462	<ul style="list-style-type: none"> Intersection Signalization Underground Existing Pole Mounted Utility Systems Downtown Core Area Streetscape Improvements Economic Development Incentives

Projects with Low Incremental Value Potential

Project Name	Anticipated Project Benefits	Project Description	Project Phases	Cost	Associated Projects for Coordination
Neighborhood Sidewalks, Street Lighting, and Alleys	<ul style="list-style-type: none"> Stabilize neighborhood property values Livable, healthy neighborhoods Increased aesthetic appeal 	Improve streetscape elements in residential neighborhoods north and south of Pine Street to stabilize property values and improve aesthetic appeal. Streetscape improvements will include sidewalks, street trees and lighting on residential streets and paved alleys.	<ol style="list-style-type: none"> 1- Prepare conceptual design 2- Prepare construction design & engineering plans with final cost estimates 	\$1,484,750	<ul style="list-style-type: none"> Pfaff Park Renovation Intersection Signalization Miscellaneous Public Works Economic Development Incentives
Underground Existing Pole Mounted Utility Systems	<ul style="list-style-type: none"> Efficient, modern infrastructure Mitigation for severe weather hazards Increased aesthetic appeal 	Improve aesthetic appeal of the downtown and Hwy 99 Corridor area by locating overhead utilities underground.	<ol style="list-style-type: none"> 1- Identify utilities to be moved underground 2- Coordinate with utility companies 3- Obtain easements where necessary 4- Prepare construction design & engineering plans with final cost estimates 5- Bid, Contract, Construct, Fund 	\$3,400,000	<ul style="list-style-type: none"> Downtown Core Area Streetscape Improvements Highway 99 Corridor Improvements Neighborhood Sidewalks, Street Lighting & Alleys Economic Development Incentives
Pfaff Park Renovation	<ul style="list-style-type: none"> Promotes livable, healthy neighborhoods Provides high quality recreation facilities Attracts resident and non-resident users 	Improve park features including new landscaping, restroom facilities, playground equipment and lighting. The purpose is to enhance accessibility and recreation usefulness for the surrounding neighborhoods.	<ol style="list-style-type: none"> 1- Prepare construction design & engineering plans with final cost estimates 2- Bid, Contract, Construct, Fund 	\$144,525	<ul style="list-style-type: none"> Neighborhood Sidewalks, Street Lighting & Alleys Economic Development Incentives
Fire Safety	<ul style="list-style-type: none"> Maintains fire safety and livability 	Maintain acceptable levels of fire service by increasing capital investment in fire safety equipment.	<ol style="list-style-type: none"> 1- Determine fire safety needs and timing 2- Implement in coordination with Fire District #3 	\$1,010,518	<ul style="list-style-type: none"> All Urban Renewal Projects
Freeman Road Upgrade to Collector Street	<ul style="list-style-type: none"> Bicycle & pedestrian safety Efficient, modern infrastructure Increased aesthetic appeal 	Upgrade Freeman Road From Oak Street to Hopkins Road to collector street standards, making it a safe and aesthetically attractive street. Improvements include surfacing, curb and gutter, bike lanes, street lights, and sidewalks.	<ol style="list-style-type: none"> 1- Prepare construction design & engineering plans with final cost estimates 2- Bid, Contract, Construct, Fund 	\$737,136	<ul style="list-style-type: none"> City of Central Point Community Center Miscellaneous Public Works Economic Development Incentives
Off Street Parking Facilities	<ul style="list-style-type: none"> Improved parking access for downtown and Hwy 99 Corridor uses Efficient, modern infrastructure Improved environmental quality Increased aesthetic appeal 	Design and construct two new off street parking facilities on Oak Street and Manzanita Street to improve air quality and enhance aesthetics. Both parking lots are owned by the City and are currently in an unimproved condition. Improvements include parking surface improvements, curb and gutter, stormwater drainage, lighting, parking stall painting and landscaping.	<ol style="list-style-type: none"> 1- Conduct a parking analysis 2- Prepare construction design & engineering plans with final cost estimates 3- Bid, Contract, Construct, Fund 	\$277,809	<ul style="list-style-type: none"> Downtown Core Area Streetscape Improvements Highway 99 Corridor Improvements Neighborhood Sidewalks, Street Lighting & Alleys Miscellaneous Public Works Economic Development Incentives



STAFF REPORT

June 13, 2013

AGENDA ITEM: V-B

Consideration of Resolution No. 2013-01 A Minor Amendment to the Urban Renewal District Boundary

STAFF SOURCE:

Don Burt, Planning Manager

BACKGROUND:

When the boundaries of the Urban Renewal District were established they were based on City records of property within the city limits. It has recently come to our attention that a small tax lot previously considered to be within the city limits is actually in the county. The property is identified on the Assessors records as 372W03DB200, which is .14 acres in area, is owned by Pacific Power and Light, and operated as part of the electrical substation. The property has an assessed value of \$4,380 (land only, no improvements).

Section 1.12.1 of the Urban Renewal Plan provides for minor amendments. As a minor amendment it must be determined that the proposal does not expand the boundary, or cause changes in policy or objectives. The proposed boundary correction is considered a minor change consistent with Section 1.12.1 of the Urban Renewal Plan.

Approval of the boundary amendment will necessitate corrections to three exhibits to the urban renewal plan:

1. Exhibit 1, Narrative Description of Urban Renewal Area
2. Exhibit 2, Urban Renewal Boundary
3. Exhibit 3, Urban Renewal Area Tax Lot Inventory.

These exhibits are attached to Resolution No. 2013-01.

ISSUES:

None.

ATTACHMENTS:

Resolution No. 2013-01

ACTION:

Consider Resolution No. 2013-01.

RECOMMENDATION:

Approve Resolution No. 2013-01.

**BEFORE THE
CENTRAL POINT DEVELOPMENT COMMISSION
RESOLUTION NO. 2013-01
A RESOLUTION AMENDING LEGAL DESCRIPTION OF THE URBAN RENEWAL
DISTRICT**

RECITALS:

A. On March 8, 2012 the City adopted by Ordinance No. 1955 the Downtown and East Pine Street Corridor Revitalization Plan, an Urban Renewal Plan for the City of Central Point (the “Plan”).

B. Since adoption of the Plan it has been determined that assessors tax lot 372W03DB TL200, a .14 acre parcel (Parcel) is not within the City limits and should not have been included in the boundary of the Urban Renewal District.

C. In accordance with Section 1201 Minor Changes of the Plan, the proposed boundary amendment does not modify the goals and objectives or basic procedural requirements, planning or engineering principles of the Urban Renewal Plan, nor does it add land to the urban renewal district, and as such is considered a minor amendment.

THE CENTRAL POINT DEVELOPMENT COMMISSION RESOLVES TO MODIFY THE BOUNDARIES OF THE URBAN RENEWAL DISTRICT IN ACCORDANCE WITH THE FOLLOWING REPLACEMENT EXHIBITS ATTACHED HERETO:

EXHIBIT 1 – Narrative Description of Urban Renewal Area;

EXHIBIT 2 – Downtown and East Pine Street Corridor Revitalization Plan Boundary; and

EXHIBIT 3 – Urban Renewal Area Tax Lot Inventory

Passed by the Commission and signed by me in authentication of its passage this 13th day of June, 2013.

Hank Williams, Chair, Central Point Development Commission

ATTEST:

Deanna Casey, Recorder

Property Description

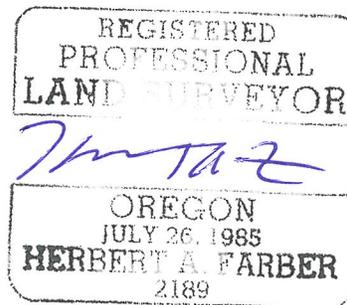
Central Point Urban Renewal District

Beginning at the northwest corner of DLC 56, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence South, to the center line of Pine Street; thence East, along said center line of Pine Street to a point, said point being on the southeasterly extension of the west line of the tract described in Instrument No 2005-34521 recorded in the Official Records of Jackson County, Oregon; thence North, along said southeasterly extension and the west boundary of said tract to the northwest corner thereof; thence East, along the north boundary and the extension thereof to the east right of way line of Hamrick Road; thence South, along said east right of way line of Hamrick Road to a point, said point bears East of a 3/4 inch iron pipe marking the northeast corner of the tract described in Instrument No 2011-16446 recorded in said Official Records and mapped as Assessor's Map No 372W01C3300 dated January 19, 2011; thence West, to said pipe; thence continuing West, along the north line of said tract to the northwest corner thereof; thence South, along the West line of said tract to the southwest corner thereof; thence East, along the south line of said tract and the extension of said south line to the east right of way line of Hamrick Road; thence South, along said east right of way line and the extension thereof to the south right of way line of Hamrick Road; thence West, along the south right of way line and the south line of that tract mapped as Assessor's Map No 372W02D2000 dated January 26, 2011, to the east line of that tract mapped as Assessor's Map No 372W02D2001, dated January 19, 2011; thence South, along said east line to the southeast corner thereof; thence West, along the south boundary of said tract to the northeast corner of the tract described in Instrument No 00-38500 recorded in said Official Records; thence South, along said east line to the easterly right of way line of Interstate 5 Freeway; thence Northwesterly, along said easterly right of way line to the south boundary of the parcel described in Instrument No 03-20781 recorded in said Official Records; thence East, along said south boundary to the west right of way line of Peninger Road; thence North, along said west right of way line of said Peninger Road to the south right of way line of said Pine Street; thence West, along said south right of way line, to the intersection of the west right of way line of said Interstate; thence South along said west right of way line to the north boundary of Mountain View Plaza Subdivision, according to the official plat thereof, now of record; thence West, along said north boundary to the west right of way line of Freeman Road; thence South, along said east right of way line and the east right of way of Freeman Road and the southerly extension of said right of way to the south right of way line of Hopkins Road; thence West, along said south right of way line of Hopkins Road, to the northwest corner of Homestead Park Unit 1, according to the official plat thereof, now of record; thence South, along the west boundary of said Homestead Park to the north line of Homestead Park Unit 2, according to the official plan thereof, now of record; thence West, along the north line of said Unit 2, to the westerly boundary of said Unit 2 and the east right of way line of First Street; thence Southeasterly along said westerly boundary to the southerly right of way line of Cupp Drive; thence Southwesterly along the southerly right of way line and the extension thereof to the westerly right of way line of Pacific Highway 99 also known as Front Street also the common boundary of Central Oregon and Pacific Railroad easterly right of way; thence Northwesterly along the easterly right of way line of said Railroad to a point, said point bears northeasterly at right angles from the northeast corner of Parcel 1 of Partition Plat No P-72-2007, according to the official plat thereof, now of record; thence

Southwesterly to said northeast corner of said Parcel 1; thence Southwesterly along the north boundary of said Parcel 1, also being the south right of way line of Ash Street, to the east right of way line of Haskell Street; thence Northwesterly, along said east right of way line to the southerly most corner of Lot 1 of Twin Creeks Crossing, Phase I, according to the official plat thereof, now of record; thence northerly along the easterly boundary of said Lot 1 to the tract described in Instrument No 2008-31124 recorded in said Official Records; thence Northerly along the westerly boundary of said tract to the north line of said Lot 1; thence Westerly along said north boundary to the southwest corner to Lot 3 of said Twin Creeks Crossing Phase I; thence Northerly along the west boundary of said Lot 3 and the extension thereof to the southwest corner to Lot 35 of said Phase I; thence Northwesterly along said Lot 35 to the northwest corner thereof; thence Northeasterly along the north boundary of Lot 35 and 36 of said Phase I and the extension thereof to the easterly right of way line of said Pacific Highway 99; thence Southeasterly along said right of way line to the westerly corner of the tract described in Instrument No 2009-46561 recorded in said Official Records; thence Northeasterly along the north boundary of said tract to the northeast corner; thence South along the east boundary of said tract to said easterly right of way line of said Highway; thence Southeasterly along said right of way line to the north boundary of the tract described in Volume 288, Page 513 of the Deed Records of Jackson County, Oregon; thence East along said north boundary, to the northeast corner of said tract; thence South, along the east line of said tract; thence East, along the south line of the parcel described in Volume 335, Page 121 of said Deed Records to the west right of way line of Third Street; thence North along said west right of way line to a point, said point being at the intersection of the southwesterly extension of the northerly right of way line of Hazel Street; thence Northeasterly along said extension and along said northerly right of way and the extension thereof to the easterly right of way of North Tenth Street; thence Southeasterly, along said easterly right of way to the southwest corner of Parcel 2 of Partition Plat No p-30-2008 according to the official plat thereof, now of record; thence Easterly along the south boundary of said Parcel 2 to a point, said point being at the intersection of the southwesterly extension of the north boundary of those tracts described in Instrument No 2009-27358 recorded in said Official Records; thence Northeasterly along said extension and said north boundary to the northeast corner thereof; thence South along the easterly boundary of said tracts to the southeast corner thereof; thence Southwesterly along the southerly boundary of said tracts to the Point of Beginning.

Prepared by: Herbert A Farber
Farber & Sons, Inc.
d.b.a., Farber Surveying
431 Oak Street
Central Point, Oregon 97502

541-664-5599



RENEWAL DATE 12-31-13

Date: November 13, 2011
Edited: April 19, 2013

EXHIBIT 3 - URBAN RENEWAL AREA TAX LOT INVENTORY, DECEMBER 2012

No.	Map Number	Account Number	No.	Map Number	Account Number
1	372W02D1000	10132000	45	372W02CB4000	10132839
2	372W02CA200	10132344	46	372W02CB4100	10132847
3	372W02CA300	10132351	47	372W02CB4200	10132853
4	372W02CA700	10132393	48	372W02CB4300	10132861
5	372W02CA800	10132407	49	372W02CB4400	10132870
6	372W02CB100	10132415	50	372W02CB4500	10132888
7	372W02CB300	10132440	51	372W02CB4600	10132896
8	372W02CB400	10132456	52	372W02CB4700	10132901
9	372W02CB500	10132464	53	372W02CB4800	10132910
10	372W02CB600	10132472	54	372W02CB4900	10132928
11	372W02CB700	10132481	55	372W02CB5000	10132936
12	372W02CB800	10132499	56	372W02CB5100	10132944
13	372W02CB900	10132504	57	372W02CB5200	10132951
14	372W02CB901	10132512	58	372W02CB5300	10132969
15	372W02CB1000	10132521	59	372W02CB5400	10132977
16	372W02CB1200	10132547	60	372W02CB5402	10132985
17	372W02CB1300	10132553	61	372W02CB5500	10132993
18	372W02CB1400	10132561	62	372W02CB5600	10133004
19	372W02CB1500	10132570	63	372W02CB5700	10133012
20	372W02CB1600	10132588	64	372W02CB5800	10133021
21	372W02CB1700	10132596	65	372W02CB5900	10133039
22	372W02CB1800	10132601	66	372W02CB6000	10133047
23	372W02CB1900	10132610	67	372W02CB6100	10133053
24	372W02CB2000	10132628	68	372W02CB6200	10133061
25	372W02CB2100	10132636	69	372W02CB6300	10133070
26	372W02CB2200	10132644	70	372W02CB6401	10133088
27	372W02CB2300	10132651	71	372W02CB6500	10133096
28	372W02CB2400	10132669	72	372W02CB6600	10133101
29	372W02CB2401	10132677	73	372W02CB6700	10133110
30	372W02CB2500	10132685	74	372W02CB6800	10133128
31	372W02CB2600	10132693	75	372W02CB6900	10133136
32	372W02CB2700	10132707	76	372W02CB7000	10133144
33	372W02CB2800	10132715	77	372W02CB7101	10133169
34	372W02CB2900	10132723	78	372W02CB7201	10133185
35	372W02CB3000	10132731	79	372W02CB7301	10133209
36	372W02CB3100	10132740	80	372W02CB7600	10133233
37	372W02CB3200	10132756	81	372W02CB7700	10133241
38	372W02CB3300	10132764	82	372W02CB7800	10133258
39	372W02CB3400	10132772	83	372W02CB7900	10133266
40	372W02CB3500	10132781	84	372W02CB8000	10133274
41	372W02CB3600	10132799	85	372W02CB8200	10133291
42	372W02CB3700	10132804	86	372W02CC100	10133306
43	372W02CB3800	10132812	87	372W02CC101	10133314
44	372W02CB3900	10132821	88	372W02CC200	10133322

No.	Map Number	Account Number	No.	Map Number	Account Number
89	372W02CC201	10133331	135	372W02CC5100	10133825
90	372W02CC300	10133349	136	372W02CC5200	10133833
91	372W02CC400	10133355	137	372W02CC5400	10133841
92	372W02CC500	10133363	138	372W02CC5500	10133858
93	372W02CC600	10133371	139	372W02CC5600	10133866
94	372W02CC700	10133380	140	372W02CC5700	10133874
95	372W02CC800	10133398	141	372W02CC5800	10133882
96	372W02CC900	10133401	142	372W02CC6300	10133891
97	372W02CC1000	10133410	143	372W02CC6400	10133906
98	372W02CC1100	10133428	144	372W02CC6500	10133914
99	372W02CC1200	10133436	145	372W02CC6600	10133922
100	372W02CC1300	10133444	146	372W02CC6700	10133931
101	372W02CC1400	10133451	147	372W02CC6900	10133955
102	372W02CC1500	10133469	148	372W02CC7200	10133980
103	372W02CC1600	10133477	149	372W02CC7300	10133998
104	372W02CC1700	10133485	150	372W02CC7400	10134001
105	372W02CC1800	10133493	151	372W02CC7500	10134019
106	372W02CC1900	10133509	152	372W02CC7600	10134027
107	372W02CC2200	10133517	153	372W02CC7700	10134035
108	372W02CC2300	10133525	154	372W02CC7800	10134043
109	372W02CC2500	10133541	155	372W02CC7900	10134050
110	372W02CC2600	10133558	156	372W02CC8100	10134076
111	372W02CC2700	10133566	157	372W02CC8200	10134084
112	372W02CC2800	10133574	158	372W02CC8300	10134092
113	372W02CC2900	10133582	159	372W02CC8400	10134108
114	372W02CC3000	10133591	160	372W02CC8500	10134116
115	372W02CC3100	10133606	161	372W02CC8600	10134124
116	372W02CC3200	10133614	162	372W02CC8700	10134132
117	372W02CC3300	10133622	163	372W02CC8800	10134141
118	372W02CC3301	10133631	164	372W02CC8900	10134157
119	372W02CC3400	10133649	165	372W02CC9000	10134165
120	372W02CC3500	10133655	166	372W02CC9100	10134173
121	372W02CC3600	10133663	167	372W02CC9200	10134181
122	372W02CC3700	10133671	168	372W02CC9300	10134190
123	372W02CC3800	10133680	169	372W02CC9400	10134205
124	372W02CC3900	10133698	170	372W02CC9500	10134213
125	372W02CC4000	10133701	171	372W02CC9600	10134221
126	372W02CC4001	10133710	172	372W02CC9700	10134230
127	372W02CC4100	10133728	173	372W02CC9701	10134248
128	372W02CC4300	10133744	174	372W02CC9800	10134254
129	372W02CC4400	10133751	175	372W02CC10000	10134262
130	372W02CC4500	10133769	176	372W02CC10100	10134271
131	372W02CC4600	10133777	177	372W02CC10200	10134289
132	372W02CC4700	10133785	178	372W02CC10300	10134297
133	372W02CC4900	10133809	179	372W02CC10400	10134302
134	372W02CC5000	10133817	180	372W02CC10500	10134311

No.	Map Number	Account Number	No.	Map Number	Account Number
181	372W02CC10600	10134329	227	372W02CD3700	10134790
182	372W02CC10700	10134337	228	372W02CD3800	10134805
183	372W02CC10701	10134345	229	372W02CD3900	10134813
184	372W02CC10801	10134351	230	372W02CD4000	10134821
185	372W02CC10900	10134360	231	372W02CD4100	10134830
186	372W02CC11000	10134378	232	372W02CD4200	10134848
187	372W02CC11100	10134386	233	372W02CD4300	10134854
188	372W02CC11300	10134394	234	372W02CD4400	10134862
189	372W02CC11400	10134408	235	372W02CD4500	10134871
190	372W02CC11500	10134416	236	372W02CD4600	10134889
191	372W02CC11600	10134424	237	372W02CD4700	10134897
192	372W02CC11700	10134432	238	372W02CD4800	10134902
193	372W02CD100	10134441	239	372W02CD4900	10134911
194	372W02CD200	10134457	240	372W02CD5000	10134929
195	372W02CD300	10134465	241	372W02CD5100	10134937
196	372W02CD400	10134473	242	372W02CD5200	10134945
197	372W02CD500	10134481	243	372W02CD5300	10134951
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202	372W02CD1000	10134530	248	372W02CD5800	10135005
203	372W02CD1100	10134548	249	372W02CD5900	10135013
204	372W02CD1200	10134554	250	372W02CD6000	10135021
205	372W02CD1300	10134562	251	372W02CD6100	10135030
206	372W02CD1400	10134571	252	372W02CD6101	10135048
207	372W02CD1500	10134589	253	372W02CD6300	10135054
208	372W02CD1600	10134597	254	372W02CD6400	10135062
209	372W02CD1700	10134602	255	372W02CD6500	10135071
210	372W02CD1800	10134611	256	372W02CD6600	10135089
211	372W02CD1900	10134629	257	372W02CD6700	10135097
212	372W02CD2000	10134637	258	372W02CD6800	10135102
213	372W02CD2100	10134645	259	372W02CD6900	10135111
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215	372W02CD2300	10134660	261	372W02CD7100	10135137
216	372W02CD2400	10134678	262	372W02CD7200	10135145
217	372W02CD2500	10134686	263	372W02CD7201	10135151
218	372W02CD2600	10134694	264	372W02CD7300	10135160
219	372W02CD2900	10134716	265	372W02CD7301	10135178
220	372W02CD3000	10134724	266	372W02CD7400	10135186
221	372W02CD3100	10134732	267	372W02CD7500	10135194
222	372W02CD3200	10134741	268	372W02CD7600	10135200
223	372W02CD3300	10134757	269	372W02CD7700	10135218
224	372W02CD3400	10134765	270	372W02CD7800	10135226
225	372W02CD3500	10134773	271	372W02CD7900	10135234
226	372W02CD3600	10134781	272	372W02CD8000	10135242

No.	Map Number	Account Number	No.	Map Number	Account Number
273	372W02CD8100	10135259	319	372W03DA9300	10139368
274	372W03B1501	10138396	320	372W03DA9400	10139376
275	372W03DA5000	10138921	321	372W03DA9500	10139384
276	372W03DA5100	10138939	322	372W03DA9600	10139392
277	372W03DA5200	10138947	323	372W03DA9700	10139406
278	372W03DA5300	10138953	324	372W03DA9800	10139414
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281	372W03DA5600	10138988	327	372W03DA10100	10139449
282	372W03DA5700	10138996	328	372W03DA10200	10139455
283	372W03DA5800	10139009	329	372W03DA10300	10139463
284	372W03DA5900	10139017	330	372W03DA10400	10139471
285	372W03DA6000	10139025	331	372W03DA10500	10139480
286	372W03DA6100	10139033	332	372W03DA10600	10139498
287	372W03DA6200	10139041	333	372W03DA10700	10139503
288	372W03DA6300	10139058	334	372W03DA10800	10139511
289	372W03DA6400	10139066	335	372W03DA10900	10139520
290	372W03DA6500	10139074	336	372W03DA10901	10139538
291	372W03DA6600	10139082	337	372W03DA10902	10139546
292	372W03DA6700	10139091	338	372W03DA10903	10139552
293	372W03DA6800	10139106	339	372W03DA11000	10139561
294	372W03DA6900	10139114	340	372W03DA11100	10139579
295	372W03DA7000	10139122	341	372W03DA11200	10139587
296	372W03DA7100	10139131	342	372W03DA11300	10139595
297	372W03DA7200	10139149	343	372W03DA11400	10139601
298	372W03DA7300	10139155	344	372W03DA11500	10139619
299	372W03DA7400	10139163	345	372W03DA11600	10139627
300	372W03DA7500	10139171	346	372W03DA11700	10139635
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302	372W03DA7700	10139198	348	372W03DA11900	10139650
303	372W03DA7800	10139203	349	372W03DA12000	10139668
304	372W03DA7900	10139211	350	372W03DA12100	10139676
305	372W03DA8000	10139220	351	372W03DA12200	10139684
306	372W03DA8100	10139238	352	372W03DA12300	10139692
307	372W03DA8200	10139246	353	372W03DA12400	10139706
308	372W03DA8300	10139252	354	372W03DA12401	10139714
309	372W03DA8400	10139261	355	372W03DB300	10139731
310	372W03DA8500	10139279	356	372W03DB400	10139749
311	372W03DA8600	10139287	357	372W03DB500	10139755
312	372W03DA8700	10139295	358	372W03DB600	10139763
313	372W03DA8701	10139301	359	372W03DB700	10139771
314	372W03DA8800	10139319	360	372W03DB800	10139780
315	372W03DA8900	10139327	361	372W03DB801	10139798
316	372W03DA9000	10139335	362	372W03DC100	10139803
317	372W03DA9100	10139343	363	372W03DC200	10139811
318	372W03DA9200	10139350	364	372W03DC300	10139820

No.	Map Number	Account Number	No.	Map Number	Account Number
365	372W03DC400	10139846	411	372W03DD1500	10140329
366	372W03DC401	10139852	412	372W03DD1501	10140337
367	372W03DC402	10139861	413	372W03DD1502	10140345
368	372W03DC500	10139879	414	372W03DD1503	10140351
369	372W03DC600	10139895	415	372W03DD1600	10140360
370	372W03DC700	10139901	416	372W03DD1800	10140378
371	372W03DC900	10139919	417	372W03DD1801	10140386
372	372W03DC1000	10139927	418	372W03DD1900	10140394
373	372W03DC1100	10139935	419	372W03DD2000	10140408
374	372W03DC1200	10139943	420	372W03DD2100	10140416
375	372W03DC1300	10139950	421	372W03DD2200	10140424
376	372W03DC1400	10139968	422	372W03DD2300	10140432
377	372W03DC1500	10139976	423	372W03DD2400	10140441
378	372W03DC1501	10139984	424	372W03DD2500	10140457
379	372W03DC1600	10139992	425	372W03DD2501	10140465
380	372W03DC1700	10140001	426	372W03DD2700	10140473
381	372W03DC1800	10140019	427	372W03DD2800	10140481
382	372W03DC1900	10140027	428	372W03DD2900	10140490
383	372W03DC2000	10140035	429	372W03DD3000	10140505
384	372W03DC2100	10140043	430	372W03DD3100	10140513
385	372W03DC2101	10140050	431	372W03DD3200	10140521
386	372W03DC2200	10140068	432	372W03DD3301	10140530
387	372W03DC2300	10140076	433	372W03DD3400	10140548
388	372W03DC2400	10140084	434	372W03DD3500	10140554
389	372W03DC2500	10140092	435	372W03DD3600	10140562
390	372W03DC2800	10140108	436	372W03DD3601	10140571
391	372W03DC2900	10140116	437	372W03DD3700	10140589
392	372W03DC3000	10140124	438	372W03DD3800	10140597
393	372W03DC3100	10140132	439	372W03DD3900	10140602
394	372W03DC3200	10140141	440	372W03DD4000	10140611
395	372W03DC3302	10140157	441	372W03DD4100	10140629
396	372W03DC3400	10140165	442	372W03DD4200	10140637
397	372W03DD100	10140181	443	372W03DD4300	10140645
398	372W03DD200	10140190	444	372W03DD4400	10140651
399	372W03DD300	10140205	445	372W03DD4500	10140660
400	372W03DD400	10140213	446	372W03DD4501	10140678
401	372W03DD500	10140221	447	372W03DD4600	10140686
402	372W03DD600	10140230	448	372W03DD4700	10140694
403	372W03DD700	10140248	449	372W03DD4800	10140708
404	372W03DD800	10140254	450	372W03DD4900	10140716
405	372W03DD900	10140262	451	372W03DD5000	10140724
406	372W03DD1000	10140271	452	372W03DD5100	10140732
407	372W03DD1100	10140289	453	372W03DD5200	10140741
408	372W03DD1200	10140297	454	372W03DD5300	10140757
409	372W03DD1300	10140302	455	372W03DD5400	10140765
410	372W03DD1400	10140311	456	372W03DD5600	10140781

No.	Map Number	Account Number	No.	Map Number	Account Number
457	372W03DD5700	10140790	503	372W03DD10100	10141309
458	372W03DD5800	10140805	504	372W03DD10200	10141317
459	372W03DD5900	10140813	505	372W03DD10300	10141325
460	372W03DD6000	10140821	506	372W03DD10400	10141333
461	372W03DD6100	10140830	507	372W03DD10500	10141341
462	372W03DD6200	10140848	508	372W03DD10600	10141358
463	372W03DD6300	10140854	509	372W03DD10700	10141366
464	372W03DD6500	10140862	510	372W03DD10800	10141374
465	372W03DD6600	10140871	511	372W03DD10900	10141382
466	372W03DD6700	10140889	512	372W03DD11000	10141391
467	372W03DD6800	10140897	513	372W03DD11100	10141404
468	372W03DD6900	10140902	514	372W03DD11200	10141412
469	372W03DD6901	10140911	515	372W03DD11300	10141421
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475	372W03DD7400	10140978	521	372W10AA2600	10141510
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477	372W03DD7600	10140994	523	372W10AA2200	10141551
478	372W03DD7700	10141007	524	372W10AA900	10141569
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481	372W03DD7901	10141031	527	372W10AA1300	10141593
482	372W03DD8000	10141040	528	372W10AA1200	10141609
483	372W03DD8001	10141056	529	372W10AA1400	10141617
484	372W03DD8100	10141064	530	372W10AA1500	10141633
485	372W03DD8200	10141072	531	372W10AA1600	10141641
486	372W03DD8300	10141081	532	372W10AA1700	10141658
487	372W03DD8400	10141099	533	372W10AA1800	10141666
488	372W03DD8500	10141104	534	372W10AA1900	10141674
489	372W03DD8600	10141112	535	372W10AA2000	10141682
490	372W03DD8700	10141121	536	372W10AA2100	10141691
491	372W03DD8800	10141139	537	372W10AA2900	10141704
492	372W03DD8900	10141147	538	372W10AA2800	10141712
493	372W03DD9000	10141153	539	372W10AA2700	10141721
494	372W03DD9100	10141161	540	372W10AA3000	10141739
495	372W03DD9200	10141170	541	372W10AA3300	10141747
496	372W03DD9300	10141188	542	372W10AA3400	10141753
497	372W10AA5400	10141210	543	372W10AA3600	10141770
498	372W10AA600	10141236	544	372W10AA3700	10141788
499	372W10AA800	10141269	545	372W10AA4100	10141796
500	372W10AA300	10141277	546	372W10AA4200	10141801
501	372W10AA200	10141285	547	372W10AA4400	10141828
502	372W10AA100	10141293	548	372W10AA4500	10141836

No.	Map Number	Account Number	No.	Map Number	Account Number
549	372W10AA4000	10141844	595	372W11BA819	10145074
550	372W10AA3900	10141851	596	372W11BA820	10145082
551	372W10AA3800	10141869	597	372W11BA821	10145091
552	372W10AA4600	10141877	598	372W11BA900	10145122
553	372W10AA5100	10141885	599	372W11BA1000	10145131
554	372W10AA5200	10141893	600	372W11BA1100	10145149
555	372W10AA6100	10141925	601	372W11BA1200	10145155
556	372W10AA6000	10141933	602	372W11BA1300	10145163
557	372W10AA6200	10141941	603	372W11BA1400	10145171
558	372W10AA6400	10141958	604	372W11BA1500	10145180
559	372W10AA6600	10141966	605	372W11BA1600	10145198
560	372W10AA6500	10141974	606	372W11BA1700	10145203
561	372W10AA6800	10141982	607	372W11BA1800	10145211
562	372W10AA6700	10141991	608	372W11BA2000	10145220
563	372W10AB400	10142192	609	372W11BA2100	10145238
564	372W10AB500	10142208	610	372W11BA2200	10145246
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567	372W10AB1000	10142273	613	372W11BA2402	10145279
568	372W10AA6900	10143024	614	372W11BA2500	10145287
569	372W10AD200	10143032	615	372W11BA2600	10145295
570	372W10AD300	10143041	616	372W11BA2700	10145301
571	372W11BA100	10144825	617	372W11BA2701	10145319
572	372W11BA200	10144833	618	372W11BA2800	10145327
573	372W11BA300	10144841	619	372W11BA2900	10145335
574	372W11BA500	10144858	620	372W11BA3000	10145343
575	372W11BA600	10144866	621	372W11BA3100	10145350
576	372W11BA700	10144874	622	372W11BA3200	10145368
577	372W11BA800	10144882	623	372W11BA3300	10145376
578	372W11BA801	10144891	624	372W11BA3301	10145384
579	372W11BA802	10144906	625	372W11BA3400	10145392
580	372W11BA803	10144914	626	372W11BA3500	10145406
581	372W11BA804	10144922	627	372W11BB100	10145414
582	372W11BA805	10144931	628	372W11BB200	10145422
583	372W11BA806	10144949	629	372W11BB300	10145431
584	372W11BA807	10144955	630	372W11BB400	10145449
585	372W11BA808	10144963	631	372W11BB500	10145455
586	372W11BA809	10144971	632	372W11BB1000	10145503
587	372W11BA810	10144980	633	372W11BB1500	10145546
588	372W11BA812	10145009	634	372W11BB1600	10145552
589	372W11BA813	10145017	635	372W11BB1700	10145561
590	372W11BA814	10145025	636	372W11BB1800	10145579
591	372W11BA815	10145033	637	372W11BB1900	10145587
592	372W11BA816	10145041	638	372W11BB2000	10145595
593	372W11BA817	10145058	639	372W11BB2100	10145601
594	372W11BA818	10145066	640	372W11BB2101	10145619

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642	372W11BB2300	10145635	688	372W11BB6401	10146097
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651	372W11BB3200	10145722	697	372W11BB7300	10146186
652	372W11BB3201	10145731	698	372W11BB7400	10146194
653	372W11BB3202	10145749	699	372W11BB7500	10146200
654	372W11BB3300	10145755	700	372W11BB7600	10146218
655	372W11BB3400	10145763	701	372W11BB7700	10146226
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657	372W11BB3600	10145780	703	372W11BB7900	10146242
658	372W11BB3700	10145798	704	372W11BB8000	10146259
659	372W11BB3800	10145803	705	372W11BB8100	10146267
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661	372W10AA4800	10145820	707	372W11BB8201	10146283
662	372W11BB4000	10145838	708	372W11BB8300	10146291
663	372W11BB4100	10145846	709	372W11BC7900	10146307
664	372W11BB4200	10145852	710	372W11BC100	10146315
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666	372W11BB4400	10145879	712	372W11BC300	10146331
667	372W11BB4500	10145887	713	372W11BC400	10146340
668	372W11BB4600	10145895	714	372W11BC500	10146356
669	372W11BB4700	10145901	715	372W11BC600	10146364
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672	372W11BB5000	10145935	718	372W11BC900	10146399
673	372W11BB5100	10145943	719	372W11BC1000	10146402
674	372W11BB5200	10145950	720	372W11BC1100	10146411
675	372W11BB5300	10145968	721	372W11BC1190	10146429
676	372W11BB5400	10145976	722	372W11BC1200	10146437
677	372W11BB5500	10145984	723	372W11BC1300	10146445
678	372W11BB5600	10145992	724	372W11BC1400	10146451
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683	372W11BB6100	10146048	729	372W11BC1900	10146500
684	372W11BB6101	10146054	730	372W11BC2000	10146518
685	372W11BB6300	10146062	731	372W11BC2400	10146534
686	372W11BB6301	10146071	732	372W11BC2500	10146542

No.	Map Number	Account Number	No.	Map Number	Account Number
733	372W11BC2600	10146559	779	372W11BD2900	10147010
734	372W11BC2700	10146567	780	372W11BD3000	10147028
735	372W11BC2800	10146575	781	372W11BD3100	10147036
736	372W11BC2900	10146583	782	372W11BD3200	10147044
737	372W11BC3000	10146591	783	372W11BD3300	10147051
738	372W11BC3100	10146607	784	372W11BD3500	10147069
739	372W11BC3200	10146615	785	372W11BC2200	10178960
740	372W11BC3300	10146623	786	372W11BC5300	10179641
741	372W11BC3400	10146631	787	372W11BC5200	10179658
742	372W11BC3500	10146640	788	372W11BC4800	10179666
743	372W11BC3600	10146656	789	372W11BC5000	10179674
744	372W11BC3700	10146664	790	372W11BC4700	10179682
745	372W11BC3800	10146672	791	372W11BC5800	10179704
746	372W11BC3900	10146681	792	372W01C2600	10195599
747	372W11BC4100	10146699	793	372W01C2700	10195604
748	372W11BC4200	10146702	794	372W01C2800	10195612
749	372W11BC4300	10146711	795	372W01C2900	10195621
750	372W11BC4400	10146729	796	372W01C3000	10195639
751	372W11BD100	10146737	797	372W01C3100	10195647
752	372W11BD200	10146745	798	372W01C3200	10195653
753	372W11BD300	10146751	799	372W01C3400	10195670
754	372W11BD400	10146760	800	372W01C3500	10195688
755	372W11BD600	10146778	801	372W01C3600	10195696
756	372W11BD700	10146786	802	372W02D100	10195947
757	372W11BD800	10146794	803	372W02D2100	10195953
758	372W11BD900	10146800	804	372W02D2200	10195961
759	372W11BD1000	10146818	805	372W02D400	10195970
760	372W11BD1100	10146826	806	372W02D2000	10196091
761	372W11BD1200	10146834	807	372W02D1800	10196114
762	372W11BD1300	10146842	808	372W03DC3600	10197030
763	372W11BD1400	10146859	809	372W03DC3700	10197054
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768	372W11BD1900	10146907	814	372W11BC6100	10204350
769	372W11BD2000	10146915	815	372W11BC5100	10204431
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771	372W11BD2100	10146931	817	372W11BC6000	10204471
772	372W11BD2200	10146940	818	372W11BC5900	10204480
773	372W11BD2300	10146956	819	372W11BC6200	10204498
774	372W11BD2400	10146964	820	372W02CC8901	10545766
775	372W11BD2500	10146972	821	372W10AA500	10553195
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778	372W11BD2800	10147001	824	372W03DD4601	10701749

No.	Map Number	Account Number	No.	Map Number	Account Number
825	372W11BA1801	10560661	871	372W11BC4401	10702021
826	372W03DA10701	10561376	872	372W11BA2501	10702048
827	372W02CD4801	10561722	873	372W11BA2502	10702054
828	372W10AA4300	10561731	874	372W11BC5301	10705457
829	372W11BA701	10564584	875	372W11BC5302	10714077
830	372W11BA702	10567127	876	372W11BC5303	10714085
831	372W11BA703	10567135	877	372W11BB201	10780820
832	372W11BA704	10567143	878	372W10AA700	10784970
833	372W11BA705	10567150	879	372W02CC11301	10785023
834	372W11BA706	10567168	880	372W11BC2300	10788314
835	372W02CC8401	10572173	881	372W02D2001	10799161
836	372W11BD2901	10575584	882	372W11BA2403	10818471
837	372W02CB7202	10576661	883	372W11BD601	10818837
838	372W02CB1101	10580117	884	372W02CB2101	10832401
839	372W10AA6300	10582955	885	372W02CB2102	10832410
840	372W11BA1501	10582963	886	372W03DA10801	10856429
841	372W11BD2201	10583852	887	372W02D1902	10887809
842	372W11BD2003	10584437	888	372W02D2901	10887817
843	372W11BD2004	10585000	889	372W02D2401	10887825
844	372W03DC2801	10588439	890	372W02D2301	10887833
845	372W03DD1601	10589890	891	372W02CD8200	10931124
846	372W11BB7701	10590682	892	372W03DB701	10932488
847	372W11BD3501	10593241	893	372W02CB3701	10944044
848	372W02CC8101	10598060	894	372W11BA3101	10953481
849	372W11BB7201	10599901	895	372W02CB2103	10968183
850	372W03DA11901	10602388	896	372W02D1904	10977240
851	372W11BD101	10620968	897	372W03DB802	10977381
852	372W03DD9402	10621013	898	372W03DB803	10977382
853	372W03DD9403	10622920	899	372W03DB804	10977383
854	372W03DD4901	10625382	900	372W03DB805	10977384
855	372W03DD2701	10625404	901	372W03DB806	10977385
856	372W10AA400	10626119	902	372W03DB807	10977386
857	372W02CB1601	10628998	903	372W03DB808	10977387
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860	372W02CB7304	10639752	906	372W03DB811	10977390
861	372W02CB7305	10639761	907	372W03DB812	10977391
862	372W02CB7306	10639779	908	372W03DB813	10977392
863	372W02CB7303	10639787	909	372W10AA5101	10978854
864	372W03DD9301	10645403	910	372W10AA5201	10978855
865	372W10AA5000	10646347	911	372W03DA10602	10980137
866	372W10AA5300	10646353	912	372W02CC1301	10980876
867	372W10AD100	10646361	913	372W02CC1302	10980877
868	372W10AA3100	10665381	914	372W02CC1303	10980878
869	372W03DC2103	10677176	915	372W02CB3601	10980885
870	372W03DD11600	10687925	916	372W02CB303	10985018

No.	Map Number	Account Number	No.	Map Number	Account Number
917	372W11BA1401	10981059	933	372W02CB2201	10985019
918	372W11BA1402	10981060	934	372W03DC3303	10985506
919	372W11BB1001	10982198	935	372W03DB900	10985507
920	372W11BB8301	10982199	936	372W02D2101	10985650
921	372W02CB3602	10982729	937	372W03CA1000	10985723
922	372W03DA12101	10982730	938	372W03CA900	10985724
923	372W02D2002	10982850	939	372W03CA1600	10985725
924	372W02D2003	10982852	940	372W03CA1500	10985726
925	372W02D2004	10982853	941	372W02CA101	10988049
926	372W03DD2001	10983530	942	372W11BA901	10988130
927	372W03DD2002	10983531	943	372W10AD101	10988131
928	372W03DD2003	10983532	944	372W10AA6401	10995696
929	372W03DA7501	10984657	945	372W10AA6402	10995697
930	372W03DD4001	10984704	946		
931	372W02CB301	10985016			
932	372W02CB302	10985017			



STAFF REPORT

June 13, 2013

AGENDA ITEM: V-B

Consideration of Resolution No. 2013-02, A Minor Amendment to the Downtown Revitalization and East Pine Street Corridor Urban Renewal Plan and Report acknowledging the Final Base Value.

STAFF SOURCE:

Don Burt, Planning Manager

BACKGROUND:

With the adoption of the urban renewal plan in 2012 the base value used to calculate tax increment revenue was based on an estimate of \$131,424,528 (Real Property). When adjusted for Utility and Personal Property Accounts the Base Value amounted to \$143,848,960. On April 11, 2013 the County Assessor's Office notified the Commission that the final Base (frozen) Value is \$139,787,170 (total all accounts, \$127,713,560 for Real Property).

Section 1.12.1 of the Urban Renewal Plan provides for minor amendments. Acknowledgement of the final Base Value is considered a clarification of written exhibits to the Plan, which does not expand the boundary, or cause changes in policy or objectives, and as such is classified as a minor amendment.

ISSUES:

None. Because the final Base Value is lower than the estimated Base Value it does not adversely affect the financial analysis on which the Plan was based.

ATTACHMENTS:

Attachment "A – Letter from Jackson County Assessor's Office"
Resolution No. 2013-02

ACTION:

Consider Resolution 2013-02

RECOMMENDATION:

Approve Resolution 2013-02



JACKSON COUNTY

Oregon

ASSESSOR'S OFFICE

L. Ruth Staten
Program Coordinator II
Data Analyst II

10 S. Oakdale Ave., Room 300
Medford, OR 97501
Phone: (541) 774-6052
Fax: (541) 774- 6701
statenLR@jacksoncounty.org
www.jacksoncounty.org

April 11, 2013

Don Burt
City of Central Point
104 South. 3rd Street
Central Point, Oregon 97502

Dear Don:

This letter serves to certify the frozen value for the Central Point Urban Renewal.

The frozen value is \$139,787,170. If we can be of any further assistance, please let us know.

Sincerely,

A handwritten signature in black ink that reads "L. Ruth Staten".

L. Ruth Staten
Program Coordinator II



**BEFORE THE
CENTRAL POINT DEVELOPMENT COMMISSION
RESOLUTION NO. 2013-02**

**A RESOLUTION ACKNOWLEDGING THE OFFICIAL JACKSON COUNTY ASSESSOR'S
BASE VALUE (FROZEN VALUE) FOR THE DOWNTOWN & EAST PINE STREET
CORRIDOR URBAN RENEWAL PLAN**

RECITALS:

- A. On March 8, 2012 the City adopted by Ordinance No. 1955 the Downtown and East Pine Street Corridor Revitalization Plan, an Urban Renewal Plan for the City of Central Point (the "Plan").
- B. At the time of adoption of the Plan the Base Value for Real Property was estimated to be \$143,848,960 (\$131,424,528 for Real Property).
- C. On April 11, 2013 the Development Commission was advised by the Jackson County Assessor's Office that the official Base (Frozen) Value was \$139,787,170 (the "Official Base Value").
- D. The Official Base Value, because it is lower than the estimated Base Value, will not adversely affect the financial analysis on which the Plan was based.

In accordance with Section 1201 Minor Changes of the Plan, the proposed boundary amendment does not modify the goals and objectives or basic procedural requirements, planning or engineering principles of the Urban Renewal Plan, nor does it add land to the urban renewal district, and as such is considered a minor amendment.

THE CENTRAL POINT DEVELOPMENT COMMISSION HEREBY ACKNOWLEDGES \$139,787,170 AS THE OFFICIAL BASE (FROZEN) VALUE FOR THE DOWNTOWN & EAST PINE STREET CORRIDOR URBAN RENEWAL PLAN AND TO AMEND THE PLAN AND REPORT TO REPLACE THE ESTIMATED VALUE WITH THE OFFICIAL BASE VALUE.

Passed by the Commission and signed by me in authentication of its passage this 13th day of June, 2013.

Hank Williams, Chair, Central Point Development Commission

ATTEST:

Deanna Casey, Recorder



STAFF REPORT

June 13, 2013

AGENDA ITEM: V-C

Consideration of Resolution Adopting the Central Point Development Commission Budget for Fiscal Year 2012-13.

STAFF SOURCE:

Don Burt, Planning Manager

BACKGROUND:

On April 22, 2013 the Central Point Development Commission Budget Committee met to review the proposed budget for Fiscal Year 2013-14. After discussion they voted to approve the budget as follows:

General Fund	
Personnel Services	\$0
Materials & Services	\$18,700
Capital Outlay	\$150,000
Debt Service	\$2,500
Contingency	\$3,000
Total General Fund	\$174,200

EXHIBITS/ATTACHMENTS:

Attachment "A" – Resolution No. 2013-03 Approving Budget

Attachment "B" – Central Point Development Commission Annual Budget, Fiscal Year 2013-14

ACTION:

Consider resolution approving the fiscal year 2013-14 budget for the Central Point Development Commission.

RECOMMENDATION:

Adopt Resolution No. 2013-03 approving the fiscal year 2013-14 budget for the Central Point Development Commission.

ATTACHMENT " A "

BEFORE THE
CENTRAL POINT DEVELOPMENT COMMISSION

RESOLUTION NO. 2013-03

A RESOLUTION ADOPTING THE BUDGET, MAKING APPROPRIATIONS, AND
DECLARING TAX INCREMENT

RECITALS:

- A. The budget for fiscal year 2013–14, dated June 13, 2013, in the amount of \$174,200 is adopted. This budget is now on file at the City of Central Point Finance Offices, 140 South Third Street, Central Point, OR 97502.
- B. The amounts for the fiscal year beginning July 1, 2013; and for the purposes shown below are appropriated:

General Fund	
Personnel Services	\$0
Materials & Services	\$18,700
Capital Outlay	\$150,000
Debt Service	\$2,500
Contingency	\$3,000
Total General Fund	\$174,200

- C. The Board of Directors certify to the county assessor a request for the Downtown & East Pine Street Corridor Revitalization Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457.

Passed by the Commission and signed by me in authentication of its passage this 13th day of June, 2013.

Hank Williams, Chair, Central Point Development Commission

ATTEST:

Deanna Casey, Recorder

ATTACHMENT "B"

**CENTRAL POINT DEVELOPMENT
COMMISSION**

FISCAL YEAR 2013-14 BUDGET

**FINAL BUDGET
JUNE 13, 2013**

CENTRAL POINT DEVELOPMENT COMMISSION

CENTRAL POINT DEVELOPMENT COMMISSION MEMBERS

HANK WILLIAMS, CHAIR
BRUCE DINGLER, VICE CHAIR
ALLEN BRODERICK
DAVID DOUGLAS
KELLY GEIGER
ELLIE GEORGE
RICK SAMUELSON

CITIZEN COMMITTEE MEMBERS

MIKE QUILTY
SCOTT DIPPEL
KAREN HUCKINS
JASON LUKASZEWICZ
RANDY SPARACINO
BILL STULTS
STEVEN WEBER

BUDGET OFFICER

CHRIS CLAYTON, CITY MANAGER

URBAN RENEWAL STAFF

CHRIS CLAYTON, URBAN RENEWAL MANAGER/ CITY MANAGER
BEV ADAMS, FINANCE DIRECTOR
TOM HUMPHREY, COMMUNITY DEVELOPMENT DIRECTOR
MATT SAMITORE, PARKS & PUBLIC WORKS DIRECTOR

BUDGET MESSAGE

TO:

CHAIR AND BOARD OF DIRECTORS CENTRAL POINT DEVELOPMENT COMMISSION

BUDGET COMMITTEE MEMBERS, AND

CITIZENS OF CENTRAL POINT

“Take calculated risks. That is quite different from being rash.” George S.

Patton

INTRODUCTION

On March 8, 2012, by Ordinance No. 1955 the City Council adopted the *Downtown & East Pine Street Corridor Revitalization Plan* (the “Plan”), an urban renewal plan for the City of Central Point. The Plan applies to a single geographic area of 446 acres centered on the City’s older downtown area. The goals, projects and activities presented in the Plan are designed to provide a consistent long-term source of funding sufficient to encourage and leverage private sector reinvestment in the Urban Renewal Area, making for a stronger and more livable urban core as envisioned in *Central Point Forward, Fair City 2020 – A City Wide Strategic Plan*.

Implementation of the Plan is the responsibility of the Central Point Development Commission, an urban renewal agency created by the City Council¹. By law the Commission is considered a separate government unit, with a separate source of revenue and its own budget. The Commission’s primary source of funding is tax increment revenue, which will grow at a rate commensurate with the Plan Area’s growth in assessed value. Based on the Plan it is estimated that over the next twenty-five years the Commission’s annual tax increment revenue will grow from \$50,000 to over \$4,000,000.

MISSION

It is the primary mission of the Central Point Development Commission to eliminate blight and depreciating property values within the urban renewal district. This mission will be accomplished through the strategic implementation of projects and activities that consciously maximize both public and private investments within the Urban Renewal Area, investments that are designed to target, facilitate and strengthen the economic and aesthetic vitality of the Urban Renewal Area as the City’s traditional mixed-use urban core.

¹ City Council Ordinance No. 1950, adopted April 28, 2011

OVERALL GOAL

The basic goal of the Commission is to address, through the implementation of the Plan, existing blighted conditions within the urban renewal district so that unused and underused properties can be placed in productive condition and utilized at their highest and best use in accordance with the *City of Central Point Comprehensive Plan*.

KEY OBJECTIVES

Section 1.5.2 of the Plan identifies fourteen (14) goals and objectives to be accomplished by the Plan. Each year these goals will be addressed in the Commission's annual report.

KEY PERFORMANCE MEASURES

- Increased real property assessed value within the urban renewal district
- Track and manage Return-on-Investment (ROI) ratio between public and private investment dollars within the urban renewal district
- Completion of projects on schedule.

LEGAL COMPLIANCE

- Notice of Budget Committee meeting
- Affidavit of Publication, Mail Tribune
- Resolution Adopting the Annual Budget
- FORM UR-50, Notice to Assessor

THE BUDGET

A budget is a financial plan listing all planned expenses and revenues for any given period of time. The Commission's budget consists of a single fund; the General Fund. The Budget's primary source of income is tax increment revenue and the ability to borrow funds based on the future generation of tax increment revenue.

GENERAL FUND EXPENSES

The Commission's expenses fall into one of four categories: Personal Services, Materials & Services, Capital Projects, and Debt Service. It is important that during this first year that the Commission actively begin implementation of the Plan.

PERSONAL SERVICES

Personal Services are shown in the budget, but are not funded. Rather than hire personnel for staffing the Commission existing City staff will be used on a contract basis, which is accounted for under Materials & Services, Contract Services.

MATERIALS & SERVICES

The Materials & Services category is comprised of six subcategories, most of which address basic administrative requirements of the Commission. Such as; the costs of legal services, annual audit, materials, administrative staff, etc.

The administrative staff function will be provided for under the Contract Services category. City staff will contract to the Commission on an as needed basis.

CAPITAL PROJECTS

The Capital Projects Fund accounts for all expenditures on projects related to implementation of the fifteen (15) projects listed in the Plan. This includes such activities as project administration, design, engineering, and construction costs. Over the course of the next 25 years it is the Commission's charge to complete each of these projects, while not exceeding its Maximum Indebtedness limit of \$43,177,530.

For FY 2013-14 the Capital Projects Fund includes the following activities/projects:

- Parking Lot Lighting – Participate in the improvement of the public parking lot located at 3rd Street and Oak Street (Project No. 6a).
- Hwy. 99 Pedestrian Lighting – Install pedestrian lighting along the west side of Hwy. 99 south of the Grange as part of the commercial development of three properties (Project No. 4).
- Concept design for the extension of Gebhard Road from Beebe Road to East Pine Street. The purpose of this study is to conceptually address the design of the Gebard Road extension, including general location, design features, and estimated construction costs, in advance of any proposed development in the area, particularly on the old Wal-Mart site. Depending on the outcome of the concept plan, it will be followed by Preliminary and Construction plans in subsequent budget years (Project No. 5e and Project No. 8).
- Prepare policies, procedures, and provide funding for the first phase of the Economic Incentive Program (Project No. 15).

DEBT SERVICE

The purpose of the Debt Service is to account for the payment of principal and interest due on Commission debt. For this fiscal year the Commission will pay interest on the \$125,000 loan from the City. The terms of the loan are 2% interest payments annually, with a \$125,000 balloon payment at the end of the fifth year.

RESOURCES

Funding for activities and projects will come from two sources; tax increment revenue and a loan from the City. The Commission can pursue and receive grants, but has not planned on doing so at this time.

TAX INCREMENT REVENUE

The primary source of urban renewal revenue is tax increment revenue, which is based on the real property value increase beyond the base value within the urban renewal district. When an urban renewal district is created the real assessed property value within the urban renewal district is identified. This value is referred to as the Base Value. The Base Value is used to determine tax

revenue for the urban renewal program. Any increase in assessed value (Incremental Value) above the Base Value is used to calculate the amount of property tax revenue an urban renewal district will receive. For Central Point's Urban Renewal Plan the Base Value is \$139,787,170 (FY12-13).

This will be the Commission's first year for receipt of tax increment revenue. Because of the timing of approval of the Urban Renewal Plan the deadline was missed for receiving tax increment revenue for FY 2012-13.

It's estimated that the Commission will receive \$50,000 in tax increment revenue for FY13-14. Being the Commission's first budget year for receipt of tax increment the amount of tax increment revenue available will be interesting, and serve as a basis for future years. Last year the assessed value of the Plan Area actually decreased, which; if is repeated this next year will result in no tax increment revenue for the first year.

CITY LOAN

As noted the Commission received a loan from the City of Central Point for \$125,000. This loan will be payable interest only for five years, with a lump sum principal payment at the end of fifth year (FY2017-18). Repayment of the loan will come from future tax increment revenues.

BALANCE FORWARD

The Commission begins the fiscal year with an estimated beginning cash balance of \$124,200.

A BALANCED BUDGET

By Oregon Law the budget is balanced at \$174,200.

NOTICE OF BUDGET HEARING

A public meeting of the Central Point Development Commission will be held on June 13, 2013 at 6:00 pm at the City of Central Point Council Chambers, 140 S. 3rd St., Central Point Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2013 as approved by the Central Point Development Commission Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at the City of Central Point Finance Department, 140 S. 3rd St., Central Point, OR, between the hours of 9:00 a. m. and 5:00 p. m., or at www.centralpointoregon.gov. This budget is the first annual budget for the Central Point Development Commission.

Contact: Chris Clayton, Urban Renewal Manager

Telephone: (541) 423-1018

Email: Chris.Clayton@centralpointoregon.gov

FINANCIAL SUMMARY - RESOURCES

TOTAL OF ALL FUNDS	Actual Amount 2010-11	Adopted Budget This Year 2012-13	Proposed Budget Next Year 2013-14
Beginning Fund Balance/Net Working Capital	NA	\$ -	\$ 124,200
Federal, State and All Other Grants	NA	\$ -	\$ -
Revenue from Bonds and Other Debt	NA	\$ 125,000	\$ -
Interfund Transfers	NA	\$ -	\$ -
All Other Resources Except Division of Tax & Special Levy	NA	\$ -	\$ -
Revenue from Division of Tax	NA	\$ 50,000	\$ 50,000
Revenue from Special Levy	NA	NA	NA
Total Resources	NA	\$ 175,000.00	\$ 174,200

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION

Personnel Services	NA	\$ -	\$ -
Materials and Services	NA	\$ 24,500	\$ 18,700
Capital Outlay	NA	\$ 145,000	\$ 150,000
Debt Service	NA	\$ 2,500	\$ 2,500
Interfund Transfers	NA	\$ -	\$ -
Contingencies	NA	\$ 3,000	\$ 3,000
All Other Expenditures and Requirements	NA	\$ -	\$ -
Unappropriated Ending Fund Balance	NA	\$ -	\$ -
Total Requirements	NA	\$ 175,000	\$ 174,200

STATEMENT OF INDEBTEDNESS

LONG TERM DEBT	Estimated Debt Outstanding July 1, 2013	Estimated Debt Authorized, But Not Incurred on July 1
General Obligation Bonds	\$ -	\$ -
Other Bonds	\$ -	\$ -
Other Borrowings	\$ 125,000.00	\$ -
Total	\$ 125,000.00	\$ -

**FORM
LB-20**

**RESOURCES
General Fund**

Central Point Development Commission

	Historical Data			RESOURCE DESCRIPTION	Budget for Next Year 2013-14			
	Actual		Adopted Budget This Year 2012-13		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body	
	Second Preceding Year 2010-11	First Preceding Year 2011-12						
1	NA	NA	\$ -	1. Available cash on hand* (cash basis) or	\$ 124,200.00	\$ -	\$ -	1
2	NA	NA	\$ -	2. Net working capital (accrual basis)	\$ -	\$ -	\$ -	2
3	NA	NA	\$ -	3. Previously levied taxes estimated to be received	\$ -	\$ -	\$ -	3
4	NA	NA	\$ -	4. Interest	\$ -	\$ -	\$ -	4
5	NA	NA	\$ -	5. Transferred in, from other funds	\$ -	\$ -	\$ -	5
6				6. OTHER RESOURCES				6
7	NA	NA	\$ 125,000	7. Loan (City of Central Point)	\$ -	\$ -	\$ -	7
8				8				8
9				9				9
10				10				10
11				11				11
12				12				12
13				13				13
14				14				14
15				15				15
16				16				16
17				17				17
18				18				18
19				19				19
20				20				20
21				21				21
22				22				22
23				23				23
24				24				24
25				25				25
26				26				26
27				27				27
28				28				28
29	NA	NA	\$ 125,000.00	29. Total resources, except taxes to be levied	\$ 124,200.00	\$ -	\$ -	29
30			\$ 50,000.00	30. Taxes estimated to be received	\$ 50,000.00	\$ -	\$ -	30
31				31. Taxes collected in year levied				31
32	NA	NA	\$ 175,000.00	32. TOTAL RESOURCES	\$ 174,200.00	\$ -	\$ -	32

*Includes ending balance from prior year

REQUIREMENTS SUMMARY

**FORM
LB-30**

Central Point Development Commission - General Fund

	Historical Data			REQUIREMENTS DESCRIPTION	Budget For Next Year 2013-14			
	Actual		Adopted Budget This Year 2012-13		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body	
	Second Preceding Year 2010-11	First Preceding Year 2011-12						
PERSONAL SERVICES								
1	NA	NA	\$ -	1 Salaries & Wages	\$0			1
2	NA	NA	\$ -	2 City Taxes & Benefits	\$0			2
3	NA	NA	\$ -	3 TOTAL PERSONAL SERVICES	\$0	\$ -	\$ -	3
MATERIALS AND SERVICES								
4	NA	NA	\$ 2,200	4 Advertising/Legal Notices	\$2,200			4
5	NA	NA	\$ 5,500	5 Professional Services Audit & Legal(\$5,500)	\$5,500			5
6	NA	NA	\$ 15,500	6 Contract Services, Admin. Staff	\$10,000			6
7	NA	NA	\$ 500	7 Office Supplies	\$400			7
8	NA	NA	\$ 500	8 Postage	\$300			8
10	NA	NA	\$ 300	10 Phone/Internet	\$300			10
11	NA	NA	\$ 24,500	11 TOTAL MATERIALS AND SERVICES	\$18,700	\$ -	\$ -	11
CAPITAL OUTLAY								
12	NA	NA	\$ 25,000	12 Oak Street Parking Lot	\$ 40,000			12
13	NA	NA	\$ 50,000	13 Hw y. 99 Pedestrian Lights	\$ 60,000			13
14	NA	NA	\$ 25,000	14 Economic Incentive Program	\$ 25,000			14
15			\$ 45,000	15 Design Services, Concept Plan	\$ 25,000			15
16	NA	NA	\$ 145,000	16 TOTAL CAPITAL OUTLAY	\$ 150,000	\$ -	\$ -	16
DEBT SERVICE								
17	NA	NA	\$ 2,500	17 City Loan, Interest Only	\$ 2,500			17
18	NA	NA	\$ 2,500	18 TOTAL DEBT SERVICE	\$ 2,500			18
TRANSFERRED TO OTHER FUNDS								
19	NA	NA	\$ -	19	\$ -			19
20	NA	NA	\$ -	20	\$ -			20
21	NA	NA	\$ -	21	\$ -			21
22	NA	NA	\$ -	22 TOTAL TRANSFERS	\$ -	\$ -	\$ -	22
23			\$ 3,000	23 OPERATING CONTINGENCY	\$ 3,000			23
24	NA	NA	\$ -	24 Ending balance (prior years)	\$ -			24
25			\$ -	25 UNAPPROPRIATED ENDING FUND BALANCE	\$ -			25
26	NA	NA	\$175,000	26 TOTAL REQUIREMENTS	\$174,200	\$ -	\$ -	26

LEGAL COMPLIANCE

- Notice of Budget Committee meeting
- Notice of Budget Hearing
- Resolution Adopting the Annual Budget
- FORM UR-50, Notice to Assessor

NOTICE OF BUDGET COMMITTEE MEETING

A public meeting of the Budget Committee of the Central Point Development Commission, Jackson County, Oregon to discuss the budget for the fiscal year July 1, 2013 to June 30, 2014, will be held the City Council Chambers, 140 S. Third Street, Central Point, Oregon. The meeting will take place on April 15, 2013, at 6:00 P.M. The purpose of the meeting is to receive the budget message and comments from the public on the budget.

A copy of the budget document may be inspected or obtained on or after April 11, 2013 at the Finance Offices of the City of Central Point, between the hours of 9:00 A.M. and 5:00 P.M., on the City of Central Point web site at www.centralpointoregon.gov.

This is a public meeting where deliberation of the Budget Committee will take place. Any person may appear at the meeting and discuss the proposed budget with the Budget Committee.

NOTICE OF BUDGET HEARING

A public meeting of the Central Point Development Commission will be held on June 13, 2013 at 6:00 pm at the City of Central Point Council Chambers, 140 S. 3rd St., Central Point Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2013 as approved by the Central Point Development Commission Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at the City of Central Point Finance Department, 140 S. 3rd St., Central Point, OR, between the hours of 9:00 a. m. and 5:00 p. m., or at www.centralpointoregon.gov. This budget is the first annual budget for the Central Point Development Commission.

Contact: Chris Clayton, Urban Renewal Manager

Telephone: (541) 423-1018

Email: Chris.Clayton@centralpointoregon.gov

FINANCIAL SUMMARY - RESOURCES

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Revenue from Bonds and Other Debt	NA	\$ 125,000	\$ -
Interfund Transfers	NA	\$ -	\$ -
All Other Resources Except Division of Tax & Special Levy	NA	\$ -	\$ -
Revenue from Division of Tax	NA	\$ 50,000	\$ 50,000
Revenue from Special Levy	NA	NA	NA
Total Resources	NA	\$ 175,000.00	\$ 174,200

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION

Personnel Services	NA	\$ -	\$ -
Materials and Services	NA	\$ 24,500	\$ 18,700
Capital Outlay	NA	\$ 145,000	\$ 150,000
Debt Service	NA	\$ 2,500	\$ 2,500
Interfund Transfers	NA	\$ -	\$ -
Contingencies	NA	\$ 3,000	\$ 3,000
All Other Expenditures and Requirements	NA	\$ -	\$ -
Unappropriated Ending Fund Balance	NA	\$ -	\$ -
Total Requirements	NA	\$ 175,000	\$ 174,200

STATEMENT OF INDEBTEDNESS

LONG TERM DEBT	Estimated Debt Outstanding July 1, 2013	Estimated Debt Authorized, But Not Incurred on July 1
General Obligation Bonds	\$ -	\$ -
Other Bonds	\$ -	\$ -
Other Borrowings	\$ 125,000.00	\$ -
Total	\$ 125,000.00	\$ -

• Submit two (2) copies to county assessor by July 15.

Check here if this is an amended form.

Notification

The Central Point Development Commission authorizes its 2013-2014 ad valorem tax increment amounts by plan area for the tax roll of: Jackson County

Chris Clayton
(Contact Person)

140 S. 3rd St., Central Point, Oregon 97502
(Agency's Mailing Address)

(541) 423-1918
(Telephone Number)

July 11, 2013
(Date)

Chris.Clayton@centralpointoregon.gov
(Contact Person's E-mail Address)

Part 1: Option One Plans (Reduced Rate). For definition of Option One plans, see ORS 457.435(2)(a)

Plan Area Name	Increment Value to Use*	100% from Division of Tax	Special Levy Amount**
	\$ _____ Or	Yes _____	\$ _____
	\$ _____ Or	Yes _____	\$ _____
	\$ _____ Or	Yes _____	\$ _____
	\$ _____ Or	Yes _____	\$ _____

Part 2: Option Three Plans (Standard Rate). For definition of Option Three plans, see ORS 457.435(2)(c)

Plan Area Name	Increment Value to Use***	Amount from Division of Tax***	Special Levy Amount****
	\$ _____ Or		
	\$ _____ Or		
	\$ _____ Or		

Part 3: Other Standard Rate Plans. For definition of standard rate plans, see ORS 457.010(4)(b)

Plan Area Name	Increment Value to Use*	100% from Division of Tax*
Downtown & East Pine Street Corridor Revitalization Plan	\$ _____ Or	Yes X
	\$ _____ Or	Yes _____
	\$ _____ Or	Yes _____
	\$ _____ Or	Yes _____
	\$ _____ Or	Yes _____

Part 4: Other Reduced Rate Plans. For definition of reduced rate plans, see ORS 457.010(4)(a)

Plan Area Name	Increment Value to Use*	100% from Division of Tax*
	\$ _____ Or	Yes _____
	\$ _____ Or	Yes _____
	\$ _____ Or	Yes _____
	\$ _____ Or	Yes _____
	\$ _____ Or	Yes _____

Notice to Assessor of Permanent Increase in Frozen Value. Effective 2012-2013, permanently increase frozen value to:

Plan Area Name	New frozen value \$
Plan Area Name	New frozen value \$

* **All Plans except Option Three:** Enter amount of Increment Value to Use that is less than 100% Or check "Yes" to receive 100% of division of tax. Do NOT enter an amount of Increment Value to Use AND check "Yes".

** If an **Option One plan** enters a Special Levy Amount, you **MUST** check "Yes" and **NOT** enter an amount of Increment to Use.

*** **Option Three plans** enter EITHER an amount of Increment Value to Use to raise less than the amount of division of tax stated in the 1998 ordinance under ORS 457.435(2)(c) OR the Amount from Division of Tax stated in the ordinance, **NOT** both.

**** If an **Option Three plan** requests both an amount of Increment Value to Use that will raise less than the amount of division of tax stated in the 1998 ordinance and a Special Levy Amount, the Special Levy Amount cannot exceed the amount available when the amount from division of tax stated in the ordinance is subtracted from the plan's Maximum Authority.

Resolution No. 2013-1

BEFORE THE
CENTRAL POINT DEVELOPMENT COMMISSION

RESOLUTION ADOPTING THE BUDGET, MAKING APPROPRIATIONS,
AND DECLARING TAX INCREMENT

The Central Point Development Commission resolves as follows:

Section 1. The budget for fiscal year 2013–14 in the total of \$174,200 is adopted. This budget is now on file at the City of Central Point Finance Offices, 140 South Third Street, Central Point, OR 97502.

Section 2. The amounts for the fiscal year beginning July 1, 2013; and for the purposes shown below are appropriated:

General Fund

Personnel Services	\$ 0
Materials & Services	\$ 18,700
Capital Outlay	\$150,000
Debt Service	\$ 2,500
Contingencies	\$ 3,000

Total General Fund
..... \$174,200

Section 3. The Board of Directors certify to the county assessor a request for the Downtown & East Pine Street Corridor Revitalization Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457.

The above resolution statements were approved and declared adopted on this 13th day of June 2013.

Hank Williams, Chair
Central Point Development Commission

ATTEST

Deanna Casey, Recorder