CITY OF KEIZER MISSION STATEMENT

KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY PROVIDING CITY SERVICES TO THE COMMUNITY IN A COORDINATED, EFFICIENT AND LEAST COST FASHION

AGENDA

URBAN RENEWAL AGENCY OF THE CITY OF KEIZER

Monday, June 22, 1998
7:00 p.m.
Robert L. Simon Council Chambers
Keizer, Oregon 97303

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC TESTIMONY

   This time is provided for citizens to address the Urban Renewal Agency on matters not on the agenda.

4. PUBLIC HEARINGS

   a. RESOLUTION - Adopting 98-99 Urban Renewal Budget and Making Appropriations

5. ADMINISTRATIVE ACTION

   a. Consideration of Third Amendment to Keizer North River Road Urban Renewal Plan

   b. Keizer Urban Renewal Board Appointments – Mayor's Position and Position #6

6. CONSENT CALENDAR

   a. Approval of November 17, 1997 Urban Renewal Agency Minutes

   b. Approval of May 18, 1998 Urban Renewal Agency Minutes

   c. Approval of June 1, 1998 Urban Renewal Agency Minutes

7. OTHER BUSINESS

   This time is provided to allow Urban Renewal Agency members the opportunity to bring matters before the Agency which are not on tonight's agenda.

8. WRITTEN COMMUNICATIONS

   To inform the Urban Renewal Agency of significant written communications and petitions.

9. ADJOURN

Upon request, auxiliary aids and/or special services will be provided to participants with disabilities. To request services, please contact us at 390-3700 at least two working days (48 hours) in advance.

City of Keizer, Oregon

AGENDA ITEM 4a

URBAN RENEWAL AGENCY BOARD
JUNE 22, 1998

ADOPTION OF 98-99 URBAN RENEWAL AGENCY BUDGET

CITY COUNCIL MEETING: June 22, 1998

AGENDA ITEM NUMBER: _____

TO: MAYOR KOHO AND COUNCIL MEMBERS

THROUGH: WALLY MULL
CITY MANAGER

FROM: SUSAN GAHLSDORF, CPA
FINANCE DIRECTOR

SUBJECT: RESOLUTION ADOPTING URBAN RENEWAL AGENCY FICSAL YEAR 1998-99 BUDGET, MAKING APPROPRIATIONS AND CERTIFYING OPTION ONE

BACKGROUND:

The Budget Committee, comprised of the Council and seven citizens, reviewed the Manager Recommended Budget for Fiscal Year 1998-99. The attached document is the Budget Committee's approved budget for Council consideration.

Tonight is the public hearing giving citizens another opportunity to comment on the budget prior to Council adoption.

The Council has the authority to impose taxes, adjust resources, and adjust requirements by 1)reducing or eliminating any requirement or expenditure, 2) increasing expenditures by no more than $5,000 or 10% of the fund total (which ever is greater), or 3) increasing in expenditures by more than $5,000 or 10% of any fund, republishing the budget and holding a second public hearing before July 1. The budget must be adopted by June 30, 1998.

Since approval of the budget by the Committee, there have been a few issues and clarifications that have come to management's attention.

- On May 28, 1998, the Agency refinanced its 1996 Series A and 1996 Series B debt. The impact of this transaction is depicted on the far right column of the attached budget document, changes are highlighted.

- The City "Manager Recommended Budget Message" provided for the CCTV buy-in fee of $56,000. The Manager Recommended City budget provided for $44,800 to be expended from City funds. The remaining $11,200 was recommended to be funded by the Urban Renewal Agency. Before the Urban Renewal Budget was presented, the Budget Committee voted to remove the CCTV costs from the City budget. Therefore, the Manager Recommended Urban Renewal Budget did not provide for a portion of the buy-in fee.

On June 15, 1998, $42,000 of the $56,000 CCTV Buy-In fee was appropriated to the City budget through the Council Adopted Budget, leaving the remaining $14,000 to be appropriated in the Urban Renewal budget.

According to the City's planning and development advisor, Charlie Kupper, the Agency has broad latitude on administrative expenditures. Urban Renewal Projects, such as Cherry Avenue and the Baseball Stadium, are discussed at City Council meetings. In this regard, CCTV enhances public involvement, educates citizens, and promotes the Agency. Therefore, the CCTV Buy-In fee is an allowable administrative charge under the Urban Renewal Plan.

The attached budget document also includes a list of Budget Notes to clarify certain line items and funds within the Agency's budget.

FISCAL IMPACT:

Pending adoption of an ordinance to use Option One as the method of collecting tax, the tax increment revenue is estimated to be $2,011,227 for fiscal year 1998-99. The total appropriation for fiscal year 1998-99 is $7,666,325.

RECOMMENDATIONS:

We recommend that the City Council amend the Committee Approved budget as follows:

- Approve the Budget to reflect the 1998 Series A and 1998 Series B refinancing of the 1996 Series A and 1996 Series B debt.
- Appropriate a $14,000 line item for the CCTV buy-in fee.

We further recommend that the Council:

- Conduct the public hearing on the approved budget; and
- Adopt the attached resolution adopting the budget; and
- Adopt the attached ordinance certifying Option One as the method of tax collection

SPECIAL REVENUE FUND

Urban Renewal Project Fund

Actual 1995-96	Actual 1996-97	Adopted 1997-98		Manager Recommended	Committee Approved	Refinancing Changes
			RESOURCES			
$ 3,582,850	$ 2,511,938	$ 3,608,477	Net Working Capital	$ 3,572,859	$ 3,572,859	$ 3,572,859
-	4,156,670	-	Bond Proceeds	-	-	-
-	-	-	Loan Proceeds	1,102,022	1,102,022	**1,107,906**
700,000	868,607	807,555	Transfer from Tax Increment Fund	-	-	-
-	-	145,000	Transfer from Street Fund	145,000	145,000	145,000
-	31,793	-	Stadium Rent	-	-	-
162,326	90,182	187,674	Interest	25,000	25,000	25,000
$ 4,445,176	$ 7,659,190	$ 4,748,706	**TOTAL RESOURCES**	$ 4,844,881	$ 4,844,881	**$ 4,850,765**
			EXPENDITURES			
			PERSONAL SERVICES			
$ 1,446	$ 1,872	$ 1,519	City Manager	$ 1,446	$ 1,446	$ 1,446
17,424	32,058	31,325	Community Development Director	-	-	-
5,116	4,959	5,508	Finance Director	14,458	14,458	14,458
-	-	-	City Recorder	5,111	5,111	5,111
-	-	-	Senior Planner	11,182	11,182	11,182
2,031	-	1,748	Administrative Support Staff	10,821	10,821	10,821
3,201	5,338	4,893	Retirement	7,805	7,805	7,805
2,206	2,656	2,863	Health & Dental Insurance	4,596	4,596	4,596
381	575	1,219	Medicare	693	693	693
34	41	51	Life Insurance	77	77	77
185	447	573	Disability Insurance	586	586	586
-	-	-	Benefit Cash-Out	2,096	2,096	2,096
353	510	97	Workers Compensation	622	622	622
$ 32,377	$ 48,455	$ 49,796	TOTAL PERSONAL SERVICES	$ 59,492	$ 59,492	$ 59,492
			MATERIALS & SERVICES			
$ 2,557	$ 2,173	$ 2,500	Materials & Supplies	$ 2,500	$ 2,500	$ 2,500
38,055	69,368	60,000	Contractual Services	75,000	75,000	75,000
2,657	5,599	5,000	Printing & Postage	5,000	5,000	5,000
23,764	21,563	20,000	Design Services	20,000	20,000	20,000
1,492	819	2,000	Training & Travel	2,000	2,000	2,000
-	16,017	-	Bond Issue Costs	-	-	-
962	1,469	1,000	Dues & Subscriptions	1,000	1,000	1,000
220	3,310	-	Advertising	-	-	-
270	270	-	Audit	280	280	280
4,985	2,019	5,000	Mapping	5,000	5,000	5,000
592	58,743	15,000	Legal servies	5,000	5,000	5,000
-	192,056	-	Engineering	-	-	-
-	1,715	-	Miscellaneous Construction	-	-	-
-	-	-	Computer Maintenance	576	576	576
$ 75,553	$ 375,121	$ 110,500	TOTAL MATERIALS & SERVICES	$ 116,356	$ 116,356	$ 116,356

SPECIAL REVENUE FUND

Urban Renewal Project Fund

Actual 1995-96	Actual 1996-97	Adopted 1997-98		Manager Recommended	Committee Approved	Refinancing Changes
			CAPITAL OUTLAY			
$ 43,237	$ 7,494	$ 700,000	East/West Connector	$ -	$ -	$ -
-	3,543	-	Copy Machine			
-	-	-	Plymouth - ROW Improvements	-	-	-
-	-	-	Iris Lane	442,000	442,000	442,000
40,976	38,253	500,000	Cherry Avenue Reserve	-	-	-
-	7,111	1,015,760	Cherry Avenue	1,045,000	1,045,000	1,045,000
-	-	160,000	Signal Interconnect & Revisions	-	-	-
-	125	-	Traffic Signals	250,000	250,000	250,000
-	143,807	-	Storm Drainage	-	-	-
-	4,713	575,000	Sewer & Water	400,000	400,000	400,000
-	-	75,000	Right-of-Way	400,000	400,000	400,000
-	132,351	125,000	Street Lighting	25,000	25,000	25,000
1,681,211	160,366	-	Underground Lines	1,011,000	1,011,000	1,011,000
44,707	31,876	175,000	Property Improvement Program	75,000	75,000	75,000
2,337	3,930	100,000	Signage & Identity	30,000	30,000	30,000
155	-	750	Phone & Computer System	-	-	-
-	1,633,866	-	Land Acquisition	240,000	240,000	240,000
12,500	8,360	-	Housing Loan Fund	-	-	-
185	116	-	Computer Equipment	554	554	554
	55,596	-	Water System Infrastructure	-	-	-
	231,498	-	Sewer System Infrastructure	-	-	-
-	1,115,270	-	Parking Lot	-	-	-
-	310,456	-	Radiant Drive Realignment	-	-	-
-	-	-	Furniture	500	500	500
-	-	-	Software	2,250	2,250	2,250
$ 1,825,308	$ 3,888,730	$ 3,426,510	TOTAL CAPITAL OUTLAY	$ 3,921,304	$ 3,921,304	$ 3,921,304
			TRANSFERS			
$ -	$ -	$ -	To General Fund	$ -	$ -	$ -
-	-	-	Urban Renewal Tax Increment Fund	529,018	529,018	**521,018**
$ -	$ -	$ -	TOTAL TRANSFERS	$ 529,018	$ 529,018	**$ 521,018**
$ 1,933,238	$ 4,312,306	$ 3,586,806	TOTAL EXPENDITURES	$ 4,626,170	$ 4,626,170	**$ 4,618,170**
$ 300,000	$ 600,000	$ 600,000	Contingency	$ 168,711	$ 168,711	**$ 182,595**
$ 2,211,938	$ 2,746,884	$ 561,900	ENDING FUND BALANCE	$ 50,000	$ 50,000	$ 50,000
$ 4,445,176	$ 7,659,190	$ 4,748,706	**TOTAL EXPENDITURE & FUND BALANCE**	$ 4,844,881	$ 4,844,881	**$ 4,850,765**

SPECIAL REVENUE FUND

Urban Renewal Tax Increment Fund

Actual 1995-96	Actual 1996-97	Adopted 1997-98		Manager Recommended	Committee Approved	Refinancing Changes
			RESOURCES			
$ 410,020	$ 357,309	$ 434,750	Net Working Capital	$ 533,527	$ 533,527	$ 533,527
995,762	1,126,010	1,275,714	Tax Increment Revenue	2,011,227	2,011,227	2,011,227
-		-	Transfer from Urban Renewal Project Fund	529,018	529,018	**521,018**
19,437	129,664	85,523	Interest	70,493	70,493	70,493
$ 1,425,219	$ 1,612,983	$ 1,795,987	**TOTAL RESOURCES**	$ 3,144,265	$ 3,144,265	**$ 3,136,265**
			EXPENDITURES			
			DEBT SERVICE			
$ 145,000	$ 150,000	$ 155,000	Principal - 1993 Series A	$ 160,000	$ 160,000	$ 160,000
222,910	217,010	107,005	Interest - 1993 Series A	204,610	204,610	204,610
-	-	270,000	Principal - 1996 Series A & Series B	320,000	320,000	-
-	-	456,427	Interest - 1996 Series A & Series B	295,088	295,088	-
-	-	-	Principal - 1998 Series A & Series B	-	-	**350,000**
-	-	-	Interest - 1998 Series A & Series B	-	-	**259,204**
-	-	-	Loan Payment	1,102,022	1,102,022	**1,107,906**
$ 367,910	$ 367,010	$ 988,432	TOTAL DEBT SERVICE	$ 2,081,720	$ 2,081,720	**$ 2,081,720**
			TRANSFERS			
$ 700,000	$ 868,607	$ 807,555	Transfer to Project Fund	$ -	$ -	$ -
$ 1,067,910	$ 1,235,617	$ 1,795,987	TOTAL EXPENDITURES	$ 2,081,720	$ 2,081,720	$ 2,081,720
			FUND EQUITY			
			Reserves			
$ -	$ -	$ -	Debt Service Reserve - 1993 Series A	$ 375,340	$ 375,340	$ 375,340
-	-	-	Debt Service Reserve - 1996 Series A	81,000	81,000	-
-	-	-	Debt Service Reserve - 1996 Series B	335,500	335,500	-
-	-	-	Debt Service Reserve - 1998 Series A	-	-	**61,500**
-	-	-	Debt Service Reserve - 1998 Series B	-	-	**347,000**
$ -	$ -	$ -	TOTAL RESERVES	$ 791,840	$ 791,840	**$ 783,840**
$ 357,309	$ 377,366	$ -	ENDING FUND BALANCE	$ 270,705	$ 270,705	$ 270,705
$ 357,309	$ 377,366	$ -	TOTAL FUND EQUITY	$ 1,062,545	$ 1,062,545	**$ 1,054,545**
$ 1,425,219	$ 1,612,983	$ 1,795,987	**TOTAL EXPENDITURE & FUND BALANCE**	$ 3,144,265	$ 3,144,265	**$ 3,136,265**

BUDGET NOTES

TAX INCREMENT FUND

Debt Service

- Tax increment funds can only be used for payment of debt service.

Reserves

- Reserve amounts are provided for in the bond documents and must be fully funded until extinguishment of the related debt.
- As provided for in the 1993 Series A bond documents, the tax increment reserve must be at least equal to the July 1 debt service for the following budget year. For example, the ending fund balance for the 1998-99 budget equals the July 1, 1999 debt service.

VOLCANOS BASEBALL STADIUM PROJECT

The Urban Renewal Agency funded the Volcano Stadium parking lot project using 1996 Series B bonded debt proceeds. These proceeds and the parking lot construction expenditures are accounted for in the Project Fund. The tax increment fund pays the debt service on the 1996 Series B bonds. The Stadium Operation program budget is included in the City of Keizer's General Fund.

CITY OF KEIZER, STATE OF OREGON

RESOLUTION UR98-_____

ADOPTING THE FY'99 BUDGET AND MAKING APPROPRIATIONS

BE IT RESOLVED, that the City Council of the City of Keizer hereby adopts a budget for fiscal year 1998-99 in the sum of $7,666,325.

BE IT FURTHER RESOLVED that the amounts for the fiscal year beginning July 1, 1998, and for the purposes shown below are hereby appropriated as follows:

Tax Increment Fund			
	Debt Service	$2,081,720	
	Reserves	783,840	
TOTAL TAX INCREMENT FUND			**$2,865,560**
Project Fund			
	Operations	$ 175,840	
	Capital Outlay	3,921,304	
	Transfers	521,018	
	Contingency	182,595	
TOTAL PROJECT FUND			**4,800,765**
TOTAL ALL FUNDS			**$7,666,325**

PASSED this _____ day of _____, 1998.

SIGNED this _____ day of _____, 1998.

_____
Mayor

_____
City Recorder

City of Keizer, Oregon

AGENDA ITEM 5a

URBAN RENEWAL AGENCY BOARD
JUNE 22, 1998

CONSIDERATION OF THE THIRD AMENDMENT TO KEIZER NORTH RIVER ROAD URBAN RENEWAL PLAN AND RECOMMENDATION TO THE CITY COUNCIL

John N. Morgan AICP
Consultant in Community and
Organizational Development

Memo

To: Keizer City Council

From: John Morgan

CC: Wally Mull, City Manager

Date: 06/19/98

Re: Adoption of the Third Amendment of the North River Road Urban Renewal Plan

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This memorandum will serve as the staff report for both the June 22, 1998 Urban Renewal Agency Board meeting and the subsequent City Council meeting.

Background

Tonight, the Agency Board and Council will consider the Third Amendment of the North River Road Urban Renewal Plan. This amendment is necessary in order to bring the Plan into compliance with the provisions of Measure 50 and its implementing legislation.

The amendment achieves two things. It selects one of three options for collecting ad valorem taxes to support the District's work. The draft amendment selects Option One, which takes the taxes available through the "division of tax" method and does not impose a special levy on the taxpayers. The Council previously selected Option One as the basis for preparation of this amendment.

Second, the amendment establishes the maximum amount of indebtedness that may be issued or incurred under the Plan. That amount is $22,390,384.00.

Process

In order to meet the statutory requirements for amending an urban renewal plan, the process outlined in Attachment A should be followed tonight.

Input of Other Taxing Bodies

The Planning Commission considered the proposed draft amendment at its June 10, 1998 meeting. The Commission passed a motion approving the amendment and recommending its adoption to the City Council.

Notices of tonight's hearing along with copies of the draft amendment were sent to all the other overlapping taxing jurisdictions. As of the preparation of this report, a written response has been received from the Salem Area Mass Transit District endorsing the amendment.

Staff met three times with the Marion County Board of Commissioners and staff to present and discuss the amendment, including the June 17 formal Board meeting. At that meeting, the Board moved to endorse the amendment, but recommended Council approve Option Three. A letter is expected from the Commissioners explaining this recommendation, but in summary the Board believes Option Three gives the greatest flexibility for protecting other property tax supported programs in the event of an economic downturn over a long time frame.

This recommendation is consistent with the Board's action on Salem's renewal plans. However, the Board acknowledged that the concern was much greater with Salem due to the significantly higher amount of maximum indebtedness and the much longer timeframe. Salem's maximum debt exceeds $400,000,000. Salem is estimating closure of the Districts sometime after 2040, while Keizer is anticipating closure around 2006.

Staff recommends the Council reaffirm its selection of Option One with the approval of the attached resolution. Option One provides the greatest protection of the taxpayer while still meeting the needs of the District. Staff believes there is not a significant objection on the part of the County Commissioners and that their action was based on being consistent with their action on Salem more than on a legitimate concern.

Salem reaffirmed its selection of Option One for two of its three renewal districts, going to Option Three for the district with the least amount of activity.

In order to help defray some of the Commission's concern, both County and Keizer staff proposed that Keizer adopt a policy statement similar to one adopted by Salem. A major point of the Commission's concern is that if tax collections in Keizer ever go into compression, and if Keizer had instituted an Urban Renewal special levy to finance some activities of the District, then the compression process could cut revenue from County programs involved in direct service delivery, such as corrections, while still funding renewal programs. They believe this would be an inappropriate situation in which to be forced.

Staff recommends Keizer adopt a resolution much as was done by Salem that places a self-imposed limit on the City. It would adopt as Council policy a statement that no urban

renewal special levy will be imposed causing compression such that more than $100,000 in revenue is lost by all other taxing bodies.

It is not anticipated that this resolution will ever have any impact on Keizer, as it is not anticipated the District will ever need to issue a special levy, nor is the combined tax rate in Keizer near the compression point.

Issues

The ordinance adopting the draft Third Amendment of the North River Road Urban Renewal Plan is attached. The text of the amendment follows the ordinance.

The Amendment does not impact or change the project list or any background, analysis, boundaries, or activities of the Urban Renewal District. It deals strictly with the financial elements selecting Option One and establishing maximum indebtedness.

Recommendation

It is recommended the Renewal Agency Board and Council take the following actions:

1. Renewal Agency Board, by motion, approves the Plan Amendment and forwards it to the Council with a recommendation for its approval.

2. Council adopts the resolution reaffirming its section of Option One.

3. Council adopts the resolution establishing Council Policy on Urban Renewal Special Levies.

4. Council approves the Ordinance adopting Third Amendment of the North River Road Urban Renewal Plan.

ATTACHMENT A

ORDER OF PROCEEDING FOR JUNE 22, 1998

KEIZER URBAN RENEWAL AGENCY AND CITY COUNCIL MEETING

THE THIRD AMENDMENT OF THE NORTH RIVER ROAD URBAN RENEWAL PLAN

Renewal Agency Meeting

1. Open the meeting
2. Presentation of Staff Report
3. Agency Board accepts recommendations of the Planning Commission.
4. Agency Board accepts any other written input from other taxing bodies and solicits staff comment on that input.
5. Agency Discussion and development of amendments, if any.
6. Pass motion to accept the Plan and Report (as amended) and forward it to the City Council with a recommendation for its approval.

City Council Meeting

1. Open the meeting
2. Open the Public Hearing on the Third Amendment
3. Receive testimony
    a. Receive the staff report, which includes the recommendation of the Planning Commission.
    b. Note the recommendation of the Renewal Agency Board
    c. Receive any written testimony from other taxing jurisdictions
    d. Receive any other written or oral testimony
4. Close the hearing
5. Deliberate
6. Adopt Resolution reaffirming selection of Option One
7. Adopt Resolution establishing Council Policy on Urban Renewal Special Levies
8. Approve Ordinance adopting the Third Amendment of the North River Road Urban Renewal Plan.

1
8-98

SALEM AREA TRANSIT

3140 Del Webb Avenue NE
Salem, OR 97303-4165

503-588-2424 Fax 588-0209
E-mail: cherriots.org

Cherriots

June 17, 1998

Honorable Dennis Koho, Mayor
City of Keizer
P.O. Box 21000
Keizer, Oregon 97307

Dear Mayor Koho and Members of Council:

The Board of Directors of the Salem Area Mass Transit District does not meet in regular session until Thursday, June 25th and, therefore, is unable to formally respond to the proposed amendment to the North River Road Urban Renewal Plan prior to your June 22nd hearing. However, as our Board has had discussed the requirements of SB1215 with respect to the same action by the City of Salem, I feel comfortable in responding to your council in relation to your amendment. By copy of this letter I will inform the Board of my response to you on this issue.

The Board of Directors of Salem Area Mass Transit District concurs with the purpose and philosophy of urban renewal and is supportive of the City of Keizer's efforts to improve Keizer's livability and commercial potential through the redevelopment of North River Road and, in particular, supports the City's effort to improve transportation within the designated urban renewal area.

Though Salem Area Mass Transit will not receive benefit of approximately $90,000 in new increment value during the life of the project, we believe that investments will ultimately pay far greater dividends in community livability and increased property values in the future.

We have no way to ascertain whether the proposed debt limit of $22,390,384 is reasonable or not, however, the fact that the project is scheduled for completion in 2006 and debt service anticipated to be completed by 2013 is certainly a plus.

As to selection of Option #1, our Board has favored Option #3 in considering the Salem amendments because of the long term flexibility that option provided in the event of a serious downturn in the market, however, in the Keizer amendment, the short term nature of the project, the relatively small amount of increment loss to Salem Area Mass Transit, and the fact that we are not facing compression issues in our common tax area, would have some mitigating effect on our concerns in that regard if our Board were formally considering this issue.

Thank you for the opportunity to comment on your planned urban renewal amendment and our sincere best wishes for a successful project.

Sincerely,

R. G. Andersen-Wyckoff
General Manager

Cc: Board of Directors
Robert Newton, Transit Board Director
Sub-District #2

THIRD AMENDMENT TO THE KEIZER NORTH RIVER ROAD URBAN RENEWAL PLAN

Background

This Third Amendment to the Urban Renewal Plan for the City of Keizer is undertaken pursuant to ORS 457.190(3)(c)(A), which provides:
"Each existing urban renewal plan that provides for a division of taxes pursuant to ORS 457.420 to 457.460 may be changed by substantial amendment no later than July 1, 1998, to include a maximum amount of indebtedness that may be issued or incurred under the plan determined as described in subparagraph (B) of this paragraph. The additional notices required under ORS 457.120 are not required for an amendment adopted pursuant to this paragraph."

Pursuant to ORS 457.190(3)(c)(A), the Third Amendment to the Keizer Urban Renewal Agency Renewal Plan for the North River Road Area therefore adds the following new section to the Urban Renewal Plan:

Section 1300 - Establishment of Maximum Debt
The maximum amount of indebtedness that may be issued or incurred under this Urban Renewal Plan is $22,390,384.

REPORT ON THE THIRD AMENDMENT TO THE KEIZER NORTH RIVER ROAD URBAN RENEWAL PLAN

Background

The Third Amendment to the Keizer North River Road Urban Renewal Plan is carried out pursuant to the requirements of ORS 457.190(3)(c)(A), which requires that this Urban Renewal Plan be amended to include a maximum amount of indebtedness that may be issued or incurred under the plan. Calculating and inserting this maximum amount of indebtedness requires changes to information in the Report on the 1987 Plan.

The Report on the Third Amendment to the Urban Renewal Plan therefore makes the following changes and additions to the Report on the Plan: New text in shown in *italics*

SECTION 400 - FINANCIAL ANALYSIS OF PLAN

Section 400 of the Report on the Plan is hereby revised to read:

ORS 457.190(3)(c)(B) states that the maximum amount of indebtedness that may be issued or incurred under the plan, as determined for the purposes of meeting the requirements of this paragraph, shall be based upon good faith estimates of the scope and costs of projects, included, but not limited to increases in the costs due to reasonably anticipated inflation.

The Agency has reviewed the records relating to the scope and cost of projects provided for in the Plan and scheduled for completion as of December 5, 1996. The description of the review of the scope and cost of projects constitutes a good faith estimate of the scope and cost of projects anticipated as of December 5,1996.

The Agency has estimated the maximum amount of indebtedness to be incurred needed to complete the project. "Maximum Indebtedness" means the amount of the principal indebtedness included in the Plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

A. Estimated Project Cost and Revenue Sources

Project costs have been updated from the November 19, 1996 adoption date of the Second Amendment to March 1998. Costs were updated using the construction cost index from the Engineering News Record. The costs updated from the March 1993 First Amendment to 1998 represented 15 % inflation. The costs updated from 1996 of the Second Amendment represented a 2.3 % increase.

The November 1996 construction cost index was 5740, and the March 1998 index was 5874. The 134 points difference in the index constitutes a 2.3 % growth in costs during the 1996-1998 period. The 1996 plan costs therefore were increased 2.3 % to account for inflation of construction costs.

Table 4 of the Report on the Plan is amended to update the 1996 costs to 1998 values. Table 4 is shown on the following page:

TABLE 4		
CITY OF KEIZER - NORTH RIVER ROAD URBAN RENEWAL AREA		
PROJECT COSTS UPDATED TO 1998 VALUES		
COSTS AS OF AMENDMENT 1, 1993		
Total Uncompleted Project Costs	*1993*	*1998*
Streetscaping & Undergrounding	$706,000	$812,190
Pavement Overlays	$150,000	$172,562
Signal Interconnect	$0	$0
Signage & Identity	$150,000	$172,562
Sign Conformance	$0	$0
Widen Right of Way	$700,000	$805,288
Cherry Avenue	$700,000	$805,288
Lockhaven Drive	$1,200,000	$1,380,494
Chemawa Avenue	$500,000	$575,206
Trail Ave./Harmony	$800,000	$920,329
Iris Lane	$549,000	$631,576
Water System	$230,000	$264,595
Storm Drainage	$1,750,000	$2,013,220
Cherry/Appleblossom Stormdrain	$274,000	$315,213
Sewer Improvements	$300,000	$345,123
Public Transit Center	$100,000	$115,041
Civic Center	$300,000	$345,123
Revolving Loan Fund	$50,000	$57,521
Management and Marketing	$320,000	$368,132
Administration	$145,000	$100,000
Design Guidelines	$40,000	$46,016
COSTS ADDED, AMENDMENT 2, 1996		
Water, Sewer, Streets - Phase 2	$2,000,000	$2,046,690
Legal, Engineering, Contingency	$117,000	$119,731
Plymouth Drive	$480,000	$491,206
Total Project Costs, in 1998 dollars		$12,903,104

B. Anticipated Start and Finish Dates of Project Activities

The costs shown in Table 4 of this Third Amendment are 1998 costs. Anticipated annual tax increment revenues, and anticipated revenues from other sources will not be sufficient to carry out all project activities in 1998. Project activities instead will be undertaken as revenues become available, either through short or longer term borrowings. The need to phase project activities will lead to further inflation of project costs. Recent construction cost increases shown in the Engineering News Record are in the 2.5% range. The 1998 costs from Table 4 are therefore further increased by 2.5% annually, until revenues and borrowings are sufficient to cover all project activity costs.

A revised Table 5 below shows the estimated total principal cost to complete all remaining activities in the Urban Renewal Plan, and to cover the outstanding principal balance on an Agency debt which was outstanding as of December 6, 1996.

TABLE 5
CITY OF KEIZER - NORTH RIVER ROAD AREA
COST OF PROJECTS AND ANTICIPATED COMPLETION DATE FOR PROJECT ACTIVITIES

Year	Beginning Balance	Outlays	Ending Balance
1998	$12,903,104	$2,187,103	$10,716,001
1999	$10,983,901	$1,233,885	$9,750,016
2000	$9,993,767	$1,380,883	$8,612,884
2001	$8,828,206	$1,440,778	$7,387,428
2002	$7,572,113	$1,550,609	$6,021,505
2003	$6,172,042	$1,657,494	$4,514,549
2004	$4,627,412	$1,775,726	$2,851,686
2005	$2,922,978	$1,885,840	$1,037,138
2006	$1,063,067	$1,063,067	$0
Project Costs		$14,175,384	
Principal Balance, bonds		$8,215,000	
Total Project costs		$22,390,384	

Notes on Table 5

(a) Outlays on Project activities
Annual outlays on project activities are based upon anticipated annual tax increment revenues over the life of the project, interest earnings, proceeds from borrowings, and other resources available to the Agency. Anticipated annual tax increment revenues are shown in Table 6, in Section E of this Report.

(b) Costs of debt and principal on existing debt

Keizer's North River Road Urban Renewal Area currently has $8,215,000 in outstanding principal on two tax long-term increment bond issues, issued in 1993 and 1996.. It is anticipated that the Renewal Agency may issue another long term bond or other form of borrowing to carry out project activities. The principal amount and timing of the Bond Issue or issues are not yet

established. The principal amount and debt service are based upon an assumption that the borrowing will be for a ten year term, at 5% interest, and will require a 1.5 to 1 debt service coverage ratio. A debt service reserve of 10%, and 1.5 % cost of issue are expected to be funded from bond proceeds. This net amount is available for carrying out project activities.

(c) Cash on hand

It is assumed that cash on hand as of July 1, 1998 will be $1,156,000. This cash will be applied to carry out project activities shown in Table 4.

(d) Other resources

No additional resources are anticipated to be available for carrying out project activities.

C. Estimated Expenditures and Year of Debt Retirement

Table 5 anticipates that revenues will be sufficient to carry out all project activities by the year 2006. However, debt service on currently outstanding bonds may continue until the year 2013. At that point, if all projects are completed, and debt service obligations are completed, the tax increment collections for this plan are expected to be terminated.

These dates depend on assumptions regarding the level and timing of increases in values in values within the urban renewal area, and upon the assumption that there will be no adverse changes to Oregon's property tax system, or urban renewal statutes. If these assumptions prove incorrect, the anticipated dates for completion will change. Table 6 in Section C of the original Report on the Plan is hereby replaced by the Table 6, shown below.

TABLE 6
CITY OF KEIZER - NORTH RIVER ROAD AREA
PROJECTED TAX INCREMENT REVENUES

Year	% Growth in Incremental	Maximum Tax Increment Amt
1998-99	7.688%	$3,210,634
1999-00	7.335%	$3,446,145
2000-01	7.022%	$3,688,133
2001-02	6.742%	$3,936,776
2002-03	6.490%	$4,192,256
2003-04	6.262%	$4,454,762
2004-05	6.055%	$4,724,487
2005-06	5.866%	$5,001,629
2006-07	5.693%	$5,286,393
2007-08	5.535%	$5,578,987
2008-09	5.389%	$5,879,628
2009-10	5.254%	$6,188,537
2010-11	5.129%	$6,505,941
2011-12	5.013%	$6,832,073
2012-13	4.905%	$7,167,174

The tax increment revenues shown in Table 6 are based on the following assumptions:

1. *It is assumed that Option One will be selected as the tax increment revenue certification method.*
2. *It is assumed that the renewal agency will certify division only of its maximum revenue in each year of the projection period.*
3. *It is assumed that total assessed value within urban renewal area number one will increase 3 % annually in each year of the projection period.*
4. *In addition, it is assumed that new construction will add $1,000,000 or $5,000,000 of value during each year of the projection period.*
5. *These revenue projections are consistent with Ballot Measure 50 provisions on value increases, and produce annual growth and renewal values consistent with growth patterns in the recent past for the Keizer Urban Renewal Area.*

Section D - Impact on Other Taxing Jurisdictions

The following text is added to Section D of the Report on the Urban Renewal Plan for the Keizer Urban Renewal Area:

Section D of the original Report on the Urban Renewal Plan addresses increases in property tax rates which result from carrying out the urban renewal program. The permanent Ballot Measure 50 tax rates for overlapping taxing bodies have been increased as a result of being calculated without including the 1997-98 level of incremental values in the Keizer Urban Renewal Area.

Under Ballot Measure 50, the choice of tax increment revenue certification method can impact the potential property tax revenues received by overlapping taxing bodies. A Table 7 hereby is added to Section D of the Report on the Third Amendment to the Urban Renewal Plan.

Table 7 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 revenue for that taxing body. The percentage represents how much total property tax revenues for that body would increase if it had access to the renewal area values.

Table 7 is shown on the following page.

North River Road Urban Renewal Area
Table 7
Potential Revenue Foregone By Taxing Bodies

Year	Cumulative New Incremental Values in area	County taxes foregone on new values	Amt foregone as % of Total County Tax	City taxes foregone on new values	Amt foregon as % of Tota City Tax	Transit taxes foregone on new values	Amt foregon as % of Total Transit Tax	Fire Dist tax foregone on new values	Amt foregone as % of Total Fire Dist Tax	Library tax foregone on new values	Amt foregon as % of Total Library Tax
1998-99	$6,493,394	$19,596	0.061%	$13,510	0.696%	$4,936	0.103%	$8,775	0.721%	$531	0.055%
1999-00	$13,165,356	$39,730	0.118%	$27,392	1.335%	$10,007	0.199%	$17,790	1.383%	$1,076	0.105%
2000-01	$20,020,797	$60,419	0.170%	$41,655	1.922%	$15,218	0.289%	$27,054	1.990%	$1,636	0.153%
2001-02	$27,064,763	$81,676	0.219%	$56,311	2.461%	$20,572	0.371%	$36,573	2.548%	$2,211	0.198%
2002-03	$34,302,437	$103,518	0.264%	$71,370	2.955%	$26,073	0.448%	$46,353	3.059%	$2,803	0.237%
2003-04	$41,739,148	$125,960	0.306%	$86,842	3.409%	$31,726	0.519%	$56,402	3.528%	$3,410	0.275%
2004-05	$49,380,369	$149,020	0.345%	$102,741	3.824%	$37,534	0.584%	$66,728	3.957%	$4,034	0.309%
2005-06	$57,231,723	$172,714	0.381%	$119,076	4.205%	$43,502	0.644%	$77,337	4.350%	$4,676	0.341%
2006-07	$65,298,989	$197,059	0.414%	$135,861	4.552%	$49,634	0.700%	$88,239	4.709%	$5,335	0.371%
2007-08	$73,588,105	$222,074	0.444%	$153,107	4.870%	$55,934	0.750%	$99,440	5.037%	$6,012	0.398%
2008-09	$82,105,171	$247,777	0.471%	$170,828	5.159%	$62,408	0.797%	$110,949	5.335%	$6,708	0.423%
2009-10	$90,856,457	$274,187	0.497%	$189,036	5.422%	$69,060	0.840%	$122,774	5.607%	$7,423	0.445%
2010-11	$99,848,404	$301,323	0.520%	$207,745	5.660%	$75,895	0.878%	$134,925	5.853%	$8,158	0.466%
2011-12	$109,087,629	$329,205	0.541%	$226,968	5.876%	$82,918	0.914%	$147,410	6.075%	$8,912	0.485%
2012-13	$118,580,932	$357,854	0.560%	$246,719	6.071%	$90,133	0.946%	$160,238	6.276%	$9,688	0.502%

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Compression Impact

The Keizer Renewal Agency did not use a special levy during the 1997-98 year. The City of Keizer BM50 tax rate for general government,(including the levy for urban renewal) was $7.2819 in the 1997-98 tax year. This rate is calculated using assessed values, and thus is somewhat higher than the rate which would be calculated using true cash values as specified in Ballot Measure 5. No compression is anticipated as a result of urban renewal activities. If compression issues do arise in the future, the City may respond to them by reducing or eliminating the amounts levied for urban renewal.

Effect on Bond Rates

The presence of the North river Road Urban Renewal Area impacts the tax rate for bonds issued by overlapping taxing bodies. A new Table 8 therefore is added to this Report. .The Table below shows the decrease in bond tax rates that would result if the 1997-98 incremental values from the North River Road Renewal Area were *available for calculating tax rates. The Table indicates that the tax rates for bonds would decrease approximately three cents per thousand of valuation in the affected tax codes. It is assumed that the proportion of total taxable values represented by the North River Road incremental values would remain relatively stable throughout the life of the North River Road Plan, and so would bond impacts.*

North River Road Urban Renewal Area
Third Amendment to Renewal Plan
Table 8 - Impact on Bond Rates

	Chemeketa CC	Salem-Keizer School	Regional Library
Levy	$2,185,549	$9,802,953	$868,481
AV to set rate	$10,630,094,769	$7,278,697,720	$10,630,094,769
Bond Rate	$0.2056	$1.3468	$0.0817
Add UR increment	$136,492,900	$136,492,900	$136,492,900
New Rate	$0.2030	$1.3220	$0.0807
Rate change	-$0.0026	-$0.0248	-$0.0010
Total Rate Change	-$0.0284		

The Third Amendment to the Urban Renewal Plan revises Section 7 to read as follows:

Section E - Analysis of Financial Feasibility of Plan

Tables 4 and 5 in Section 400 of the Report on the Third Amendment 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 6.

The revenues shown in Table 6 are expected to be sufficient to carry out all project activities currently shown in the Urban Renewal Plan for the North River Road 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 Keizer Renewal Area.

Reserved for Table 7

City of Keizer, Oregon

AGENDA ITEM 5b

URBAN RENEWAL AGENCY BOARD
JUNE 22, 1998

KEIZER URBAN RENEWAL BOARD APPOINTMENTS

URBAN RENEWAL AGENCY MEETING: June 22, 1998

AGENDA ITEM NUMBER: 5b

TO: **CHAIR KOHO AND AGENCY BOARD MEMBERS**

FROM: **TRACY L. DAVIS, CMC**
CITY RECORDER

SUBJECT: **KEIZER UBARN RENEWAL BOARD APPOINTMENTS**

ISSUE:

Recently, Sam Goesch who served in position #6 on the Keizer Urban Renewal Board tendered his resignation. Mr. Goesch's term was scheduled to expire on February 1, 1999. In addition, John Preston who served in the Chair's position tendered his resignation. Mr. Preston's three-year term would have expired in February, 2000.

Dennis Koho, Chair has recommended Don Jensen to fill the unexpired term on the Keizer Urban Renewal Board. Jerry McGee will announce his recommendation at the meeting.

RECOMMENDATION:

It is recommended the Agency, by motion accept the nomination of Dennis Koho and Jerry McGee and appoint these individuals to the vacated positions on the Keizer Urban Renewal Agency Board.

City of Keizer, Oregon

AGENDA ITEM 6a

URBAN RENEWAL AGENCY BOARD
JUNE 22, 1998

APPROVAL OF URBAN RENEWAL AGENCY MINUTES OF NOVEMBER 17, 1997

MINUTES
KEIZER URBAN RENEWAL AGENCY
Monday, November 17, 1997
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Chair Koho called the meeting to order at 6:03 p.m. Roll Call was taken as follows:

Present:
Dennis Koho, Chair
Carl Beach
Jim Keller
Jerry McGee
Al Miller (arrived at 6:07 p.m.)
Dawn Meier
Garry Whalen

Staff:
Wally Mull, City Manager
Shannon Johnson, City Attorney
John Morgan, Community Development Director
Tracy L. Davis, City Recorder

PUBLIC TESTIMONY

Presenting testimony to the Agency was:

John Preston, 3500 River Road N, Keizer, a member of the Chamber of Commerce Board of Directors, and also representing the south Keizer merchants, spoke in support of the proposed banner program. He conveyed the Chamber Board and Chamber Merchants' Committee's unanimous support of the R3B recommendation. He noted that the Chamber Board also unanimously accepted the task to mount the banner hardware and hang the first banners for the City. They will continue to maintain and hang the holiday lights at no cost to the City. It was the Chamber's feeling that the banner program would benefit all the merchants along River Road, provide identity for Keizer, and also serve to promote private investment. The south Keizer merchants were particularly interested in seeing measures put in place to improve and enhance that area of the City. Mr. Preston saw the banner program as a low-cost opportunity for the City to promote good will with Keizer's visitors, and provide a unified identity for Keizer.

Mayor Koho pointed out that the Banner Program is listed on tonight's agenda. He assured Mr. Preston that his

comments would be taken into consideration in that discussion.

ADMINISTRATIVE ACTION

RESOLUTION - ESTABLISHING KEIZER URBAN RENEWAL BOARD (KURB)

Community Development Director Morgan directed attention to the minutes of the May 28, 1997 River Road Redevelopment Board meeting. The Board, at that meeting, participated in a strategic planning session to review and redefine its role and objectives. The emphasis of the discussion was whether or not objectives defined in the Urban Renewal Plan should be modified based on the expansion of the Urban Renewal District to include the Chemawa Activity Center.

Mr. Morgan noted that R3B looked at the 13 existing objectives in the Renewal Plan, and after discussion, proposed adding two objectives specifically intended to deal with the issues at the interchange. R3B's recommendation is to add the following two objectives to the Keizer Urban Renewal Plan:

Objective 14 - "that the district at a minimum finance infrastructure improvements of streets, water and sewer."

Objective 15 - "that the Urban Renewal district be open to public/private partnership for development, beyond infrastructure"

Mr. Morgan noted that proposed Resolution UR 97-028 reaffirms the existing objectives and adds the two objectives recommended by R3B. A second resolution submitted for Agency consideration, UR 97-029, reflects a recommendation from R3B to change the Board's name to Keizer Urban Renewal Board (KURB) to more appropriate reflect its expanded role.

Chair Koho moved Resolution UR 97-029 Amending Resolutions 91-004 and 93-005, to change the name of the advisory board from River Road Redevelopment Board (R3B) to Keizer Urban Renewal Board (KURB). Mr. Beach seconded the Motion.

The Motion passed unanimously as follows:

AYES: Beach, Keller, Koho, McGee, Meier, Miller and Whalen (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Chair Koho moved Resolution UR 97-028 Reaffirming the Objectives of the Keizer Urban Renewal District and Setting New Objectives. Mr. Beach seconded the Motion.

Mr. Keller referred to Objective #9, "Encourage siting of desirable business activities within the corridor by property marketing, relocation and siting assistance, and market promotion." He did not recall it being a "strong goal" of the Agency. He had concerns about the City becoming involved in marketing property and acquiring property.

Mr. Morgan noted that the 13 original objectives have been in effect since the Urban Renewal Plan was adopted in 1990. In discussion, R3B reviewed the existing objectives and saw no reason to change any of them.

Mr. Keller asked for Mr. Morgan's interpretation of the Agency's role with regard to "market promotion" and "relocation and siting assistance." Mr. Morgan emphasized that nothing is currently being done by the City to actively market property. As far as market promotion, he noted that some other districts produce brochures and provide them to realtors to use in marketing property; something that might be considered for the Chemawa Activity Center, however, he did not foresee Keizer taking on that role. Mr. Morgan noted that siting assistance is being done to some degree. When approached by end users about available sites in Keizer, staff often helps them in targeting sites. Mr. Morgan noted that relocation is a traditional urban renewal district role in many cities. Property acquisition, assembly, and resale is common, and might be appropriate for the southwest corner of Chemawa and River Road. He pointed out that Keizer, traditionally, has not played such a proactive role.

Mr. Morgan clarified for Mr. Keller that the two additional objectives recommended by R3B were intended in the context of the Chemawa Activity Center only. He noted that proposed Objective #15 regarding possible public/private partnerships speaks to the baseball stadium or a possible transit mall; other appropriate applications might come up in the future. Mr. Keller cautioned against commenting on activities possibly beyond capabilities. Mr. Morgan suspected that some of R3B's intent, when they settled on the phrase "be open to," was to develop philosophical objectives.

Ms. Meier had concerns about wording of proposed Objective #14. The objective begins with "At a minimum." Mr. Morgan suspected that the inference was that the district might do more than finance the improvements; but actually, might buy some of the improvements. Whereas Ms. Meier saw "at a minimum" as implying that the district might be involved beyond infrastructure improvements, Mr. Morgan interpreted it to apply with regard to financing improvements. He agreed that the wording left room for misinterpretation.

Sam Goesch, a member of R3B who participated in the discussion that led to the recommendation, spoke from the audience to remind the Agency that any building activity decisions will be made by the Agency, not KURB.

Mr. Whalen asked what role the District might play in terms of financing improvements. Mr. Morgan apprised the Agency of work being done by staff and KURB to identify and define financing alternatives.

Mr. McGee proposed three amendments to the list of objectives. He suggested that proposed Objectives 14 and 15 be identified as specifically applicable to the Chemawa Activity Center. And that the wording of Objective 14 be changed to indicate that the District will, at a minimum, participate in financing the infrastructure improvements. Lastly, that Objective 9 be moved down on the list to take it out of the objectives applicable to the River Road corridor.

A motion made by Mr. McGee as an amendment to the motion on the floor, to add the words "at the Chemawa Activity Center" at the end of Objectives 14 and 15, and change the wording of Objective 14 to "At a minimum, to participate in financing . . .," received no second.

Chair Koho moved to refer proposed Resolution UR 97-028 back to KURB for further work along the lines of the Agency's discussion. Mr. Beach seconded the Motion.

At Mr. McGee's urging, Chair Koho clarified the direction given to KURB. Chair Koho believed that with the changes to the Urban Renewal District, the format of the list of objectives should also change. He suggested that the goals for Cherry Avenue, those remaining for River Road, and those for the Chemawa Activity Center be listed separately. Chair Koho also indicated that he would like some discussion of the possibility of turning some of the budget authority and spending authority over to KURB.

Mr. Miller agreed with comments made earlier, however, he believed that Objective #9 should be deleted to avoid any misunderstanding. His contention was that deleting the objective would not prevent the Agency from pursuing the measure, but, would merely remove it from a stated goal. He also agreed with the suggestion to add "Chemawa Activity Center" to Objectives 14 and 15, and to categorize the objectives by areas. Rather than saying in #14 "participate in financing," Mr. Miller suggested saying "promote the infrastructure improvements of streets, water and sewer at the Chemawa Activity Center." Mr. Miller also supported deleting Objective 13.

As the Council Liaison to KURB, Mr. Beach believed that with the suggestions from the Agency, KURB would be able to again go over the objectives and come up with a recommendation to submit to the Agency. However, Mr. Beach strongly objected to the idea of turning over to KURB any budget authority and spending authority. Several Agency members echoed his comment.

It was Mr. Keller's hope that KURB would not be discouraged by the Agency's action to send back the resolution for further review and revisions. He indicated his excitement in striking out into new ground, and his interest in looking into the possibility of the District participating in Chemawa Activity Center infrastructure--something he had strongly opposed in the past. He looked forward to hearing from KURB their recommendation for infrastructure financing alternatives that might allow the Agency to "kick-start" development at the Activity Center. With regard to Objective 13, Mr. Keller agreed with deleting it from the list. He thought it had already been removed. Mr. Morgan confirmed that the Plan was never amended to take it out.

Mr. Miller indicated that his reluctance to go with the wording "participate in financing" for Objective 14 reflected comments made earlier by Ms. Meier that in the future other decision makers might feel "locked in" to what's written in black and white.

The Motion to refer the resolution back to KURB passed unanimously as follows:

AYES:Beach, Keller, Koho, McGee, Meier, Miller and Whalen (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

BANNER PROGRAM

Community Development Director Morgan reported that after spending considerable time and a great deal of discussion and work, KURB came up with a specific proposal for a Banner Program for River Road. Mr. Morgan circulated drawings of proposed banner designs. He advanced the following R3B recommendation for a banner program that proposes displaying banners for Winter, Iris Festival, Summer and Fall:

> *R3B recommends to the Urban Renewal Agency Board that the four banner program be started on River Road on all 81 poles, with double banners on the 16 foot poles and single on the 30 foot poles, and that changeover be contracted for as well as storage and cleaning. That a sinking fund be created for banner renewal, changeover, and storage; that the sinking fund be paid for out of a transient tax; and, that the first year changeover and storage be paid for out of City funds to be reimbursed from hotel/motel taxes.*

Mr. Morgan noted that the traditional Christmas decoration program will be continued through the Chamber of Commerce.

The cost estimate for putting up, taking down, storing and cleaning the banners was estimated at approximately $3,500 - $3,600 per year. Mr. Morgan drew attention to a three-page document entitled *Keizer Banner Program* which included the proposal and estimated costs for the banners and mountings. The total initial cost amounted to $52,000 which included $12,000 for banner mountings, $36,000 for 81 poles each with 4 banners (warranted for 5 years), and $4,000 for the cost of new holiday decorations. He noted that since the program's approval by R3B, Mr. Goesch had obtained a cost estimate about one-third lower than the amount stated for acquiring the banners. Mr. Morgan advised that $100,000 is budgeted for "signage and identity" in the FY 97-98 Urban Renewal Budget.

Mr. Beach, as the Council Liaison to R3B, spoke in support of the banner program, but, with the reservation that a better quality fabric be used than the sample provided. He indicated willingness to go with lessor sets to get more attractive banners. Chair Koho concurred with the possibility of a scaled-down program, particularly if costs were to become a consideration in deciding the feasibility and size of a program.

Mr. Goesch responded to questions about costs, banner materials and warranty, and the Chamber's participation in the program. The possibility of scaling down the proposed banner program and expanding the Christmas lighting program to coincide with the "Miracle of Christmas" was mentioned. Mr. Goesch stressed the Chamber's commitment tc continue with its Christmas lighting program. A feeler put out by the Chamber to determine the merchant's interest in putting up Christmas lighting at their businesses all along River Road received little response.

Mr. Morgan responded to questions about the banner acquisition and ordering process. He acknowledged that KURB, rather than the Chamber, would likely assume responsibility for acquiring the banners. Because of the costs involved, purchasing procedures would require going out for bids.

Mr. McGee believed the citizens of Keizer would not appreciate the use of Urban Renewal funds for this purpose. He also pointed out that R3B's vote on the motion to approve the program was divided, barely receiving the support needed to pass. He strongly objected to spending a large sum of money on a questionable banner program.

Mr. Morgan responded to questions from Mr. Miller about estimated costs. He was unsure what amount should be set aside in a sinking fund. He also was unsure of the process to prepare banners for storage, but noted that quotes from sign companies for cleaning and storage came in at around $3,500 a year.

Ever since an article appeared in the local newspaper, as had Mr. McGee, Mr. Miller had received numerous calls from citizens strongly objecting to the use of funds for the proposed program. Mr. Miller also pointed out that the open-ended program could ultimately fall back on City funding once the urban renewal district is closed out, and should TOT dollars not be sufficient.

Mr. Goesch briefly commented on the contribution of Keizer's business community to the betterment of Keizer. He pointed out that although the enhancement along River Road had not been requested by the merchants, it would do much toward identifying and uniting the business area.

Because many questions remained unanswered, Mr. Beach suggested referring the issue back to KURB for

further study. He noted that it would also allow opportunity for more citizen input. Chair Koho agreed that the numbers needed to be clarified. He also suspected that a sinking fund would not be necessary in that the initial five-year period would give a good indication of whether the program should be included in the City's budget. Mr. Keller suggested that KURB be asked to give more attention to the intent, not just the aspects of the program.

Mr. McGee pointed out that KURB had already spent considerable time discussing all aspects of the program. He could not see directing them to expend further efforts on an issue whose time had not yet come.

Mr. Whalen moved to approve the banner program as presented. Ms. Meier seconded the Motion.

The Motion failed as follows:

AYES: Koho (1)
NAYS: Beach, Keller, McGee, Meier, Miller and Whalen (6)
ABSTENTIONS: None (0)
ABSENT: None (0)

Mr. Keller moved to refer the proposed banner program back to KURB for further study. Chair Koho seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho and Miller (4)
NAYS: McGee, Meier and Whalen (3)
ABSTENTIONS: None (0)
ABSENT: None (0)

The Urban Renewal Agency recessed at 7:02 p.m., and reconvened at 8:35 p.m. following the City Council meeting.

RIVER/CHEMAWA ROAD AREA STUDY

Community Development Director Morgan brought to recollection past discussion by R3B and the Urban Renewal Agency with regard to the potential for development of properties at the southwest corner of River Road and Chemawa Road. He recalled that in the budget process, a motion to include funds to acquire the UNOCAL property, immediately at the corner, was defeated, but the matter was referred to R3B for more discussion.

Mr. Morgan related R3B's strong concern that the southwest corner, and the UNOCAL property in particular, not be developed in a manner inconsistent with the objectives of the Renewal District and the work of the Agency. In discussing options and possibilities, R3B, with input from realtors and developers, identified an area consisting of nine parcels under seven ownerships, containing approximately three acres, as appropriate for a coordinated development effort. Mr. Morgan pointed out the area on a map.

Mr. Morgan presented two recommendations from R3B for the Agency Board's consideration. The first being to engage the professional services of Leland Consulting Group to analyze the market and development potential of the corner, recommending specific actions to be taken by both property owners and the Agency that will work to maximize the area's potential. Mr. Morgan called attention to the two-page proposal from Leland Consulting. R3B recommended undertaking phase one at a cost of $7,700. The second recommendation from R3B was that the City take an option on the UNOCAL property to protect it, during the course of the study, from development inconsistent with urban renewal objectives. It would give the City the options of resale, developing as a City project, or not exercising the option thus returning it to the open market.

Mr. Morgan circulated some conceptual sketchings of what could happen at the corner. He noted that some of the sketches reflect possible commercial development that could still allow opportunity for a public plaza area. He also displayed renderings of similar developments being done in the Portland area.

Mr. Miller asked about the cost of the sketches done by Foster Consultants. Mr. Morgan answered that the sketches, costing several hundred dollars, were done at R3B's direction to staff. Mr. Miller then questioned what specific dollar amount it would take to do the options. City Attorney Johnson interjected that in setting up the agenda, the intent was to first discuss philosophically whether, under any terms, the Agency wished to pursue the proposal. Should the concept be approved, details would be discussed in executive session.

Mr. Miller asked about the possible application of an ordinance that was adopted by Council restricting the type of business that can go at the corner. Mr. Morgan pointed

out that the sunset had expired on the ordinance restricting automotive-related, and drive-up window uses. It would be incorporated into the new Development Code, but no restriction was now in place.

Mr. Johnson was asked to clarify how the Agency should proceed with taking action. He explained that while in open session, the Agency should take action on the proposed contract with Leland Consulting, and on the concept of authorizing the City Manager to proceed with taking an option on the UNOCAL property. Should the Agency choose conceptually not to move forward, there would be no need for an executive session. Mr. Morgan acknowledged that either of the recommendations could stand independently.

Mr. Whalen moved that the Agency direct staff to open negotiations with UNOCAL and make an offer to take an option on the property, terms to be discussed in Executive Session. Chair Koho seconded the Motion.

Mr. Keller asked Mr. Morgan if any legitimate developer was looking at the property. Mr. Morgan knew of three potential retailers; a pizza delivery service, a tire store, and Goodwill Industries. Although he had discussed combining the seven parcels with several realtors and developers, he currently was unaware of any one developer actively trying to pull all the pieces together. Mr. Keller reiterated his adamant opposition to the City acquiring the land, and to any spot zoning of that location.

Mr. Miller also indicated his opposition, but for reasons different from those of Mr. Keller. He could see urban renewal involvement if the Agency had the wherewithal to acquire the entire area, but since it didn't, he believed it would be a waste of money to pay for a study or to tie up a single property.

Mr. Beach indicated that he would like to see a clear accounting of the Urban Renewal District's financial status before making any decisions to expend funds.

Mr. Whalen related information given to him by Jim Reimann, a local developer who, as a friend to the community, did a cursory review of the comer area south to Churchdale and east to Wolf Street. Mr. Reimann pointed out benefits of pursuing development of the combined properties. It was Mr. Reimann's opinion that the City should not commit to purchase until it has more facts, but

that it should attempt to execute an option for the UNOCAL property, and then bring the various property owners together to discuss their goals and objectives. Mr. Whalen agreed with Mr. Reimann that in order to protect the long-term potential of development it would be appropriate for the City to make a move.

Chair Koho also saw benefit in acquiring the property as a means to later assist in its private development. Mr. Keller believed it would be better to pull the property owners together to get an idea of the feasibility of a combined effort rather than first spending money. Mr. Morgan noted that past efforts to bring the property owners together for discussion were unsuccessful. He believed that Leland Consulting's work might be the catalyst for a united effort. Mr. Keller posed the possibility that if the City were to acquire the UNOCAL property and any one of the other properties now on the market were to sell, the City would be left holding a single site with no opportunity for assembly. Mr. Morgan reiterated R3B's position that the UNOCAL property represented a "key stone" for what will happen at the corner, and that it should be set aside for a few months to allow something to happen. Mr. Beach was unsure whether the Agency should become involved with a single site since it did not have the capability to tie up the other properties.

Mr. Morgan responded to questions from Mr. Miller about the Leland proposal and the costs for the consulting work. Mr. Miller believed it would not be prudent to expend up to $16,000 for consulting work plus whatever amount would be required for the City to take an option on the property since the City does not have the means or wherewithal to assemble all the properties.

Mr. McGee stressed the need to protect the site. Although, during budget discussions, he had proposed outright purchase of the property, he agreed that taking an option would be the prudent way to go. It was his hope to ultimately turn the option into a purchase arrangement. He still had visions of some type of public plaza at the corner.

Ms. Meier believed that both the option and the study represented appropriate use of urban renewal dollars. She agreed with the concept of the Agency being a facilitator, working with the property owners.

Mr. Keller believed the SW corner could be developed by the private sector, just as had the other three corners.

The motion passed as follows:

AYES: Koho, McGee, Meier and Whalen (4)
NAYS: Beach, Keller and Miller None (3)
ABSTENTIONS: None (0)
ABSENT: None (0)

Chair Koho moved to direct staff to proceed with the study. Mr. McGee seconded the Motion.

Mr. Miller reiterated concerns that in the time it would take to do a study, the option could expire leaving no opportunity to work with the property owners. He also expressed concerns about the consultants doing all the preliminary work proposed in Phase One, without proceeding on to Phase Two, the work with the property owners.

Even though Phase Two of Leland's proposal (not included in the R3B recommendation) provided for the consultants to meet with property owners, Mr. Morgan believed that Phase One would allow opportunity for the property owners to work together. R3B's thought was that staff or a developer might step in to complete the work once the results of the study are known.

Although Mr. Whalen had agreed with taking an option on the property, he believed that once local development people had opportunity to see the potential they would participate. He believed the property owners should be contacted first, not during some second phase. He supported working with local talents instead of Leland Consulting.

The Motion failed as follows:

AYES: Koho, McGee and Meier (3)
NAYS: Beach, Keller, Miller and Whalen (4)
ABSTENTIONS: None (0)
ABSENT: None (0)

CONSENT CALENDAR

The consent calendar consisted of the following items:

a. Approval of May 5, 1997 Agency Minutes

b. Approval of June 23, 1997 Agency Minutes

Ms. Meier pulled item "a" from the consent calendar.

Mr. Miller pulled item "b" from the consent calendar.

ITEM "A"

Ms. Meier indicated that she would abstain on the May 5 minutes inasmuch as she was not present at that meeting.

Chair Koho moved for approval of the May 5, 1997 minutes. Mr. Keller seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller and Whalen (6)
NAYS: None (0)
ABSTENTIONS: Meier (1)
ABSENT: None (0)

ITEM "B"

Mr. Miller indicated that he would abstain on the June 23 minutes inasmuch as he was not present at that meeting.

Chair Koho moved for approval of the June 23, 1997 minutes. Mr. Keller seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Meier and Whalen (6)
NAYS: None (0)
ABSTENTIONS: Miller (1)
ABSENT: None (0)

OTHER BUSINESS

There was no other business to come before the Agency.

WRITTEN COMMUNICATIONS

There were no written communications to come before the Agency.

The Urban Renewal Agency recessed to Executive Session – pursuant to ORS 192.660(1)(e) – Real Property Transactions at 9:17 p.m.

The meeting was reconvened in regular session at 9:34 p.m.

Chair Koho announced that no final actions were taken.

ADJOURNMENT

The meeting was adjourned at 9:36 p.m.

Tracy L. Davis
City Recorder

APPROVED:

Dennis Koho - Chair

URBAN RENEWAL AGENCY MEMBERS:

Garry Whalen

Carl Beach

Dawn Meier

Al Miller

Jim Keller

Jerry McGee

Minutes approved:

City of Keizer, Oregon

AGENDA ITEM 6b

URBAN RENEWAL AGENCY BOARD
JUNE 22, 1998

APPROVAL OF URBAN RENEWAL AGENCY MINUTES OF MAY 18, 1998

MINUTES
KEIZER URBAN RENEWAL AGENCY
Monday, May 18, 1998
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Chair Koho called the meeting to order at 6:45 p.m. Roll call was taken as follows:

Present:
Dennis Koho, Chair
Carl Beach
Jim Keller
Jerry McGee
Al Miller
Dawn Meier
Garry Whalen

Staff:
Wally Mull, City Manager
Susan Gahlsdorf, Finance Director
Tracy L. Davis, City Recorder

PUBLIC TESTIMONY

There was no public testimony to come before the Agency Board.

ADMINISTRATIVE ACTION

RESOLUTION – URBAN RENEWAL DEBT REFUNDING

Susan Gahlsdorf, Finance Director reported staff has been working on the refinancing of the Urban Renewal Agency's 1996 Series A (tax-exempt) and 1996 Series B (taxable) bonds. This net saving results of this refinancing effort will be approximately $150,000 over the remaining life of the bonds. Furthermore, Ms. Gahlsdorf noted the debt service payment dates and maturity dates will remain the same as the original bonds.

Chair Koho moved a Resolution Authorizing the Issuance and Negotiated Sale of urban Renewal Refunding Bonds 1998 Series A (Tax-Exempt) and the Urban Renewal Refunding Bonds 1998 Series B (Taxable) to Refund the Agency's Series 1996 Bonds. Jim Keller seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Meier, Miller and Whalen (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

OTHER BUSINESS There was no other business to come before the Agency Board.

WRITTEN COMMUNICATIONS There were no written communications to come before the Agency.

ADJOURNMENT The Urban Renewal Agency meeting was adjourned at 6:47 p.m.

_____
Tracy L. Davis
City Recorder

APPROVED:

_____
Dennis Koho-Chair

URBAN RENEWAL AGENCY MEMBERS:

_____ _____
Garry Whalen Carl Beach

_____ _____
Dawn Meier Al Miller

_____ _____
Jim Keller Jerry McGee

Minutes approved:

_____

City of Keizer, Oregon

AGENDA ITEM 6c

URBAN RENEWAL AGENCY BOARD
JUNE 22, 1998

APPROVAL OF URBAN RENEWAL AGENCY MINUTES OF JUNE 1, 1998

MINUTES
KEIZER URBAN RENEWAL AGENCY
Monday, June 1, 1998
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Chair Koho called the meeting to order at 8:00 p.m. Roll call was taken as follows:

Present:
Dennis Koho, Chair
Carl Beach
Jim Keller
Jerry McGee
Al Miller
Dawn Meier
Garry Whalen

Staff:
Wally Mull, City Manager
Susan Gahlsdorf, Finance Director
Tracy L. Davis, City Recorder
John Morgan, Community Development Consultant

PUBLIC TESTIMONY

There was no public testimony to come before the Agency Board.

ADMINISTRATIVE ACTION

URBAN RENEWAL FINANCING – MAXIMUM DEBT/ FINANCING OPTIONS

Wally Mull, City Manager outlined the process necessary to finalize adoption of the amendment to the Urban Renewal Plan and come into compliance with the requirements of Ballot Measure 50. This includes adopting the maximum debt the district will undertake and adopting one of the three financing options allowed by the ballot measure.

In response to Mr. Keller's concern with the potential projects listed in the memorandum on page 5, John Morgan explained the Urban Renewal Plan includes a capital improvement program listing specific projects over a period of time. These are projects which are authorized to be undertaken by the plan and estimated costs are included. However, he noted this differs from actual allocation of funds through the budget process. For example, the Civic Center and Public Transit Center improvements were programmed into the plan, but were moved to the end of the renewal plan timeframe. Mr. Morgan pointed out even though the projects are listed in the plan, there is no certainty they will be undertaken or completed. He discussed other projects and their potential for completion.

Jerry McGee confirmed this is not a list of "must do" projects. The intended action is to set a spending limit and specific project decisions will be made by the Agency each year during the budget process.

In response to an inquiry by Al Miller, Mr. Morgan explained all items included in the plan, plus the debt service costs are adequately funded under the $22,390,384. maximum indebtedness. He pointed out by setting a maximum indebtedness, it eliminates any potential for adding projects in the future that would exceed this amount.

Mr. Miller confirmed the 1996 amendment which created the stadium project, did not eliminate any other projects within the plan from being completed.

Mr. Morgan explained by adopting "option one" of the financing options for urban renewal, none of the increased valuation or the taxable increment is available to the City or to any other taxing jurisdictions to use. If this was available to the City to tax in the upcoming fiscal year, the City would collect approximately $13,500 or .69% more and the Keizer Fire District would collect approximately $8,700 or .72% of the general fund budgets. These figures would increase over the years.

Mr. Koho pointed out the revenue benefits when the urban renewal plan is dissolved and the assessed valuation is increased.

Chair Koho moved a Resolution Selecting Option One for the Method of Collecting Ad Valorem Property Taxes to Pay Indebtedness Issue or Incurred to Carry Out the Agency's Urban Renewal Plan. Al Miller seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Meier, Miller and Whalen (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

OTHER BUSINESS

There was no other business to come before the Agency Board.

WRITTEN COMMUNICATIONS

There were no written communications to come before the Agency.

ADJOURNMENT

The Urban Renewal Agency meeting was adjourned at 8:17 p.m.

Tracy L. Davis
City Recorder

APPROVED:

_____

Dennis Koho-Chair

URBAN RENEWAL AGENCY MEMBERS:

_____ _____

Garry Whalen Carl Beach

_____ _____

Dawn Meier Al Miller

_____ _____

Jim Keller Jerry McGee

Minutes approved:

_____

URBAN RENEWAL AGENCY, CITY OF KEIZER, STATE OF OREGON

RESOLUTION R98-_____

DECLARING THE PUBLIC NECESSITY AND PURPOSE FOR ACQUIRING PARCELS OF LAND ALONG BOTH SIDES OF CHERRY AVENUE WITHIN THE CITY OF KEIZER

WHEREAS, under and by virtue of the laws of the State of Oregon, the Urban Renewal Agency of the City of Keizer is duly authorized and empowered to purchase, acquire, enter upon and appropriate land and property for establishing, laying out, widening, enlarging or extending roads, streets or highways to any public or municipal use or for the general benefit and use of the people of the City of Keizer; NOW THEREFORE,

BE IT RESOLVED by the board of directors of the Urban Renewal Agency of Keizer as follows:

1. The Urban Renewal Agency of Keizer hereby finds and declares that the real property and interest therein more particularly set forth and described in Exhibit "A" attached hereto and by this reference incorporated herein is needed and required for the purpose of establishing, laying out, widening, enlarging or extending the public street within the City of Keizer known as Cherry Avenue.

2. The board of the Urban Renewal Agency of Keizer hereby finds that the appropriation of the land set forth and described in Exhibit "A", is reasonably necessary for the general benefit and use of the people of the City of Keizer for the purposes and benefits more particularly described in the "Design Plan for the Cherry Avenue Corridor" adopted by the board of the Urban Renewal Agency of Keizer on February 3, 1997.

Lien & Johnson
Attorneys at Law
4855 River Road N.
Keizer, Oregon 97303
(503) 390-1635

3. The board of the Urban Renewal Agency of Keizer and its agents and attorneys be and they are hereby authorized to attempt to agree with the owners and other persons in interest in the real property and interest described in Exhibit "A" attached hereto and by this reference incorporated herein as to the compensation to be paid for the appropriation of the described property, and, in the event that no satisfactory agreement can be reached, then the attorneys for the Urban Renewal Agency of Keizer be and the same hereby are directed and authorized to commence and prosecute to final determination such proceedings as may be necessary to acquire the real property and interest therein and that upon the filing of such proceeding, take possession of the real property and interest therein immediately.

4. That upon the trial of any suit or action instituted to acquire the real property described in Exhibit "A" or any interest therein, the attorneys acting for an on behalf of the Urban Renewal Agency of Keizer be and hereby are authorized to make such stipulation, agreement or admission as in their judgment may be for the best interests of the Urban Renewal Agency of Keizer.

PASSED this _____day of _____, 1998.

SIGNED this _____day of _____, 1998.

_____
Chairman Urban Renewal
Agency of Keizer

Lien & Johnson
Attorneys at Law
4855 River Road N.
Keizer, Oregon 97303
(503) 390-1635

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750050
Owner: K&R Shopping Centers DBA
USA Properties Inc.
c/o Shelter Management Inc.
Tax Map No.073W11BB-700, 800, 1600

PARCEL 1 (FEE)

Beginning at a point on the East right-of-way line of North River Road which bears South 00°00'33" East 2604.81 feet and South 88°45'42" East 36.01 feet from the Northeast corner of the T.D. Keizer Donation Land Claim No.38 in Section 11, Township 7 South, Range 3 West, of the Willamette Meridian in Marion County, Oregon, said beginning point being on the Northerly boundary line of that tract of land described in Reel 229, Page 1290, Deed Records;

Thence South 88°45'42" East along said boundary line, a distance of 219.57 feet to and iron pipe set in County Survey 27828;

Thence South 89°16'15" East continuing along said boundary line, a distance of 330.12 feet to a point on the Westerly right-of-way line of Cherry Avenue;

Thence South 14°14'59" East along said right-of-way line, a distance of 413.39 feet to the Southeast corner of said tract;

Thence South 90°00'00" West along the South line of said tract, a distance of 6.19 feet;

Thence North 14°14'59" West parallel with the centerline of said Cherry Avenue a distance of 388.11 feet;

Thence Northwesterly along the arc of a 20.00 foot radius curve to the left (the chord of which bears North 59°04'45" West 28.20 feet) a distance of 31.30 feet;

Thence Westerly along the arc of a 529.50 foot radius curve to the right (the chord of which bears South 83°19'12" West 133.25 feet) a distance of 133.60 feet;

Thence North 89°27'05" West 372.66 feet;

Thence Southwesterly along the arc of a 21.00 foot radius curve to the right (the chord of which bears South 45°39'44" West 28.61 feet) a distance of 31.47 feet to a point on the East right-of-way line of said North River Road;

Thence North 00°00'33" West along said right-of-way line, a distance of 50.88 feet to the Point of Beginning.

Contains 17,172 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

ODOT FILE # 6750050
K&R Shopping Centers

PARCEL 2 (Permanent easement for slopes, utilities, Std. Street Signs, and maintenance)

Beginning at a point on the South line of that tract of land described in Reel 229, Page 1290 Deed Records which bears South 90°00'00" West 6.19 feet from the Southeast corner thereof;

Thence South 90°00'00" West along said South line a distance of 4.64 feet;

Thence North 14°14'59" West parallel with the centerline of Cherry Avenue, a distance of 399.61 feet;

Thence Southeasterly along the arc of a 20.00 foot radius curve to the right (the chord of which bears South 33°50'51" East 13.42 feet) a distance of 13.68 feet;

Thence South 14°14'59" East 388.11 feet to the Point of Beginning.

Contains 1783 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750051
Owner: Plumley, L. Neil and Sally R.
Tax Map No. 073W11BB-2000

PARCEL 1 (FEE)

Beginning at a point on the East right-of-way line of North River Road which bears South 00°00'33" East 2604.81 feet and South 88°45'42" East 36.01 feet from the Northeast corner of the T.D. Keizer Donation Land Claim No.38 in Section 11, Township 7 South, Range 3 West, of the Willamette Meridian in Marion County, Oregon, said beginning point being on the Northerly boundary line of that tract of land described in Reel 229, Page 1290, Deed Records;

Thence North 00°00'33" West along said right-of-way line, a distance of 47.68 feet;

Thence Southeasterly along the arc of a 21.00 foot radius curve to the right (the chord of which bears South 46°27'05" East 28.39 feet) a distance of 31.18 feet;

Thence South 89°27'05" East 373.12 feet;

Thence Northeasterly along the arc of a 470.50 foot radius curve to the left (the chord of which bears North 83°32'54" East 114.68 feet) a distance of 114.97 feet;

Thence Northeasterly along the arc of a 20.00 foot radius curve to the left (the chord of which bears North 31°08'57" East 28.48 feet) a distance of 31.69 feet;

Thence North 14°14'59" West parallel with the centerline of Cherry Avenue a distance of 43.00 feet; thence South 75°45'01" West 4.50 feet; thence North 14°14'59" West 10.00 feet; thence North 75°45'01" East 4.50 feet; thence North 14°14'59" West 21.02 feet;

Thence Northwesterly along the arc of a 130.35 foot radius curve to the right (the chord of which bears North 9°54'22" West 19.76 feet) a distance of 19.77 feet;

Thence Northwesterly along the arc of a 128.26 foot radius curve to the left (the chord of which bears North 9°54'14" West 19.44 feet) a distance of 19.46 feet;

Thence North 14°14'59" West parallel with the centerline of said Cherry Avenue, a distance of 71.20 feet to a point on the Southerly line of that tract of land conveyed to Daniel R. Chandler and Ronna Lee Chandler by deed recorded in Reel 563, Page 29, Deed Records;

Thence North 78°26'10" East along said Southerly line, a distance of 6.04 feet to a point on the Westerly right-of-way line of said Cherry Avenue;

Thence South 14°14'59" East along said right-of-way line, a distance of 259.31 feet to the Northeast corner of said tract described in Reel 229, Page 1290, Deed Records;

Thence North 89°16'15" West along the Northerly line of said tract, a distance of 330.12 feet to an iron pipe set in County Survey 27828;

Thence North 88°45'42" West continuing along said boundary line, a distance of 219.57 feet to the point of beginning.Contains 19,862 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, &maintenance)

Beginning at a point on the Northerly boundary line of Parcel III as described in deed recorded in Reel 176, Page 948, Deed Records which point bears South 78°26'10" West 6.04 feet from the Northeast corner thereof;

Thence South 14°14'59" West parallel with the centerline of said Cherry Avenue, a distance of 71.20 feet;

Thence Southeasterly along the arc of a 128.26 foot radius curve to the right (the chord of which bears South 9°54'14" East 19.44 feet) a distance of 19.46 feet;

Thence Southeasterly along the arc of a 130.35 foot radius curve to the left (the chord of which bears South 9°54'22" East 19.76 feet) a distance of 19.77 feet;

Thence South 14°14'59" East 74.02 feet;

Thence Southerly along the arc of a 20.00 foot radius curve to the right (the chord of which bears South 5°20'52" West 13.42 feet) a distance of 13.68 feet;

Thence North 14°14'59" West 86.66 feet;

Thence Northwesterly along the arc of a 134.85 foot radius curve to the right (the chord of which bears North 9°54'21" West 20.44 feet) a distance of 20.46 feet;

Thence Northwesterly along the arc of a 123.76 foot radius curve to the left (the chord of which bears North 9°54'14" West 18.76 feet) a distance of 18.77 feet;

Thence North 14°14'59" West 71.41 feet to a point on the Northerly line of said Parcel III;

Thence North 78°26'10" East 4.50 feet to the point of beginning.

Contains 824 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 675001
Owner: Bradbury, Gertrude V., Trustee
Tax Map No. 073W11BD-03100

PARCEL 1 (FEE)

Beginning at the Southwest corner of Lot 3, Block 2, HICKS-JONES SUBDIVISION recorded in Volume 14, Page 3, Book of Town Plats for Marion County, Oregon;

Thence North 12°20'00" West along the West line of said lot, a distance of 160.27 feet to the Northwest corner thereof;

Thence South 90°00'00" East along the North line of said lot, a distance of 5.58 feet;

Thence South 10°51'43" East 159.43 feet to a point on the South line of said lot;

Thence South 89°57'00" West 1.39 feet to the point of beginning.

Contains 545 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, &maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above.

Contains 717 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

Ci ty of Keizer
ODOT File Number: 6750003
Owner: Sjothun, A. Lee and Jeanne M., et al
Tax Map No. 073W11BD-02400

PARCEL 1 (FEE)

Beginning at a point on the West line of Lot 1, Block 3, HICKS-JONES SUBDIVISION, in Marion County, Oregon, marking the Northwest comer of that tract of land described in Reel 1304, Page 214, Deed Records;

Thence South 90°00'00" East along the North line of said tract, a distance of 8.29 feet;

Thence South 13°28'07" East 22.97 feet;

Thence Southeasterly along the arc of a 51.50 foot radius curve to the left (the chord of which bears South 20°20'44" East 12.33 feet) a distance of 12.36 feet;

Thence Southeasterly along the arc of a 53.125 foot radius curve to the right (the chord of which bears South 20°20'44" East 12.72 feet) a distance of 12.75 feet;

Thence South 13°28'07" East 27.00 feet;

Thence North 76°31'53" East 6.50 feet;

Thence South 13°28'07" East 10.00 feet;

Thence South 76°31'53" West 6.50 feet;

Thence South 13°28'07" East 9.00 feet;

Thence Southeasterly along the arc of a 80.00 foot radius curve to the right (the chord of which bears South 7°20'15" East 17.09 feet) a distance of 17.12 feet;

Thence Southeasterly along the arc of a 51.50 foot radius curve to the left (the chord of which bears South 7°20'15" East 11.00 feet) a distance of 11.02 feet;

Thence South 13°28'07" East 20.49 feet;

Thence Southeasterly along the arc of a 14.00 foot radius curve to the left (the chord of which bears South 27°15'33" East 6.67 feet) a distance of 6.74 feet to a point on the Southerly boundary of said Lot 1;

Thence Northwesterly along said boundary line on the arc of a 30.00 foot radius curve to the right (the chord of which bears North 39°39'18" West 27.54 feet) a distance of 28.61 feet; thence North 12°20'00" West along the Westerly line of said Lot 1, a distance of 125.99 feet to the point of beginning.

Contains 1627 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

ODOT File # 6750003
Sjothun, A. Lee and Jeanne M., et al

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, &maintenance)

Beginning at the Northeast corner of the above described Parcel 1;
Thence South 90°00'00" East 4.63 feet;

Thence South 13°28'07" East 21.89 feet;

Thence Southeasterly along the arc of a 47.00 foot radius curve to the left (the chord of which bears South 20°20'44" East 11.25 feet) a distance of 11.28 feet;

Thence Southeasterly along the arc of a 57.625 foot radius curve to the right (the chord of which bears South 20°20'44" East 13.80 feet) a distance of 13.83 feet;

Thence South 13°28'07" East 46.00 feet;

Thence Southeasterly along the arc of a 84.50 foot radius curve to the right (the chord of which bears South 7°20'15" East 18.05 feet) a distance of 18.08 feet;

Thence Southeasterly along the arc of a 47.00 foot radius curve to the left (the chord of which bears South 7°20'15" East 10.04 feet) a distance of 10.06 feet;

Thence South 13°28'07" East 28.87 feet to a point on the Southerly boundary line of said Lot 1;

Thence Northwesterly along said boundary line on the arc of a 30.00 foot radius curve to the right (the chord of which bears North 70°17'50" West 3.47 feet) a distance of 3.48 feet;

Thence Northwesterly along the arc of a 14.00 foot radius curve to the right (the chord of which bears North 27°15'33" West 6.67 feet) a distance of 6.74 feet;

Thence North 13°28'07" West 20.49 feet;

Thence Northwesterly along the arc of a 51.50 foot radius curve to the right (the chord of which bears North 7°20'15" West 11.00 feet) a distance of 11.02 feet;

Thence Northwesterly along the arc of a 80.00 foot radius curve to the left (the chord of which bears North 7°20'15" West 17.09 feet) a distance of 17.12 feet;

Thence North 13°28'07" West 46.00 feet;

Thence Northwesterly along the arc of a 53.125 foot radius curve to the left (the chord of which bears North 20°20'44" West 12.72 feet) a distance of 12.75 feet;

Thence Northwesterly along the arc of a 51.50 foot radius curve to the right (the chord of which bears North 20°20'44" West 12.33 feet) a distance of 12.36 feet;

Thence North 13°28'07" West 22.97 feet to the point of beginning.

Contains 623 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750006
Owner: Miller, Randy S. and Cheri R.
Tax Map No. 073W11BD-02100

PARCEL 1 (FEE)

Beginning at the Southwest corner of Lot 23, Block 3, HICKS-JONES SUBDIVISION, in Marion County, Oregon;

Thence North 14°14'59" West along the Westerly line of said Lot 23, a distance of 60.00 feet;

Thence South 90°00'00" East 1.66 feet;

Thence Southeasterly along the arc of a 19.50 foot radius curve to the left (the chord of which bears South 35°04'45" East 4.37 feet) a distance of 4.38 feet;

Thence Southeasterly along the arc of a 25.50 foot radius curve to the right (the chord of which bears South 27°52'58" East 12.02 feet) a distance of 12.13 feet;

Thence South 14°14'59" East 45.35 feet to a point on the South line of said Lot 23;

Thence North 90°00'00" West 6.19 feet to the point of beginning.

Contains 336 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above.

Contains 278 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750007
Owner: Taylor, Kevin A. and Ulrike J.
Tax Map No. 073W11BD-02000

PARCEL 1 (FEE)

Beginning at a point on the Westerly line of Lot 23, Block 3, HICKS-JONES SUBDIVISION, in Marion County, Oregon, marking the Southwest corner of that tract of land described in Reel 903, Page 117, Deed Records;
Thence North 14°14'59" West along the Westerly line of said Lot 23, a distance of 61.43 feet;

Thence Northwesterly along said westerly line on the arc of a 30.00 foot radius curve to the right (the chord of which bears North 6°49'56" West 7.75 feet) a distance of 7.77 feet;

Thence South 14°14'59" East 64.67 feet;

Thence Southeasterly along the arc of a 19.50 foot radius curve to the left (the chord of which bears South 21°26'46" East 4.88 feet) a distance of 4.90 feet;

Thence North 90°00'00" West 1.66 feet to the point of beginning.

Contains 68 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, &maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above. Excepting therefrom, that portion of existing buildings lying within easement.

Contains 341 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750004
Owner: Zink, Donald F. and June I.
Tax Map No. 073W11BD-02300

PARCEL 1 (FEE)

Beginning at the Northwest corner of Lot 1, Block 3, HICKS-JONES SUBDIVISION, in Marion County, Oregon;

Thence South 90°00'00" East along the North line of said Lot 1, a distance of 5.24 feet;

Thence South 13°28'07" East 150.68 feet to a point on the South line of that tract of land described in Volume 641, Page 21, Deed Records;

Thence North 90°00'00" West along the South line of said tract, a distance of 8.29 feet to a point on the Westerly line of said Lot 1;

Thence North 12°20'00" West along said Westerly line, a distance of 150.00 feet to the point of beginning.

Contains 991 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above.

Contains 678 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 675005
Owner: Miller, Benny W. and Donna M.
Tax Map No. 073W11BD-02200

PARCEL 1 (FEE)

Beginning at the Southwest corner of Lot 22, Block 3, HICKS-JONES SUBDIVISION, in Marion County, Oregon;

Thence North 12°20'00" West along the Westerly line of said Lot 22, a distance of 39.36 feet;

Thence North 14°14'59" West continuing along said Westerly line, a distance of 111.47 feet to the Northwest corner of said Lot 22;

Thence South 90°00'00" East along the North line of said lot, a distance of 6.19 feet;

Thence South 14°14'59" East 13.43 feet;

Thence South 12°29'11" East 21.58 feet;

Thence South 13°28'07" East 115.58 feet to a point on the South line of said lot;

Thence North 90°00'00" West 5.24 feet to the point of beginning.

Contains 757 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above.

Contains 678 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750009
Owner: Gatchet, Douglas G. and Linda E.
Tax Map No. 073W11BD-00600

PARCEL 1 (FEE)

Beginning at the Northwest corner of Lot 22, Block 4, HICKS-JONES SUBDIVISION, in Marion County, Oregon;

Thence South 90°00'00" East along the North line of said Lot 22, a distance of 6.19 feet;

Thence South 14°14'59" East 65.00 feet to a point on the South line of that tract of land described in Reel 1046, Page 409, Deed Records;

Thence North 90°00'00" West along the South line of said tract, a distance of 6.19 feet to a point on the Westerly line of said Lot 22;

Thence North 14°14'59" West along said Westerly line, a distance of 65.00 feet to the point of beginning.

Contains 390 square feet of land, more or less.

Parcel 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above.

Contains 292 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750008
Owner: Gatchet, Douglas G. and Linda E.
Tax Map No. 073W11BD-00700

PARCEL 1 (FEE)

Beginning at a point on the Westerly line of Lot 22, Block 4, HICKS-JONES SUBDIVISION, in Marion County, Oregon, marking the Northwest corner of that tract of land described in Reel 1216, Page 510, Deed Records;

Thence South 90°00'00" East along the North line of said tract, a distance of 6.19 feet;

Thence South 14°14'59" East 103.21 feet to a point on the Southerly boundary line of said Lot 22;

Thence Northwesterly along said boundary line on the arc of a 30.00 foot radius curve to the right (the chord of which bears North 32°41'06" West 18.97 feet) a distance of 19.30 feet;

Thence North 14°14'59" West along the Westerly line of said Lot 22, a distance of 86.73 feet to the point of beginning.

Contains 589 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above.

Contains 473 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750011
Owner: Goodwin, Lorin E. and Joan A.
Tax Map No. 073W11BA-07601

PARCEL 1 (FEE)

Beginning at the Southwest corner of Lot 7, Block 1, I. HARTMAN SUBDIVISION NO. 2, in Marion County, Oregon;

Thence North 14°14'59" West along the Westerly line of said Lot 7, a distance of 92.86 feet to the Northwest corner of that tract of land described in Reel 649, Page 78, Deed Records;

Thence South 90°00'00" East along the North line of said tract, a distance of 6.19 feet; thence South 14°14'59" East 83.07 feet;

Thence Southeasterly along the arc of a 14.00 foot radius curve to the left (the chord of which bears South 40°53'04" East 12.55 feet) a distance of 13.02 feet to a point on the South line of said Lot 7;

Thence South 90°00'00" West along said South line, a distance of 12.00 feet to the point of beginning.

Contains 572 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

Beginning at the Northeast corner of the above described Parcel 1;
Thence South 90°00'00" East 4.64 feet; thence South 14°14'59" East 92.21 feet; thence Northwesterly along the arc of a 14.00 foot radius curve to the right (the chord of which bears North 37°53'01" West 11.22 feet) a distance of 11.55 feet; thence North 14°14'59" West 83.07 feet to the point of beginning.

Contains 403 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750012
Owner: Jiang, Qian Hua
Tax Map No. 073W11BA-07500

PARCEL 1 (FEE)

Beginning at a point on the Westerly line of Lot 7, Block 1, I. HARTMAN SUBDIVISION NO. 2, in Marion County, Oregon, marking the Southwest corner of Parcel II as described in Reel 691, Page 206, Deed Records;

Thence North 14°14'59" West along the Westerly line of said Lot 7, a distance of 61.97 feet to the Northwest corner of said Parcel II;

Thence South 90°00'00" East along the North line of said Parcel II, a distance of 6.19 feet;

Thence South 14°14'59" East 61.97 feet to a point on the South line of said Parcel II;

Thence North 90°00'00" West 6.19 feet to the point of beginning.

Contains 372 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above.

Contains 279 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750013
Owner: Jiang, Qian Hua
Tax Map No. 073W11BA-05800

PARCEL 1 (FEE)

Beginning at a point on the Westerly line of Lot 7, Block 1, I. HARTMAN SUBDIVISION NO. 2, in Marion County, Oregon, marking the Southwest corner of Parcel I as described in Reel 691, Page 206, Deed Records;

Thence North 14°14'59" West along the Westerly line of said Lot 7, a distance of 116.25 feet;

Thence Northerly along the arc of a 30.00 foot radius curve to the right (the chord of which bears North 4°11'09" East 18.97 feet) a distance of 19.31 feet;

Thence South 14°14'59" East 3.52 feet;

Thence Southeasterly along the arc of a 51.50 foot radius curve to the left (the chord of which bears South 21°07'36" East 12.33 feet) a distance of 12.36 feet;

Thence Southeasterly along the arc of a 53.125 foot radius curve to the right (the chord of which bears South 21°07'36" East 12.72 feet) a distance of 12.75 feet;

Thence South 14°14'59" East 19.00 feet;

Thence North 75°45'01" East 6.50 feet;

Thence South 14°14'59" East 10.00 feet;

Thence South 75°45'01" West 6.50 feet;

Thence South 14°14'59" East 17.00 feet;

Thence Southeasterly along the arc of a 80.00 foot radius curve to the right (the chord of which bears South 8°07'07" East 17.09 feet) a distance of 17.12 feet;

Thence Southeasterly along the arc of a 51.50 foot radius curve to the left (the chord of which bears South 8°07'07" East 11.00 feet) a distance of 11.02 feet;

Thence South 14°14'59" East 33.45 feet to a point on the South line of said Parcel I;

Thence North 90°00'00" West 6.19 feet to the point of beginning.

Contains 1061 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

ODOT File # 6750012
Jiang, Qian Hua

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above and shown on Exhibit "A".

Contains 582 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750015
Owner: Vazquez, Jose Luis and Estela
Tax Map No. 073W11BA-05600

PARCEL 1 (FEE)

Beginning at the Northwest corner of Lot 20, Block 5, HICKS-JONES SUBDIVISION, in Marion County, Oregon;

Thence South 90°00'00" East along the North line of said Lot 20, a distance of 6.19 feet;

Thence South 14°14'59" East 87.20 feet to a point on the South line of that tract of land described in Reel 1281, Page 226, Deed Records;

Thence North 90°00'00" West along the South line of said tract, a distance of 6.19 feet to a point on the Westerly line of said Lot 20;

Thence North 14°14'59" West along said Westerly line, a distance of 87.20 feet to the point of beginning.

Contains 523 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above.

Contains 392 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750014
Owner: City of Salem Housing Authority
Tax Map No. 073W11BA-05700

PARCEL 1 (FEE)

Beginning at a point on the Westerly line of Lot 20, Block 5, HICKS-JONES SUBDIVISION, in Marion County, Oregon, marking the Northwest corner of that tract of land described in Reel 191, Page 593, Deed Records;

Thence South 90°00'00" East along the North line of said tract, a distance of 6.19 feet;

Thence South 14°14'59" East 80.90 feet to a point on the Southerly boundary line of said Lot 20;

Thence Northwesterly along said boundary line on the arc of a 30.00 foot radius curve to the right (the chord of which bears North 32°41'08" West 18.97 feet) a distance of 19.31 feet;

Thence North 14°14'59" West along the Westerly line of said Lot 20, a distance of 64.42 feet to the point of beginning.

Contains 455 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above.

Contains 373 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750016
Owner: Dinehart, Roger A.
Tax Map No. 073W11BA-05100

PARCEL 1 (FEE)

Beginning at the Southwest corner of Lot 19, Block 5, HICKS-JONES SUBDIVISION, in Marion County, Oregon;

Thence North 14°14'59" West along the Westerly line of said Lot 19, a distance of 87.99 feet to the Northwest corner of that tract of land described in Reel 143, Page 768, Deed Records;

Thence South 90°00'00" East along the North line of said tract, a distance of 6.19 feet;

Thence South 14°14'59" East 87.99 feet to a point on the South line of said Lot 19;

Thence North 90°00'00" West 6.19 feet to the point of beginning.

Contains 528 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above.

Contains 396 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750017
Owner: Johnson, Arthur D. and Zella C.
Tax Map No. 073W11BA-05000

PARCEL 1 (FEE)

Beginning at the Northwest corner of Lot 19, Block 5, HICKS-JONES SUBDIVISION, in Marion County, Oregon;

Thence South 90°00'00" East along the North line of said Lot 19, a distance of 6.19 feet;

Thence South 14°14'59" East 87.98 feet to a point on the South line of that tract of land described in Volume 649, Page 185, Deed Records;

Thence North 90°00'00" West along the South line of said tract, a distance of 6.19 feet to a point on the Westerly line of said Lot 19;

Thence North 14°14'59" West along said Westerly line, a distance of 87.98 feet to the point of beginning.

Contains 528 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, Signal Poles & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above.

Contains 396 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750018
Owner: Johnson, Arthur D. and Zella C.
Tax Map No. 073W11BA-03200

PARCEL 1 (FEE)

Beginning at the Southwest corner of Lot 2, Block 5, HICKS-JONES SUBDIVISION, in Marion County, Oregon;

Thence North 14°14'59" West along the Westerly line of said Lot 2, a distance of 85.03 feet to a point marking the Northwest corner of that tract of land described in Reel 704, Page 476, Deed Records;

Thence South 90°00'00" East along the North line of said tract, a distance of 6.19 feet;

Thence South 14°14'59" East 85.03 feet to a point on the South line of said Lot 2;

Thence North 90°00'00" West 6.19 feet to the point of beginning.

Contains 510 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above.

Contains 383 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750019
Owner: Skorniak, Robert R. and Mary
Tax Map No. 073W11BA-03100

PARCEL 1 (FEE)

Beginning at the Northwest corner of Lot 2, Block 5, HICKS-JONES SUBDIVISION, in Marion County, Oregon;

Thence South 90°00'00" East along the North line of said Lot 2, a distance of 15.99 feet;

Thence South 14°14'59" East 3.29 feet;

Thence South 75°45'01" West 6.50 feet;

Thence South 14°14'59" East 18.00 feet;

Thence Southeasterly along the arc of a 80.00 foot radius curve to the right (the chord of which bears South 8°07'07" East 17.09 feet) a distance of 17.12 feet;

Thence Southeasterly along the arc of a 51.50 foot radius curve to the left (the chord of which bears South 8°07'07" East 11.00 feet) a distance of 11.02 feet;

Thence South 14°14'59" East 33.39 feet to a point on the South line of that tract of land described in Reel 832, Page 40, Deed Records;

Thence North 90°00'00" West along said South line, a distance of 6.19 feet to a point on the Westerly line of said Lot 2;

Thence North 14°14'59" West along said Westerly line, a distance of 85.03 feet to the point of beginning.

Contains 652 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above and shown on Exhibit "A".

Contains 360 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750020
Owner: Porter, Albert T.E. and Hannah E.
Tax Map No. 073W11BA-02700

PARCEL 1 (FEE)

Beginning at the Southwest corner of Lot 1, Block 5, HICKS-JONES SUBDIVISION, in Marion County, Oregon;

Thence North 14°14'59" West along the Westerly line of said Lot 1, a distance of 80.66 feet;

Thence Northerly along the arc of a 30.00 foot radius curve to the right (the chord of which bears North 4°11'11" East 18.97 feet) a distance of 19.31 feet;

Thence South 14°14'59" East 53.01 feet;

Thence Southeasterly along the arc of a 51.50 foot radius curve to the left (the chord of which bears South 21°07'36" East 12.33 feet) a distance of 12.75 feet;

Thence Southeasterly along the arc of a 53.125 foot radius curve to the right (the chord of which bears South 21°07'36" East 12.72 feet) a distance of 12.75 feet;

Thence South 14°14'59" East 18.00 feet;

Thence North 75°45'01" East 6.50 feet;

Thence South 14°14'59" East 6.71 feet to a point on the South line of said Lot 1;

Thence North 90°00'00" West 15.99 feet to the point of beginning.

Contains 706 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above and shown on Exhibit "A".

Contains 444 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750021
Owner: Ball, Marvin E.
Tax Map No. 073W11BA-02600

PARCEL 1 (FEE)

Beginning at the Southwest corner of Lot 16, HODGES ADDITION, in Marion County, Oregon;

Thence North 14°14'59" West along the Westerly line of said Lot 16, a distance of 70.00 feet to the Northwest corner thereof;

Thence North 83°55'00" East along the Northerly line of said lot, a distance of 6.06 feet;

Thence South 14°14'59" East 59.84 feet;

Thence Southeasterly along the arc of a 14.00 foot radius curve to the left (the chord of which bears South 39°50'45" East 12.10 feet) a distance of 12.51 feet to a point on the Southerly line of said Lot 16;

Thence South 83°55'00" West 11.34 feet to the point of beginning.

Contains 435 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

Beginning at the Northeast corner of Parcel 1 as described above;

Thence North 83°55'00" East along the Northerly line of said Lot 16, a distance of 4.55 feet;

Thence South 14°14'59" East 69.48 feet;

Thence Northwesterly along the arc of a 14.00 foot radius curve to the right (the chord of which bears North 37°53'01" West 11.22 feet) a distance of 11.55 feet; thence North 14°14'59" West 59.84 feet to the point of beginning.

Contains 300 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750023
Owner: Ceja-Hernandez, Jose Luis and Ellen
Tax Map No. 073W11BA-02400

PARCEL 1 (FEE)

Beginning at the Southwest corner of Lot 14, HODGES ADDITION, in Marion County, Oregon;

Thence North 14°14'59" West along the Westerly line of said lot, a distance of 70.00 feet to the Northwest corner thereof;

Thence North 83°55'00" East along the Northerly line of said lot, a distance of 6.06 feet;

Thence South 14°14'59" East 70.00 feet to a point on the Southerly line of said Lot 14;

Thence South 83°55'00" West 6.06 feet to the point of beginning.

Contains 420 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above.

Contains 315 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750024
Owner: Laack, Jean R. and Leroy L., Trustees
Tax Map No. 073W11BA-02300

PARCEL 1 (FEE)

Beginning at the Southwest corner of Lot 13, HODGES ADDITION, in Marion County, Oregon;

Thence North 14°14'59" West along the Westerly line of said lot, a distance of 60.00 feet to the Northwest corner thereof;

Thence North 81°32'00" East along the Northerly line of said lot, a distance of 6.03 feet;

Thence South 14°14'59" East 60.25 feet to a point on the Southerly line of said Lot 13;

Thence South 83°55'00" West 6.06 feet to the point of beginning.

Contains 361 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above.

Contains 272 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750025
Owner: The Fraternal Order of Eagles
Tax Map No. 073W02CD-09700

PARCEL 1 (FEE)

Beginning at the Southwest corner of Lot 17, HODGES ADDITION, in Marion County, Oregon;

Thence North 14°14'59" West along the Westerly line of said lot, a distance of 125.29 feet to the Northwest corner thereof;

Thence North 55°25'00" East along the Northerly line of said lot, a distance of 6.75 feet;

Thence South 12°53'08" East 13.90 feet;

Thence South 14°14'59" East 114.35 feet to a point on the Southerly line of said Lot 17;

Thence South 81°32'00" West 6.03 feet to the point of beginning.

Contains 763 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above.

Contains 582 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750026
Owner: Keizer Auditorium, Inc.
Tax Map No. 073W02CD-09600

PARCEL 1 (FEE)

Beginning at a point on the Easterly right-of-way line of Cherry Avenue marking the Southwest corner of that tract of land described in Volume 517, Page 242, Deed Records, which point bears South 12°53'08" East 1913.78 feet and North 55°25'00" East 21.52 feet from the Northwest corner of the John Force Donation Land Claim No. 68;
Thence North 12°53'08" West along said right-of-way line, a distance of 387.41 feet to the Northwest corner of said tract;

Thence North 89°45'00" East along the North line of said tract, a distance of 22.37 feet;

Thence South 7°51'36" East 66.55 feet;

Thence South 12°53'08" East 309.85 feet to a point on the Northerly line of Lot 17, HODGES ADDITION, in Marion County, Oregon;

Thence South 55°25'00" West 17.22 feet to the point of beginning.

Contains 6316 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above.

Contains 1687 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750060
Owner: Keizer Elks Lodge #2472
Tax Map No. 073W02CD-02400

PARCEL 1 (FEE)

Beginning at a point on the Easterly right-of-way line of Cherry Avenue which point bears South 12°53'08" East 1292.59 feet and North 77°06'52" East 55.94 feet from the Northwest corner of the John Force Donation Land Claim No. 68 in Section 2, Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon;

Thence North 12°53'29" West along said right-of-way line a distance of 132.03 feet;

Thence South 15°36'47" East 18.97 feet;

Thence Southeasterly along the arc of a 139.96 foot radius curve to the right (the chord of which bears South 16°45'42" East 19.13 feet) a distance of 19.15 feet;

Thence South 12°50'34" East 17.99 feet;

Thence North 77°09'26" East 6.50 feet;

Thence South 12°50'34" East 10.00 feet;

Thence South 77°09'26" West 6.50 feet;

Thence South 12°50'34" East 18.00 feet;

Thence Southeasterly along the arc of a 228.475 foot radius curve to the right (the chord of which bears South 9°49'17" East 24.09 feet) a distance of 24.10 feet;

Thence South 10°49'37" East 23.96 feet to the point of beginning.

Contains 259 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Easterly of, parallel with and contiguous to the East line of Parcel 1 described above and as shown on Exhibit "A".

Contains 549 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6790028
Owner: Braff, Harold Alvin and Elizabeth Ann
Tax Map No. 073W11CA-00400

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

Beginning at a point on the Westerly right-of-way line of Cherry Avenue marking the Southeast corner of that tract of land described in Volume 491, Page 671, Deed Records;

Thence North 89°50'02" West along the South line of said tract, a distance of 2.08 feet;

Thence North 12°56'21" West 60.14 feet to a point on the North line of said tract;

Thence South 89°50'02" East along the North line of said tract, a distance of 2.73 feet to a point on said Westerly right-of-way line;

Thence South 12°20'00" East along said right-of-way line, a distance of 60.00 feet to the point of beginning.

Contains 141 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6790027
Owner: Clark, Glenn E. and Vera M., Trustee
Tax Map No. 073W11CA-00300

PARCEL 1 (FEE) - NO FEE TAKE

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

Beginning at a point on the Westerly right-of-way line of Cherry Avenue marking the Southeast corner of that tract of land described in Reel 1030, Page 304, Deed Records;
Thence North 89°50'02" West along the South line of said tract, a distance of 0.78 feet;

Thence North 12°56'21" West 120.29 feet to a point on the North line of said tract;

Thence South 89°50'02" East along the North line of said tract, a distance of 2.08 feet to a point on said Westerly right-of-way line;

Thence South 12°20'00" East along said right-of-way line, a distance of 120.00 feet to the point of beginning.

Contains 167 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750029
Owner: Jensen, Harold A. and Helen Jane
Tax Map No. 073W11CA-00500

PARCEL 1 (FEE) - NO FEE TAKE

Parcel 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

Beginning at a point on the Westerly right-of-way line of Cherry Avenue marking the Southeast corner of that tract of land described in Volume 755, Page 285, Deed Records;
Thence North 89°50'02" West along the South line of said tract, a distance of 2.73 feet;

Thence North 12°56'21" West 60.14 feet to a point on the North line of said tract;

Thence South 89°50'02" East along the North line of said tract, a distance of 3.38 feet to a point on said Westerly right-of-way line;

Thence South 12°20'00" East along said right-of-way line, a distance of 60.00 feet to the point of beginning.

Contains 179 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750030
Owner: Lewis, Gilford L.
Tax Map No. 073W11CA-00600

Parcel 1 (FEE) NO FEE TAKE

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

Beginning at a point on the Westerly right-of-way line of Cherry Avenue marking the Southeast corner of that tract of land described in Reel 1027, Page 302, Deed Records;
Thence North 89°50'02" West along the South line of said tract, a distance of 3.38 feet;

Thence North 12°56'21" West 58.14 feet to a point on the North line of said tract;

Thence South 89°50'02" East along the North line of said tract, a distance of 4.01 feet to a point on said Westerly right-of-way line;

Thence South 12°20'00" East along said right-of-way line, a distance of 58.00 feet to the point of beginning.

Contains 209 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750031
Owner: Jensen, John T. and Donna K.
Tax Map No. 073W11CA-00700

PARCEL 1 (FEE)

Beginning at a point on the Westerly right-of-way line of Cherry Avenue marking the Southeast corner of that tract of land described in Reel 1379, Page 800, Deed Records;
Thence North 12°20'00" West along said right-of-way line, a distance of 56.03 feet to the TRUE POINT OF BEGINNING;

Thence North 12°56'21" West 69.43 feet;

Thence North 10°40'56" West 25.48 feet to a point on said Westerly right-of-way line;

Thence South 12°20'00" East along said right-of-way line, a distance of 94.89 feet to the TRUE POINT OF BEGINNING.

Contains 35.0 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

Beginning at a point on the Westerly right-of-way line of Cherry Avenue marking the Southeast corner of that tract of land described in Reel 1379, Page 800, Deed Records;

Thence North 89°50'02" West along the South line of said tract, a distance of 4.01 feet;

Thence North 12°56'21" West 124.64 feet;

Thence North 10°40'56" West 57.32 feet to a point on the North line of said tract;

Thence South 89°50'02" East along said North line, a distance of 3.67 feet to a point on said right-of-way line;

Thence South 12°20'00" East along said right-of-way line, a distance of 31.08 feet;

Thence South 10°40'56" East 25.48 feet; thence South 12°56'21" East 69.43 feet to a point on said right-of-way line; thence South 12°20'00" East along said right-of-way line, a distance of 56.03 feet to the point of beginning.

Contains 788 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750048
Owner: Burnett, Robert
Tax Map No. 073W11BB-00900

PARCEL 1 (FEE)

Beginning at the most Easterly Southeast corner of that tract of land described in Reel 906, Page 380, Deed Records for Marion County, Oregon, which point is 30.00 feet Westerly of the centerline of Cherry Avenue (when measured perpendicular thereto);

Thence North 90°00'00" West along the South line of said tract, a distance of 6.19 feet;

Thence North 14°14'59" West parallel with the centerline of said Cherry Avenue, a distance of 20.63 feet to a point on the North line of said tract;

Thence South 90°00'00" East along said North line, a distance of 6.19 feet;

Thence South 14°14'59" East parallel with the centerline of said Cherry Avenue, a distance of 20.63 feet to the point of beginning.

Contains 124 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of, parallel with and contiguous to the West line of Parcel 1 described above.

Contains 93 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750047
Owner: Burnett, Robert C. and Katie Alice
Tax Map No. 073W11BB-01000

PARCEL 1 (FEE)

Beginning at the Southeast corner of that tract of land described in Reel 126, Page 082, Deed Records for Marion County, Oregon, which point is 30.00 feet Westerly of the centerline of Cherry Avenue (when measured perpendicular thereto);

Thence North 89°56'40" West along the South line of said tract, a distance of 6.19 feet;
Thence North 14°14'59" West parallel with the centerline of said Cherry Avenue, a distance of 103.35 feet to a point on the North line of said tract;

Thence South 90°00'00" East along said North line, a distance of 6.19 feet;

Thence South 14°14'59" East parallel with the centerline of said Cherry Avenue, a distance of 103.35 feet to the point of beginning.

Contains 620 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of, parallel with and contiguous to the West line of Parcel 1 described above.

Contains 465 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750044
Owner: Layton, C. Rex and Ruth H., Trustees
Tax Map No. 073W11BD-08500, 08600
073W11BB-01100

PARCEL 1 (FEE)

Beginning at a point on the South line of Parcel II as described in Reel 1040, Page 234, Deed Records for Marion County, Oregon, which point is 20.00 feet Westerly of the centerline of Cherry Avenue (when measured perpendicular thereto);

Thence North 89°56'40" West along the South line of said Parcel II, a distance of 16.51 feet;

Thence North 14°14'59" West parallel with the centerline of said Cherry Avenue, a distance of 347.74 feet to a point on the North line of Parcel I as described in Reel 1040, Page 234, Deed Records;

Thence South 89°56'40" East along said North line, a distance of 16.51 feet;
Thence South 14°14'59" East parallel with the centerline of said Cherry Avenue, a distance of 347.74 feet to the point of beginning.

Contains 5564 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of, parallel with and contiguous to the West line of Parcel 1 described above.

Contains 1565 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750043
Owner: Jackson, Wallace and Betty McLean
Tax Map No. 073W11BD-08300

PARCEL 1 (FEE)

Beginning at a point on the South line of that tract of land described in Reel 569, Page 005, Deed Records for Marion County, Oregon, which point is 20.00 feet Westerly of the centerline of Cherry Avenue (when measured perpendicular thereto);

Thence North 89°56'40" West along the South line of said tract, a distance of 19.61 feet;
Thence North 14°14'59" West parallel with the centerline of said Cherry Avenue, a distance of 33.79 feet;

Thence Northwesterly along the arc of a 80.00 foot radius curve to the right (the chord of which bears North 8°07'07" West 17.09 feet) a distance of 17.12 feet;

Thence Northwesterly along the arc of a 51.50 foot radius curve to the left (the chord of which bears North 8°07'07" West 11.00 feet) a distance of 11.02 feet;

Thence North 14°14'59" West parallel with the centerline of said Cherry Avenue, a distance of 40.72 feet to a point on the North line of said tract;

Thence South 89°56'40" East along said North line, a distance of 16.51 feet;
Thence South 14°14'59" East parallel with the centerline of said Cherry Avenue, a distance of 103.20 feet to the point of beginning.

Contains 1799 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of, parallel with and contiguous to the West line of Parcel 1 described above.

Contains 462 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750042
Owner: Jackson, Wallace H. and McLean, Betty A.
Tax Map No. 073W11BD-08200

PARCEL 1 (FEE)

Beginning at a point on the South line of that tract of land described in Reel 196, Page 434, Deed Records for Marion County, Oregon, which point is 20.00 feet Westerly of the centerline of Cherry Avenue (when measured perpendicular thereto);

Thence North 89°56'40" West along the South line of said tract, a distance of 11.35 feet;
Thence North 14°14'59" West parallel with the centerline of said Cherry Avenue, a distance of 52.90 feet;

Thence Northwesterly along the arc of a 51.50 foot radius curve to the left (the chord of which bears North 25°31'32" West 20.14 feet) a distance of 20.27 feet;

Thence Northwesterly along the arc of a 53.125 foot radius curve to the right (the chord of which bears North 25°31'32" West 20.77 feet) a distance of 20.91 feet;

Thence North 14°14'59" West parallel with the centerline of said Cherry Avenue, a distance of 12.21 feet to a point on the North line of said tract;

Thence South 89°56'40" East along said North line, a distance of 19.61 feet;
Thence South 14°14'59" East parallel with the centerline of said Cherry Avenue, a distance of 103.20 feet to the point of beginning.

Contains 1386 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of, parallel with and contiguous to the West line of Parcel 1 described above.

Contains 478 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750041
Owner: Gatchet, Douglas and Linda
Tax Map No. 073W11BD-08100

PARCEL 1 (FEE)

Beginning at the Southeast corner of Lot 1, FIR DALE a subdivision in Marion County, Oregon;

Thence North 89°56'40" West along the South line of said lot, a distance of 11.30 feet;
Thence Northeasterly along the arc of a 19.00 foot radius curve to the left (the chord of which bears North 12°29'11" East 17.09 feet) a distance of 17.73 feet;

Thence North 14°14'59" West 98.05 feet to a point on the North line of said Lot 1;

Thence South 89°56'40" East along said North line, a distance of 4.76 feet to the Northeast corner thereof;

Thence South 13°34'34" East along the Easterly line of said lot, a distance of 114.94 feet to the point of beginning.

Contains 497 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of, parallel with and contiguous to the West line of Parcel 1 described above and as shown on Exhibit "A". Excepting therefrom, that portion of existing buildings lying within easement.

Contains 482 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750040
Owner: Remain and Assoc.
Tax Map No. 073W11BD-06800

PARCEL 1 (FEE)

Beginning at the Southeast corner of Lot 22, FIR DALE, a subdivision in Marion County, Oregon;
Thence North 89°56'40" West along the South line of said lot, a distance of 7.99 feet;
Thence North 13°28'07" West 66.36 feet;
Thence North 13°15'00" West 39.46 feet;
Thence Northwesterly along the arc of a 14.00 foot radius curve to the left (the chord of which bears North 36°05'45" West 10.87 feet) a distance of 11.16 feet to a point on the North line of said Lot 22;

Thence South 89°56'40" East along said North line, a distance of 11.91 feet to the Northeast corner thereof;

Thence South 13°34'34" East along the Easterly line of said lot, a distance of 114.93 feet to the point of beginning.

Contains 886 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of, parallel with and contiguous to the West line of Parcel 1 described above and as shown on Exhibit "A".

Contains 499 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750039
Owner: Rohde, Theodore F., Jr.
Tax Map No. 073W11BD-06700

PARCEL 1 (FEE)

Beginning at a point on the South line of that tract of land described in Reel 64, Page 1115, Deed Records for Marion County, Oregon, which point is 20.00 feet Westerly of the centerline of Cherry Avenue (when measured perpendicular thereto);

Thence North 89°56'40" West along the South line of said tract, a distance of 16.19 feet;
Thence North 13°28'07" West 102.84 feet to a point on the North line of said tract;
Thence South 89°56'40" East along said North line, a distance of 18.28 feet;
Thence South 12°20'00" East parallel with the centerline of said Cherry Avenue, a distance of 102.37 feet to the point of beginning.

Contains 1723 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of, parallel with and contiguous to the West line of Parcel 1 described above.

Contains 463 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750038
Owner: Weigel, Nancy B. and James P.
Tax Map No. 073W11BD-06600

PARCEL 1 (FEE)

Beginning at a point on the South line of that tract of land described in Reel 1084, Page 470, Deed Records for Marion County, Oregon, which point is 20.00 feet Westerly of the centerline of Cherry Avenue (when measured perpendicular thereto), said point also being in the center of Cade Street;

Thence North 89°55'54" West along said South line, a distance of 38.27 feet;
Thence North 00°04'06" East 28.04 feet;
Thence Northeasterly along the arc of a 14.00 foot radius curve to the left (the chord of which bears North 38°18'00" East 21.99 feet) a distance of 25.30 feet;

Thence North 13°28'07" West 74.26 feet to a point on the North line of said tract;
Thence South 89°56'40" East along said North line, a distance of 16.19 feet;
Thence South 12°20'00" East parallel with the centerline of said Cherry Avenue, a distance of 120.33 feet to the point of beginning.

Contains 2424 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of, parallel with and contiguous to the West line of Parcel 1 described above and as shown on Exhibit "A".

Contains 432 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750037
Owner: Jacobsen, Edward R. and Carrie, Trustees
Tax Map No. 073W11BD-05000

PARCEL 1 (FEE)

Beginning at a point on the South line of that tract of land described in Reel 1265, Page 352, Deed Records for Marion County, Oregon, which point is 20.00 feet Westerly of the centerline of Cherry Avenue (when measured perpendicular thereto);

Thence North 89°50'02" West along the South line of said tract, a distance of 6.15 feet;

Thence North 12°20'00" West parallel with the centerline of said Cherry Avenue, a distance of 53.72 feet;

Thence North 13°31'24" West 78.66 feet;

Thence Northwesterly along the arc of a 19.00 foot radius curve to the left (the chord of which bears North 51°43'39" West 23.50 feet) a distance of 25.34 feet;

Thence North 00°04'06" East 23.00 feet to a point on the North line of said tract, said point also being in the center of Cade Street;

Thence South 89°55'54" East along the North line of said tract, a distance of 18.03 feet;

Thence South 12°20'00" East parallel with the centerline of said Cherry Avenue, a distance of 170.44 feet to the point of beginning.

Contains 1488 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of, parallel with and contiguous to the West line of Parcel 1 described above and as shown on Exhibit "A".

Contains 694 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750036
Owner: Jacobsen, Edward R. and Carrie, Trustees
Tax Map No. 073W11BD-04900

PARCEL 1 (FEE)

Beginning at a point on the South line of Parcel II as described in Reel 1265, Page 353, Deed Records for Marion County, Oregon, which point is 20.00 feet Westerly of the centerline of Cherry Avenue (when measured perpendicular thereto);

Thence North 89°50'02" West along the South line of said Parcel II, a distance of 6.15 feet;

Thence North 12°20'00" West parallel with the centerline of said Cherry Avenue, a distance of 66.57 feet to a point on the North line of said Parcel II;

Thence South 89°50'02" East along said North line, a distance of 6.15 feet;

Thence South 12°20'00" East parallel with the centerline of said Cherry Avenue, a distance of 66.57 feet to the point of beginning.

Contains 399 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of, parallel with and contiguous to the West line of Parcel 1 described above.

Contains 300 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750034
Owner: Cockrell, James E.
Tax Map No. 073W11BD-04700

PARCEL 1 (FEE)

Beginning at the Southeast corner of Lot 2, Block 2, TOWN AND COUNTRY SUBDIVISION in Marion County, Oregon;

Thence North 89°50'02" West along the South line of said lot, a distance of 3.29 feet;

Thence North 32°25'54" East 4.57 feet to a point on the East line of said Lot 2;

Thence South 12°20'00" East along said East line, a distance of 3.95 feet to the point of beginning.

Contains 6 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750059
Owner: Warner, Fred and Allyce Mae
Tax Map No. 073W02CC-09700

PARCEL 1 (FEE)

Beginning at the Southeast corner of that tract of land described in Reel 141, Page 334, Deed Records for Marion County, Oregon, which point is 20.00 feet Westerly of the centerline of Cherry Avenue (when measured perpendicular thereto);

Thence South 90°00'00" West along the South line of said tract, a distance of 16.41 feet;

Thence North 12°53'08" West parallel with the centerline of said Cherry Avenue, a distance of 112.84 feet to a point on the North line of said tract;

Thence North 90°00'00" East along said line, a distance of 16.41 feet to the Northeast corner thereof;

Thence South 12°53'08" East parallel with the centerline of said Cherry Avenue, a distance of 112.84 feet to the point of beginning.

Contains 1805 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of, parallel with and contiguous to the West line of Parcel 1 described above.

Contains 508 square feet of land, more or less.

PARCEL 3 (Temporary Construction Easement)

Beginning at the Southeast corner of that tract of land described in Reel 141, Page 334, Deed Records for Marion County, Oregon, which point is 20.00 feet Westerly of the centerline of Cherry Avenue (when measured perpendicular thereto);

Thence South 90°00'00" West along the South line of said tract, a distance of 69.87 feet to the TRUE POINT OF BEGINNING;

Thence South 90°00'00" West a distance of 63.20 feet to the Southwest corner thereof;

Thence North 00°00'33" West a distance of 110.04 feet to a point on the North line of said tract;

Thence North 90°00'00" East along said line, a distance of 85.32 feet to the Northeast corner thereof;

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

Thence South 12°53'08" East parallel with the centerline of said Cherry Avenue, a distance of 10.80 feet;

Thence South 89°32'26" West, a distance of 51.84 feet;

Thence South 12°02'52" East a distance of 101.31 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750058
Owner: Allen, D. Loren
Tax Map No. 073W02CC-08800

PARCEL 1 (FEE)

Beginning at a point on the South line of that tract of land described in Reel 1152, Page 187, Deed Records for Marion County, Oregon, which point is 20.00 feet Westerly of the centerline of Cherry Avenue (when measured perpendicular thereto);

Thence South 89°58'56" West along said South line, a distance of 16.41 feet;

Thence North 12°53'08" West parallel with the centerline of said Cherry Avenue, a distance of 107.54 feet to a point on the North line of said tract;

Thence South 90°00'00" East along said line, a distance of 16.41 feet;

Thence South 12°53'08" East parallel with the centerline of said Cherry Avenue, a distance of 107.53 feet to the point of beginning.

Contains 1721 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of, parallel with and contiguous to the West line of Parcel 1 described above.

Contains 484 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750057
Owner: Adams, Hugh E. and Evelyn M., Trustees
Tax Map No. 073W02CC-08700

PARCEL 1 (FEE)

Beginning at a point on the South line of that tract of land described in Reel 196, Page 761, Deed Records for Marion County, Oregon, which point is 20.00 feet Westerly of the centerline of Cherry Avenue (when measured perpendicular thereto);

Thence North 89°21'00" West along said South line, a distance of 16.59 feet;

Thence North 14°14'59" West parallel with the centerline of said Cherry Avenue, a distance of 17.08 feet;

Thence North 12°53'08" West parallel with said centerline, a distance of 115.47 feet to a point on the North line of said tract;

Thence North 89°58'56" East along said line, a distance of 16.41 feet;

Thence South 12°53'08" East parallel with the centerline of said Cherry Avenue, a distance of 110.33 feet;

Thence South 14°14'59" East parallel with said centerline, a distance of 22.44 feet to the point of beginning.

Contains 2123 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of, parallel with and contiguous to the West line of Parcel 1 described above.

Contains 596 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750056
Owner: R & R Investments
Tax Map No. 073W11BB-00100

PARCEL 1 (FEE)

Beginning at a point on the Southerly line of that tract of land described in Reel 1216, Page 333, Deed Records for Marion County, Oregon, which point is 20.00 feet Westerly of the centerline of Cherry Avenue (when measured perpendicular thereto);

Thence South 78°22'38" West along said Southerly line, a distance of 16.05 feet;

Thence North 14°14'59" West parallel with the centerline of said Cherry Avenue, a distance of 170.85 feet to a point on the North line of said tract;

Thence South 89°21'00" East along said line, a distance of 16.59 feet;

Thence South 14°14'59" East parallel with the centerline of said Cherry Avenue, a distance of 167.32 feet to the point of beginning.

Contains 2711 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of, parallel with and contiguous to the Westerly line of Parcel 1 described above.

Contains 771 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number: 6750055
Owner: Radke, W.C. and Shirley M.
Tax Map No. 073W11BB-00200

PARCEL 1 (FEE)

Beginning at a point on the Southerly line of that tract of land described in Reel 1365, Page 195, Deed Records for Marion County, Oregon, which point is 20.00 feet Westerly of the centerline of Cherry Avenue (when measured perpendicular thereto);

Thence South 78°24'38" West along said Southerly line, a distance of 16.05 feet;

Thence North 14°14'59" West parallel with the centerline of said Cherry Avenue, a distance of 99.99 feet to a point on the Northerly line of said tract;

Thence North 78°22'38" East along said line, a distance of 16.05 feet;

Thence South 14°14'59" East parallel with the centerline of said Cherry Avenue, a distance of 100.00 feet to the point of beginning.

Contains 1603 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of, parallel with and contiguous to the West line of Parcel 1 described above.

Contains 450 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number 675054
Owner Allen, Dan
Tax Map No.073W-11BB-00300

PARCEL 1 (FEE)

Beginning at a point on the Southerly line of that tract of land described in Reel 938, Page 457, Deed Records for Marion County, Oregon, which point is 20.00 feet Westerly of the centerline of Cherry Avenue (when measured perpendicular thereto);
Thence South 78°26'58" West along said Southerly line, a distance of 16.05 feet;
Thence North 14°14'59" West parallel with the centerline of said Cherry Avenue, a distance of 101.07 feet to a point on the Northerly line of said tract;
Thence North 78°24'38" East along said line, a distance of 16.05 feet;
Thence South 14°14'59" East parallel with the centerline of said Cherry Avenue, a distance of 101.08 feet to the Point of Beginning.

Contains 1620 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of, parallel with and contiguous to the West line of Parcel 1, described above.

Contains 455 square feet of land, more or less.

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

City of Keizer
ODOT File Number 6750053
Owner: Chandler, Daniel R. and Ronna Lee
Tax Map No.073W-11BB-00400

PARCEL 1 (FEE)

Beginning at a point of the Southerly line of that tract of land described in Reel 563, Page 29, Deed Records for Marion County, Oregon, which point is 20.00 feet Westerly of the centerline of Cherry Avenue (when measured perpendicular thereto);
Thence South 78°26'10" West along said Southerly line, a distance of 16.05 feet;
Thence North 14°14'59" West parallel with the centerline of said Cherry Avenue, a distance of 115.66 feet to a point on the Northerly line of said tract;
Thence North 78°26'58" East along said Northerly line, a distance of 16.05 feet;
Thence South 14°14'59" East parallel with the centerline of said Cherry Avenue, a distance of 115.65 feet to the Point of Beginning.

Contains 1854 square feet of land, more or less.

PARCEL 2 (Permanent easement for slopes,utilities,Std. Street Signs, & maintenance)

A strip of land 4.50 feet in width lying Westerly of , parallel with and contiguous to the West line of Parcel 1 described above.

Contains 520 square feet of land, more less.

City of Keizer
ODOT File Number 6750063
Owner: McFarlane, Lloyd J. Trustee of the Lloyd J. McFarlane Family Trust

EXHIBIT "A"

Original Date: September 15, 1997
Revision Date: June 4, 1998

Tax Map No.073W02CC-09600

PARCEL 1 (Permanent easement for slopes, utilities ,Std. Street Signs, & maintenance)

Beginning at the intersection of the Westerly right-of-way line of Cherry Avenue with the North line of that tract of land described in Reel 1046, Page 394, Deed Records for Marion County, Oregon, said beginning point being 42.00 feet Westerly of the centerline of said Cherry Avenue (when measured perpendicular thereto);

Thence South 12°53'08" East along said right-of-way line, a distance of 5.50 feet to the TRUE POINT OF BEGINNING;

Thence South 12°53'08" East along said right of way line, a distance of 15.00 feet;

Thence South 77°06'52" West 4.50 feet;

Thence North 12°53'08" West 15.00 feet;

Thence South 77°06'52" East 4.50 feet to the TRUE POINT OF BEGINNING.

Contains 67.5 square feet of land, more less.

PARCEL 2 (Temporary Construction Easement)

Beginning at the intersection of the Westerly right-of-way line of Cherry Avenue with the North line of that tract of land described in Reel 1046, Page 394, Deed Records for Marion County, Oregon, said beginning point being 42.00 feet Westerly of the centerline of said Cherry Avenue (when measured perpendicular thereto);

Thence South 12°53'29" East along said right-of-way line, a distance of 122.68 feet;

Thence South 90°00'00" West 85.32 feet;

Thence North 00°00'00" East 119.59 feet;

Thence South 90°00'00" East a distance of 57.94 feet to the Point of Beginning.

City of Keizer, Oregon

PUBLIC HEARING SIGN UP SHEET

PUBLIC HEARING RE: KEIZER URBAN RENEWAL PLAN AMENDMENT

DATE: JUNE 22, 1998 TIME: 7:00 p.m. AGENDA ITEM # 3a

BEFORE THE: KEIZER CITY COUNCIL PLACE: ROBERT L. SIMON COUNCIL CHAMBERS

(PLEASE PRINT)

NAME	ADDRESS	GENERAL	PROPONENT	OPPONENT
Mark Miedema	419 Dorcas Dr N	X		
CHARLES GREGORY FRANK	5316 ARCADE AVE NE			X

City of Keizer, Oregon

PUBLIC HEARING SIGN UP SHEET

PUBLIC HEARING RE: KEIZER URBAN RENEWAL BUDGET

DATE: JUNE 22, 1998 TIME: 7:00 p.m. AGENDA ITEM # 4a

BEFORE THE: KEIZER URBAN RENEWAL AGENCY PLACE: ROBERT L. SIMON COUNCIL CHAMBERS

(PLEASE PRINT)

NAME	ADDRESS	GENERAL	PROPONENT	OPPONENT

No testimony

CITY OF KEIZER MISSION STATEMENT

KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY PROVIDING CITY SERVICES TO THE COMMUNITY IN A COORDINATED, EFFICIENT AND LEAST COST FASHION

AGENDA

KEIZER CITY COUNCIL
SPECIAL SESSION
Monday, June 22, 1998
7:00 p.m. (*following Urban Renewal Agency Meeting*)
Robert L. Simon Council Chambers
Keizer City Hall
Keizer, Oregon 97303

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC HEARING

   a. Ordinance adopting the Third Amendment to the Keizer North River Road Urban Renewal Plan

4. DELIBERATION

   a. RESOLUTION – Reaffirming Decision to Select Option One for Collection of Ad Valorem Taxes for Urban Renewal District

   b. RESOLUTION – Establishing Council Policy on Urban Renewal Special Levies.

   c. ORDINANCE– Adopting the Third Amendment to the Keizer North River Road Urban Renewal Plan

5. OTHER BUSINESS

   This time is provided to allow the Mayor, Council Members or staff an opportunity to bring new or old matters before the Council which are not listed on the agenda.

6. ADJOURN

Upon request, auxiliary aids and/or special services for those with disabilities will be provided. To request services, please contact us at 390-3700 or through Oregon Relay 1-800-735-2900 at least two working days (48 hours) in advance.

City of Keizer, Oregon

AGENDA ITEM 3a

June 22, 1998

ORDINANCE – ADOPTING THE THIRD AMENDMENT TO THE KEIZER NORTH RIVER ROAD URBAN RENEWAL PLAN

City of Keizer, Oregon

June 22, 1998

AGENDA ITEM 4a

THE CITY COUNCIL OF THE CITY OF KEIZER, OREGON
Resolution 98-_____

AFFIRMING THE SELECTION OF OPTION ONE
FOR THE METHOD OF COLLECTING AD VALOREM PROPERTY TAXES
TO PAY INDEBTEDNESS ISSUED OR INCURRED
TO CARRY OUT THE KEIZER URBAN RENEWAL AGENCY'S URBAN RENEWAL PLAN

WHEREAS, The City Council sitting as the Keizer Urban Renewal Agency Board adopted Resolution 98-_____ on June 1, 1998 which selected Option One as the method to be used in collecting Ad Valorem property taxes and established the maximum indebtedness to be undertaken by the District; and

WHEREAS, the Marion County Board of Commissioner, on June 17, 1998 recommended the City consider using Option Three; and

WHEREAS, the Council has reconsidered the reasons for choosing Option One, as outlined in Resolution 98-___, and as discussed in the June 22,1998 staff report; and

WHEREAS, the Council finds that Option One is the most appropriate choice;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KEIZER, OREGON RESOLVES:

Section 1. The Council reaffirms its choice, sitting as the Keizer Urban Renewal Agency Board, of Option One for the method of collecting ad valorem property taxes to pay indebtedness issued or incurred to carry out the Keizer Urban Renewal Agency's Urban Renewal Plan.

PASSED THIS 22ND DAY OF JUNE, 1998

_____
Dennis Koho, Mayor

ATTEST:

_____
Tracy Davis, City Recorder

City of Keizer, Oregon

June 22, 1998

AGENDA ITEM 4b

THE CITY COUNCIL OF THE CITY OF KEIZER, OREGON
Resolution 98-_____

ESTABLISHING COUNCIL POLICY ON
IMPOSING URBAN RENEWAL SPECIAL LEVIES

WHEREAS, the City Council, in accordance with ORS Chapter 457, has selected Option One for the method of collecting ad valorem property taxes to pay indebtedness issued or incurred to carry out the Keizer Urban Renewal Agency's urban renewal plan, and

WHEREAS, choosing Option One means that the Agency will receive the revenues afforded by the "division of taxes" method, which will not establish a special levy having a tax rate, and

WHEREAS, the Council may find it appropriate at some point in the future to establish a special levy to support activities of the Urban Renewal District, and

WHEREAS, the Marion County Board of Commissioner has expressed concern that if tax collections in Keizer ever go into compression, and if Keizer has instituted an Urban Renewal special levy to finance some activities of the District, then the compression process could cut revenue from County programs involved in direct service delivery, such as corrections, while still funding renewal programs. And they believe this would be an inappropriate situation in which to be forced, and

WHEREAS, the Council generally agrees with the Board's concern,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KEIZER, OREGON RESOLVES:

Section 1. The Council establishes the following as the Council Policy on Urban Renewal Special Levies:

If taxing jurisdictions within Keizer are forecast to lose more than $100,000 in tax collections as a result of compression created from the imposition of a future urban renewal special levy, if any, then no special levy will be imposed that year, or it will be scaled back to a level that will keep compression within the defined threshold.

PASSED THIS 22ND DAY OF JUNE, 1998

_____
Dennis Koho, Mayor

ATTEST:

_____
Tracy Davis, City Recorder

City of Keizer, Oregon

June 22, 1998

AGENDA ITEM 4c

AN ORDINANCE APPROVING AN AMENDMENT TO THE KEIZER NORTH RIVER ROAD URBAN RENEWAL PLAN AND TO THE REPORT

Section 1. Purpose

By enactment of this Ordinance, the Council of the City of Keizer approves the attached North River Road Renewal Plan - Third Amendment and the Report on the Third Amendment to the Plan pursuant to ORS 457.095 and ORS 457,190.

Section 2. Findings

a) The North River Road Urban Renewal Plan ("Plan") and Report on the Plan ("Report") were duly adopted and approved in September 1990. The Keizer Urban Renewal Agency ("Agency") proposes an amendment to the Plan ("Third Amendment") and to the Report at this time to add language which makes the Plan consistent with the provisions of Measure 50 as it applies to Urban Renewal Tax Increment Financing, and which permits the use of Tax Increment Financing utilizing the provisions of Measure 50 and enabling legislation for the Plan

b) The Third Amendment must be made to the Plan and Report in order to best continue correcting blighting influences in the North River Road Urban Renewal Area and provide for orderly and efficient development.

c) The Third Amendment to the Plan and Report conforms to the adopted Comprehensive Plan of the City of Keizer.

d) The Third Amendment does not remove or restrict existing provisions contained in the Plan to house or relocate displaced persons or businesses as a result of Plan implementation.

e) The acquisition of real property in order to implement projects is not changed by the

f) Adoption of the Third Amendment is necessary to carry out the Plan and is economically sound and feasible

g) The City of Keizer shall assume and complete activities prescribed to it by the Plan.

h) The Third Amendment to the Plan and Report was forwarded to the Keizer City Planning Commission for review prior to being considered by the Council.

i) Affected overlapping taxing districts were consulted and conferred with prior to this Third Amendment being forwarded to the Council.

j) Legislation implementing changes to the Oregon Constitution adopted by voters May 20, 1997 (Measure 50) amended ORS Chapter 457. These changes allow a municipality, which had adopted an urban renewal plan by ordinance prior to December 6, 1996 to collect ad valorem property taxes using one of three options to pay indebtedness issued or incurred to carry out the plan.

k) In order for the Municipality to collect ad valorem taxes using one of the three options for Collection described in ORS 457.435(2), the plan must be changed by substantial amendment to include a maximum amount of indebtedness that may be issued or incurred under the Plan as determined under ORS 457.190(3)(c)(B).

l) The Agency has reviewed the records relating to the scope and cost of projects provided for in the Plan and scheduled for completion as of December 5, 1996. The description of the review is included in the Report on the Third Amendment to the Plan and is hereby incorporated into this Ordinance as additional findings.

m) The description of the review of the scope and cost of projects constitutes a good faith estimate of the scope and cost of projects anticipated as of December 5,1996.

n) The Agency has estimated the maximum amount of indebtedness to be incurred needed to complete the project. "Maximum Indebtedness" means the amount of the principal indebtedness included in the Plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness. ORS 457.090(3)(c)(B) provides the maximum amount of indebtedness that may be issued or incurred under the plan ... shall be based upon good faith estimates of the scope and costs of projects, including, but not limited to increases in costs due to reasonably anticipated inflation, in the existing urban renewal plan and the schedule for their completion as completion dates were anticipated as of December 5, 1996.

o) The Agency has met with the City Council as the governing body of the municipality and with the Marion County Board of Commissioners as the affected municipality to review the proposed maximum amount of indebtedness for the Plan.

p) The Council has considered the material presented by the Agency, all information presented and all matters discussed at the meetings described above, the action of affected municipalities, if any, and any other testimony provided to the record, and finds that based on a good faith estimate of the scope and costs of projects, including, but not limited to increases in costs due to reasonably anticipated inflation in the Plan and the schedule for their completion as the completion dates were anticipated as of December 5, 1996, the maximum amount of indebtedness that may be issued or incurred under the Plan is $22,390,384.00

Section 3. Approval

This Third Amendment to the Plan attached is Exhibit A and incorporated herein, is hereby

adopted and approved. The Report on the Third Amendment to the Plan attached as Exhibit B and included herein is hereby adopted and approved.

PASSED BY THE COMMON COUNCIL OF THE CITY OF KEIZER, OREGON THIS ____DAY OF _____, 1998

SIGNED THIS _____DAY OF ____, 1998.

Mayor_____

Attest:_____

City Recorder