



City Hall  
206 N. Main Street  
Toledo, Oregon 97391  
6:00 p.m.

TOLEDO URBAN RENEWAL AGENCY  
**Regular Meeting – Via Zoom Meeting Platform**  
August 3, 2022

**Virtual Meeting:** The Urban Renewal Agency will hold the meeting in person for the Agency and staff in person as well as through the Zoom video meeting platform. The public is encouraged to attend the meeting electronically. Visit the meetings page on the city website for meeting login information.

**Public Comments:** The Urban Renewal Agency may take limited verbal comments during the meeting. Written comments may be submitted by email to [lisa.figueroa@cityoftoledo.org](mailto:lisa.figueroa@cityoftoledo.org) 3:00 p.m. the day of the meeting to be included in the record. Comments received will be shared with the Urban Renewal Agency and included in the record.

1. **Call to Order and roll call**
2. **Discussion/Decision Items**
  - Discussion regarding priorities for the Urban Renewal Agency for the next five years
3. **Adjournment**

Comments submitted in advance are preferable. Comments may be submitted by phone at 541-336-2247 extension 2060 or by e-mail at [lisa.figueroa@cityoftoledo.org](mailto:lisa.figueroa@cityoftoledo.org). The meeting is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting by calling city offices at (541) 336-2247.

Page 1

**CITY OF TOLEDO**  
**URBAN RENEWAL AGENCY**  
**Request For Board Action**

|                                                                                   |                           |                                                                                      |
|-----------------------------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------|
|  | <b>Meeting Date:</b>      | <b>Agenda Topic:</b>                                                                 |
|                                                                                   | August 3, 2022            | Discussion regarding priorities for the Urban Renewal Agency for the next five years |
|                                                                                   | <b>Agenda Type:</b>       |                                                                                      |
|                                                                                   | Discussion Items          |                                                                                      |
| <b>Prepared by:</b>                                                               | <b>Reviewed by:</b>       | <b>Approved by:</b>                                                                  |
| City Manager J. Richter                                                           | City Manager Judy Richter | City Manager Judy Richter                                                            |

**Recommendation:**

Staff has no recommendation at this time. This will be brought back to the next meeting for discussion and decisions.

**Background:**

The Toledo Urban Renewal Agency has a list of projects for the Plan over the next 25 years. A plan must be adopted for each of the next five years to allocate the resources to the projects. A decision must also be made whether to borrow the money for the projects and pay the debt service out of the Urban Renewal funds or “pay as you go.”

|                       |                     |                   |
|-----------------------|---------------------|-------------------|
| <b>Fiscal Impact:</b> | <b>Fiscal Year:</b> | <b>GL Number:</b> |
| Unknown               | 2022-2023           | N/A               |

**Attachment:**

1. URA Project List
2. URA Total Cost of Each Project
3. URA Estimated Tax Revenues

## **I. URBAN RENEWAL PROJECTS**

Urban renewal projects authorized by the Plan are described below. They are not listed in any priority order. The Agency will determine the order of the projects and may add and remove projects in the future through the amendment process defined in Section VII of this Plan. The projects identified for the Area are described below, including how they relate to the existing conditions in the Area.

### **A. Building Improvements**

1. Establish a loan/grant fund for businesses and property owners including but not limited to
  - a. Improve storefronts
  - b. Encourage new businesses to locate in vacant storefronts
  - c. Provide necessary equipment to help existing and new businesses flourish (must be fixed assets, not assets that would be removed upon closing of business)
  - d. Provide safe and code compliant upper floor uses
  - e. Improve the exterior of buildings in the Area.
  - f. Install solar panels for resiliency during power outages.
2. Acquire buildings and improve the site for re-use either through clearance and remediation or through rehabilitation.

### **B. Public Buildings<sup>1</sup>**

1. Relocate the Public Safety building bring the proposed new facility up to building code standards for use. A new Public Services building serves and benefits the Area by improving the workplace for the public safety employees and placing the public safety employees outside of the flood zone providing them with the ability to assist the community during any emergency event.
2. Upgrade City Hall with new wiring and other improvements to maintain the functionality of the building. The improvements to City Hall serve and benefit the Area by keeping an existing structure in workable condition, reducing the costs for a need for a new facility and providing safe and up to date working conditions for the employees in City Hall.

### **C. Recreation Improvements**

1. Provide recreation improvement including but not limited to
  - a. Arcadia Park – Includes but not limited to resurface tennis courts, replace lighting and fencing, and safety upgrades for basketball court
  - b. Balcony above Arcadia Park – work with Pool District to develop outdoor fenced area for gatherings

---

<sup>1</sup> The two public building projects in the Plan were approved by resolutions of the boards of 3 of the 4 taxing districts that are estimated to forego the most taxes in the Area: (List)

- c. Community Center – Area for community gatherings, town hall meetings. This facility would serve and benefit the Area by providing additional indoor recreational opportunities for our residents. Statutory definitions of a public building in ORS 457.010(12)(b) excludes this recreational facility from the public buildings definition referred to in ORS 457.089(3)(a) which require taxing district approval.
- d. Memorial Field Park – play area improvements
- e. General recreation investments

#### **D. Utility Infrastructure**

##### **1. Sewer System**

- a. Install approximately 150 sewer manhole liners to support the structure of the manholes
- b. Reline sections of the N Main Street sewer line
- c. Business 20 sewer line replacement - replace heavily “bellied” sections of sewer line to reduce Inflow & Infiltration (I &I) to meet Wastewater Treatment Plant and Department of Environmental Quality specifications and create smoother flow
- d. Sewer Main CIPP liner installation on A street from pump station to Business 20 intersection
- e. Construct lift station at A Street to replace existing station that is nearing the end of its life expectancy

##### **2. Water System**

- a. Water meter upgrades in Area
- b. Replace sections of 8” A.C. watermain from Business 20 continuing east on French Street

#### **E. Pedestrian Improvements**

##### **3. Provide pedestrian improvements including but not limited to**

- c. Install walkway from NW I Street to Highway 20
- d. Remove overgrown trees and replace with recommended trees and repair sidewalks accordingly
- e. Install sidewalk from Port of Toledo offices to Ridge Drive.
- f. Install benches, planters, family friendly activity trail along Main Street, Business 20 and A Street

#### **F. Acquisition**

Acquisition and Disposition activities are allowed in the Plan. Prior to any property being acquired, it must be identified in the Plan in Section VIII.

#### **G. Administration**

Authorizes expenditures for the administrative costs associated with managing the Area including budgeting and annual reporting, planning and the implementation of projects in the Area.

## **I. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS**

Table 2 shows the costs of the projects in FYE 2021 constant dollars and the estimated year of expenditure dollars. These costs are also shown in "year of expenditure" costs, which assumes inflation of 3.0% annually. City Staff provides cost estimates and are reviewed by City Council. These estimates are ballpark estimates and will be refined in the annual budgeting process with the acknowledgement of the limiting total cost factor of the maximum indebtedness. Different allocations may be made to different line items within the Plan.

The Plan assumes that the Agency/City will use other funds to assist in the completion of the projects within the Area. The Agency/City may pursue regional, county, state, and federal funding, private developer contributions, and any other sources of funding that may assist in the implementation of the programs.

Table 1 - Estimated Cost of Each Project in Constant FYE 2021 as Compared to Year of Expenditure Costs

| <b>Project Title</b>                                   | <b>Constant FYE 2021</b> | <b>Year of Expenditure Project Cost</b> |
|--------------------------------------------------------|--------------------------|-----------------------------------------|
| Storefront Loan/Grant                                  | (\$500,000)              | (\$802,120)                             |
| Public Safety Building                                 | (\$5,500,000)            | (\$6,764,450)                           |
| Buy and Rehabilitate Empty Buildings                   | (\$2,000,000)            | (\$3,208,460)                           |
| Redevelopment Loan Fund - Includes Solar               | (892,457)                | (\$1,432,911)                           |
| Arcadia Park                                           | (\$250,000)              | (\$346,050)                             |
| Balcony Above Arcadia Park                             | (\$500,000)              | (\$779,000)                             |
| Sewer Manhole Liners, Approx 150                       | (\$525,000)              | (\$893,760)                             |
| Install Sidewalk                                       | (\$250,000)              | (\$401,175)                             |
| A Street Pump Station Replacement with Downstream Main | (\$2,400,000)            | (\$4,598,640)                           |
| N Main Street Sewer Re-Line                            | (\$65,000)               | (\$107,432)                             |
| Main Street Tree/Sidewalk Replacement                  | (\$500,000)              | (\$958,050)                             |
| Walkway to D.Q. from NW I St. at Bus.20                | (\$450,000)              | (\$999,585)                             |
| Bus 20 Sewer Line Replacement Project                  | (\$250,000)              | (\$539,150)                             |
| AC Watermain Replacement                               | (\$600,000)              | (\$1,372,740)                           |
| Amenities Along Streets                                | (\$200,000)              | (\$418,760)                             |
| Upgrades to City Hall                                  | (\$500,000)              | (\$1,178,250)                           |
| Sewer Main CIPP Liner Install                          | (\$90,000)               | (\$205,911)                             |
| Community Center                                       | (\$1,000,000)            | (\$2,500,000)                           |
| Water Meter Upgrade                                    | (\$200,000)              | (\$485,440)                             |
| Playground at Memorial Field                           | (\$500,000)              | (\$1,287,500)                           |
| Recreation Investments                                 | (\$500,000)              | (\$1,326,150)                           |
| Financing Fees                                         | (\$126,785)              | (\$187,000)                             |
| Administration                                         | (\$365,000)              | (\$591,144)                             |
| <b>Total Expenditures</b>                              | <b>(\$18,164,242)</b>    | <b>(\$31,383,678)</b>                   |

Source: City of Toledo and Tiberius Solution

Table 1 - Tax Increment Revenues and Allocations to Debt Service, page 1

|                                       | Total        | FYE 2023  | FYE 2024  | FYE 2025  | FYE 2026  | FYE 2027  | FYE 2028  | FYE 2029  |
|---------------------------------------|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Resources                             |              |           |           |           |           |           |           |           |
| Beginning Balance                     | -            | -         | -         | -         | -         | -         | -         | -         |
| Interest Earnings                     | -            | -         | -         | -         | -         | -         | -         | -         |
| TIF: Current Year                     | 35,388,112   | 409,906   | 442,483   | 476,146   | 510,929   | 546,871   | 584,011   | 622,388   |
| TIF: Prior Years                      | 511,745      | -         | 6,149     | 6,637     | 7,142     | 7,664     | 8,203     | 8,760     |
| Total Resources                       | 35,899,857   | 409,906   | 448,632   | 482,783   | 518,071   | 554,535   | 592,214   | 631,148   |
| Expenditures                          |              |           |           |           |           |           |           |           |
| Debt Service                          |              |           |           |           |           |           |           |           |
| Scheduled Payments                    |              |           |           |           |           |           |           |           |
| Loan A                                | (7,863,774)  | -         | -         | -         | -         | -         | (393,189) | (393,189) |
| Loan B                                | (738,159)    | -         | -         | -         | -         | -         | -         | -         |
| Loan C                                | (5,347,924)  | -         | -         | -         | -         | -         | -         | -         |
| Total Debt Service,<br>Scheduled Only | (13,949,857) | -         | -         | -         | -         | -         | (393,189) | (393,189) |
| Total Debt Service                    | (13,949,857) | -         | -         | -         | -         | -         | (393,189) | (393,189) |
| Debt Service<br>Coverage Ratio        | 0.00         | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 1.51      | 1.61      |
| Transfer to URA<br>Projects Fund      | (21,950,000) | (409,906) | (448,632) | (482,783) | (518,071) | (554,535) | (199,025) | (237,959) |
| Total Expenditures                    | (35,899,857) | (409,906) | (448,632) | (482,783) | (518,071) | (554,535) | (592,214) | (631,148) |

Source: Tiberius Solutions