

City Hall
 206 N. Main St
 Toledo, Oregon 97391
 5:45 PM



Toledo Urban Renewal Agency
Regular Meeting – also via Zoom Meeting Platform
 June 3, 2026

Virtual Meeting: The Urban Renewal Agency will host the meeting in person in the City Hall Council Chambers for the Urban Renewal Agency and staff as well as through video conferencing. The public is encouraged to attend the meeting electronically. Visit the meetings page on the city website for meeting information.

Public Comments: The Urban Renewal Agency will take comments on topics not listed on the meeting agenda from members of the community during the "Public Comments" portion of the council meeting. There is a time limit of 3 minutes for each comment. If you wish to address the Urban Renewal Agency during this portion of the meeting, please email paul.johnson@cityoftoledo.org by **3:00 p.m. on the day of the scheduled meeting. Please include your: Name, address, and phone number (optional) and the topic.** Public comment cards will also be available at the door and must be completed and given to the City Recorder prior to the start of the meeting.

1. **Call to Order & Pledge of Allegiance**
2. **Roll Call & Quorum Determination**
3. **Requests for Agency Action**
 - a. Yaquina Pacific Railroad Historical Society Urban Renewal Agency (URA) Rehabilitation Program Application
 - b. Rizza Pizza Urban Renewal Agency (URA) Rehabilitation Program Application
 - c. Cobblestone Pizza Urban Renewal Agency (URA) Rehabilitation Program Application
4. **Adjournment**

This notice satisfies the requirements of ORS 192.630 and ORS 192.640 regarding Public Meetings. This 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 the City Offices at (541)336-2247.



**City of Toledo
Request for Urban Renewal Agency
Action**

Council Goal:	Meeting Date:	Agenda Topic
Enhance civic engagement and transparency by implementing a comprehensive community outreach program.	June 3, 2026	Yaquina Pacific Railroad Historical Society URA Application
	Agenda Type:	
	Agency Action	
Prepared By:		Approved by:
Rich Huebner, URD Director		Rich Huebner, City Manager

Reviewed by:

Paul Johnson
Rich Huebner

Recommendation:

Motion to approve the Toledo Urban Renewal Agency Rehabilitation Program Funding Application from the Yaquina Pacific Railroad Historical Society

Background:

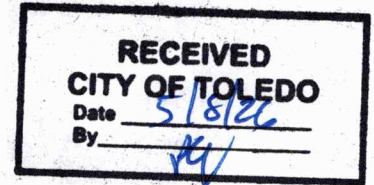
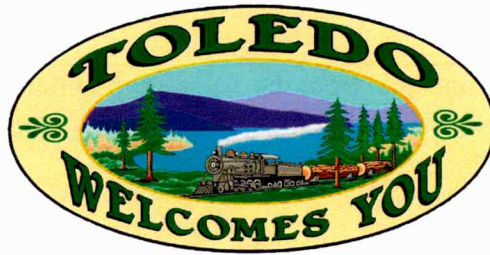
The Toledo Urban Renewal Agency (URA) Revitalization Program provides direct resources to revitalize and assist Toledo Businesses within the Toledo Urban Renewal District (URD). The primary goals of the program are to improve the exterior of blighted buildings and provide new opportunities for locations of retail business.

The Yaquina Pacific Railroad Historical Society (YPRHS) is located at 100 NW A Street in Toledo, Oregon, within the Toledo URD. The organization is a non-profit agency. YPRHS has submitted a URA Rehabilitation Program Funding Application, requesting financial support for the Caboose Cupola Restoration Project. The applicant indicates that, if approved, funds will be used to remove old and rotten wood from the Cupola and update the structure to prevent further decay. The Cupola houses the office and breakroom for the applicant organization.

Fiscal Impact:	Fiscal Year:	GL Number:
\$10,000	2025-2026	090-900-631990

Attachments:

1. Yaquina Pacific Railroad URA Application20260526



Toledo Urban Renewal District
(Rehabilitation Program)

Funding Application

PROJECTS MUST BE LOCATED WITHIN THE URBAN RENEWAL DISTRICT

Name of Applicant Yaquina Pacific Railroad Historical Society (YPRHS)		Date Submitted 5/8/2026	
Street Address 100 NW A Street Toledo, OR 97391		Telephone Number 541-336-5256 / 808-216-9022	
Mailing Address (if different from Street Address) PO Box 119		Email	
Business Name YPRHS		Tax ID Number 93-1087923	
Building/ Property Owner Contact Information (if different from Applicant) Lisa Watson			
Building/ Property Address 100 NW A Street			
Is the Property located in the Historic District Y <input type="checkbox"/> or N <input checked="" type="checkbox"/>		Is the Property individually listed on the National Register Y <input type="checkbox"/> or N <input checked="" type="checkbox"/>	
Note: If yes to either, your project may require Landmarks Commission Review and approval before project commences.			
Do you plan to provide any new or additional off-street or off-site parking as part of your project?			
Total project cost (See attached worksheet) 25,000	Estimated start date Summer '26	Estimated completion date Fall 2026	Amount of Grant Request 10,000

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

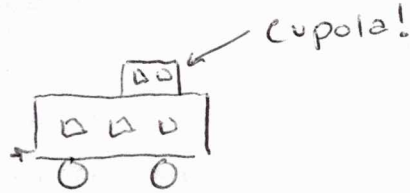
"Rehabilitation Program:\$ _____ Date Funding Received: _____

RECEIVED

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

GOAL 4

- Goal 1: Rehabilitate Business
- Goal 2: Create Housing
- Goal 3: Retail Development
- Goal 4: Facade repair/replacement ✓



The Caboose Cupola Restoration project has the goal of facade repair/replacement.

The 1907 Wood Caboose houses the office/break room of the YPRHS. Large restoration was done between 1996 & 1999 but the coastal weather/conditions has led to rot in the cupola - primarily in the South side.

The project will consist of removing old & rotten wood and updating the structure to prevent further decay.

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

Funds will be used for labor and materials. Contractor Joel Stevenson will utilize original building plans while also updating to modern materials to extend cupola "life". Example: replacing wood slide windows with crank vinyl. Volunteers will assist in painting and retaining as much historical accuracy as possible.

Current use of Building/Property: office, museum, break room, gift shop

Intended use of Building/Property (if different): _____

Is the property currently vacant?

Y or N

If yes, how long?

Less than six months

Less than twelve months

More than twelve months

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

Traded Sector Business (any location)

Commercial Business (Professional services, non-retail)

Retail Business

Other

office, museum

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

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

Potential hazard to environment or public and/or structure is unfit to occupy

Extensive exterior damage to property, including structural impacts that don't rise to the level of unfit for occupancy

Combination of exterior and interior damage, deterioration, and/or dilapidation beyond the purely aesthetic

Property has been vacant more than five years but no other blight

Slight damage to exterior of property only

Damage to interior of property only

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

The current cupola structure is allowing moisture into the interior of the Caboose. The moisture is creating mold and rot. By rebuilding/restoring the Caboose we will be able to halt mold growth and rot. The restoration of the cupola will allow us to address siding and any other interior/exterior damage.

Private investment compared to public funding:

Private Investments

Public Investments (including this request)

GRAND TOTAL FROM ALL SOURCES \$ 0.00

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

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

Cost supported by check one:

- Estimates from licensed contractor
 Formal bid from licensed contractor

0.07 0.02

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

Check one:

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

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

Business Viability and Readiness to Commence:

Check all that apply:

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

Date Business was established July 1992

See attached bid

COST ESTIMATE BREAKDOWN (attach bids or estimates)

**** DO NOT USE COMMAS BELOW**

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

See attached bid

COST ESTIMATE BREAKDOWN (attach bids or estimates)

Projected Cost

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

Please ensure the following items are included with the application

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

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

If it is not funded, deterioration will continue on the exterior and interior. The Caboose could be potentially become unsafe and would result in closing the museum office & gift shop, which would severely effect museum operations.

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

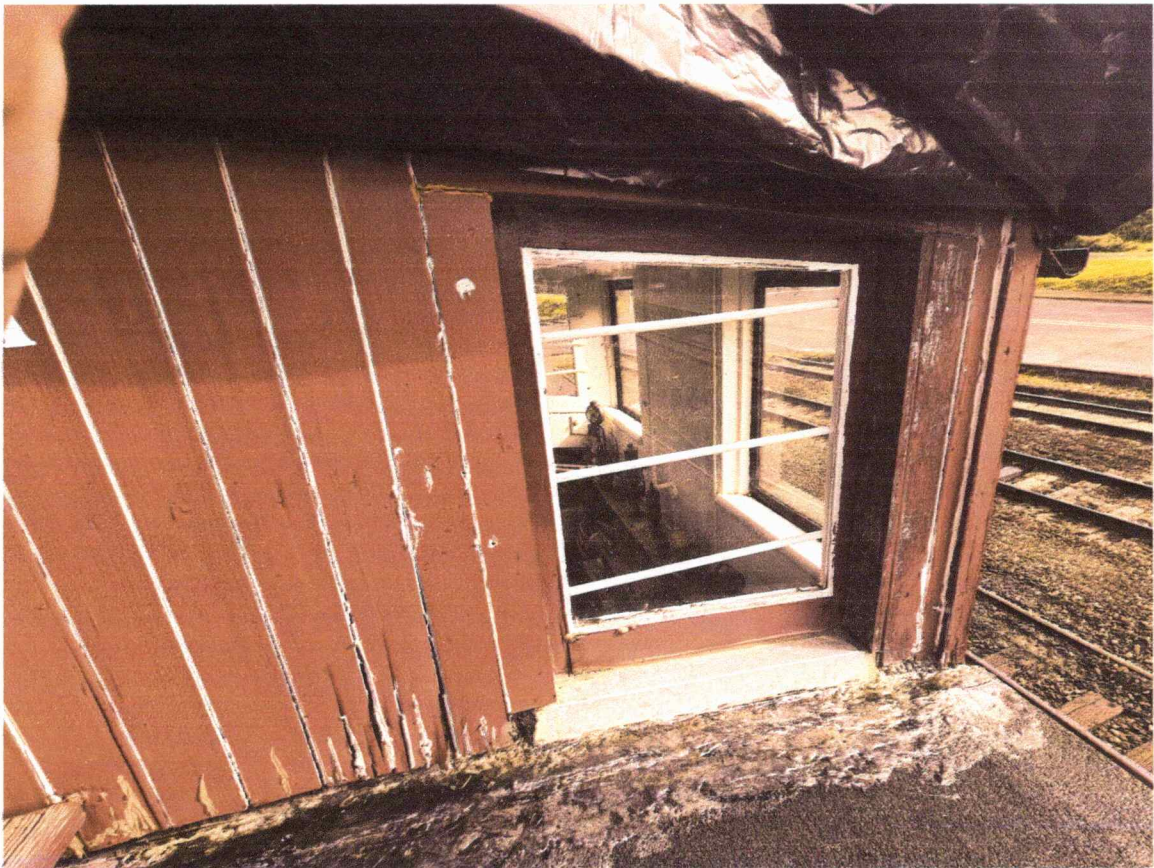
Applicant Signature

Lisa Watson

Date

5/7/2026





JSC

Contracting LLC.

Proposal # 110

Joel Stevenson – Owner
P.O. Box 145
Toledo, OR 97391
CCB# 246490
Cell: 541-270-8204
Email: jscllc23@gmail.com

Name: Caboose Cupola Restoration
Address: 100 NW A ST. Toledo, OR 97391
Cell: 808-276-9022
Home:
Email: lisawatson541@gmail.com

May 7, 2026

1. We will remove all dry rot that we can visually see with in the cupola, if there is more dry rot than we anticipated due to visual inspection then there will be an extra charge to this proposal of time and materials, at \$85.00 per man per hour plus materials.
2. We will remove and replace all 8 windows in the cupola and reinstall new black vinal windows.
3. We will remove all flashing in the cupola and replace with all new stainless-steel flashing.
4. We will remove the gutter rails above the existing windows and if possible, rehab them and re install if they will work with the new vinal windows.
5. We will remove the lower slide rails for the windows as these will not be needed with the new windows.
6. All siding being removed will be replaced with similar materials.
7. All siding and trim will be all repainted to match existing caboose.
8. We will rehab the window safety bars or have new ones built and install them over the new vinal windows.
9. We will rehang new paneling on the file cabinet wall where there was water damage.
10. We will hire out an electrician to repair or replace the two electrical outlets that do not work due to water damage. ***If the damage is more than outlets needing to be replaced then there can be an extra charge to this proposal.***
11. Total cost of the job with all materials, labor and dump fees will be \$25,000.00

Final payment is due NO later than 30 days after completion of the job, otherwise there will be a 5% fee of the total job cost per day for everyday until the proposal is paid in full.

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10/31/14

10/15/14
10/16/14

We propose: hereby to furnish all materials and labor – complete accordance with the above application, for the sum of: (\$25,000.00).

I have received the Consumer Protection Notice, Notice of Procedure, and the Information Notice to Owner about Construction Liens. All material is guaranteed to be specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alterations or deviations from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accident, or delay beyond our control. Owner is to carry fire, tornado, and other necessary insurances. Our company is fully licensed, bonded and insured.

Signature: _____

Note: This proposal may be withdrawn by us if not Accepted within **30 days:**

Acceptance of proposal: the above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payments will be made as outlined above.

Date of Acceptance: _____ Signature: _____

Date of Acceptance: _____ Signature: _____



**City of Toledo
Request for Urban Renewal Agency
Action**

Council Goal:	Meeting Date:	Agenda Topic
Enhance civic engagement and transparency by implementing a comprehensive community outreach program.	June 3, 2026	Rizza Pizza Urban Renewal Agency (URA) Rehabilitation Program Application
	Agenda Type:	
	Agency Action	
Prepared By:		Approved by:
Rich Huebner, URD Director		Rich Huebner, City Manager

Reviewed by:

Paul Johnson
Rich Huebner

Recommendation:

Motion to approve the Toledo Urban Renewal Agency Rehabilitation Program Funding Application from Rizza Pizza

Background:

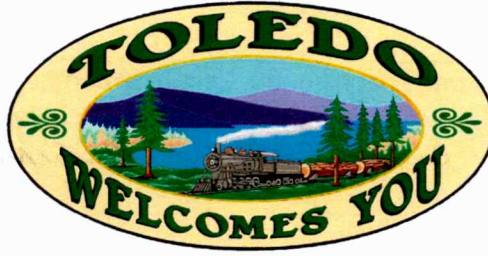
The Toledo Urban Renewal Agency (URA) Revitalization Program provides direct resources to revitalize and assist Toledo Businesses within the Toledo Urban Renewal District (URD). The primary goals of the program are to improve the exterior of blighted buildings and provide new opportunities for locations of retail business.

Rizza Pizza is located at 1127 NE Highway 20 in Toledo, Oregon, within the Toledo URD. Rizza Pizza has submitted a URA Rehabilitation Program Funding Application, requesting financial support to complete infrastructure improvements. The applicant indicates that, if approved, funds will be used to install new electrical wiring and a new electrical panel, as well as to replace old carpet with vinyl plank or laminate flooring.

Fiscal Impact:	Fiscal Year:	GL Number:
\$10,000	2025-2026	090-900-631990

Attachments:

1. Rizza Pizza URA Application



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

Funding Application

PROJECTS MUST BE LOCATED WITHIN THE URBAN RENEWAL DISTRICT

Name of Applicant <i>OLGA KARAVAEVA</i>		Date Submitted	
Street Address <i>1127 NE Highway 20, Toledo</i>		Telephone Number <i>541 360-1939</i>	
Mailing Address (if different from Street Address)		Email <i>olga.21727@yahoo.com</i>	
Business Name <i>Rizza Pizza</i>		Tax ID Number	
Building/ Property Owner Contact Information (if different from Applicant)			
Building/ Property Address <i>1127 NE Highway 20, Toledo, OR 97391</i>			
Is the Property located in the Historic District Y <input type="checkbox"/> or N <input checked="" type="checkbox"/>		Is the Property individually listed on the National Register Y <input type="checkbox"/> or N <input checked="" type="checkbox"/>	
Note: If yes to either, your project may require Landmarks Commission Review and approval before project commences.			
Do you plan to provide any new or additional off-street or off-site parking as part of your project? <i>NO</i>			
Total project cost (See attached worksheet) <i>\$10,914-35</i>	Estimated start date <i>05.01.26</i> <i>10.01.25</i>	Estimated completion date <i>07.31.26</i>	Amount of Grant Request <i>\$10,000 =</i>

Please list any previous Urban Renewal Funding received for this project or the property below:
 "Rehabilitation Program:\$ _____ Date Funding Received: _____

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

Goal 1: *Rehabilitate Business*

Goal 2: *Create Housing*

Goal 3: *Retail Development*

Goal 4: *Facade repair/replacement*

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

- new electrical panel
- rewiring (more electronics & equipments)
- replace carpet to vinyl plank flooring or laminate (dining area)

Current use of

Building/Property: Rizza Pizza

11207 NE Highway 20, Toledo, OR 97391

Intended use of Building/Property (if different): _____

Is the property currently vacant?
Y or N

If yes, how long?

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

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

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

Other

Restaurant

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

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

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

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

- power will not shutting off
- more heating dining area,
allergy free from old carpet.

Private investment compared to public funding:

Private Investments

Public Investments (including this request)

GRAND TOTAL FROM ALL SOURCES \$ 0.00

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

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

Cost supported by check one:

- Estimates from licensed contractor
 Formal bid from licensed contractor

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

Check one:

Create 5+ New Dwelling Units

Create 3-4 New Dwelling Units

Create 1-2 New Dwelling Units

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

Business Viability and Readiness to Commence:

Check all that apply:

Well-developed Business plan with application

Binding quotes or formal bids from licensed contractors as opposed to estimates

Project is well-capitalized (as evidenced by letters of credit, cash vs pre-approved loan, etc.)

Business in existence five or more years

Professional plans or drawings attached

Date Business was established _____

COST ESTIMATE BREAKDOWN (attach bids or estimates)

**** DO NOT USE COMMAS BELOW**

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

COST ESTIMATE BREAKDOWN (attach bids or estimates)

Projected Cost

6. Electrical - (eg. Wiring, service, panels, finish work, fixtures)	
7. Plumbing- (eg. Water pipes, sewer, bathrooms, fixtures)	
8. Non-structural/misc costs (eg. Paint, cleaning, signage, <i>FLOORING</i> <i>(dining area)</i>)	
TOTAL:	\$ 0.00

Please ensure the following items are included with the application

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

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

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

Applicant Signature

Date

↓ Download

Estimate #EST-fc55

Issue Date: Apr 15, 2026



Client

Olga Karavaeva
olga21727@yahoo.com
1127 NE Hwy 20 Toledo
OR 97391
+1 (541) 360-1939

Business Info

Stronghold Construction LLC
Northwestcoastconstruction@gmail.com
626 Siano Loop
Florence, OR 97439, USA
+1 (541) 991-9899
License Number:
CCB# 227821

Project Render



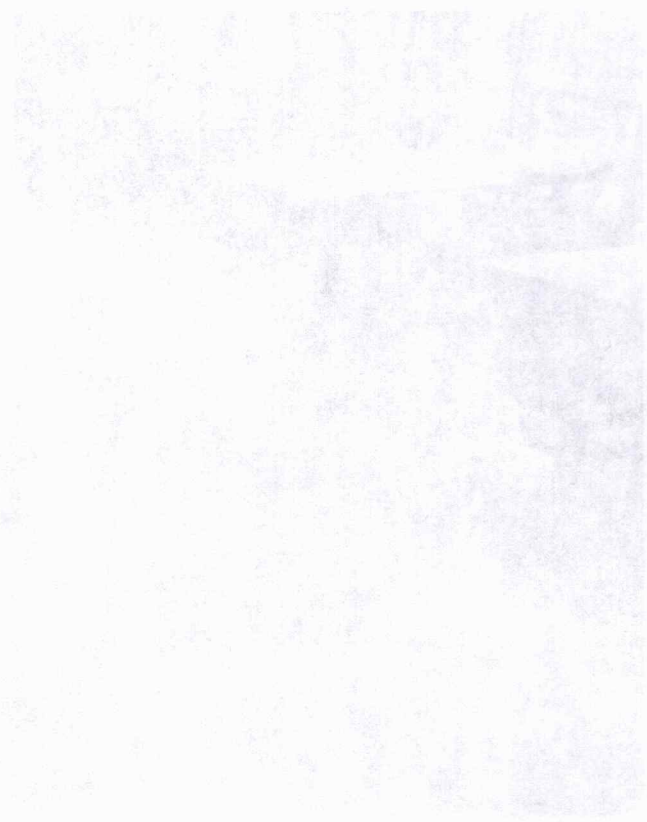
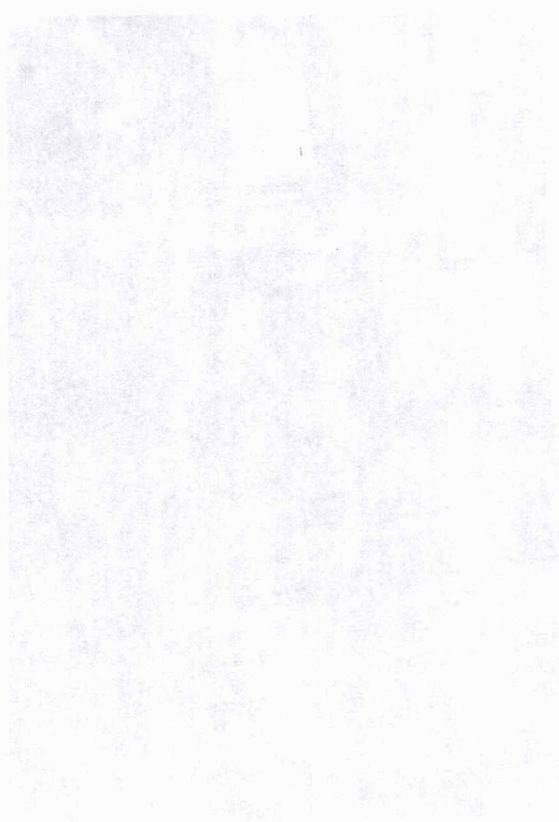


Estimate # 667-1078

Issue Date: Apr 18, 2017

Client: Olga Katavova
1127 NE Hwy 20 Toledo
OR 97301
+1 (541) 880-1430
olga2127@yahoo.com
Olga Katavova

Project Name:



Project Name:

- Remove existing carpet from 500 square feet of floor area
- Remove carpet padding and tack strips
- Inspect subfloor for damage, moisture, or unevenness
- Repair or replace any damaged subfloor sections as needed
- Sand and level subfloor to ensure a smooth, even surface suitable for LVP installation
- Clean subfloor thoroughly to remove all debris, dust, and adhesive residue

LVP Flooring Installation:

- Install 500 square feet of luxury vinyl plank (LVP) flooring over prepared subfloor
- Acclimate LVP materials to room conditions per manufacturer specifications before installation
- Install underlayment if required by LVP manufacturer
- Lay out and cut LVP planks to fit room dimensions and around obstacles
- Install LVP using appropriate adhesive or click-lock method per manufacturer instructions
- Install transition strips and trim at doorways and room edges
- Ensure all seams are properly sealed and finished
- Perform final inspection to verify proper installation and appearance

Costs Table

Subtotal	\$6,114.35
Total	\$6,114.35

Notes

Remove carpet and install 500 sf of lvp flooring

Request Changes

Approve

Disclaimer

This estimate is valid for 30 days. Prices are subject to change based on material availability, market conditions, project specifications, and other factors. Estimated time for completion is 1 and 2 days. Half is due upon acceptance and the remainder upon completion. All work is to be of the highest quality possible with

- Remove old carpeting and padding from the room.
- Lay down a protective layer of cardboard or paper over the subfloor.
- Lay down a layer of underlayment over the protective layer.
- Lay down the first layer of carpeting over the underlayment.
- Lay down the second layer of carpeting over the first layer.
- Trim the carpeting around the edges of the room.
- Clean and buff the carpeting.

VP Flooring Installation

- Install 5/8" x 11/16" x 1/2" V.P. flooring over the underlayment.
- Acclimate V.P. flooring in the room for 48 hours before installation.
- Install an expansion joint at the doorway.
- Lay out the first row of V.P. flooring, leaving a 1/4" gap between the boards.
- Install V.P. flooring in the room, leaving a 1/4" gap between the boards.
- Trim the V.P. flooring around the edges of the room.
- Ensure all joints are tight and flush.
- Perform final inspection and clean up.

Costs Table

Item	Quantity	Unit Price	Total
Subtotal			
Total			

Notes

Remove old carpeting and padding from the room.

Disclaimer

This estimate is based on the information provided. The actual cost may vary due to changes in material prices, labor rates, or other factors. The contractor is not responsible for any errors or omissions in this estimate.

the best materials available. We guarantee all of our craftsmanship for the life of the the material used. Thank you for your business.



Travis Electric

Rizza Pizza
Rizza Pizza
1127 NE Hwy 20
Toledo, OR 97391

(541) 243-3311
olga21727@yahoo.com

ESTIMATE	#2075.
ESTIMATE DATE	Feb 19, 2026
SERVICE DATE	Dec 4, 2025
TOTAL	\$4,800.00

CONTACT US

P.O. Box 501
Toledo , OR 97391

(541) 272-4707
office@traviselectric.net

ESTIMATE

Services	amount
Labor, material and permit for the following:	\$4,800.00
- Install 100 amp sub feed from main panel, going outside then along siding up high to back corner and install new panel between corner and last window	
- Install 20 amp 120 volt circuit and quad outlet for security cameras under new sub panel inside the building	
- Install new 50 amp 240 volt feed from main panel to the oven, this will be surface conduit from under the main panel to oven location	
- Remove the spliced wiring from the heater that currently feeds the oven	
- Spend 1 hour testing the large stainless cooler, beer cooler and 3rd cooler to see what circuits they are on, label them and do an amp draw to determine why the beer cooler breaker is tripping randomly	
	Services subtotal: \$4,800.00
Total	\$4,800.00

Thank you for choosing Travis Electric, LLC for your project.

Invoices are due on receipt for homeowners, 30 day for businesses and 60 days for contractors. Unpaid invoices will be referred to collections 30 days after those dates.

Automatic reminders will be sent via email and phone until payment is received.

A finance charge of 1.5% per month will apply to all balances outstanding after 30 days.

We sincerely appreciate your business.





**City of Toledo
Request for Urban Renewal Agency
Action**

Council Goal:	Meeting Date:	Agenda Topic
Enhance civic engagement and transparency by implementing a comprehensive community outreach program.	June 3, 2026	Cobblestone Pizza Urban Renewal Agency (URA) Rehabilitation Program Application
	Agenda Type:	
	Agency Action	
Prepared By:		Approved by:
Rich Huebner, URD Director		Rich Huebner, City Manager

Reviewed by:

Paul Johnson
Rich Huebner

Recommendation:

Motion to approve the Toledo Urban Renewal Agency Rehabilitation Program Funding Application from Cobblestone Pizza

Background:

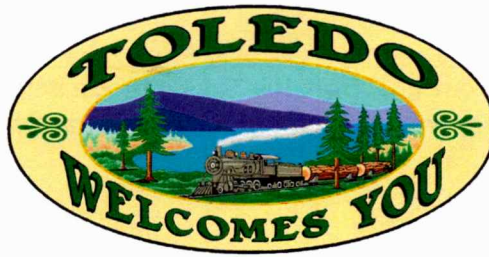
The Toledo Urban Renewal Agency (URA) Revitalization Program provides direct resources to revitalize and assist Toledo Businesses within the Toledo Urban Renewal District (URD). The primary goals of the program are to improve the exterior of blighted buildings and provide new opportunities for locations of retail business.

Cobblestone Pizza is located at 300 S. Main Street in Toledo, Oregon, within the Toledo URD. Cobblestone Pizza has submitted a URA Rehabilitation Program Funding Application, requesting financial support to complete infrastructure improvements. The applicant indicates that, if approved, funds will be used to install a new ductless heating and air conditioning unit in the main dining area. This upgrade will benefit the business with reduced electrical costs, and will benefit customers and employees with a more comfortable and pleasant physical environment.

Fiscal Impact:	Fiscal Year:	GL Number:
\$10,000	2025-2026	090-900-631990

Attachments:

1. Cobblestone Pizza URA Application



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

Funding Application

PROJECTS MUST BE LOCATED WITHIN THE URBAN RENEWAL DISTRICT

Name of Applicant <i>Rick Myers</i>		Date Submitted	
Street Address <i>300 S. main / 540 Wakefield Rd Eddyville OR</i>		Telephone Number <i>541-331-2400</i>	
Mailing Address (if different from Street Address)		Email	
Business Name <i>Cobblestone Pizza Co. LLC</i>		Tax ID Number <i>26-4122280</i>	
Building/ Property Owner Contact Information (if different from Applicant)			
Building/ Property Address <i>300 S. main</i>			
Is the Property located in the Historic District Y <input type="checkbox"/> or N <input type="checkbox"/>		Is the Property individually listed on the National Register Y <input type="checkbox"/> or N <input type="checkbox"/>	
Note: If yes to either, your project may require Landmarks Commission Review and approval before project commences.			
Do you plan to provide any new or additional off-street or off-site parking as part of your project?			
Total project cost (See attached worksheet)	Estimated start date	Estimated completion date	Amount of Grant Request

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

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

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

Goal 1: *Rehabilitate Business*

Goal 2: *Create Housing*

Goal 3: *Retail Development*

Goal 4: *Facade repair/replacement*

Goal 1, The Building at 300 S. Main, Cobblestone Pizza, has inadequate heating or Air conditioning. The Building is heated with 2 240V ceiling heaters that use a lot of electricity, with almost no heat on the south side of the building. A new Heating and Air unit would eliminate a big chunk of the power bill and create a more pleasant environment for customers and employees.

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

The project would include installing a Ductless unit in each of the main Dining rooms. The funds will be used to purchase and install the units. Also to fund an electrician to run the wiring and to install a ductless air conditioning unit that was already purchased. The estimate that I have seems a little high but will be getting more from different sources.

Estimates from commercial cooling repair and Airrow Heating are attached.

Current use of
Building/Property: _____

Intended use of Building/Property (if
different): _____

Is the property currently vacant?

Y or N

If yes, how long?

Less than six months

Less than twelve months

More than twelve months

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

Traded Sector Business (any location)

Commercial Business (Professional services, non-retail)

Retail Business

____ Other

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

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

Potential hazard to environment or public and/or structure is unfit to occupy

Extensive exterior damage to property, including structural impacts that don't rise to the level of unfit of unfit for occupancy

Combination of exterior and interior damage, deterioration, and/or dilapidation beyond the purely aesthetic

Property has been vacant more than five years but no other blight

Slight damage to exterior of property only

Damage to interior of property only

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

Private investment compared to public funding:

Private Investments

Public Investments (including this request)

GRAND TOTAL FROM ALL SOURCES \$ 0.00

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

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

Cost supported by check one:

- Estimates from licensed contractor
 Formal bid from licensed contractor

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

Check one:

Create 5+ New Dwelling Units

Create 3-4 New Dwelling Units

Create 1-2 New Dwelling Units

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

Business Viability and Readiness to Commence:

Check all that apply:

Well-developed Business plan with application

Binding quotes or formal bids from licensed contractors as opposed to estimates

Project is well-capitalized (as evidenced by letters of credit, cash vs pre-approved loan, etc.)

Business in existence five or more years

Professional plans or drawings attached

Date Business was established _____

COST ESTIMATE BREAKDOWN (attach bids or estimates)

**** DO NOT USE COMMAS BELOW**

	Projected Cost
1. Permitting/Professional Services (eg. Bldg, Elec, Mech, Plumbing permits, design work, architect)	
2. Site Work - (eg. Excavating, backfill, driveway, paving, parking, surveying, landscape, utilities)	
3. Structural Exterior - (eg. Foundation, framing, roof, trusses, siding, stucco, bricks/mortar)	
4. Structural Interior - (eg. Cabinets, drywall, hardware, doors, windows)	
5. Mechanical- (eg. HVAC, piping, heating/cooling, equip, coolers, etc)	11980.00
Airrow heating	15980.00
- 4,000 rebate	11980.00
Commercial cooling Repair	9800.00

COST ESTIMATE BREAKDOWN (attach bids or estimates)

	Projected Cost
6. Electrical - (eg. Wiring, service, panels, finish work, fixtures)	\$ 7500.00
7. Plumbing- (eg. Water pipes, sewer, bathrooms, fixtures)	
8. Non-structural/misc costs (eg. Paint, cleaning, signage,	
TOTAL:	\$ 0.00

Please ensure the following items are included with the application

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

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

If The project does not receive funding
The company will continue to pay over
800.00 a month for power, I believe The
new units could drop that to just over
400.00 per month.

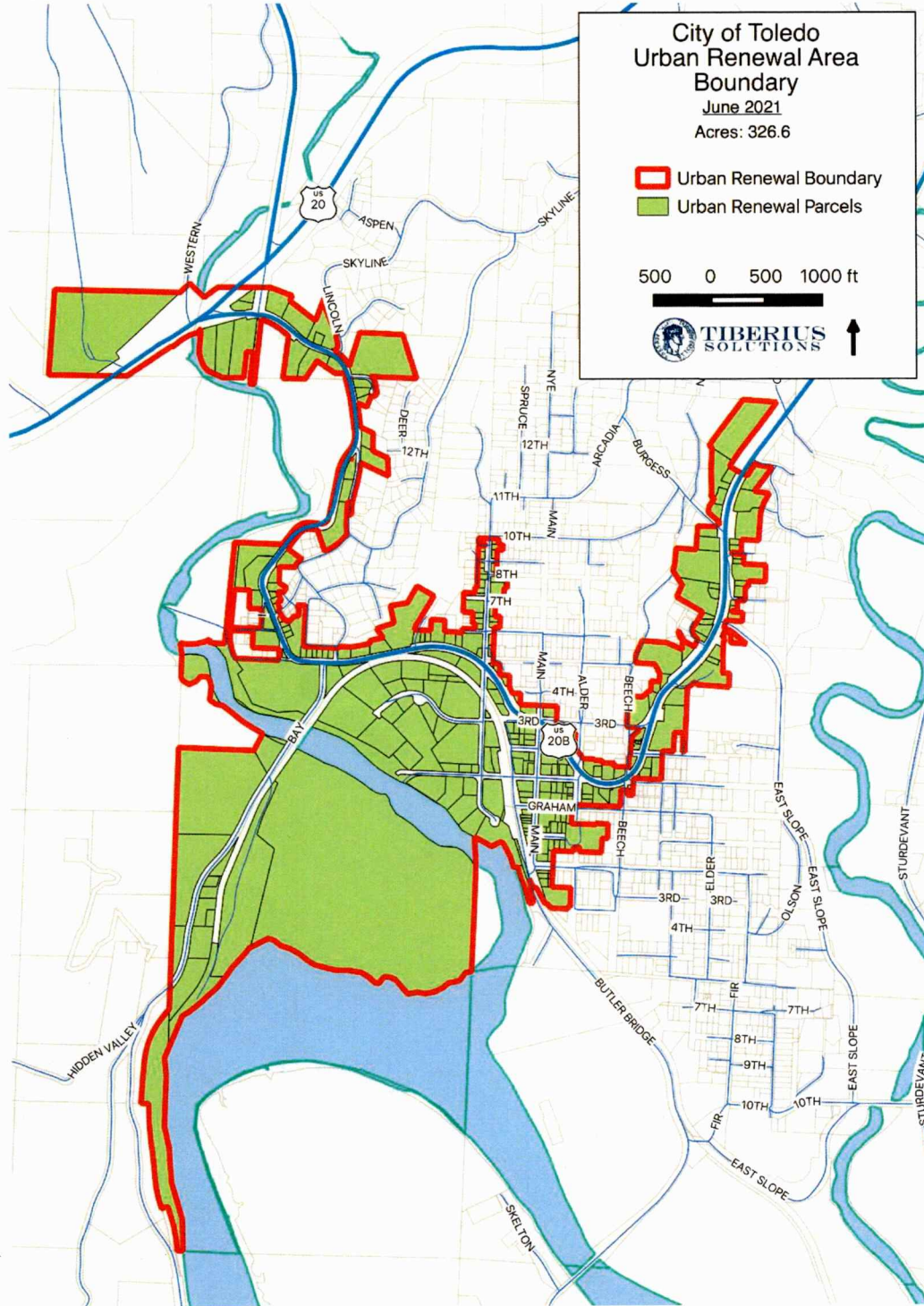
If the project does not fund, The
company would have to look into High
interest Loans that could put a financial
burden on The business, we have struggled
as a small business for The last few
years and are finally on track to start
updating our building.

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

Applicant Signature

Date

Figure 1 - Toledo Urban Renewal Plan Area Boundary



COMMERCIAL COOLING REPAIR

7715 Harlan Burntwoods Rd
Blodgett, OR 97326 US
(541) 777-0215
commercialcoolingrepair@yahoo.com

Estimate

ADDRESS
Cobblestone pizza

ESTIMATE 1178
DATE 04/16/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Hours	Installation for system	1	3,000.00	3,000.00
	Sales	4 evaporators 18000 btu ceiling mounted 2 condensers with parts to install	1	6,800.00	6,800.00
SUBTOTAL					9,800.00
TAX					0.00
TOTAL					\$9,800.00

Accepted By

Accepted Date

Airrow Heating & Sheet Metal

Custom proposal for:
Cobblestone Pizza
 300 S Main Street
 Toledo, Or 97391
 541-331-2400 Rick
 cobblestonepizzaco@live.com

April 14, 2026

Serving the Oregon Coast from Tillamook to Florence

541-265-8000

CCB# 171126

Midea Extreme Heat Ultra-High Capacity (12,000–57,000 Btu Capacity) Two Zone Ductless Heat Pump System

Description of Work to be Performed. **New R-454 Refrigerant**

- Heat Pump:** Supply and install new Midea (variable speed) outdoor heat pump, with “Inverter Technology” installed on the roof of the building (exact location to be determined). Outdoor heat pump weights 248 lbs.
- Air Handler #1:** Supply and install new Midea All-Pro Series 24,000 Btu indoor air handler installed in the main restaurant area (exact location to be determined). Note air handler is 44.5” wide.
- Air Handler #2:** Supply and install new Midea All-Pro Series 24,000 indoor air handler installed in the south side of the restaurant area (exact location to be determined). Note air handler is 38” wide.
- Supply and install new heat pump composite pad and riser blocks (to raise the heat pump).
- Supply and install new remote control (customer user interface).
- Supply and install new condensate drain systems of 3/4” PVC and to remove condensate from indoor air handler routed out the respective wall to the outside area of the home.
- Supply and install new control wires between outdoor heat pump and indoor air handler.
- Supply and install new copper refrigerant lines between air handler and the outdoor heat pump including system vacuum, pressure testing, and system purge (with nitrogen).
- Supply and install new cosmetic covers for the line set and the control wires on the outside of your home.
- Provide system startup and customer walk through.
- Provide Corrosion Protection on the outdoor heat pump. All-in-one coating to protect cabinets, coils of air conditioning compressor units.

Note: This heat pump system can add up to one additional air handler at a later date up to a total of 12,000 Btu’s

Midea 48,000 (57,000 Max Heat) M06HX-H48B Two Zone Ductless	23 SEER2 11 HSPF2	15,980.00
Midea 24,000 MSEHU-H24-2A High Wall Air Handler		Included
Midea 24,000 MSEHU-H24-2A High Wall Air Handler		Included
Electrician		Excluded
Utility Rebate		-4,000.00
Net Investment (after tax credits and rebates are deducted)		11,980.00

Midea Commercial Warranty: Compressor 5 -Years Parts 1 - Years

Airrow Labor Warranty: Labor 1 – Year

Customer will pay for the work as follows: Utility rebates paid directly to customer \$ 4,000.00 Customer to pay a down payment of \$ 7,990.00 upon order and the balance of \$ 7,990.00 upon install.

This proposal is good for orders placed before May 31st, 2025, and is subject to the quoted equipment being available from the manufacturer.

Airrow Heating and Sheet Metal LLC

Mailing Address: **PO Box 2047 Newport Or. 97365**
 Street Address: **3503 SW Coast Highway Newport Or. 97365**

Airrow Heating & Sheet Metal

Chippstone Pizza
 3637 17th Street
 Lakewood, CO 80226
 303.440.2000

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Midea Extreme Heat Ultra-High Capacity (12,000-57,000 BTU Capacity) Two Zone Ductless Heat Pump System

- Best Pump: supply and install new Midea Extreme Heat Ultra-High Capacity heat pump with "Inverter Technology" installed on the roof of the building (exact location to be determined). (Outdoor heat pump weight 125 lbs.)
- Air Handler #1: supply and install new Midea 40-Ton Series 24,000 BTU indoor air handler installed in the main restaurant area (exact location to be determined). (Air handler is 48" wide)
- Air Handler #2: supply and install new Midea 40-Ton Series 24,000 BTU indoor air handler installed in the south side of the restaurant area (exact location to be determined). (Air handler is 36" wide)
- Supply and install new heat pump composite gas and vent blocks to raise the heat pump.
- Supply and install new remote control (customer user interface).
- Supply and install new condensate drain system of 1/2" PEX and an exterior condenser fan from indoor air handler routed out the exterior wall to the outside area of the home.
- Supply and install new control wires between outdoor heat pump and indoor air handler.
- Supply and install new copper refrigerant lines between air handler and the outdoor heat pump including system vacuum, pressure testing, and system purge (with nitrogen).
- Supply and install new cosmetic covers for the line set and the control wires on the outside of your home.
- Provide system startup and tune-up with through.
- Provide Corrosion Protection on the outdoor heat pump. All-in-one coating to protect cabinet, coils of air conditioning, compressor coils.

Note: This heat pump system can add up to one additional air handler at a later date up to a total of 12,000 BTUs

Midea 48,000 (57,000 Max Heat) 210BTU-HASH	Two Zone Ductless	12,000 BTU	12,000
Midea 24,000 M2EH1-H14-2A	Indoor Air Handler	24,000	24,000
Midea 24,000 M2EH1-H14-1A	High Voltage Air Handler	24,000	24,000
Excluded			
11,000.00			
-4,000.00			
15,000.00			

Airrow Heating & Sheet Metal, Inc.
 Midea Commercial Warranty: 5-Year Compressor, 5-Year Parts & Labor

Payment of \$ 7,950.00 (down payment and balance of \$ 1,000.00) (customer will pay the rest of balance) (this rebate will directly to customer's bank account)

This proposal is good for orders placed before 11/30/16, and is subject to the quoted equipment being available from the manufacturer.

Airrow Heating and Sheet Metal, LLC
 1700 10th Street, Lakewood, CO 80226
 303.440.2000